PCA/FDPA APPLICATION ACCEPTED: May 29, 2013
PCA/FDPA APPLICATION AMENDED: August 20, 2013
PLANNING COMMISSION: April 3, 2014
BOARD OF SUPERVISORS: May 13, 2014
TIME: @3:30 p.m.

County of Fairfax, Virginia

March 19, 2014

STAFF REPORT

PCA/FDPA 2010-PR-021

PROVIDENCE DISTRICT

APPLICANT:	Capital One Bank (USA) NA
PRESENT ZONING:	PTC, HC
REQUESTED ZONING:	PTC, HC
PARCEL(S):	29-4 ((5)) A2
ACREAGE:	26.22 acres
FAR/DENSITY:	3.90
PLAN MAP:	Transit Station Mixed Use
PCA PROPOSAL:	Amend RZ 2010-PR-021 for partial site redesign to include removal of a previously approved building, reallocation of height and square footage on site for redesign of Block B to allow for construction of 975,000 SF building, revised park space and hotel.
FDPA PROPOSAL:	Amend FDP 2010-PR-021 to include entire 26.22 acreage and add FDP approval for new buildings in Block B and standalone public facility.

Suzanne Lin

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 PCA 2010-PR-021 subject to the execution of proffers consistent with those found in Appendix 1 (as may be amended)

Staff recommends approval of FDPA 2010-PR-021 subject to development conditions consistent with those found in Appendix 2.

Staff further recommends the approval of the following waivers and/or modifications for these applications:

- Waiver of Sect. 2-505 of the Zoning Ordinance to permit structures and vegetation on a corner lot as shown on the CDP and FDP;
- Modification of Section 2-414(B) of the Zoning Ordinance requiring a 75-foot setback of commercial buildings from Interstate 495;*
- Deviation from tree preservation target to allow tree canopy to be provided through new tree planting including in the right of way;*
- Waiver of underground stormwater management (SWM) detention in a residential area;*
- Modification of the PFM to reduce planting width from 8 feet to 4 feet with structural planting cells;*
- Waiver of the Countywide Trails Plan requirement in lieu of the sidewalks shown on the CDP/FDP;*
- Waiver of Par. 2 of Sect. 6-505 to permit a site plan for public improvements plans associated with public roadway, infrastructure, metro improvements or other park spaces to be filed without an approved FDP.
- 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.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further 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.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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.

X:\DPZ\Tysons-Core\CASES\Capital One PCA 2010-PR-021\staff report\Cover Sheet.doc

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).

Proffered Condition Amendment

PCA 2010-PR-021

Applicant: CAPITAL ONE BANK (USA) National Association

Accepted: 05/29/2013

Proposed: AMEND RZ 2012-PR-021PREVIOUSLY APPROVED FOR MIXED USE TO PERMIT SITE MODIFICATIONS AND TO AMEND APPROVED PROFFERS

Area: 26.22 AC OF LAND; DISTRICT - PROVIDENCE

Zoning Dist Sect:

Located: 1680 CAPITAL ONE DRIVE, MCLEAN, VA 22102

Zoning: PTC

Overlay Dist: HC TYS

Map Ref Num: 029-4- /05/ / A2

Final Development Plan Amendment

FDPA 2010-PR-021

Applicant: CAPITAL ONE BANK (USA) National Association

Accepted: 05/29/2013

Proposed: AMEND FDP 2012-PR-021 PREVIOUSLY APPROVED FOR MIXED USE TO PERMIT SITE MODIFICATIONS

Area: 26.22 AC OF LAND; DISTRICT - PROVIDENCE

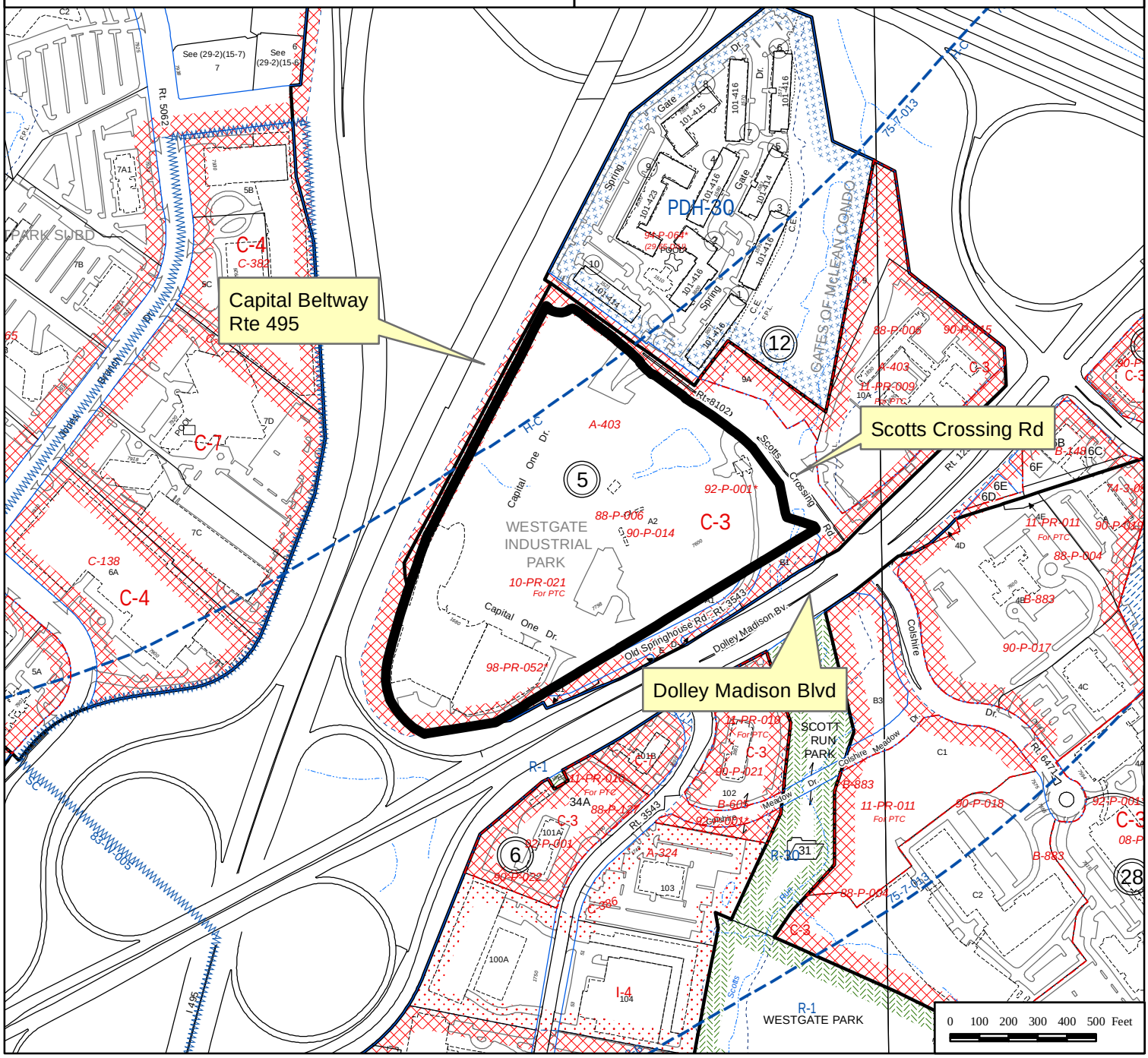
Zoning Dist Sect:

Located: 1680 CAPITAL ONE DRIVE, MCLEAN, VA 22102

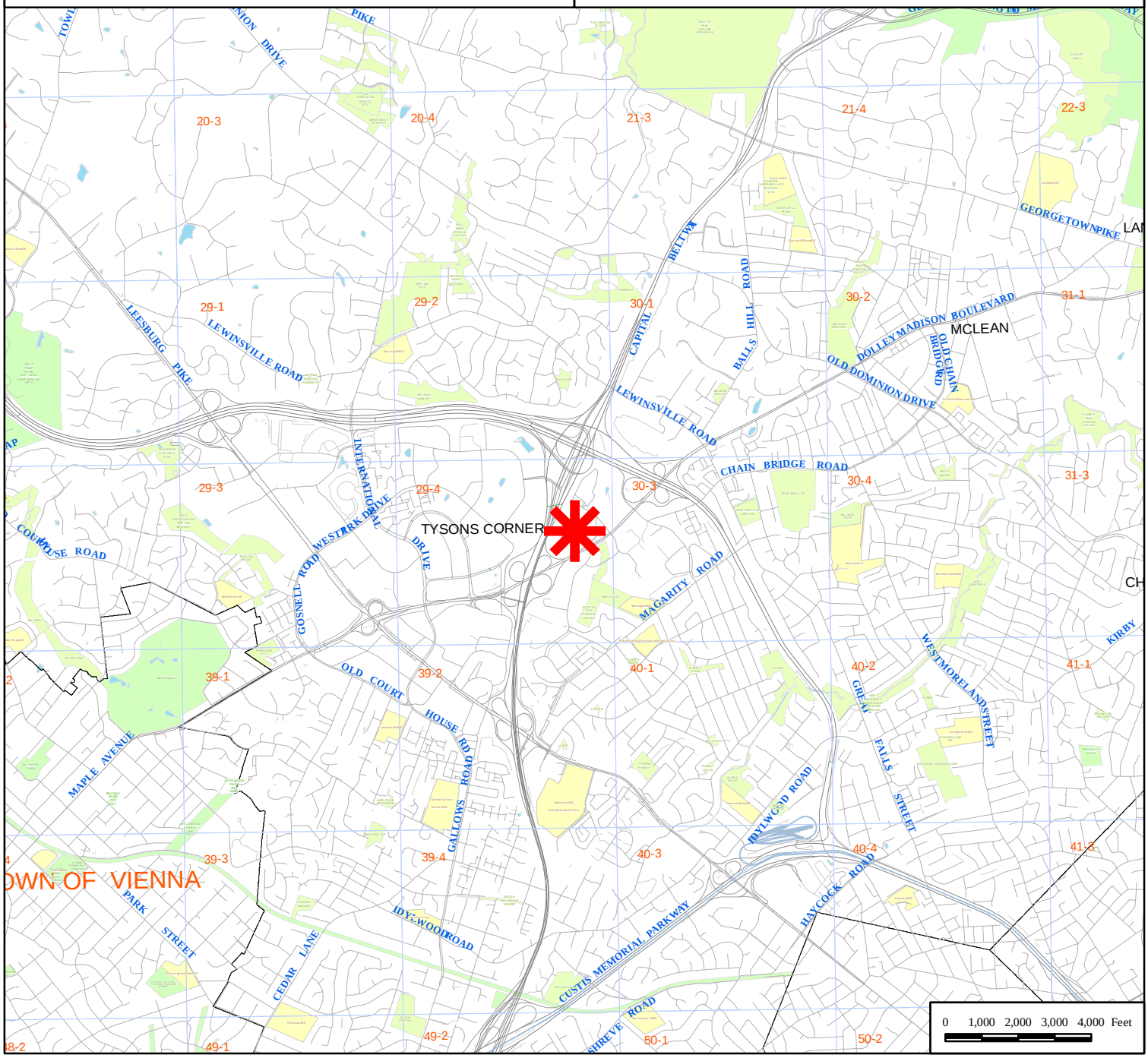
Zoning: PTC

Overlay Dist: HC TYS

Map Ref Num: 029-4- /05/ / A2



Proffered Condition Amendment		Final Development Plan Amendment	
PCA 2010-PR-021		**FDPA 2010-PR-021**	
Applicant:	CAPITAL ONE BANK (USA) National Association	Applicant:	CAPITAL ONE BANK (USA) National Association
Accepted:	05/29/2013	Accepted:	05/29/2013
Proposed:	AMEND RZ 2012-PR-021PREVIOUSLY APPROVED FOR MIXED USE TO PERMIT SITE MODIFICATIONS AND TO AMEND APPROVED PROFFERS	Proposed:	AMEND FDP 2012-PR-021 PREVIOUSLY APPROVED FOR MIXED USE TO PERMIT SITE MODIFICATIONS
Area:	26.22 AC OF LAND; DISTRICT - PROVIDENCE	Area:	26.22 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect:		Zoning Dist Sect:	
Located:	1680 CAPITAL ONE DRIVE, MCLEAN, VA 22102	Located:	1680 CAPITAL ONE DRIVE, MCLEAN, VA 22102
Zoning:	PTC	Zoning:	PTC
Overlay Dist:	HC TYS	Overlay Dist:	HC TYS
Map Ref Num:	029-4- /05/ / A2	Map Ref Num:	029-4- /05/ / A2



PROFFERED CONDITION AMENDMENT/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT

PCA/CDPA 2010-PR-021

FOR

CAPITAL ONE BANK

PROVIDENCE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT TEAM

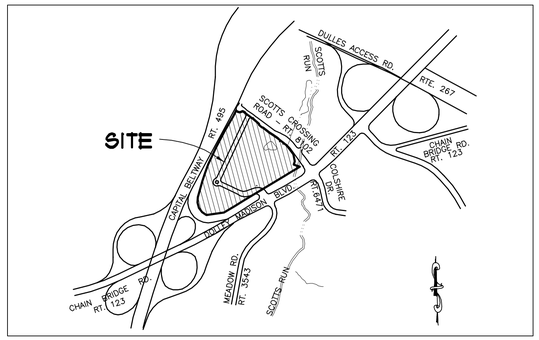
LAND USE ATTORNEY:
COOLEY LLP
ONE FREEDOM SQUARE RESTON TOWN CENTER
11951 FREEDOM DRIVE
RESTON, VA 20190

APPLICANT/ OWNER:
CAPITAL ONE BANK, USA, NA
1680 CAPITAL ONE DR
MCLEAN, VA 22102

URBAN PLANNER/ ARCHITECT:
BONSTRA HARESIGN ARCHITECTS
1710 CONNECTICUT AVENUE, NW SUITE 400
WASHINGTON , DC 20009

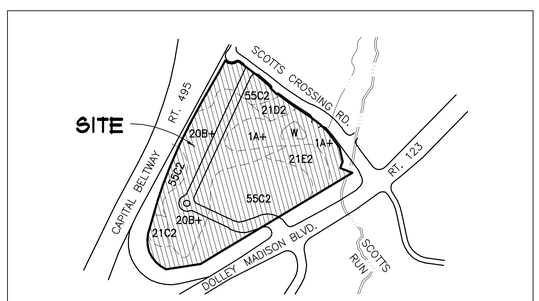
TRANSPORTATION ENGINEER:
GOROVE/SLADE ASSOCIATES, INC.
1140 CONNECTICUT AVENUE, NW, SUITE 700
WASHINGTON, DC 20036

CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
GORDON
4501 DALY DRIVE, SUITE 200
CHANTILLY, VA 20151



VICINITY MAP
SCALE - 1:2000

AERIAL MAP
NOT TO SCALE



SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
1	MIXED ALLUVIAL	POOR	POOR	GOOD	SLIGHT	Y
20	MEADOWVILLE	FAIR	MARGINAL	GOOD	MODERATE	Y
21	MANOR	GOOD	GOOD	GOOD	SEVERE	N
55	GLENELG	GOOD	GOOD	GOOD	SEVERE	N

SOILS WITH IDENTIFICATION NUMBERS 59, 66, 69, 141, 142, AND 152 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

SOILS MAP SOURCE: 1990 OFFICIAL FAIRFAX COUNTY SOILS MAP

SOILS MAP
SCALE - 1:500

REVISIONS	
May 6, 2013	Original Submission
May 24, 2013	Acceptance Comments
August 13, 2013	Pre. Staffing Comments
December 02, 2013	Staffing Comments
January 28, 2014	Staffing Comments
February 18, 2014	Staffing Comments

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2A	PREVIOUSLY APPROVED SITE PLAN EXHIBIT
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4	EXISTING CONDITIONS PLAN
5	PCA-CDPA
6	PARKING PLAN
7	VEHICULAR CIRCULATION
8	GROUND FLOOR PLAN
9	LANDSCAPE PLAN
9A	EXISTING VEGETATION MAP
9B	LANDSCAPE TABULATIONS
10	PUBLIC FACILITIES PLAN
11	PEDESTRIAN CIRCULATION PLAN
12	STREET SECTIONS
12A	STREET SECTIONS
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12C	STREET TREE PLANTER DETAILS
13	SCR-JBC STREET SECTIONS
13A	SCR-JBC STREET SECTIONS
14	INFRASTRUCTURE PHASE
15	CAPITAL ONE HQ EXPANSION PHASE
15A	CAPITAL ONE EXPANSION II AND HOTEL PHASE
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18	ARCHITECTURAL SITE SECTIONS
19	ARCHITECTURAL SITE SECTIONS
19A	ARCHITECTURAL SITE SECTIONS
20	OVERALL SWM PROGRAM
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21	SWM PROGRAM (PFM)
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22	SWM PROGRAM (FCCP)
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23	ADJACENT STREET SECTIONS
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25	LINEAR PARK ENLARGEMENT
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27	METRO PARK ENLARGEMENT
27A	METRO PARK SECTIONS
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30	WAIVERS AND CORRESPONDENCE
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33	BUILDING MASSING AND ARTICULATION DIAGRAMS
34	BUILDING MASSING AND ARTICULATION DIAGRAMS
35	SUPER BOULEVARD DESIGN

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
Lic. No. 37609
02/18/2014
PROFESSIONAL ENGINEER

1798-2001
2001-CS.DWG

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GENERAL NOTES:

1. LOCATION/EXISTING ZONING AND USE: THE SUBJECT PROPERTY CONSISTS OF APPROXIMATELY 26.21 ACRES (OR 1,141,884 SF) AS DELINEATED ON THIS PLAN AND IS SHOWN ON FAIRFAX COUNTY TAX MAP No. 29-4 ((5)) PARCEL A2. THE ADDRESS FOR THE SITE IS 1680 CAPITAL ONE DRIVE, MCLEAN, VIRGINIA, 22102. THE SITE IS CURRENTLY ZONED PTC (PLANNED TYSONS CORNER URBAN DISTRICT).

2. REQUEST: THE APPLICANT REQUESTS AN AMENDMENT TO THE APPROVED REZONING/ CONCEPTUAL DEVELOPMENT PLAN (RZ/CDP 2010-PR-021) TO MAKE ADJUSTMENTS TO THE PROPOSED DEVELOPMENT. THERE IS NO INCREASE IN TOTAL OFFICE GROSS FLOOR AREA AND OVERALL FLOOR AREA. SEE THE BUILDING TABULATIONS ON SHEET 3 FOR THE SPECIFIC CHANGES.

3. BOUNDARY AND TOPOGRAPHIC INFORMATION: THE PLAN BOUNDARY INFORMATION SHOWN HEREON WAS ESTABLISHED BY WILLIAM H. GORDON ASSOCIATES, INC. IN JUNE 2000. PLAN TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY WILLIAM H. GORDON ASSOCIATES IN JUNE, 2000 AND CONTOUR INTERVAL IS 2 FOOT. DATUM IS BASED ON MEAN SEA LEVEL ELEVATIONS AS PER THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. MOST OF THE EXISTING GRADES SHOWN WITH THIS PLAN ARE THE PROPOSED GRADES FROM THE CONSTRUCTION OF THE SITE AND ARE NOT FIELD RUN.

4. OWNERSHIP: THE PROPERTY SHOWN HEREON IS IN THE NAME OF CAPITAL ONE BANK RECORDED DECEMBER 6, 2000 IN DEED BOOK 11621 AT PAGE 0018 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

5. COMPREHENSIVE PLAN:

   THE SUBJECT PROPERTY IS LOCATED WITHIN THE COMPREHENSIVE PLAN'S TYSONS CORNER URBAN CENTER AND TYSONS EAST TRANSIT ORIENTED DEVELOPMENT DISTRICT (TOD). THE TYSONS EAST TOD DISTRICT SERVES AS A SIGNATURE GATEWAY FOR THOSE ENTERING THE TYSONS CORNER URBAN CENTER FROM THE EAST. THE DEFINING FOCUS OF TYSONS EAST WILL BE SCOTTS RUN, WHICH IS ENVISIONED TO TRANSFORM INTO A GREAT URBAN PARK SURROUNDED BY MIXED-USE DEVELOPMENT, INCLUDING OFFICE, RESIDENTIAL, HOTEL, SUPPORT RETAIL AND SERVICE USES. IN ADDITION, THE AREA COULD INCLUDE INSTITUTIONAL AND PUBLIC USES, SUCH AS EDUCATIONAL AND RECREATIONAL FACILITIES.

   THE COMPREHENSIVE PLAN TEXT DESIGNATES THIS SITE AS PART OF THE SCOTTS RUN CROSSING SUBDISTRICT AND STATES THAT HIGHER INTENSITY MIXED USE REDEVELOPMENT WITH OFFICE AS A PREDOMINANT USE SHOULD OCCUR NEAR THE METRO STATION.

   THE SUBJECT PROPERTY IS WHOLLY LOCATED WITHIN THE 1/4 MILE RADIUS OF THE PROPOSED TYSONS EAST STATION PLATFORM. THE COMPREHENSIVE PLAN DOES NOT SET A MAXIMUM INTENSITY FOR PROJECTS WITHIN A 1/4 MILE OF THE TRANSIT STATION.

6. MODIFICATION/WAIVER REQUESTS: THE PROPOSED DEVELOPMENT SHALL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, WITH THE EXCEPTION OF:

   THE FOLLOWING WAIVERS HAVE BEEN PREVIOUSLY APPROVED WITH RZ/CDP 2010-PR-021 AND REQUESTED AGAIN AS FOLLOWS:

   - A MODIFICATION OF SECTION 2-414B FROM A 75 FOOT SETBACK FOR COMMERCIAL BUILDINGS FROM INTERSTATE 495 IN FAVOR OF THE LAYOUT SHOWN HEREON.
   - A MODIFICATION OF SECTION 12-0510.4E(5) OF THE PUBLIC FACILITIES MANUAL TO REDUCE TREE PLANTING WIDTH FROM 8 FEET TO 4 FEET WITH STRUCTURAL PLANTING CELLS AS APPROVED BY THE COUNTY'S URBAN FORESTER.
   - A WAIVER OF THE COUNTYWIDE TRAILS PLAN REQUIREMENTS TO PROVIDE A REGIONAL TRAIL ALONGSIDE INTERSTATE 495 TO ALLOW THE DEVELOPMENT TO BE CONSTRUCTED WITHOUT THIS TRAIL.
   - A WAIVER OF SECTION 6-0303.8 OF THE PUBLIC FACILITIES MANUAL TO ALLOW THE USE OF UNDERGROUND DETENTION FACILITIES IN RESIDENTIAL DEVELOPMENTS (#6835-WPFM-001-1).
   - A DEVIATION TO THE TREE PRESERVATION TARGET TO ALLOW TREE CANOPY TO BE PROVIDED THROUGH NEW TREE PLANTINGS.

   THE FOLLOWING WAIVER HAS BEEN PREVIOUSLY APPROVED WITH 6835-SP-005:

   - PERMISSION TO ENCROACH INTO THE RESOURCE PROTECTION AREA (RPA) BASED ON REDEVELOPMENT OF AN APPROVED PLAN (#6835-WRPA-003-1 AND #6835-WQ-002-1) HAS BEEN APPROVED ON 6/28/2013

   IN ADDITION REQUESTED AS PART OF THE SITE PLAN PROCESS:

   A. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 12-0515.6B OF THE PUBLIC FACILITIES MANUAL TO REDUCE THE DISTANCE FROM WHICH TREES CAN BE PLANTED ADJACENT TO STORM OR UTILITY EASEMENTS ALONG ALL STREETSCAPES IN FAVOR OF THE LANDSCAPING SHOWN HEREON. THE APPLICANT WILL NEGOTIATE DIRECTLY WITH UTILITY PROVIDERS AS NECESSARY TO PLANT TREES ADJACENT TO THESE EASEMENTS, AND WILL COMMIT TO REPLACING TREES THAT ARE REMOVED DUE TO MAINTENANCE OR UNFORESEEN CIRCUMSTANCES.

   B. THE APPLICANT HEREBY REQUESTS PERMISSION TO PUMP UNDERGROUND STORMWATER MANAGEMENT AND/ OR WATER REUSE FACILITIES. THE URBAN CONDITIONS IN TYSONS CORNER AND IN THIS DEVELOPMENT MAY WARRANT AN OCCASION WHERE THE SUM FACILITIES CAN NOT DRAIN BY GRAVITY, THEREFORE, A WAIVER / MODIFICATION IF THE FPM IS HEREBY REQUESTED.

7. PARKING SPACES: SURFACE PARKING SPACES ARE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE ART. 11 AND ARE SHOWN ON SHEET 6 ALONG WITH PARKING TABULATIONS. PARKING AND LOADING SPACES WILL BE PROVIDED GENERALLY AS SHOWN ON THE CDPA. APPLICANT RESERVES THE RIGHT TO ADJUST NUMBER AND/OR LOCATION OF THE PARKING AND/OR LOADING SPACES AT THE TIME OF FINAL SITE PLAN, SO LONG AS THE MINIMUM AND MAXIMUM NUMBERS OF SPACES ARE PROVIDED IN ACCORDANCE WITH ARTICLE 11 AND ARTICLE 6, PART 5 OF THE FAIRFAX COUNTY ZONING ORDINANCE AND BUILDING MASSING REMAINS CONSISTENT WITH THE CDPA AS GOVERNED BY THE PROFFERS.

8. LANDSCAPING/BUFFERING. SHADE TREES WILL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN. IN KEEPING WITH THE COMPREHENSIVE PLAN RECOMMENDATION, THE SUBMISSION WILL MEET OR EXCEED THE PROVISIONS OF ARTICLE 13 OF THE ZONING ORDINANCE FOR TREE COVERAGE. SEE SHEETS 9, 9A, 9B FOR PROPOSED LANDSCAPING.

(GENERAL NOTES CONTINUED)

9. SIGNAGE. PROPOSED ENTRANCE SIGNS SHOWN HEREON WILL COMPLY WITH THE PROVISIONS OF ARTICLE 12, SHALL BE GENERALLY LOCATED IN ACCORDANCE WITH THE APPROVED CDPA AS SHOWN ON SHEET 5, AND FUTURE COMPREHENSIVE SIGN PLANS (CSP).

10. STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP). SWM/ BMP IS ADDRESSED, SEE ADEQUATE OUTFALL ANALYSIS AND SWM/BMP NARRATIVE AND COMPUTATIONS ON THE SWM PROGRAM SHEETS.

11. CLEARING AND GRADING: A PRELIMINARY LIMITS OF CLEARING AND GRADING LINE IS SHOWN ON THE LANDSCAPE PLAN.

12. WATER AND SEWER: PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE TO SERVICE THE SUBJECT PROPERTY.

13. GRAVES: TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES, OBJECTS, OR STRUCTURES MARKING PLACES OF BURIAL ON THE PROPERTY.

14. RESOURCE PROTECTION AREA (RPA): RPA IS PRESENT ON THE SITE AND HAS BEEN MAPPED WITH RESOURCE PROTECTION AREA PLAN 6835-RPA-001-1 AS PREPARED BY WETLAND STUDIES AND SOLUTIONS, INC. AND APPROVED BY FAIRFAX COUNTY ON JUNE 17, 2010.

15. WETLANDS: THERE ARE WETLANDS ON THE SITE AND THEY HAVE BEEN MAPPED WITH RESOURCE PROTECTION AREA PLAN 6835-RPA-001-1.

16. FLOODPLAIN: THE FLOODPLAIN INFORMATION SHOWN IS BASED ON FAIRFAX COUNTY MAPPED 100-YEAR FLOODPLAIN. AN ELEVATED BOARDWALK IS PROPOSED OVER A PORTION OF THE FLOODPLAIN AREA. THIS IMPROVEMENT DOES NOT EXCEED THE LIMITS OF SECTION 2-900 OF THE FAIRFAX COUNTY ZONING ORDINANCE AND THEREFORE NO SPECIAL EXCEPTION IS ANTICIPATED.

17. UTILITY EASEMENTS: TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO UTILITY EASEMENTS ON THE PROPERTY HAVING A WIDTH OF 25 FEET OR MORE AND ALL OTHER KNOWN UTILITIES ARE SHOWN ON SHEET 4. EXISTING AND PROPOSED STORM SEWER NOT LOCATED WITHIN AN EASEMENT OR WITHIN PUBLIC RIGHT-OF-WAY ARE TO BE PRIVATELY OWNED AND MAINTAINED.

18. UNDERGROUND UTILITIES: THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED UPON AVAILABLE INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY WILLIAM H. GORDON ASSOCIATES IN JUNE 2000.

19. DEVELOPMENT SCHEDULE: THE PROPOSED DEVELOPMENT AND IMPROVEMENTS ARE PROPOSED TO BE COMPLETED IN PHASES. SEE PHASING PLANS AND DETAILS.

20. SITE FEATURES. ADDITIONAL SITE FEATURES SUCH AS TRASH DUMPSTERS, BICYCLE RACKS, FOUNTAINS, ARBORS, PLANTERS, WALLS, AND FENCING NOT REPRESENTED HEREON MAY BE PROVIDED.

21. EVM. AN EXISTING VEGETATION MAP (EVM) HAS BEEN PROVIDED SINCE CONSTRUCTING THE SITE IMPROVEMENTS WILL NECESSITATE THE DISTURBANCE OF AN AREA GREATER IN SIZE THAN 2,500 SQUARE FEET.

22. SCENIC ASSETS/ EXISTING STRUCTURES. THE SITE CONTAINS SEVERAL PRIVATE SPORT COURTS AND FIELDS ALONG WITH A MAN MADE STORMWATER MANAGEMENT POND THAT WILL BE DISTURBED WITH THE PROPOSED DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL PROVIDE OPEN SPACE AREAS AND STORMWATER MANAGEMENT AS SHOWN ON THE PUBLIC FACILITIES PLAN AND OVERALL STORMWATER MANAGEMENT PLAN.

23. HAZMAT: TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES (AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS (COFR) PARTS 116.4, 302.4, AND 355, COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 672-10-1-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, COFR PART 280) OR STORAGE TANKS OR CONTAINERS ON SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON-SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.

24. SITE ACCESS: THE SITE HAS FRONTAGE AND SITE ACCESS ON DOLLEY MADISON BOULEVARD/ ROUTE 123 AND SCOTTS CROSSING ROAD/ ROUTE 8102.

25. MINOR MODIFICATIONS: THE PROFFERED ELEMENTS OF THE CDPA SHALL BE LIMITED TO THE GRID OF STREETS, GENERAL LOCATION OF ACCESS POINTS TO BUILDINGS, GENERAL LOCATION OF THE BUILDINGS, MIX OF USES, MINIMUM AND MAXIMUM BUILDING HEIGHTS, THE AMOUNT AND GENERAL LOCATION OF URBAN PARK LAND, AND GENERAL QUALITY, CHARACTER AND DIMENSIONS OF THE STREETSCAPE (THE PROFFERED ELEMENTS). OTHER ELEMENTS OF THE CDPA MAY BE ADJUSTED OR MODIFIED WITH APPROVAL OF FUTURE FINAL DEVELOPMENT PLANS (FDP) IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 16-402 OF THE FAIRFAX COUNTY ZONING ORDINANCE, AND THE APPROVED PROFFERS. MINOR MODIFICATIONS TO THE PROFFERED ELEMENTS OF THE CDPA MAY BE PERMITTED PURSUANT TO PAR. 4 OF SECTION 16-403 OF THE 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 THE APPROVED PROFFERS, AS DETERMINED BY THE ZONING ADMINISTRATOR.

26. FINAL DESIGN: THE SITE LAYOUT, GRADING AND UTILITY DESIGN IS SUBJECT TO FINAL ENGINEERING THAT MAY WARRANT MINOR ADJUSTMENTS TO THE LAYOUTS ENCLOSED HEREIN AS LONG AS THE CHANGES ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDPA.

27. ARCHAEOLOGICAL SURVEY: THE APPLICANT HAS SUBMITTED AN ARCHAEOLOGICAL SURVEY DATA FORM TO THE CULTURAL RESOURCE MANAGEMENT AND PROTECTION SECTION OF THE FAIRFAX COUNTY PARK AUTHORITY FOR REVIEW ON JULY 6TH, 2010. IT WAS DETERMINED THAT 'NO SURVEY IS REQUIRED' WITH THEIR REVIEW.

28. ROAD NAMES: THE APPLICANT RESERVES THE RIGHT TO RENAME THE INTERNAL ROADS.

29. STORM VAULT ACCESS: FOR ACCESS POINTS LOCATED IN THE STREETSCAPE, REMOVABLE PANELS OR ACCESS MANHOLES ARE DESIRED AND THE APPLICANT SHALL GRAPHICALLY DEPICT THESE PANELS IN FUTURE FDP'S AND SHALL REQUEST A WAIVER OF THE FPM'S FOUR FOOT BY FOUR FOOT ACCESS OPENING REQUIREMENT IN ASSOCIATION WITH FUTURE SITE PLANS TO ALLOW CONSIDERATION OF THE PROPOSED OR OTHER ACCESSIBILITY OPTIONS FOR MAINTENANCE AND ACCESS OF THOSE RESULTS. IF SUCH WAIVER IS DENIED, THE APPLICANT SHALL PROVIDE A SOLUTION THAT IS ACCEPTABLE TO DPWES. THE APPLICANT SHALL TRY TO LOCATE ACCESS POINTS OUT OF PEDESTRIAN WAY WHEN FEASIBLE, BUT DUE TO THE URBAN NATURE OF THE SITE, THIS MAY NOT BE POSSIBLE WITH EVERY BUILDING.

DEVELOPMENT TABULATIONS:

TAX MAP / PARCEL	TAX MAP 29-4 ((5)) PARCEL A2
SITE AREA	26.21 ACRES OR 1,141,884 SF
EXISTING ZONING	PTC (PLANNED TYSONS CORNER URBAN DISTRICT)
PROPOSED ZONING	PTC (PLANNED TYSONS CORNER URBAN DISTRICT)
OPEN SPACE (BASED ON PROVISIONS OF SECTION 2-309 OF THE FAIRFAX COUNTY ZONING ORDINANCE)	REQUIRED/PROVIDED = SEE PUBLIC FACILITIES PLAN FOR CALCULATIONS (SHEET 10)
TREE CANOPY	REQUIRED/PROVIDED = SEE LANDSCAPE PLAN FOR CALCULATIONS (SHEET 9, 9A, 9B)
TOTAL GROSS SF	SEE BUILDING TABULATIONS (SHEET 3)
TOTAL FLOOR AREA RATIO	SEE BUILDING TABULATIONS (SHEET 3)
NUMBER OF STORIES/HEIGHT	VARIES, AS SHOWN ON BUILDING TABULATIONS (SHEET 3)
YARD REQUIREMENTS	
FRONT	N/A
SIDE	N/A
REAR	N/A

RESOURCE PROTECTION AREA NARRATIVE

THIS PLAN QUALIFIES AS REDEVELOPMENT OF A PREVIOUSLY APPROVED PLAN (FFX CTY SITE PLAN # 6835 -SP-04). THIS PLAN PROPOSES ENCROACHMENT INTO THE RESOURCE PROTECTION AREA (RPA). THE EXTENT OF THE ENCROACHMENT IS LESS THAN OR EQUAL TO IMPROVEMENTS THAT EXISTED PRIOR TO THE ESTABLISHMENT OF THE RPA AND OR WERE APPROVED ON PREVIOUS SITE PLANS. A COMPARISON OF DISTURBED AREA AND IMPERVIOUS AREA WITHIN THE RPA HAS BEEN MEASURED AND IS AS FOLLOWS:

PLAN	DISTURBED AREA	IMPERVIOUS AREA
PREVIOUSLY APPROVED SITE PLAN	31,890 SQ. FT.	10670 SQ. FT.
PROPOSED CDPA	31,890 SQ. FT.	10,200 SQ. FT.

SEE COMPARISON OF AREAS THIS SHEET. SEE THE APPROVED SITE PLAN SHEET 2A.

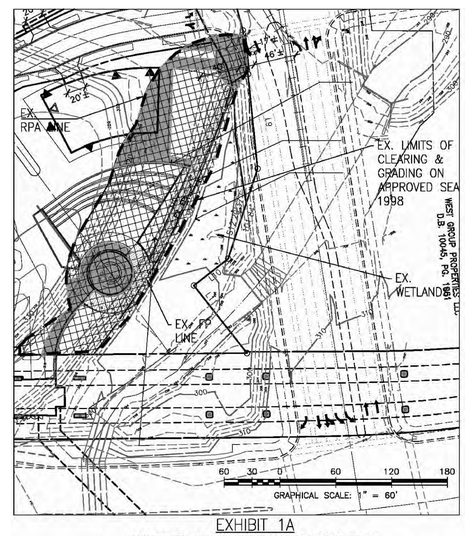

EXHIBIT 1A
PROPOSED CONCEPTUAL DEVELOPMENT PLAN
DISTURBED AREA IN RPA = 0.73 AC OR 31,890 SF
IMPERVIOUS AREA IN RPA = 0.24 AC OR 10,200 SF

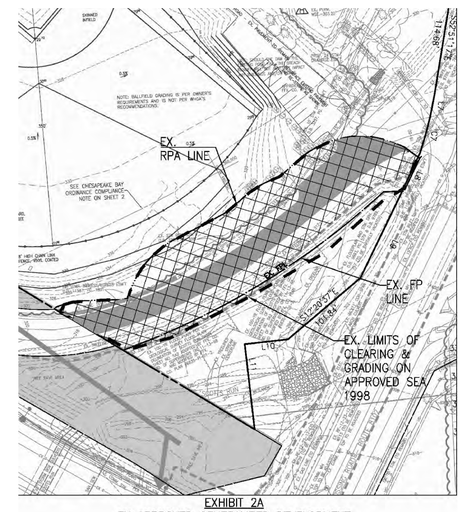

EXHIBIT 2A
EX APPROVED GENERALIZED DEVELOPMENT PLAN
DISTURBED AREA IN RPA = 0.73 AC OR 31,890 SF
IMPERVIOUS AREA IN RPA = 0.24 AC OR 10,670 SF

SEE SHEET 2A FOR THE PREVIOUSLY APPROVED PLAN OF DEVELOPMENT.

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ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

REVISIONS
5-24-2013
ACCEPTANCE COMMENTS
8-13-2013
PRE. STAFFING COMMENTS
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NOTES AND TABULATIONS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	N/A
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-NT.dwg
SHEET #	2 of 35

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EXHIBIT 2

EX APPROVED SITE PLAN

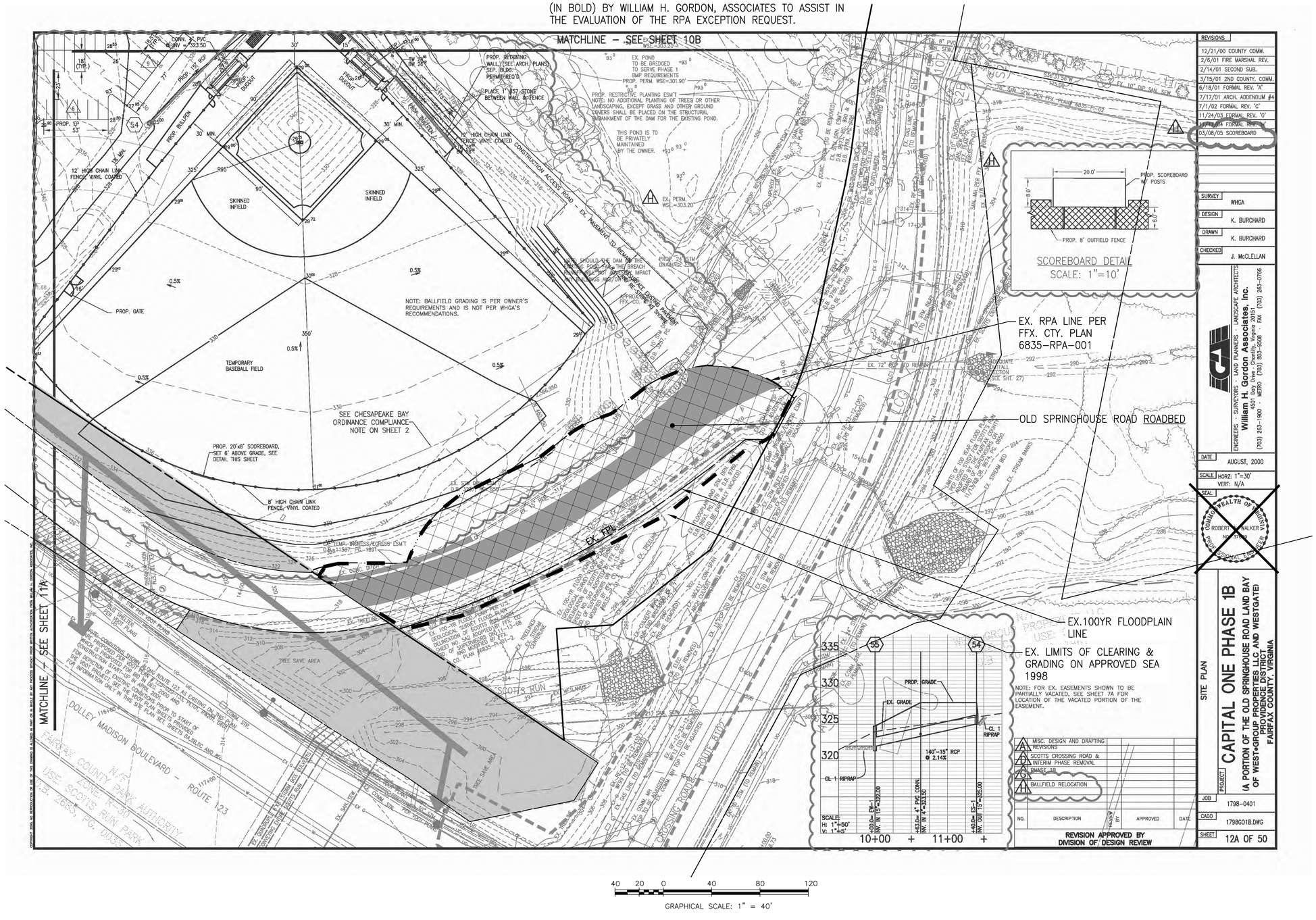
FOR INFORMATION ONLY

(FOR THE PURPOSE OF COMPARISON)

TOTAL DISTURBED AREA IN RPA = 0.73 AC

IMPERVIOUS AREA IN RPA = 0.24 AC OR 10,670 SF

NOTE:
THIS COPY OF THE APPROVED SITE PLAN HAS BEEN PROVIDED HEREIN AND IS SHOWN AS SCREENED BACK (GRAYSCALE). SUPPLEMENTAL NOTES AND INFORMATION HAVE BEEN ADDED (IN BOLD) BY WILLIAM H. GORDON, ASSOCIATES TO ASSIST IN THE EVALUATION OF THE RPA EXCEPTION REQUEST.



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12/21/00 COUNTY COMM.
2/6/01 FIRE MARSHAL REV.
2/14/01 SECOND SUB.
3/15/01 2ND COUNTY. COMM.
6/18/01 FORMAL REV. 'A'
7/17/01 ARCH. ADDENDUM #4
7/1/02 FORMAL REV. 'C'
11/24/03 FORMAL REV. 'G'
5/24/04 FORMAL REV. 'H'
03/08/05 SCOREBOARD

SURVEY	WHGA
DESIGN	K. BURCHARD
DRAWN	K. BURCHARD
CHECKED	J. McCLELLAN

REVISIONS

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PREVIOUSLY APPROVED SITE PLAN EXHIBIT

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/ CONCEPTUAL DEVELOPMENT PLAN AMENDMENT PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=125'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-GDP.dwg
SHEET #	2A of 35

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BUILDING TABULATIONS

FAR Calculation	SF	Acres
Existing Site Area	1,141,884	26.21
Site Area Previously Dedicated		
Plat dated January 16, 2001 and Rev. April 2, 2001	109,344	2.51
Plat dated November 25, 2002 and Rev. June 5 2003	21,633	0.50
Total Site Area (for calculating density)	**1,272,861**	**29.22**

BLOCK/ BUILDING	Minimum Bldg. Hght. (ft)	Maximum Bldg. Hght. (ft)	Proposed Bldg. Hght. (ft)	Proposed Penthouse Height (ft)	Total Proposed Height (ft)	Proposed Number of Floors	Land Use	Minimum GSF	Maximum GSF	Proposed GSF	*Total Proposed Bldg. GSF	Residential Dwelling Units
BLOCK A												
Building 1	150	352	348	35	383	26	Office	300,000	600,000	593,500	603,845	
							Retail	7,000	13,000	10,345		
Building 2	75	122	122	18	140	10	Hotel	50,000	81,500	81,388	89,637	
							Retail	8,000	10,500	8,249		
BLOCK B												
Building 3	368	470	470	integrated	470	32	Office	500,000	975,000	940,550	970,700	
							Retail	10,000	44,600	30,150		
Building 4	150	250	211	38	249	18	Hotel	250,000	340,000	325,374	325,374	
BLOCK C												
Building 6	150	236	224	25	249	19	Residential	300,000	518,000	499,569	530,239	493
							Retail	26,000	31,300	30,670		
Building 7	125	247	236	25	261	20	Residential	200,000	274,800	272,500	277,476	267
							Retail	4,500	5,000	4,976		
Building 8	125	231	207	25	232	18	Residential	200,000	370,000	356,479	368,949	350
							Retail	12,000	12,500	12,470		
BLOCK D												
Building 9	75	175	174	25	199	15	Residential	50,000	124,250	123,280	127,109	120
							Retail	3,750	3,850	3,829		
Building 10	250	305	290	35	325	22	Office	400,000	484,000	459,623	487,715	
							Retail	27,000	28,100	28,092		
BLOCK E												
Building 11	150	266	238	35	273	17	Office	200,000	260,500	230,474	230,474	
							Pub. Facil.	30,000	30,000	30,000		
Building 12	250	305	276	35	311	19	Office	400,000	508,000	452,505	452,505	
Subtotal: Buildings 1-12										*	**4,464,023**	**1,230**
EXISTING BUILDINGS												
Existing Bldg. 1		205				14	Office			479,500	505,500	
Existing Bldg. 2		42.5				2	Office			26,000		
Subtotal: Existing Buildings											**505,500**	
TOTALS										*	**4,969,523**	**GSF**
Total Site Area (for calculating density)											**1,272,861**	**SF**
Floor Area Ratio (FAR)											**3.90**	

*Total GSF does not include 30,000 SF non-FAR Public Facility

LAND USE ALLOCATION

Land Use	GSF	% of Land Use	Land Use FAR
Office	3,182,152	64.0%	2.50
Residential	1,251,828	25.2%	0.98
Hotel	406,762	8.2%	0.32
Retail	128,781	2.6%	0.10
Public Facility	30,000	--	--
TOTAL*	**4,969,523**	**100.0%**	**3.90**

NOTES:

1. SEE SHEET 6 FOR PARKING PLAN AND PARKING SPACE ALLOCATION BY BLOCK.
2. 20% OF RESIDENTIAL UNITS PROPOSED TO BE WORKFORCE HOUSING DWELLING UNITS.
3. THE MINIMUM RESIDENTIAL UNITS TO BE PROVIDED IS 800 UNITS FOR THE ENTIRE SITE.
4. THE SQUARE FOOTAGE FOR INDIVIDUAL BUILDINGS AND BLOCKS SHOWN HEREIN IS CONCEPTUAL. SQUARE FOOTAGE OF INDIVIDUAL BUILDINGS WILL BE DETERMINED AT FINAL DEVELOPMENT PLAN, SUBJECT TO THE APPLICABLE PROFFERS AND THE DEVELOPMENT TABULATIONS (ABOVE), WHICH ESTABLISH THE MINIMUM AND MAXIMUM GFA PERMITTED FOR EACH BUILDING
5. THE BUILDING HEIGHTS SHOWN ARE CONCEPTUAL. FINAL BUILDING HEIGHTS WILL BE DETERMINED AT FINAL DEVELOPMENT PLAN, SUBJECT TO SUBSTANTIAL CONFORMANCE WITH THE APPLICABLE PROFFERS AND THE DEVELOPMENT TABULATION ABOVE, WHICH CONTAINS MINIMUM AND MAXIMUM BUILDING HEIGHTS.
6. THE APPLICANT RESERVES THE RIGHT TO PROVIDE A DRIVE THRU BANK WITHIN BLOCK A AS LONG AS THE TELLER AND REQUIRED STACKING SPACES FOR A DRIVE THRU BANK USE ARE PROVIDED INTERNAL TO THE PARKING STRUCTURE. FURTHER DETAILS TO BE PROVIDED WITH FINAL BUILDING PLANS.
7. BUILDING #5 IS NOT DEPICTED AND WILL NOT BE CONSTRUCTED.

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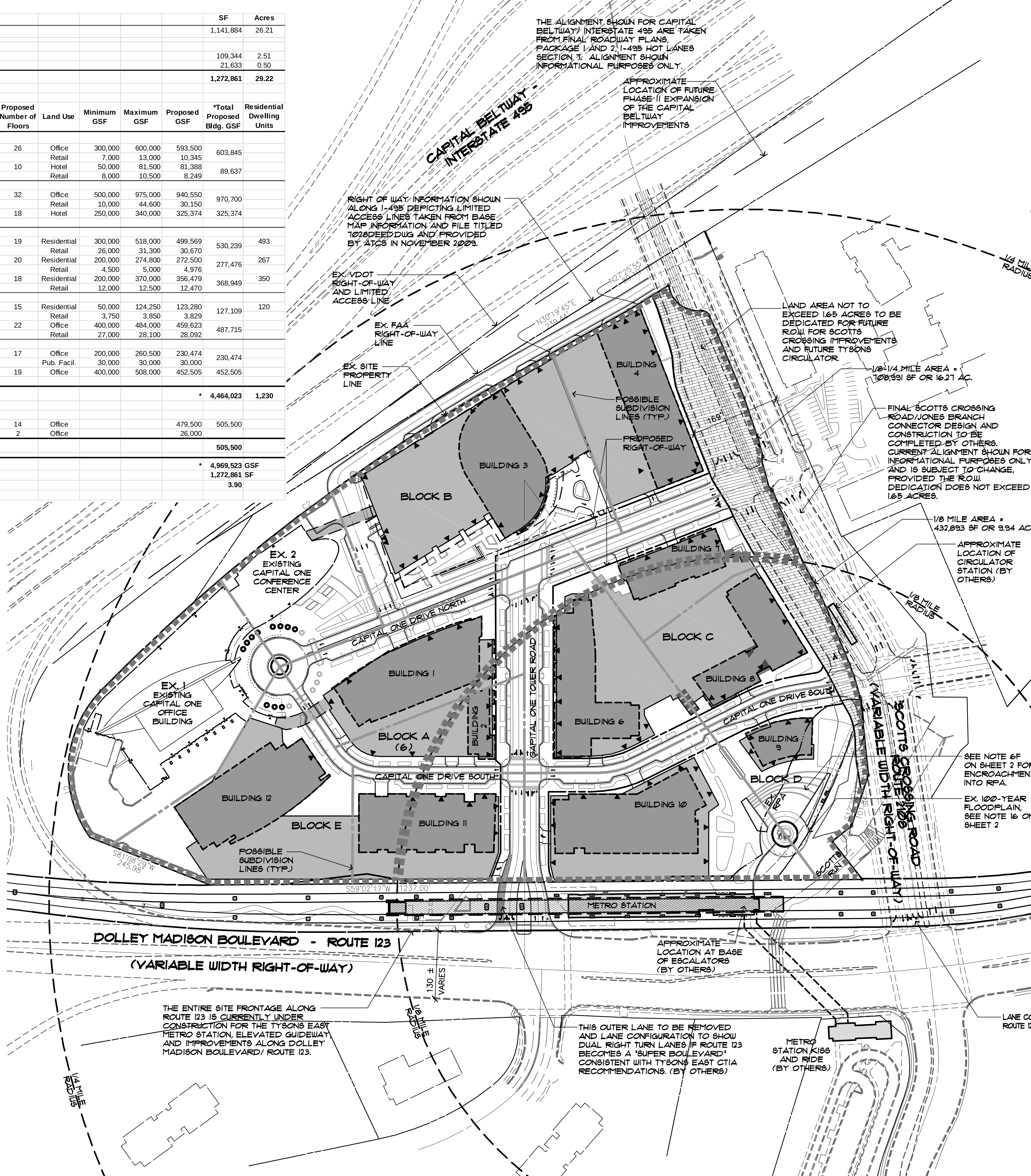

CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	303.26'	216.54'	80°14'34"	182.48'	279.08'	N26°10'04"W
C2	1001.45'	3503.94'	16°22'32"	504.16'	998.04'	N22°08'29"E
C3	86.86'	55.00'	90°29'08"	55.47'	78.11'	S81°56'32"E
C4	18.95'	15.00'	72°22'22"	10.97'	17.71'	N89°00'05"E
C5	61.79'	476.00'	7°26'16"	30.94'	61.75'	S56°55'08"E
C6	62.89'	463.00'	7°46'59"	31.50'	62.85'	S56°44'46"E
C7	41.14'	412.00'	5°43'16"	20.59'	41.12'	S46°35'19"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S54°48'44"E	30.52'
L2	S49°09'07"E	81.79'
L3	S46°04'45"E	36.03'
L4	S04°10'32"E	6.82'
L5	S46°04'45"E	55.39'
L6	S87°15'32"E	6.92'
L7	S51°09'07"E	24.48'
L8	S37°08'43"E	47.47'
L9	S36°20'49"E	102.00'
L10	S21°21'08"W	46.77'
L11	S68°38'52"E	92.23'

NORTH

0 50 100 200 300

SCALE: 1" = 100'

BUILDING HEIGHT AND STEP BACK ANALYSIS

CAPITAL ONE MASTER PLAN

BUILDING STEP-BACK ANALYSIS

Comprehensive Plan Guidelines:

Street width R.O.W. to building podium ratio: 1:1 to 1:2

Street Widths and Allowable Podium/Streetwall Heights:

Street	R.O.W.	Max. Allowable Podium/Streetwall
Capital One Drive North		
Bldg. 4 - Bldg. 7	110'-8"	110' - 221'
Bldg. 1 - Bldg. 3 plaza	143'-0"	143' - 286'
Bldg. 1 - conf. ctr. park	114'-8"	114' - 229'
Capital One Tower Road		
Bldg. 2 - Bldg. 6	122'-0"	122' - 244'
Bldg. 10 - Bldg. 11	92'-0"	92' - 184'
Capital One Drive South		
Bldg. 1 - Bldg. 12	74'-0"	74' - 148'
Bldgs. 1/2 - Bldg. 11	72'-0"	72' - 144'
Bldg. 10 podium - Bldg. 6	72'-0"	72' - 144'
Bldg. 10 entry - Bldg. 6	78'-8"	78' - 156'
Bldg. 10 elev. plaza - Bldg. 6	72'-0"	72' - 144'
Bldg. 9 - Bldg. 8	71'-0"	71' - 142'

Proposed Set-Backs:

	Building Height	Max. Allowable Podium/Streetwall	Proposed Podium/Streetwall	Conformance to Comp Plan
Building 1	348'			
at conf. ctr. park		114' - 229'	348' / 26 flrs	
at Bldg. 3 plaza		143' - 286'	348' / 26 flrs	
at Bldg. 11		72' - 144'	108' / 9 flrs	conforms
at Bldg. 12		74' - 148'	108' / 9 flrs	conforms
Building 2	122'			
at Bldg. 6		122' - 244'	122' / 10 flrs	conforms
at Bldg. 11		72' - 144'	122' / 10 flrs	conforms
Building 3	470'			
at Bldg. 1		143' - 286'	71' / 6 flrs	conforms
Building 4	211'	110' - 221'	211' / 18 flrs	conforms
Building 6	224'			
at Bldg. 2		122' - 244'	20' / 1 flr	conforms
at Bldg. 10 podium/corner		72' - 144'	129' / 11 flrs	conforms
at Bldg. 10 entry		78' - 156'	20' / 1 flr	conforms
at Bldg. 10 elevated plaza		72' - 144'	20' / 1 flr	conforms
Building 7	236'	110' - 221'	213' / 17 flrs	conforms
Building 8	207'	71' - 142'	130' / 11 flrs	conforms
Building 9	174'	71' - 142'	20' / 1 flr	conforms
Building 10	290'			
at elevated plaza		72' - 144'	40' / 2 flrs	conforms
at main entry		78' - 156'	260' / 19 flrs	
at parking podium		72' - 144'	80' / 7 flrs	conforms
Building 11	238'			
at Bldg. 10 podium		92' - 184'	80' / 7 flrs	conforms
at Bldg. 1		72' - 144'	80' / 7 flrs	conforms
Building 12	276'	74' - 148'	74' / 4 flrs	conforms

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OVERALL DEVELOPMENT PLAN

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/ CONCEPTUAL DEVELOPMENT PLAN AMENDMENT PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-OV.dwg
SHEET #	3 of 35

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EDGE PAVEMENT
- CENTERLINE
- FENCE LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC LINE
- GUARDRAIL OR TRAFFIC BARRICADE
- EX. 8" W/M — WATER MAIN
- RETAINING WALL
- EX. CONC. S/W — SIDEWALK
- EX. H.C. — HEADER CURB
- EX. C&G — CURB & GUTTER
- (A) EX. 8" SAN. — SANITARY SEWER
- EX. STM. (4) — STORM SEWER
- DITCH, SWALE OR SMALL STREAM
- LARGE STREAM
- CONCRETE DITCH
- TREES
- TREE LINE
- 390 — CONTOUR LINE
- +30.00 — SPOT ELEVATION

CURVE TABLE:

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L6	S87°15'32"E	6.92'
L7	S51°09'07"E	24.48'
L8	S37°08'43"E	47.47'
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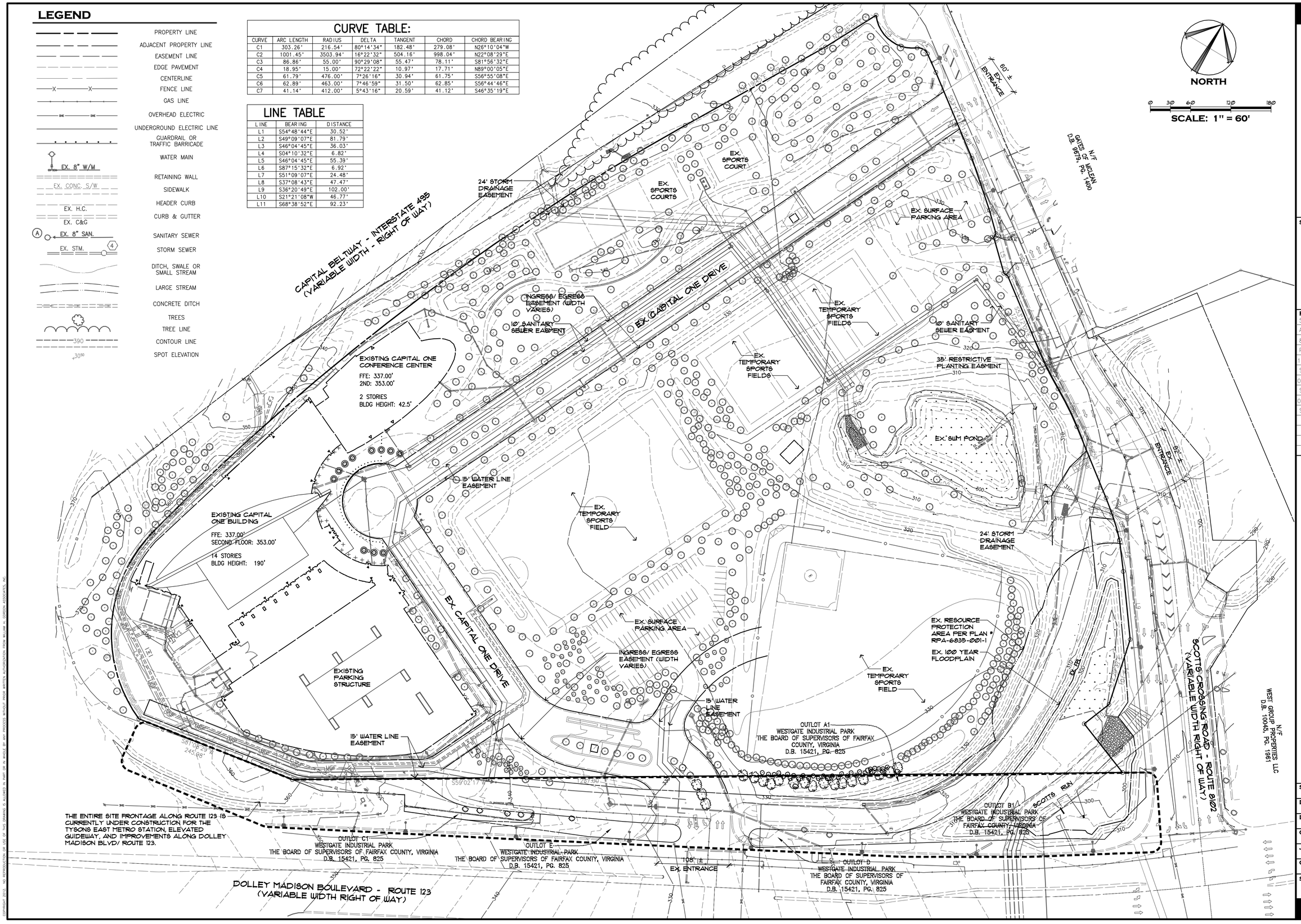

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EXISTING CONDITIONS PLAN

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
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PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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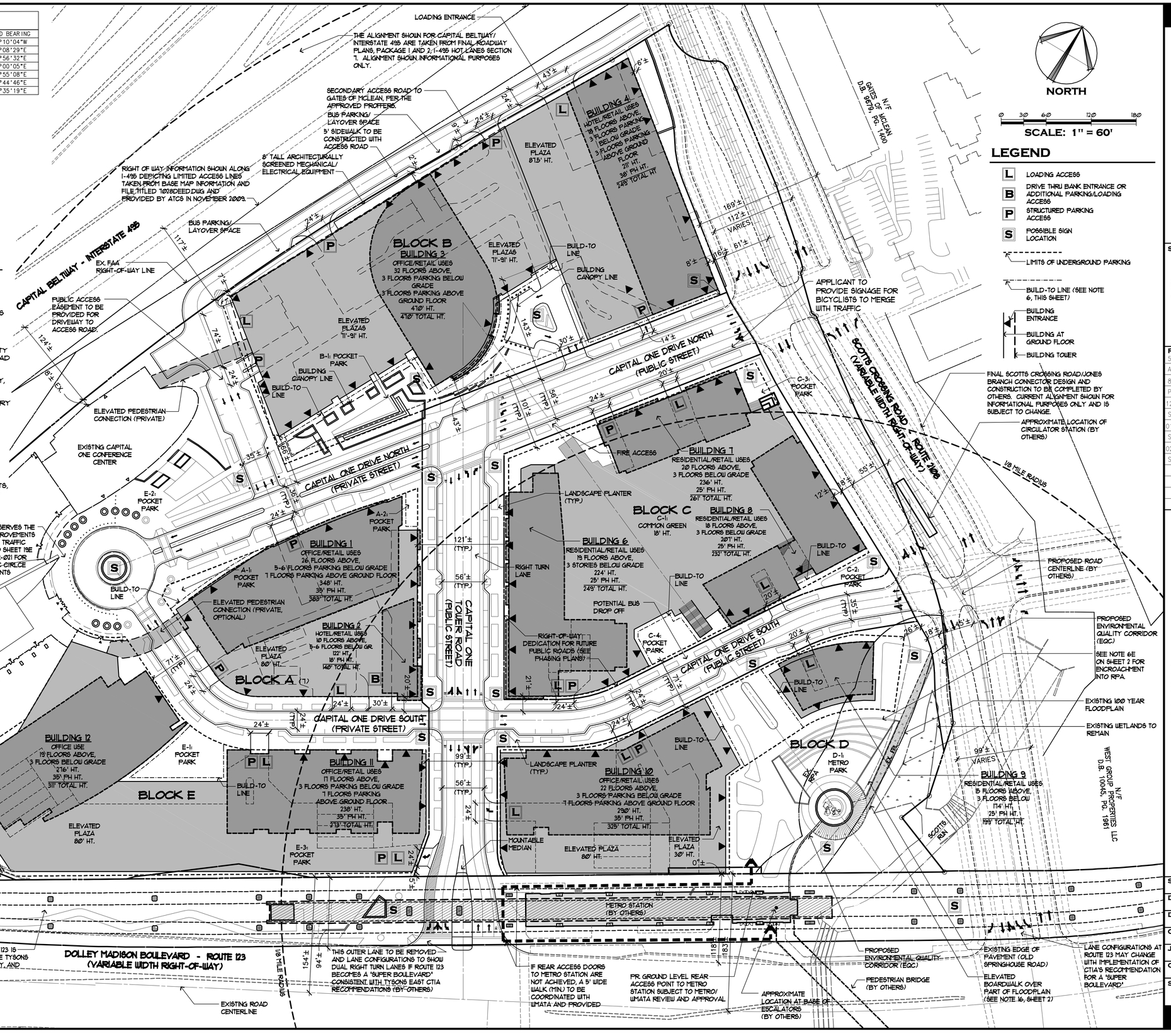
L6	S87°15'32"E	6.92'
L7	S51°09'07"E	24.48'
L8	S37°08'43"E	47.47'
L9	S36°20'49"E	102.00'
L10	S21°21'08"W	46.77'
L11	S68°38'52"E	92.23'

GENERAL NOTES

1. THIS PLAN REFLECTS THE GENERAL CHARACTER OF THE DEVELOPMENT BASED ON PRELIMINARY ARCHITECTURE AND ENGINEERING. MINOR MODIFICATIONS MAY BE PERMITTED WITH FINAL BUILDING AND SITE PLANS.
2. PLAN DEPICTS IMPROVEMENTS FOR I-495 PER FINAL ROADWAY PLANS, PACKAGE 1 AND 2, I-495 HOT LANES SECTION 7.
3. PLAN DEPICTS IMPROVEMENTS TO ADJACENT PARCELS PER DULLES CORRIDOR METRORAIL PROJECT EXTENSION TO WIEHLE AVENUE.
4. ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE (±).
5. THE LIMITS OF CLEARING AND GRADING SHALL BE TO THE PROPERTY LINE. EXCEPT: THE CONSTRUCTION OF THE SECONDARY ACCESS ROAD TO THE GATES OF MCLEAN, THE TIE INS TO SCOTTS CROSSING OR FURTHER (JBC) ANY TIE INS TO ROUTE 123, CONNECTION TO MCLEAN METRO STATION, CONSTRUCTION WITHIN METRO/COUNTY RIGHT OF WAY, CONSTRUCTION ADJACENT TO SCOTTS CROSSING.
6. THE BUILD-TO LINE SHOWN REPRESENTS AN APPROXIMATE BOUNDARY OF WHERE THE SUBJECT BUILDING CAN BE CONSTRUCTED.
7. THE APPLICANT RESERVES THE RIGHT TO PROVIDE A DRIVE THRU BANK WITHIN BLOCK A AS LONG AS THE TELLER AND REQUIRED STACKING SPACES FOR A DRIVE THRU BANK USE ARE PROVIDED INTERNAL TO THE PARKING STRUCTURE. FURTHER DETAILS TO BE PROVIDED WITH FINAL BUILDING PLANS.
8. BUILDING #5 IS NOT DEPICTED AND WILL NOT BE USED
9. FOR BUILDING 3, FINAL PENTHOUSE, ARCHITECTURAL EMBELLISHMENTS, AND DESIGN BEYOND THE BUILDING ROOF LINE TO BE DETERMINED WITH FINAL ARCHITECTURE.



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COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

REVISIONS
5-24-2013 ACCEPTANCE COMMENTS
8-13-2013 PRE. STAFFING COMMENTS
12-02-2013 STAFFING COMMENTS
01-28-2014 STAFFING COMMENTS
02-18-2014 STAFFING COMMENTS

PCA-CDPA

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
DATE	MAY 6, 2013
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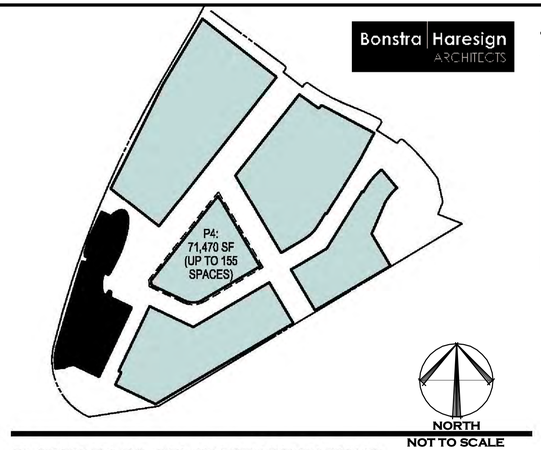
JOB #	1798-2001
CAD FILE	2001-CDPA.dwg
SHEET #	5 of 35



FLOORS P1-P3: BELOW GRADE PARKING
1,226 SPACES PER FLOOR

PERMITTED PARKING RATES

Maximums per PTC Zoning/Comprehensive Plan		
Residential	1,968	1.6 / unit (using maximum number of proposed units at avg. size)
Office <1/8 mile	984	1.6 / 1000
Office >1/8 mile	5,129	2.0 / 1000
Retail	649	1/200 for first 1000 + 6/1000 for remaining GSF (first 5000 SF exempt) / block
Hotel	485	1.0 / room
Public Facility	1,050	1 / 3 occupants (using maximum occupant load per code)
TOTAL	10,265	
Minimums per PTC Zoning/Comprehensive Plan		
Residential	1,230	1.0 / unit (using maximum number of proposed units)
Office <1/8 mile	0	none
Office >1/8 mile	0	none
Retail	0	none
Hotel	0	none
Public Facility	0	none
TOTAL	1,230	

PARKING RATES PROVIDED

Spaces provided per CDP-A		
Residential	1,360	1.1 / unit (using maximum number of proposed units)
Office <1/8 mile	984	1.6 / 1000
Office >1/8 mile	4,352	1.7 / 1000
Retail	339	1/200 for first 1000 + 3.0/1000 for remaining GSF (first 5000 SF exempt) / block *(averaged over all blocks)*
Hotel	450	1.0 / room
Public Facility	35	1.2 / 1000
TOTAL	7,520	

PARKING AND LOADING TABULATIONS

CAPITAL ONE MASTER PLAN

COMBINED AREA/PARKING/LOADING TABULATION - FULL BUILD-OUT - CONCEPTUAL DEVELOPMENT PLAN AMENDMENT

	Office <1/8 mile	Office >1/8 mile	Resid. <1/8 mile	Resid. >1/8 mile	Retail* <1/8 mile	Retail* >1/8 mile	Public Facility <1/8 mile	Hotel <1/8 mile	Hotel >1/8 mile	TOTALS
Block A										
Bldg. 1	2,700 SF	590,800 SF				10,345 SF				603,845 SF
Bldg. 2					6,789 SF	1,460 SF		63,366 SF	18,022 SF	89,637 SF
New Parking	*4*	*1,331 max*			*25*	*100*		*69*	*31*	*1,560 max*
New Loading		*3*						*2*		*5*
Block B										
Bldg. 3		940,550 SF				30,150 SF				970,700 SF
Bldg. 4									325,374 SF	325,374 SF
New Parking		*1,643*							*350*	*1,993*
New Loading		*4*							*3*	*7*
Block C										
Bldg. 6			462,506 SF	37,063 SF	29,273 SF	1,397 SF				530,239 SF
Bldg. 7			109,042 SF	163,458 SF	4,256 SF	720 SF				277,476 SF
Bldg. 8			356,479 SF		12,470 SF					368,949 SF
New Parking			*893*	*231*	*28*	*13*				*1,165*
New Loading			*3*		*1*					*4*
Block D										
Bldg. 9			123,280 SF		3,829 SF					127,109 SF
Bldg. 10	459,623 SF				28,092 SF					487,715 SF
New Parking	*742*		*236*		*161*					*1,139*
New Loading	*4*		*1*							*5*
Block E										
Bldg. 11	152,842 SF	77,632 SF					30,000 SF			230,474 SF*
Bldg. 12		452,505 SF								452,505 SF
Existing Bldg.		505,500 SF								505,500 SF
New Parking	*238*	*1,378*				*12*	*35*			*1,663*
New Loading	*1*	*5*					*1*			*7*
Existing Loading		*5*								*5*
TOTALS										
FAR SF	615,165 SF	2,566,987 SF	1,051,307 SF	200,521 SF	84,709 SF	44,072 SF	30,000 SF	63,366 SF	343,396 SF	4,969,523 SF*
Total Parking	*984*	*4,352*	*1,129*	*231*	*214*	*125*	*35*	*69*	*381*	*7,520*
Total Loading	*5*	*17*	*4*	*0*	*1*	*0*	*1*	*2*	*3*	*33*
Parking Ratio	*1.6:1000*	*1.7:1000*	*1.1:unit (average unit 1,000 SF)*	*1.2:unit (average unit 1,000 SF)*	***1:200 for 1st 1000 + 2.9:1000 for remainder;*	***1:200 for 1st 1000 + 3.4:1000 for remainder;*	*1.2:1000*	*1.0:room*	*1.0:room*	

* Total GSF does not include 30,000 SF non-FAR Public Facility, for consistency with FAR tabulations

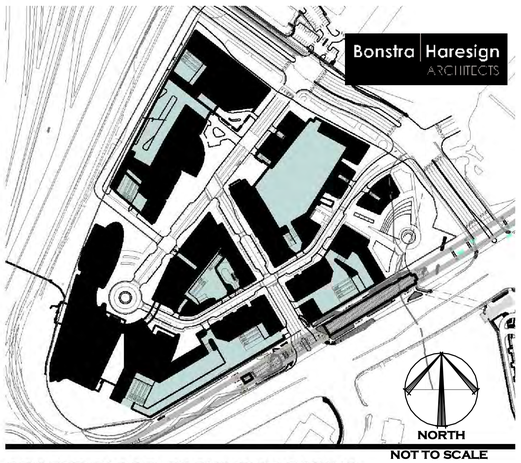
** Retail units occupying & served by a common block retail/parking plinth are calculated as one retail structure; i.e., retail use in Blocks A, B, C, D and E are calculated for the purposes of parking ratios (exempted SF and initial 1,000 SF rate) as one retail parcel each. Parking ratios for the <1/8 and >1/8 mile rings are pro-rated in Blocks A and C based on the percentage of total parking in each block within the respective rings.

PARKING NARRATIVE

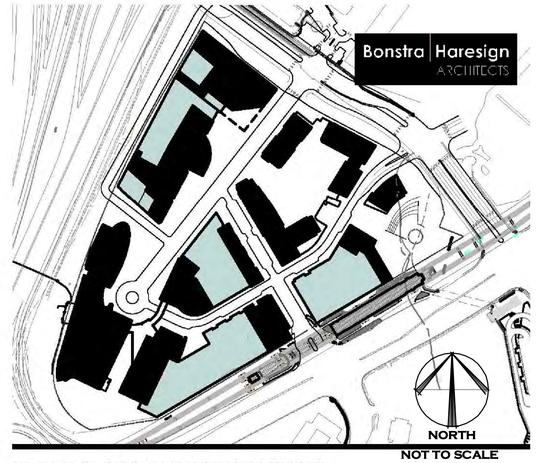
THE PARKING GARAGES AND LOADING AREAS ARE ACCESSED AT THE GROUND LEVEL WITH INTERIOR RAMPS CONNECTING TO THE LOWER AND UPPER FLOORS. GENERALLY, MOST GARAGES CONSIST OF 7 FLOORS OF ABOVE GROUND PARKING AND THREE FLOORS BELOW GROUND. IN MOST CASES, THE PARKING IS SURROUNDED WITH RETAIL, RESIDENTIAL, AND OFFICE USES AND CONCEALED FROM VIEW AT THE GROUND FLOOR. PARKING FLOORS 2 THROUGH 7 ARE CLAD WITH SOME VEGETATIVE SCREENS OR SINGLE LOADED RESIDENTIAL/ CIVIC SPACE. NONE OF THE GARAGES ARE EXPOSED TO THE SKY AND AREAS NOT COVERED BY BUILDINGS ABOVE ARE COVERED WITH PLAZAS OR GREEN ROOFS. THE EXISTING CAPITAL ONE PARKING GARAGE WILL REMAIN ON SITE UNTIL FUTURE PHASES DEVELOP AND PARKING IS CURRENTLY EXPOSED TO THE SKY. SEE PHASING PLANS SHEETS FOR EXISTING PARKING GARAGE LOCATION.

NOTES:

1. PARKING RATES BASED ON THE COMPREHENSIVE PLAN FOR THE TYSONS CORNER URBAN CENTER, ARTICLE 6-509, AND ARTICLE 11 OF FAIRFAX COUNTY ZONING ORDINANCE.
2. TO CALCULATE MAXIMUM RESIDENTIAL PARKING REQUIREMENTS AN AVERAGE DWELLING UNIT SIZE OF 1000 GSF WAS USED AND BASED ON A 2-BEDROOM UNIT PARKING RATE. AT TIME OF SITE PLAN, THE APPLICANT RESERVES THE RIGHT TO MIX THE NUMBER OF BEDS TO ACCOMMODATE CURRENT MARKET DEMANDS.
3. NO SHARED PARKING REDUCTION IS PROPOSED WITH THESE CALCULATIONS AS DEFINED WITHIN THE ARTICLE 6-500 OF THE FAIRFAX COUNTY ZONING ORDINANCE (PTC URBAN DISTRICT).
4. THE PARKING RATES PROVIDED ARE LESS THAN THE MAXIMUM PERMITTED PARKING RATES BY LAND USE AT FULL BUILDOUT. HOWEVER, INDIVIDUAL PHASES MAY EXCEED THE MAXIMUM PERMITTED PARKING RATES.



GROUND FLOOR: PARKING & LOADING
194 SPACES

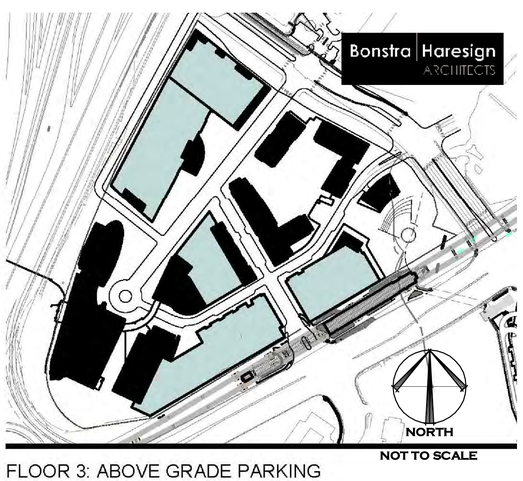


FLOOR 2: ABOVE GRADE PARKING
359 SPACES

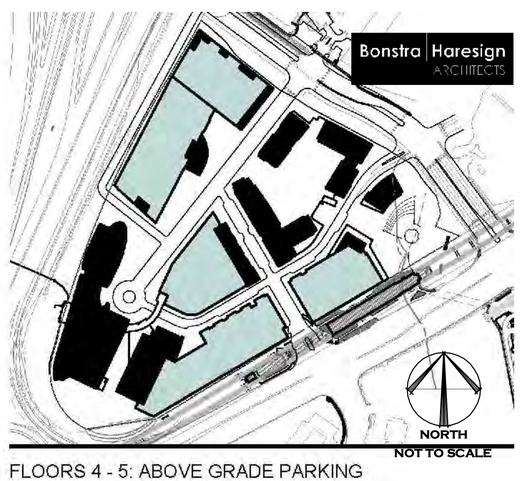
LEGEND

PARKING OR LOADING FLOOR AREA

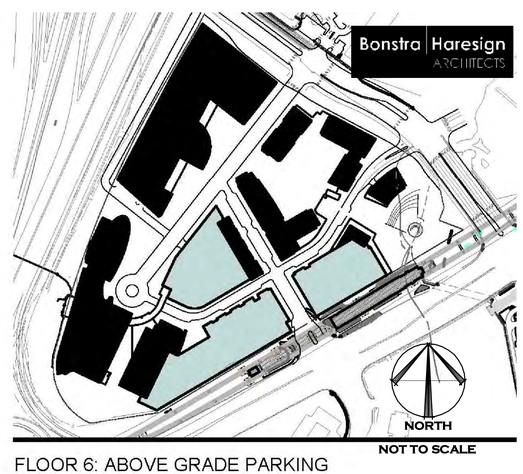
BUILDING FLOOR AREA



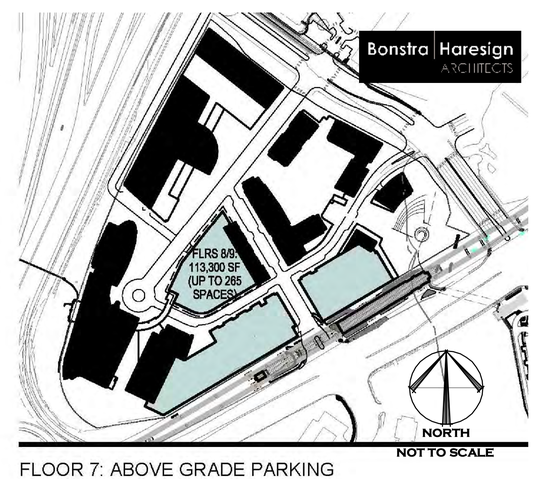
FLOOR 3: ABOVE GRADE PARKING
661 SPACES



FLOORS 4 - 5: ABOVE GRADE PARKING
703 SPACES PER FLOOR



FLOOR 6: ABOVE GRADE PARKING
401 SPACES



FLOOR 7: ABOVE GRADE PARKING
401 SPACES

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PARKING PLAN

CAPITAL ONE MASTERPLAN

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PCA/CDPA 2010-PR-021
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SHEET #	6 of 35

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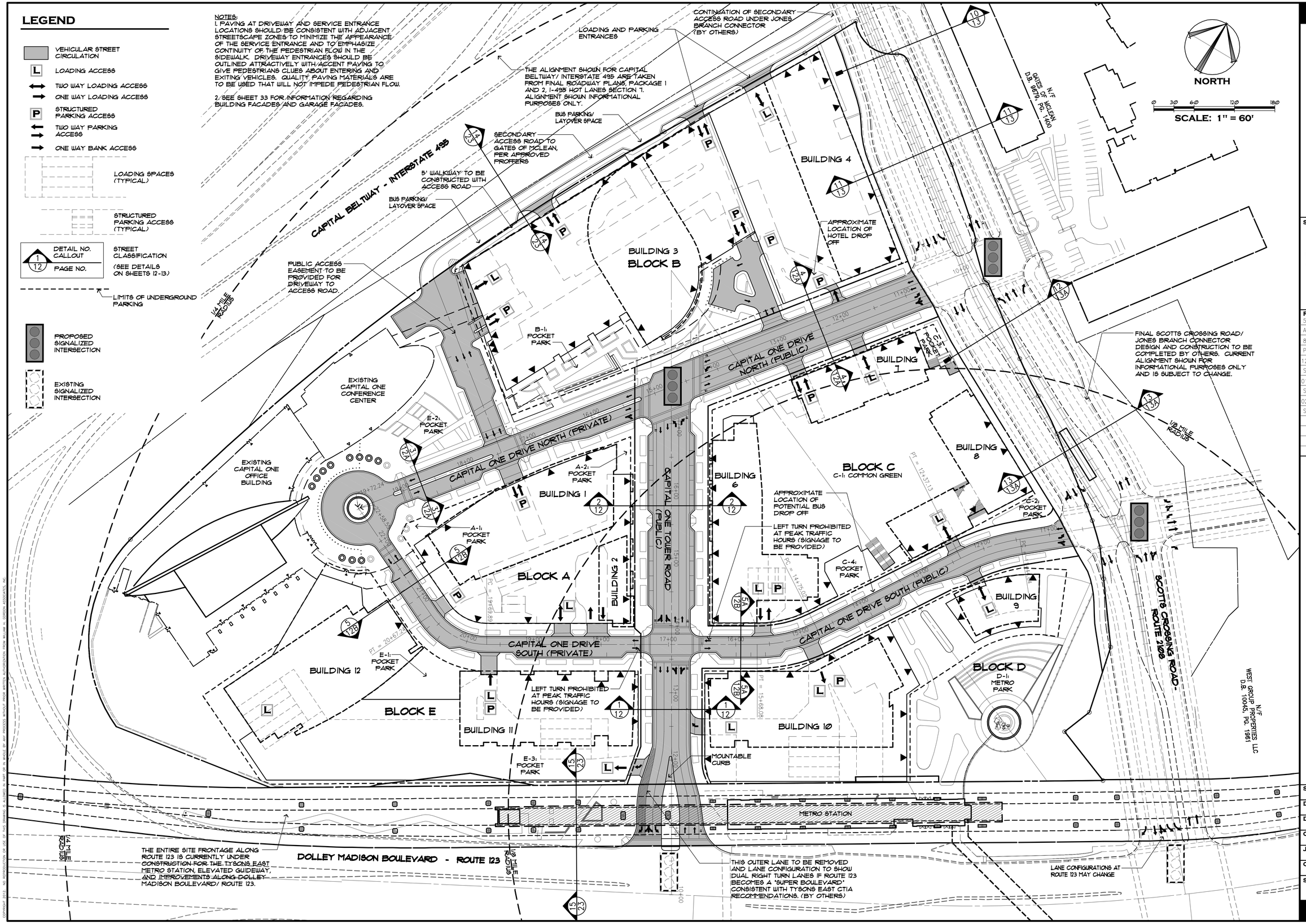
LEGEND

- VEHICULAR STREET CIRCULATION
- L — LOADING ACCESS
- TWO WAY LOADING ACCESS
- ONE WAY LOADING ACCESS
- P — STRUCTURED PARKING ACCESS
- TWO WAY PARKING ACCESS
- ONE WAY BANK ACCESS
- LOADING SPACES (TYPICAL)
- STRUCTURED PARKING ACCESS (TYPICAL)
- DETAIL NO. CALLOUT / PAGE NO. — STREET CLASSIFICATION (SEE DETAILS ON SHEETS 12-13.)
- LIMITS OF UNDERGROUND PARKING
- PROPOSED SIGNALIZED INTERSECTION
- EXISTING SIGNALIZED INTERSECTION

NOTES:
1. PAVING AT DRIVEWAY AND SERVICE ENTRANCE LOCATIONS SHOULD BE CONSISTENT WITH ADJACENT STREETSCAPE ZONES TO MINIMIZE THE APPEARANCE OF THE SERVICE ENTRANCE AND TO EMPHASIZE CONTINUITY OF THE PEDESTRIAN FLOW IN THE SIDEWALK. DRIVEWAY ENTRANCES SHOULD BE OUTLINED ATTRACTIVELY WITH ACCENT PAVING TO GIVE PEDESTRIANS CLUES ABOUT ENTERING AND EXITING VEHICLES. QUALITY PAVING MATERIALS ARE TO BE USED THAT WILL NOT IMPEDE PEDESTRIAN FLOW.
2. SEE SHEET 33 FOR INFORMATION REGARDING BUILDING FACADES AND GARAGE FACADES.



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VEHICULAR CIRCULATION

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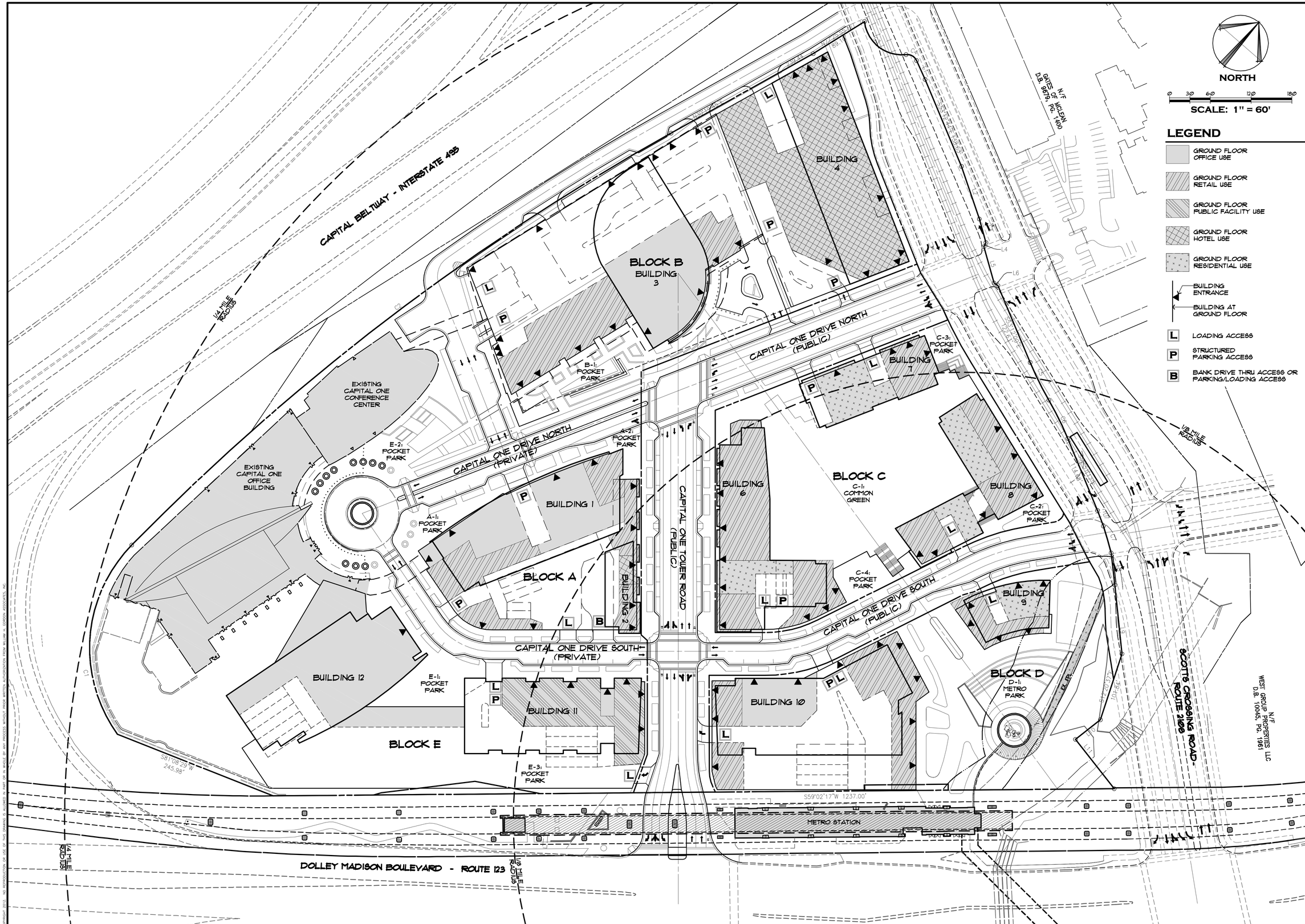

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GROUND FLOOR PLAN

CAPITAL ONE MASTERPLAN

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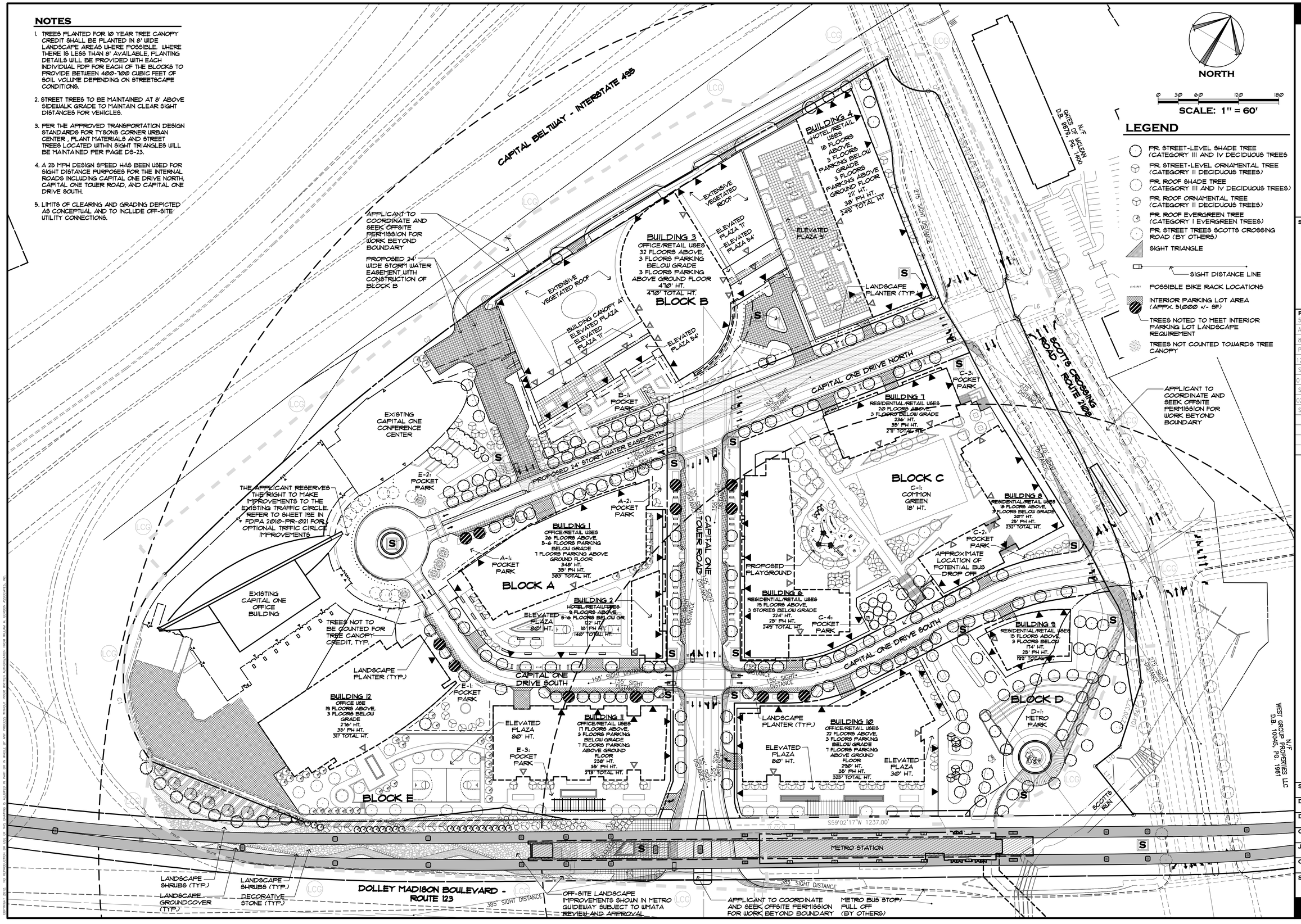
NOTES

1. TREES PLANTED FOR 10 YEAR TREE CANOPY CREDIT SHALL BE PLANTED IN 8' WIDE LANDSCAPE AREAS WHERE POSSIBLE. WHERE THERE IS LESS THAN 8' AVAILABLE, PLANTING DETAILS WILL BE PROVIDED WITH EACH INDIVIDUAL FDP FOR EACH OF THE BLOCKS TO PROVIDE BETWEEN 400-700 CUBIC FEET OF SOIL VOLUME DEPENDING ON STREETSCAPE CONDITIONS.
2. STREET TREES TO BE MAINTAINED AT 8' ABOVE SIDEWALK GRADE TO MAINTAIN CLEAR SIGHT DISTANCES FOR VEHICLES.
3. PER THE APPROVED TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER , PLANT MATERIALS AND STREET TREES LOCATED WITHIN SIGHT TRIANGLES WILL BE MAINTAINED PER PAGE D9-23.
4. A 25 MPH DESIGN SPEED HAS BEEN USED FOR SIGHT DISTANCE PURPOSES FOR THE INTERNAL ROADS INCLUDING CAPITAL ONE DRIVE NORTH, CAPITAL ONE TOWER ROAD, AND CAPITAL ONE DRIVE SOUTH.
5. LIMITS OF CLEARING AND GRADING DEPICTED AS CONCEPTUAL AND TO INCLUDE OFF-SITE UTILITY CONNECTIONS.



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LANDSCAPE PLAN

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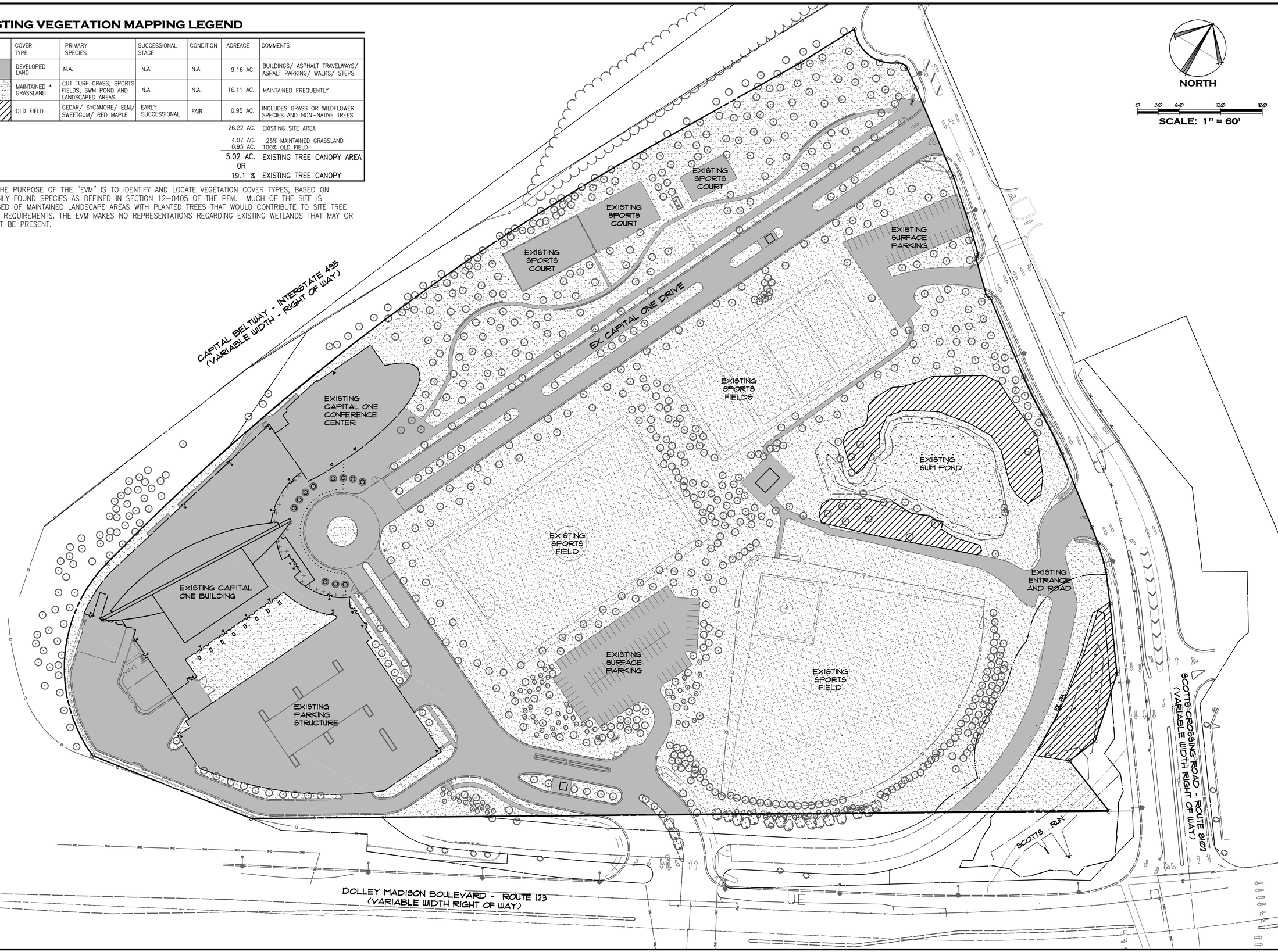
EXISTING VEGETATION MAPPING LEGEND

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
	DEVELOPED LAND	N.A.	N.A.	N.A.	9.16 AC.	BUILDINGS/ ASPHALT TRAVELWAYS/ ASPALT PARKING/ WALKS/ STEPS
	MAINTAINED * GRASSLAND	CUT TURF GRASS, SPORTS FIELDS, SWM POND AND LANDSCAPED AREAS	N.A.	N.A.	16.11 AC.	MAINTAINED FREQUENTLY
	OLD FIELD	CEDAR/ SYCAMORE/ ELM/ SWEETGUM/ RED MAPLE	EARLY SUCCESSIONAL	FAIR	0.95 AC.	INCLUDES GRASS OR WILDFLOWER SPECIES AND NON-NATIVE TREES
					26.22 AC.	EXISTING SITE AREA
					4.07 AC.	25% MAINTAINED GRASSLAND
					0.95 AC.	100% OLD FIELD
					5.02 AC. OR 19.1 %	EXISTING TREE CANOPY AREA OR EXISTING TREE CANOPY

NOTE: THE PURPOSE OF THE "EVM" IS TO IDENTIFY AND LOCATE VEGETATION COVER TYPES, BASED ON COMMONLY FOUND SPECIES AS DEFINED IN SECTION 12-0405 OF THE PFM. MUCH OF THE SITE IS COMPOSED OF MAINTAINED LANDSCAPE AREAS WITH PLANTED TREES THAT WOULD CONTRIBUTE TO SITE TREE CANOPY REQUIREMENTS. THE EVM MAKES NO REPRESENTATIONS REGARDING EXISTING WETLANDS THAT MAY OR MAY NOT BE PRESENT.



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EXISTING VEGETATION MAP

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Table 12.3 Tree Preservation Target Calculations and Statement		
A	Pre-development area (SF) of existing tree canopy (from Existing Vegetation Map) =	1,141,884 or 26.22 AC.
B	Percentage of gross site area covered by existing tree canopy =	19.1%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	10%/ PTC District
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	19%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0%
F	Has the Tree Preservation Target minimum been met?	NO
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	Deviation Request to Tree Preservation Target shown on Sheet 30
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	N/A
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	See 10-Year Tree Canopy Calcs below

Table 12.10 10-year Tree Canopy Calculation Worksheet			
Step		**Totals**	**Reference**
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	19.1%	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	1,141,884	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and		§ 12-0511.1B
B2a	Road Dedication: Scotts Crossing Road	72,412	
B2b	Road Dedication: Internal Roads	135,189	
B3	Subtract area of exemptions =	207,601	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 – B2) =	934,283	
B5	Identify site's zoning and/or use	PTC/ Mixed Use	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	**93,428**	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	17,845	(19.1% x B7)
C2	Total canopy area meeting standards of § 12-02400 =	-	
C3	C2 x 1.25 =	-	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	-	
C5	C4 x 1.5 =	-	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	-	
C7	C6 x 1.5 to 3.0 =	-	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	-	
C9	C8 x 1.0 =	-	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	-	If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	93,428	
D2	Area of canopy planted for air quality benefits =	30,583	
D3	x 1.5 =	**45,875**	§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	-	
D5	x 1.5 =	-	§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	-	
D7	x 1.25 =	-	§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	30,583	
D9	x 1.5 =	**45,875**	§ 12-0510.4B(4)
D10	Area of canopy provided by native trees =	-	
D11	x 1.5 =	-	§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	30,583	
D13	x 1.25 =	**38,229**	§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	-	
	x 1.0 =	-	§ 12-0510.4D(1)
D15	Area of canopy provided through native shrubs or woody seed mix =	-	
	x 1.0 =	-	§ 12-0510.4D(1)(a)
D16	Percentage of D14 represented by D15=	-	Must not exceed 33% of D14
D17.0	Area of canopy planted for no additional credits (x 1.0)=	-	(Included Reduced Credits)
D17	Total of canopy area provided through tree planting =	**129,979**	
D18	Is an offsite planting relief requested?	No	Yes or No
D19	Tree Bank or Tree Fund?	N/A	§ 12-0512
D20	Canopy area requested to be provided through offsite banking or tree fund	N/A	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	-	Deviation is sought for tree preservation
E2	Total of canopy area provided through tree planting (D17) =	**129,979**	
E3	Total of canopy area provided through offsite mechanism (D19) =	N/A	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	**129,979**	Total of E1 through E3. Area should meet or exceed area required by B7

NOTE:

A REVISION TO DEVIATION REQUEST FOR THE TREE PRESERVATION TARGET IS BEING REQUESTED AS PART OF THIS CDPA 2010–PR–021 AND IS SHOWN HERE FOR APPROVAL.

Gordon

~~November 17, 2011~~
~~Revised April 23, 2012~~
~~Revised May 21, 2012~~
Revised August 13, 2013

Mr. Michael P. Knapp, Director
Urban Forest Management Division
Land Development Services
Department of Public Works and Environmental Services
Fairfax County Government Center
12055 Government Center Pkwy, Suite 518
Fairfax VA 22035-5503
(703) 324-1770

Re: Capital One Bank, CDPA 2010-PR-021/FDPA 2010-PR-021
Tax Map 29-4 ((5)) Parcel A2
Gordon Project No. 1798-1101

Subject: Requested Revised Deviation to Tree Preservation Target

Dear Mr. Knapp:

On behalf of the applicant, Capital One, Gordon hereby requests a deviation to the Tree Preservation Target for the subject property identified as Tax Map 29-4 ((5)) Parcel A2 and located at the intersection of Dolley Madison Boulevard/ Route 123 and Scotts Crossing Road/ Route 2108. The site is currently zoned PTC (Planned Tysons Corner) zoning district. The PTC zoning district requires the applicant to provide a ten percent 10-Year Tree Canopy for the site.

The applicant's 10-Year Tree Canopy requirement for the site is 93,428 SF of which 17,845 SF (19.1% as shown on the Existing Vegetation Map) is to be provided through Tree Preservation. The applicant is not proposing any tree preservation due to the anticipated density of the development. The applicant is proposing to meet the 10-Year Tree Canopy Requirements for the site through proposed tree plantings.

The justification for this deviation is based on Public Facilities Manual 12-0508.3A(1) which states: *"Meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance."* Meeting the tree preservation target for the site would result in a loss of allowable building floor area and parking that is needed to achieve the density recommendations as noted in the comprehensive plan for Tysons Corner. We appreciate your attention to this request.

We appreciate your attention to this matter. If you have any questions or comments please contact me at 703.263.1900 or you can reach me via email at osyed@gordon.us.com.

www.gordon.us.com
DCJS License # Is 11-7158
CHANTILLY: 4501 Daly Drive, Chantilly, VA 20151 — Phone: (703) 263-1900
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LANDSCAPE COMPUTATIONS

4–708: OPEN SPACE

OPEN SPACE REQUIRED — N/A FOR PTC DISTRICT

13–201: INTERIOR PARKING LOT LANDSCAPE

PARKING LOT AREA (INCLUDES ON–STREET PARKING, LOADING ENTRANCES, AND PARKING GARAGE ENTRANCES) SEE LANDSCAPE PLAN FOR AREAS — 5% 64,375 SF

X PERCENTAGE OF TREE COVER REQUIRED

TREE COVER REQUIRED — 3,219 SF

TOTAL SHADE TREE COVER PROVIDED:

(13 TREES @ 250 SF) = — 3,250 SF
TREE COVER PROVIDED — 3,250 SF

TREE AREA PROVIDED > TREE AREA REQUIRED

13–202: PERIPHERAL PARKING LOT LANDSCAPE

LANDSCAPE STRIP ABUTTING RIGHT OF WAY
TOTAL LINEAR FEET OF FRONTAGE: — N/A
NUMBER OF TREES REQUIRED (1/40 LF)

LANDSCAPE STRIP NOT ABUTTING RIGHT OF WAY
TOTAL LINEAR FEET OF FRONTAGE: — N/A
NUMBER OF TREES REQUIRED (1/50 LF)

13–301: TRANSITIONAL SCREENING AND BARRIERS

THIS SITE IS NOT SUBJECT TO THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT SINCE TRANSITIONAL SCREENING AND BARRIERS SHALL ONLY APPLY AT THE PERIPHERAL BOUNDARY OF THE TYSON'S CORNER URBAN CENTER AS IDENTIFIED IN THE ADOPTED COMPREHENSIVE PLAN.

TREE COVER CALCULATION

SITE AREA	**1,141,884**	**SF**	**26.21**	**ACRES**
Road Dedication Scotts Crossing Road/ JBC	**(72,412)**	**SF**	**-1.66**	**ACRES**
Road Dedication Internal Streets	**(135,189)**	**SF**	**-3.10**	
Gross Site Area	**934,283**	**SF**	**21.45**	**ACRES**
10-YEAR TREE CANOPY REQUIRED				
10% FOR PTC District	**93,428**	**SF**	**2.14**	**ACRES**

	CATEGORY II Deciduous (Ornamental)		CATEGORY III Deciduous (Medium Shade)		CATEGORY IV Deciduous (large shade)		CATEGORY I Evergreen (Columnar)		Block Canopy Total (BEFORE ADDITIONAL CREDIT)	Block Canopy Total with Additional Credit	Block Area (Acres)	% Tree Canopy by Block provided
	Qty	Credit	Qty	Credit	Qty	Credit	Qty	Credit				
	x	125	x	175	x	250	x	75				
Block A												
Street Level					30	7,500			7,500			
Elevated Plaza	6	750	2	350			10	750	1,850			
Block A Total									9,350	13,548	2.59	12%
Block B												
Street Level	16	2000	2	350	25	6,250			8,600			
Elevated Plaza	12	1,500	17	2,975					4,475			
Block B Total									13,075	18,523	5.00	9%
Block C												
Street Level	5	625	9	1575	34	8,500			10,700			
Elevated Plaza	24	3,000	37	6,475	30	7500			16,975			
Block C Total									27,675	39,206	4.02	22%
Block D												
Street Level	6	750			69	17,250			18,000			
Elevated Plaza	24	3,000	6	1,050					4,050			
Block D Total									22,050	31,238	3.56	20%
Block E												
Street Level	15	1875			32	8,000	5	375	10,250			
Elevated Plaza	8	1,000	0	-	25	6,250	15	2,100	9,350			
Block E Total									19,600	27,464.67	7.70	8%
Totals									**91,750**	**129,979**	**22.87**	**13.0%**

Addtion Credit Multipliers: All proposed trees to be selected for Air Quality benefits, Wildlife Benfits, or Improved Cultivars. The breakdown below is an approximate calculation for additonal credit taken for tree selections. Final tree selection and a				**Canopy Credits**
Air Quality Benefits (Approximate)	30,583	X	1.50	45,875
Wildlife Benefits (Approximate)	30,583	X	1.50	45,875
Improved Cultivars (Approximate)	30,583	X	1.25	38,229
				129,979

PLANTING LIST

CATEGORY II DECIDUOUS TREES (3" CALIPER)
AMELANCHIER ARBOREA — SERVICEBERRY
CARPINUS CAROLINIANA — AMERICAN HORNBEAM
CERCIS CANADENSIS — EASTERN REDBUD
CORNUS KOUSA — DOGWOOD
PRUNUS SP. — CHERRY

CATEGORY III DECIDUOUS TREES (3" CALIPER)
BETULA NIGRA — RIVER BIRCH
GLEDITSIA TRIACANTHOS INERMIS — THORNLESS HONEYLOCUST
NYSSA SYLVATICA — BLACK GUM
PRUNUS SP. — CHERRY
OXYDENDRUM ARBOREUM — SOURWOOD
TILIA AMERICANA — LINDEN

CATEGORY IV DECIDUOUS TREES (3" CALIPER)
ACER RUBRUM — RED MAPLE
GINKGO BILOBA (MALE ONLY) — GINKGO
PLATANUS ACERIFOLIA — LONDON PLANETREE
QUERCUS PALUSTRIS — PIN OAK
QUERCUS PHELLOS — WILLOW OAK
QUERCUS RUBRA — NORTHERN RED OAK
ULMUS PARVIFOLIA — CHINESE ELM
ZELKOVA SERRATA — ZELKOVA

CATEGORY I EVERGREEN TREES (3" CALIPER)
ILEX X NELLIE STEVENS — NELLIE STEVENS HOLLY

CATEGORY II EVERGREEN TREES (3" CALIPER)
JUNIPERUS VIRGINIANA — EASTERN REDCEDAR
ILEX OPACA — AMERICAN HOLLY

CATEGORY III EVERGREEN TREES (3" CALIPER)
PICEA ABIES — NORWAY SPRUCE

NOTE: PROPOSED PLANT LIST MAY BE CHANGED BASED ON AVAILABILITY AT TIME OF SITE PLAN

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LANDSCAPE TABULATIONS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE: N/A
DATE: MAY 6, 2013
DRAWN: OS/JPW/KK/DW
CHECKED: OS/RW
JOB #: 1798-2001
CAD FILE: 2001-GOL.DWG
SHEET #: 9B of 35

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LEGEND

- LAND AREA TO BE DEDICATED FOR FUTURE STREET IMPROVEMENTS
- APPROXIMATE BUILDING FLOOR AREA WITH PROPOSED PUBLIC FACILITY USES, SEE TABULATIONS ON SHEET 3
- LIMITS OF PUBLIC PARK/ PLAZA (SEE PARK ENLARGEMENT PLANS ON SHEETS 25-28)

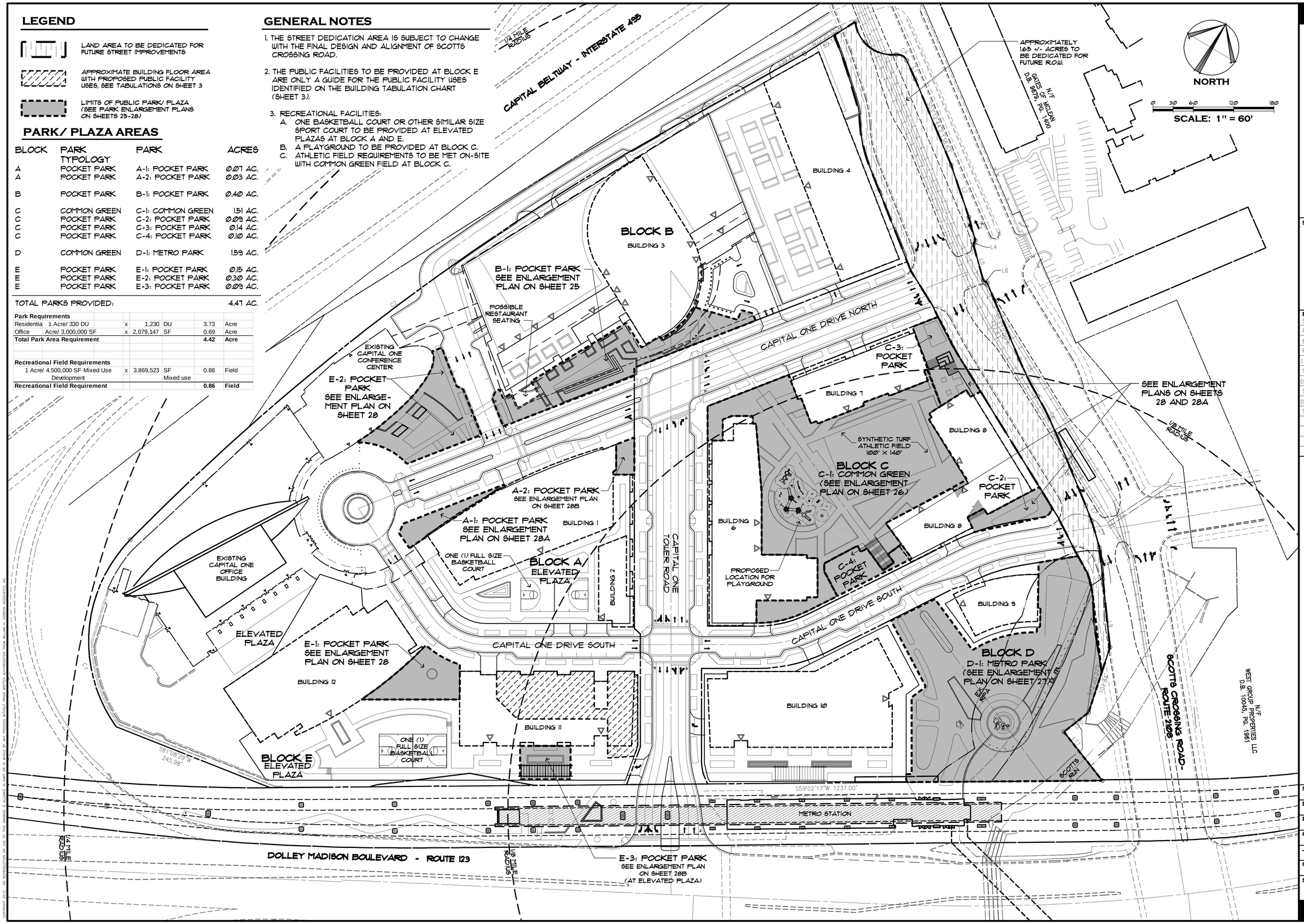
PARK/ PLAZA AREAS

BLOCK	PARK TYPOLOGY	PARK	ACRES
A	POCKET PARK	A-1: POCKET PARK	0.07 AC.
A	POCKET PARK	A-2: POCKET PARK	0.03 AC.
B	POCKET PARK	B-1: POCKET PARK	0.40 AC.
C	COMMON GREEN	C-1: COMMON GREEN	1.51 AC.
C	POCKET PARK	C-2: POCKET PARK	0.09 AC.
C	POCKET PARK	C-3: POCKET PARK	0.14 AC.
C	POCKET PARK	C-4: POCKET PARK	0.10 AC.
D	COMMON GREEN	D-1: METRO PARK	1.59 AC.
E	POCKET PARK	E-1: POCKET PARK	0.15 AC.
E	POCKET PARK	E-2: POCKET PARK	0.30 AC.
E	POCKET PARK	E-3: POCKET PARK	0.09 AC.
TOTAL PARKS PROVIDED:			4.47 AC.

Park Requirements						
Residentia	1 Acre/ 330 DU	x	1,230	DU	3.73	Acre
Office	Acre/ 3,000,000 SF	x	2,079,147	SF	0.69	Acre
Total Park Area Requirement					**4.42**	**Acre**
Recreational Field Requirements						
	1 Acre/ 4,500,000 SF Mixed Use Development	x	3,869,523	SF Mixed use	0.86	Field
Recreational Field Requirement					**0.86**	**Field**

GENERAL NOTES

1. THE STREET DEDICATION AREA IS SUBJECT TO CHANGE WITH THE FINAL DESIGN AND ALIGNMENT OF SCOTTS CROSSING ROAD.
2. THE PUBLIC FACILITIES TO BE PROVIDED AT BLOCK E ARE ONLY A GUIDE FOR THE PUBLIC FACILITY USES IDENTIFIED ON THE BUILDING TABULATION CHART (SHEET 3).
3. RECREATIONAL FACILITIES:
   A. ONE BASKETBALL COURT OR OTHER SIMILAR SIZE SPORT COURT TO BE PROVIDED AT ELEVATED PLAZAS AT BLOCK A AND E.
   B. A PLAYGROUND TO BE PROVIDED AT BLOCK C.
   C. ATHLETIC FIELD REQUIREMENTS TO BE MET ON-SITE WITH COMMON GREEN FIELD AT BLOCK C.



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PUBLIC FACILITIES PLAN

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1" = 60'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-PF.dwg
SHEET #	10 of 35

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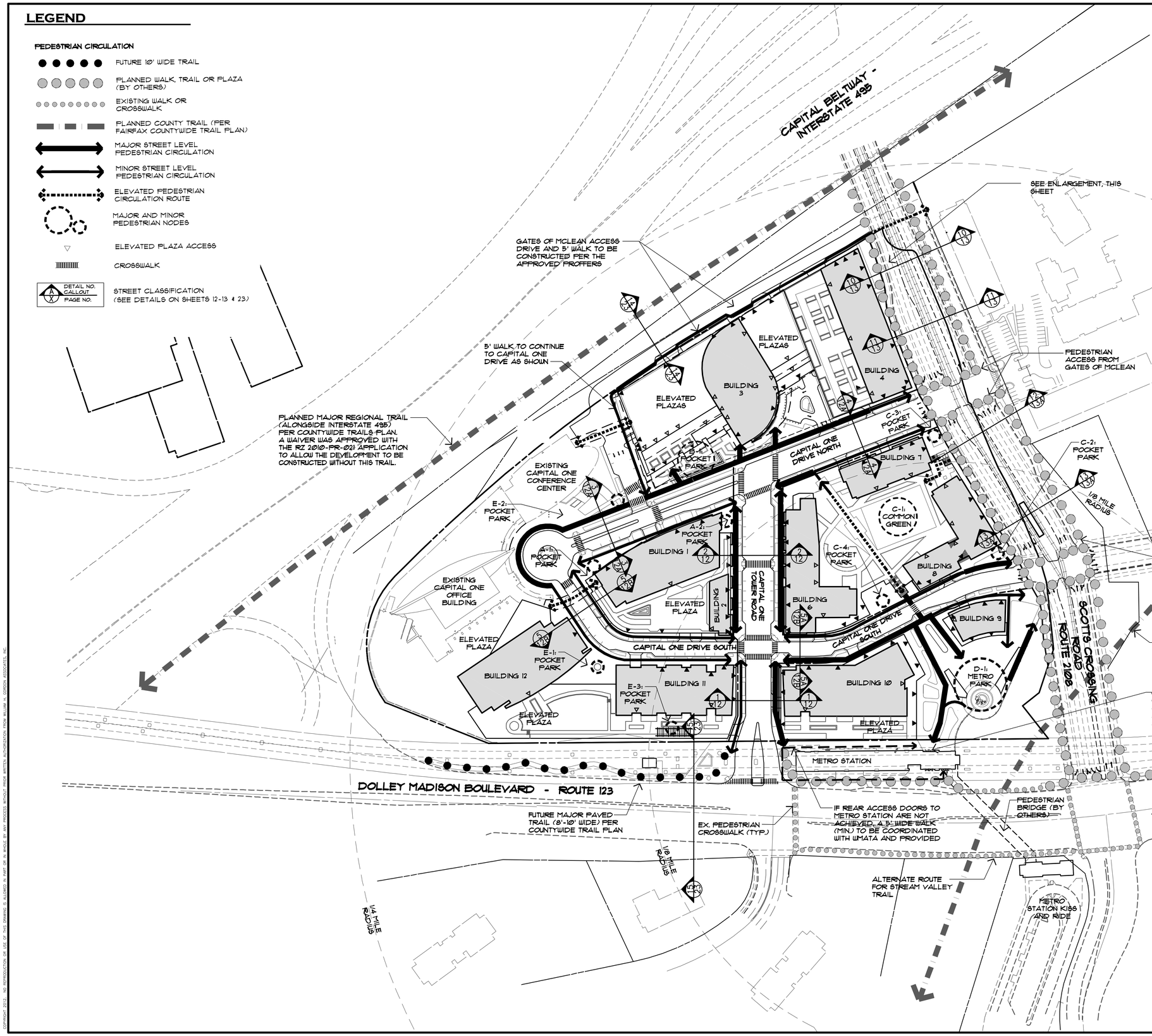
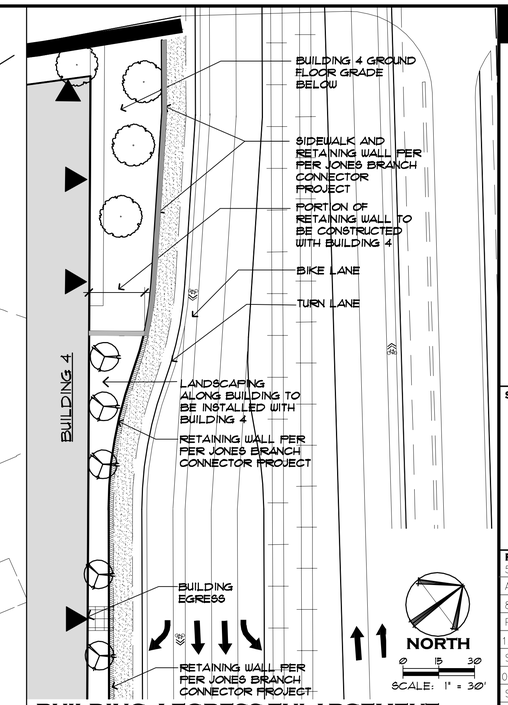
LEGEND

PEDESTRIAN CIRCULATION

- FUTURE 10' WIDE TRAIL
- PLANNED WALK, TRAIL OR PLAZA (BY OTHERS)
- EXISTING WALK OR CROSSWALK
- PLANNED COUNTY TRAIL (PER FAIRFAX COUNTYWIDE TRAIL PLAN)
- MAJOR STREET LEVEL PEDESTRIAN CIRCULATION
- MINOR STREET LEVEL PEDESTRIAN CIRCULATION
- ELEVATED PEDESTRIAN CIRCULATION ROUTE
- MAJOR AND MINOR PEDESTRIAN NODES
- ELEVATED PLAZA ACCESS
- CROSSWALK
- DETAIL NO. / CALLOUT / PAGE NO. — STREET CLASSIFICATION (SEE DETAILS ON SHEETS 12-13 & 23)





BUILDING 4 EGRESS ENLARGEMENT
SCALE: 1"=30'

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02-18-2014	STAFFING COMMENTS

PEDESTRIAN CIRCULATION PLAN

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/ CONCEPTUAL DEVELOPMENT PLAN AMENDMENT PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-PD.dwg
SHEET #	11 of 35

LEGEND

1 / 12C — DETAIL NO. / CALLOUT; PAGE NO.	PLANTING DETAIL (SEE DETAILS ON SHEET 12C)

VDOT NOTE:

THE TIMING OF THE DEDICATION OF THE PUBLIC ROADS TO VDOT AS WELL AS VDOT'S ACCEPTANCE OF THE MAINTENANCE IS TO BE COMPLETED PER THE PHASING PLANS ON SHEETS 14-15E AND THE PROFFERS. THE PROPOSED LIMITS OF VDOT MAINTENANCE IS FROM BACK OF CURB TO BACK OF CURB.

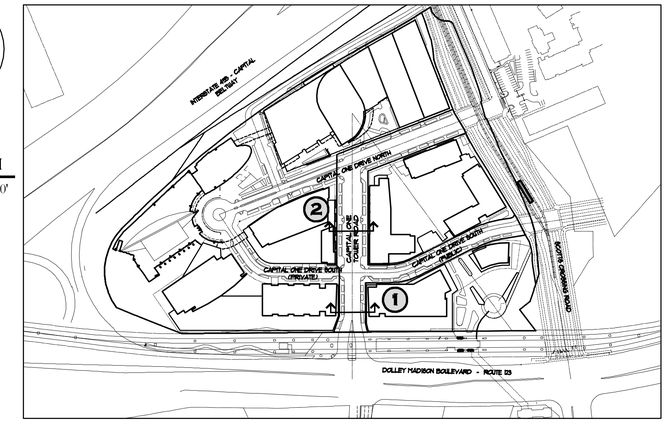
NOTES:

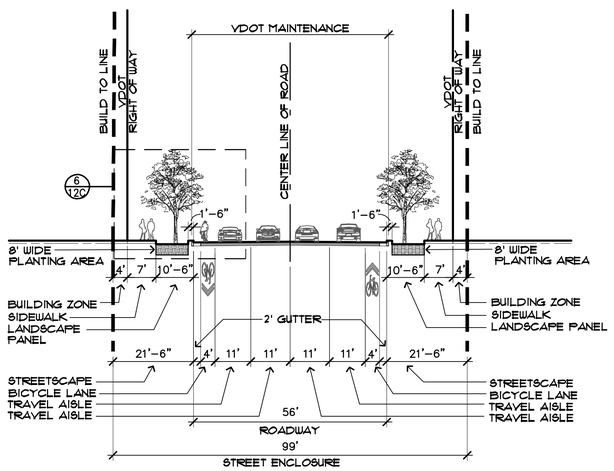
1. SOME SEGMENTS OF THE ON-SITE STREETS WILL BE PHASED TO BECOME PUBLIC STREETS AS SHOWN ON SHEET 5. A PUBLIC ACCESS EASEMENT WILL BE PROVIDED UNTIL THEN AND WILL EXTEND TO THE BUILDING ZONE. THE SECTIONS FEATURE ON-STREET PARKING, WALKWAYS, AND STREET TREES AND WILL BE DESIGNED CONSISTENTLY WITH SECTION 7 (PRIVATE STREETS) OF THE PUBLIC FACILITIES MANUAL (PFM).
2. SEE "STREET CLASSIFICATION" IN LEGEND LOCATED ON SHEETS 7 AND 11 FOR INTENDED LOCATION OF PROPOSED ROADWAY SECTIONS AND WALKWAYS SHOWN BELOW.
3. BUILD-TO-LINES ("BTL") HAVE BEEN ESTABLISHED AS DEPICTED ON SHEET 5 OF THE CDP TO CREATE AN URBAN, PEDESTRIAN-ORIENTED ENVIRONMENT WHERE BUILDINGS ARE LOCATED CLOSE TO THE STREET AND PEDESTRIAN/STREETSCAPE AREAS ARE LOCATED BETWEEN THE BUILDINGS AND THE STREETS. IN GENERAL, BUILDING FACADES ARE INTENDED TO BE CONFIGURED IN SUCH A WAY AS TO PROVIDE A CONTINUOUS STREET WALL ALONG THIS LINE, BUT MODIFICATIONS TO EITHER SIDE OF THE BTL SHALL BE PERMITTED PROVIDED SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDPA AND PROFFERS AS DETERMINED BY THE ZONING ADMINISTRATOR. AWNINGS AND OTHER ARCHITECTURAL CANOPIES ATTACHED TO THE BUILDING FRONTAGE THAT PROJECT OUT FROM THE BUILD-TO-LINE AND INTO THE BUILDING ZONE SHALL PROVIDE ADEQUATE CLEARANCE FOR PEDESTRIAN MOVEMENT AND SHALL NOT CONFLICT WITH STREET TREE LOCATIONS. VARIATIONS TO BUILDING FACADE TO BE PRESENTED WITH FUTURE FDP'S FOR REVIEW AND APPROVAL.

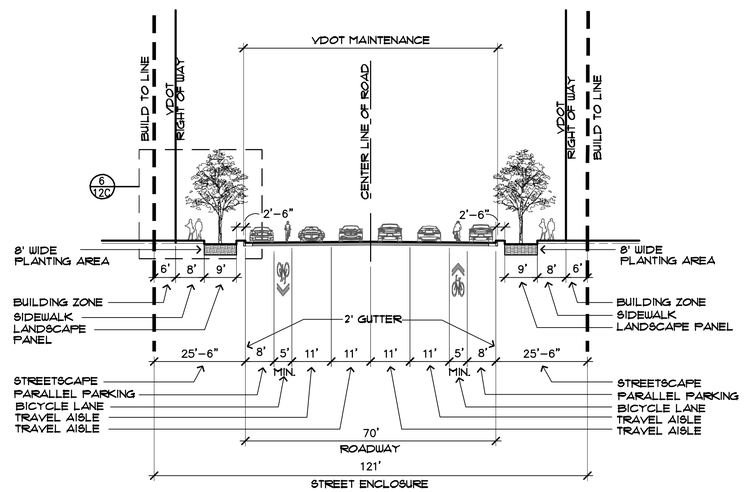
NORTH

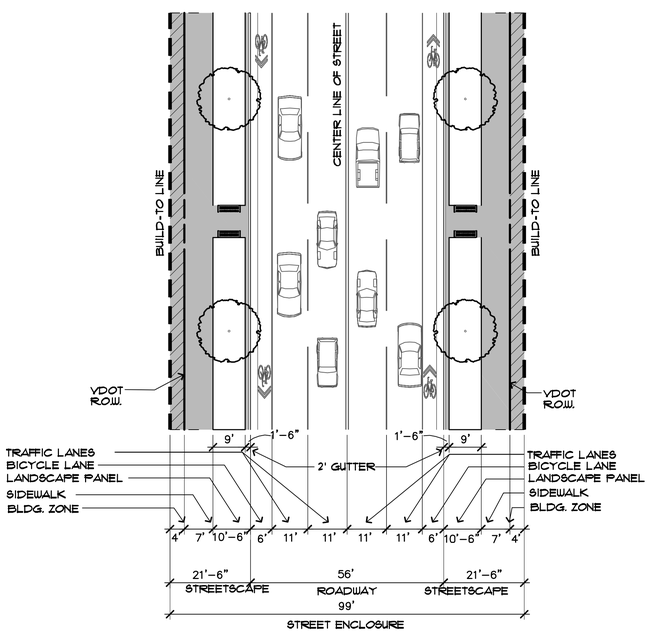
KEY PLAN

SCALE: 1" = 250'

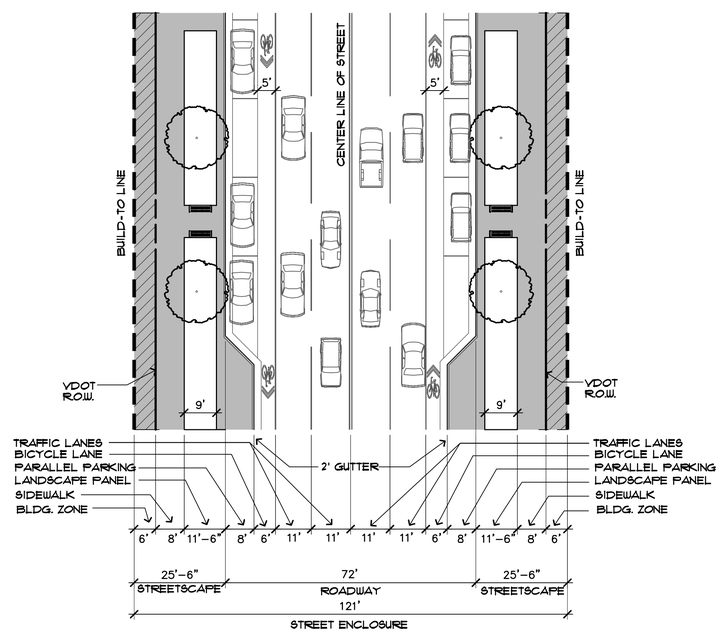








1 **CAPITAL ONE TOWER ROAD - FOUR LANE (WITHOUT PARKING)**
SCALE: NOT TO SCALE

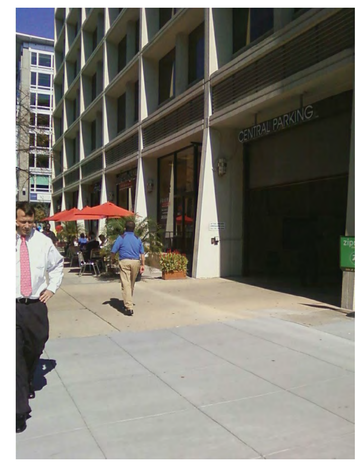


2 **CAPITAL ONE TOWER ROAD - FOUR LANE (WITH PARKING)**
SCALE: NOT TO SCALE

NOTE:

THE ACCOMPANYING IMAGES EXCERPTED FROM THE PROFFERED CAPITAL ONE DESIGN GUIDELINES ILLUSTRATE THE GENERAL CHARACTER, SCALE AND MATERIAL QUALITY LEVEL OF THE FINAL STREETSCAPE, AS WELL AS THE TREATMENT OF SPECIFIC FEATURES, AS NOTED IN INDIVIDUAL CAPTIONS.

WHILE THESE PRECEDENT EXAMPLES DO NOT REPRESENT A FINALIZED DESIGN, THEY ARE REPRESENTATIVE OF THE BASELINE STANDARD OF DEVELOPMENT FOR THE STREETSCAPE AND FEATURES NOTED. FINAL DESIGN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA AND PROFFERS, AND SUBJECT TO A FUTURE FINAL DEVELOPMENT PLAN FOR THIS AREA.



THIS EXAMPLE FROM DOWNTOWN WASHINGTON SHOWS HOW BUILDING ZONE USES IN URBAN ENVIRONMENTS SUCH AS SIDEWALK CAFES CAN SUCCESSFULLY COEXIST WITH ADJACENT SERVICE ENTRIES.

ALONG CAPITAL ONE TOWER ROAD SIGNIFICANT SPACE IS DESIGNATED FOR PLANTING. SHADE TREES SHOULD BE SELECTED SO THAT VISIBILITY OF STOREFRONTS FROM PASSING VEHICLES IS NOT IMPINGED.

THE MID-BLOCK CROSSING IS TO BE CLEARLY VISIBLE TO VEHICULAR TRAFFIC AND MAY BE A RAISED HUMP OF THE SAME MATERIAL AS THE SIDEWALKS. SPACE SHOULD BE LEFT BETWEEN TREE BOXES/PLANTING BEDS FOR TEMPORARY VENDORS.

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01-28-2014 STAFFING COMMENTS
02-18-2014 STAFFING COMMENTS

STREET SECTIONS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	AS NOTED
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-SECT.dwg
SHEET #	12 of 35

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REPRESENTATIVE EXAMPLE FROM THE ENTRANCE TO THE CARLYLE DEVELOPMENT IN ALEXANDRIA, VA DEPICTING A MATERIAL CHANGE IN THE PAVEMENT AT THE CROSSWALK (GIVING IMPORTANCE TO THE PEDESTRIAN RIGHT-OF-WAY) AS WELL AS THE PLANTED CURBSIDES AND MEDIAN. THE OVERALL GOAL IS TO SLOW CARS UPON ENTERING THE CAPITAL ONE SITE AND CREATE A VERY DIFFERENT FEEL FROM THE LARGE TRAFFIC VIADUCTS OF DOLLY MADISON BLVD. AND SCOTTS RUN CROSSING.

NOTE:

THE ACCOMPANYING PHOTOGRAPHS EXCERPTED FROM THE PROFFERED CAPITAL ONE DESIGN GUIDELINES ILLUSTRATE THE GENERAL CHARACTER, SCALE AND MATERIAL QUALITY LEVEL OF THE FINAL STREETSCAPE, AS WELL AS THE TREATMENT OF SPECIFIC FEATURES, AS NOTED IN INDIVIDUAL CAPTIONS. WHILE THESE PRECEDENT EXAMPLES DO NOT REPRESENT A FINALIZED DESIGN, THEY ARE REPRESENTATIVE OF THE BASELINE STANDARD OF DEVELOPMENT FOR THE STREETSCAPE AND FEATURES NOTED. FINAL DESIGN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA AND PROFFERS, AND SUBJECT TO A FUTURE FINAL DEVELOPMENT PLAN FOR THIS AREA.

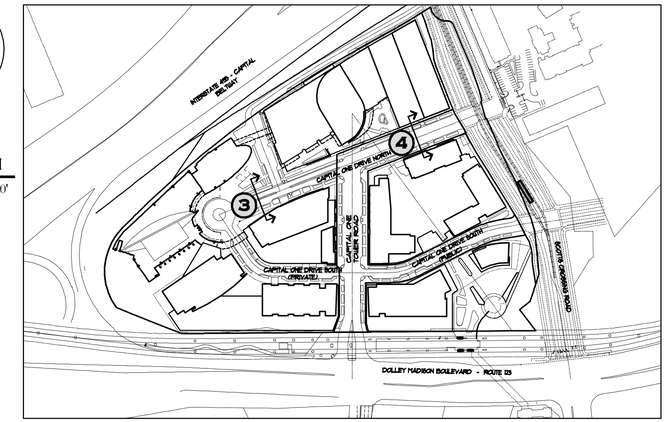
NOTES:

1. SOME SEGMENTS OF THE ON-SITE STREETS WILL BE PHASED TO BECOME PUBLIC STREETS AS SHOWN ON SHEET 5. A PUBLIC ACCESS EASEMENT WILL BE PROVIDED UNTIL THEN AND WILL EXTEND TO THE BUILDING ZONE. THE SECTIONS FEATURE ON-STREET PARKING, WALKWAYS, AND STREET TREES AND WILL BE DESIGNED CONSISTENTLY WITH SECTION 7 (PRIVATE STREETS) OF THE PUBLIC FACILITIES MANUAL (PFM).
2. SEE 'STREET CLASSIFICATION' IN LEGEND LOCATED ON SHEETS 7 AND 11 FOR INTENDED LOCATION OF PROPOSED ROADWAY SECTIONS AND WALKWAYS SHOWN BELOW.
3. BUILD-TO-LINES ('BTL') HAVE BEEN ESTABLISHED AS DEPICTED ON SHEET 5 OF THE CDP TO CREATE AN URBAN, PEDESTRIAN-ORIENTED ENVIRONMENT WHERE BUILDINGS ARE LOCATED CLOSE TO THE STREET AND PEDESTRIAN/STREESTCAPE AREAS ARE LOCATED BETWEEN THE BUILDINGS AND THE STREETS. IN GENERAL, BUILDING FACADES ARE INTENDED TO BE CONFIGURED IN SUCH A WAY AS TO PROVIDE A CONTINUOUS STREET WALL ALONG THIS LINE, BUT MODIFICATIONS TO EITHER SIDE OF THE BTL SHALL BE PERMITTED PROVIDED SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDPA AND PROFFERS AS DETERMINED BY THE ZONING ADMINISTRATOR. AWNINGS AND OTHER ARCHITECTURAL CANOPIES ATTACHED TO THE BUILDING FRONTAGE THAT PROJECT OUT FROM THE BUILD-TO-LINE AND INTO THE BUILDING ZONE SHALL PROVIDE ADEQUATE CLEARANCE FOR PEDESTRIAN MOVEMENT AND SHALL NOT CONFLICT WITH STREET TREE LOCATIONS. VARIATIONS TO BUILDING FACADE TO BE PRESENTED WITH FUTURE FDP'S FOR REVIEW AND APPROVAL.

NORTH

KEY PLAN

SCALE: 1" = 250'

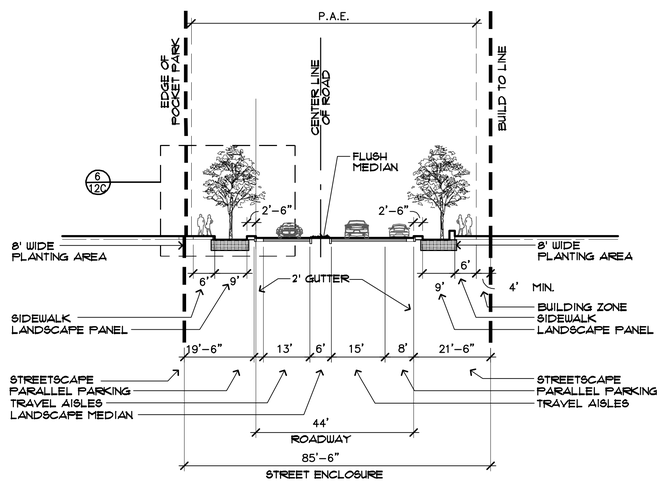


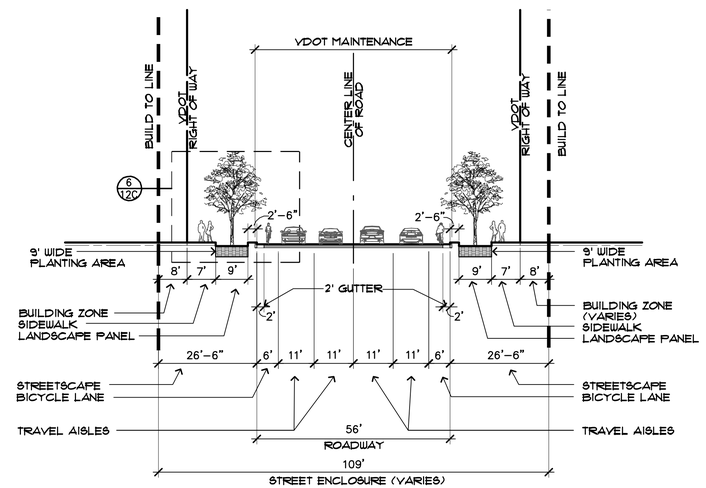
LEGEND

DETAIL NO. / CALLOUT	PLANTING DETAIL
1 / 12C — PAGE NO.	(SEE DETAILS ON SHEET 12C)

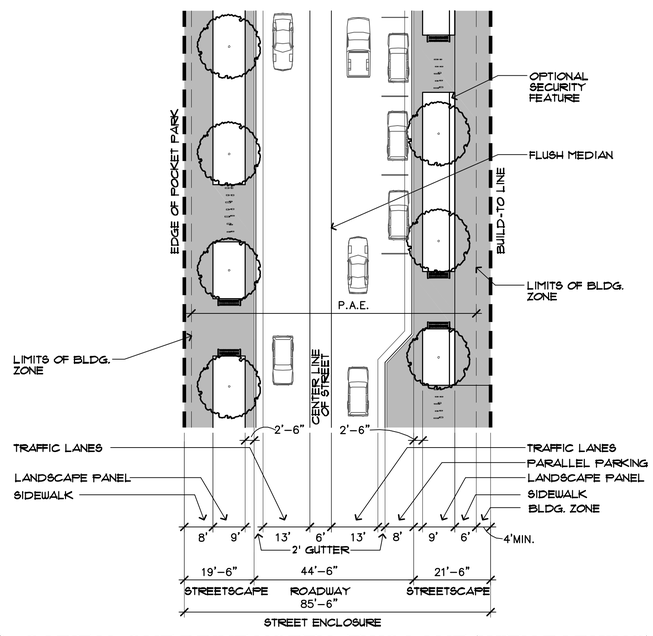
VDOT NOTE:

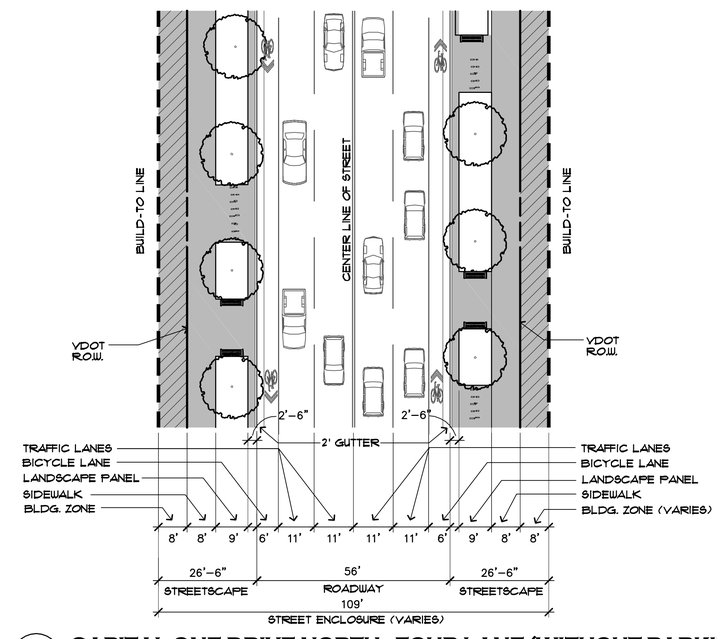
THE TIMING OF THE DEDICATION OF THE PUBLIC ROADS TO VDOT AS WELL AS VDOT'S ACCEPTANCE OF THE MAINTENANCE IS TO BE COMPLETED PER THE PHASING PLANS ON SHEETS 14-15E AND THE PROFFERS. THE PROPOSED LIMITS OF VDOT MAINTENANCE IS FROM BACK OF CURB TO BACK OF CURB.

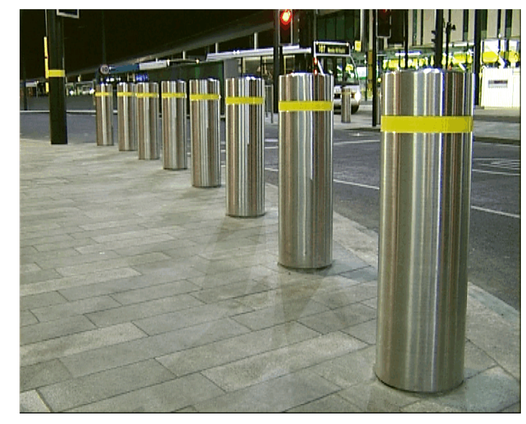




DESCRIPTIVE IMAGES SHOW AN OPEN PLAN PLAZA AND EDGE DELINEATION BY BOLLARDS AS WELL AS UNIQUE PAVING AND PUBLIC ART. CAPITAL ONE DRIVE AND THE B-1 POCKET PARK SHALL BE AT HE SAME ELEVATION TO FACILITATE PEDESTRIAN FLOW AND ALLOW PLAZA ACTIVITY TO SEEP INTO SURROUNDING AREAS.







BOLLARD LOCATIONS AND OTHER SECURITY ELEMENTS TO BE SHOWN ON FUTURE FINAL DEVELOPMENT PLANS.

3 CAPITAL ONE DRIVE NORTH - TWO LANE (WITH PARKING) (PRIVATE)

SCALE: NOT TO SCALE

4 CAPITAL ONE DRIVE NORTH - FOUR LANE (WITHOUT PARKING) (PUBLIC)

SCALE: NOT TO SCALE

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STREET SECTIONS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	AS NOTED
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-SECT.dwg
SHEET #	12A of 35

NOTES:

1. A PORTION OF CAPITAL ONE DRIVE SOUTH AS PRESENTED ON THIS SHEET IS A PRIVATE STREET AND ALL STREETSCAPES HAVE PUBLIC ACCESS EASEMENTS TO BE MAINTAINED BY AN OWNERS ASSOCIATION. THE SECTIONS FEATURE ON-STREET PARKING, WALKWAYS, AND STREET TREES AND WILL BE DESIGNED CONSISTENTLY WITH SECTION 7 (PRIVATE STREETS) OF THE PUBLIC FACILITIES MANUAL (PFM).
2. SEE "STREET CLASSIFICATION" IN LEGEND LOCATED ON SHEETS 7 AND 11 FOR INTENDED LOCATION OF PROPOSED ROADWAY SECTIONS AND WALKWAYS SHOWN BELOW.
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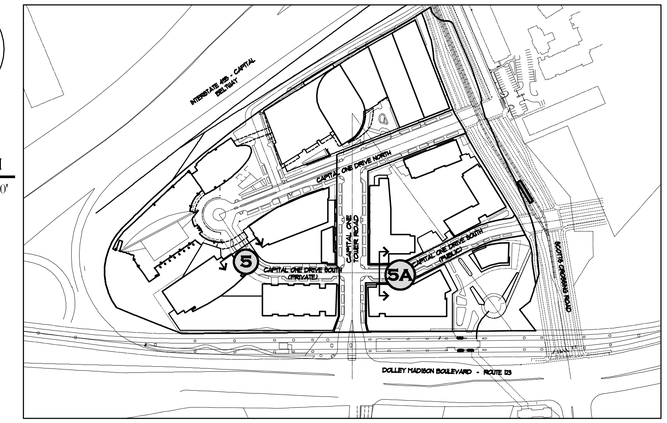
LEGEND

DETAIL NO. CALLOUT / PAGE NO.	PLANTING DETAIL (SEE DETAILS ON SHEET 12C)

NORTH

KEY PLAN

SCALE: 1" = 250'



NOTE:

THE ACCOMPANYING PHOTOGRAPHS EXCERPTED FROM THE PROFFERED CAPITAL ONE DESIGN GUIDELINES ILLUSTRATE THE GENERAL CHARACTER, SCALE AND MATERIAL QUALITY LEVEL OF THE FINAL STREETSCAPE, AS WELL AS THE TREATMENT OF SPECIFIC FEATURES, AS NOTED IN INDIVIDUAL CAPTIONS. WHILE THESE PRECEDENT EXAMPLES DO NOT REPRESENT A FINALIZED DESIGN, THEY ARE REPRESENTATIVE OF THE BASELINE STANDARD OF DEVELOPMENT FOR THE STREETSCAPE AND FEATURES NOTED. FINAL DESIGN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA AND PROFFERS, AND SUBJECT TO A FUTURE FINAL DEVELOPMENT PLAN FOR THIS AREA.

VDOT NOTE:

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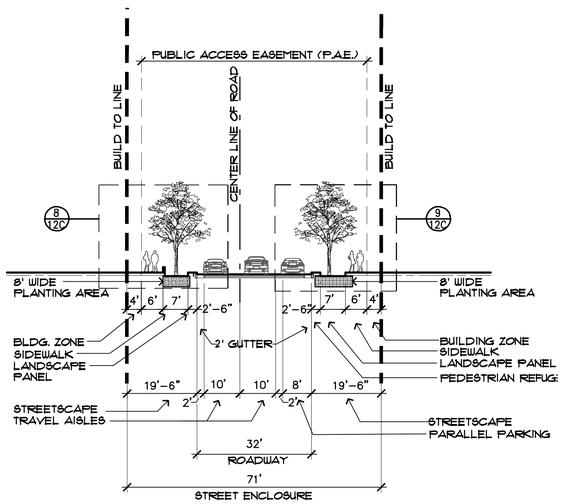
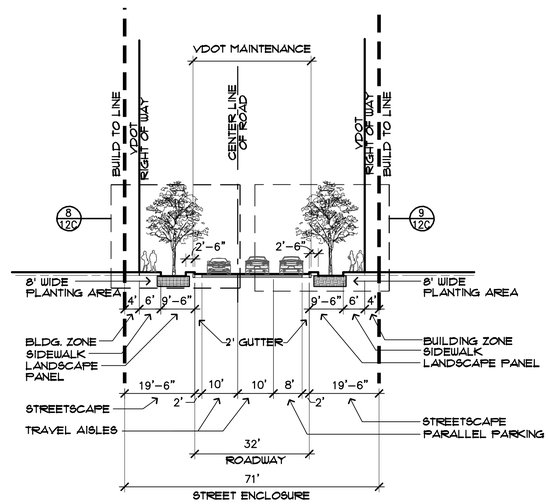
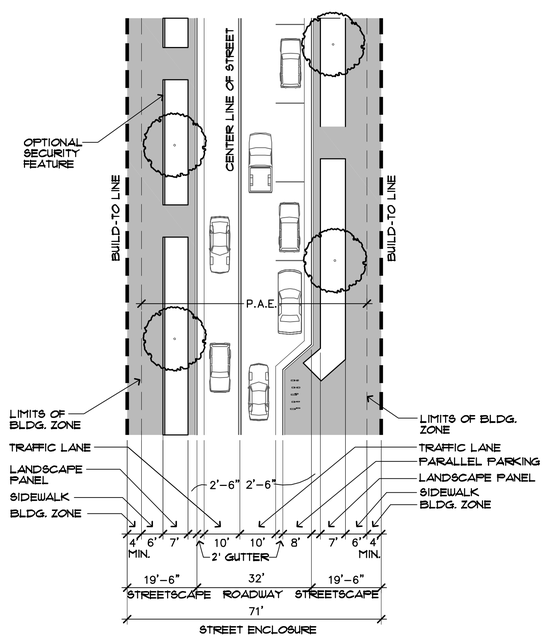
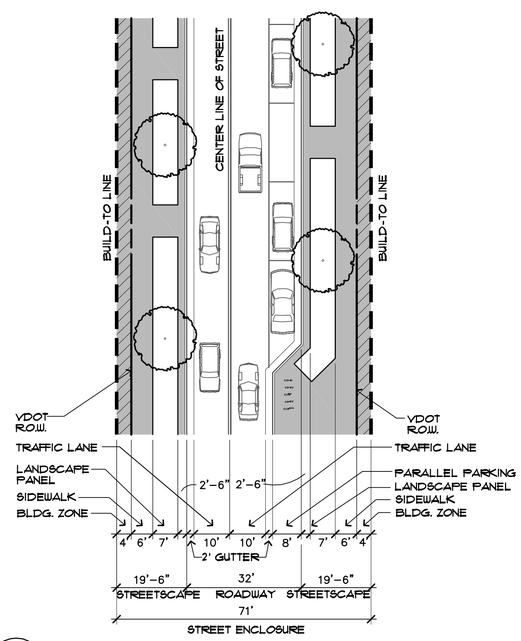






5 CAPITAL ONE DRIVE SOUTH - TWO LANE (WITH PARKING) (PRIVATE)

SCALE: 1" = 20'



5A CAPITAL ONE DRIVE SOUTH - TWO LANE (WITH PARKING) (PUBLIC)

SCALE: 1" = 20'

EXAMPLE OF STREETSCAPE TREATMENT WHERE SERVICE/PARKING ACCESS CROSSES THE PEDESTRIAN STREETSCAPE. THIS EXAMPLE FROM DOWNTOWN WASHINGTON SHOWS HOW BUILDING ZONE USE FOR ACTIVITIES SUCH AS SIDEWALK CAFES CAN SUCCESSFULLY COEXIST WITH SERVICE/PARKING ENTRIES.

EXAMPLE OF OFFICE STREETSCAPE WITH GROUND FLOOR RETAIL: SIDEWALKS EXTEND THROUGH THE BUILDING ZONE TO ALLOW RETAIL BROWSING AND GREATER PEDESTRIAN VOLUME UP TO THE BUILDING FACE.

EXAMPLE OF THE CHARACTER OF BIORETENTION PLANTING IN THE STREETSCAPE LANDSCAPE PANEL.

THE RESIDENTIAL PORTION OF CAPITAL ONE DRIVE SOUTH MAY HAVE LIMITED STRETCHES OF STREETSCAPE AT A LOWER PEDESTRIAN VOLUME. THIS EXAMPLE SHOWS THE CHARACTER OF SUCH A STREETSCAPE, WITH A PLANTED BUILDING ZONE PROVIDING MORE OF A BUFFER BETWEEN THE SIDEWALK AND THE RESIDENTIAL USE (RESIDENTIAL-ORIENTED PUBLIC USE/RETAIL MAY OCCUPY THE ADJOINING GROUND FLOOR SPACE).

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STREET SECTIONS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	AS NOTED
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-SECT.dwg
SHEET #	12B of 35

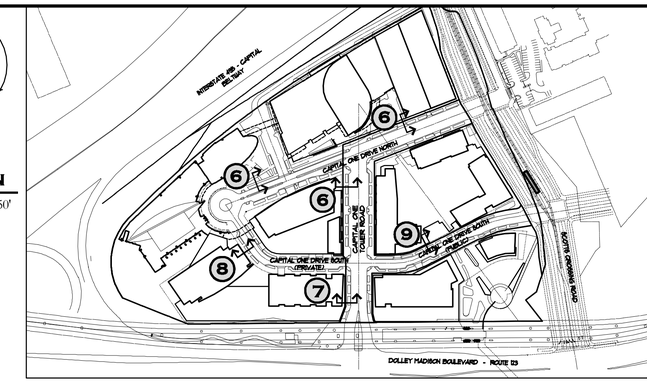
NOTE:

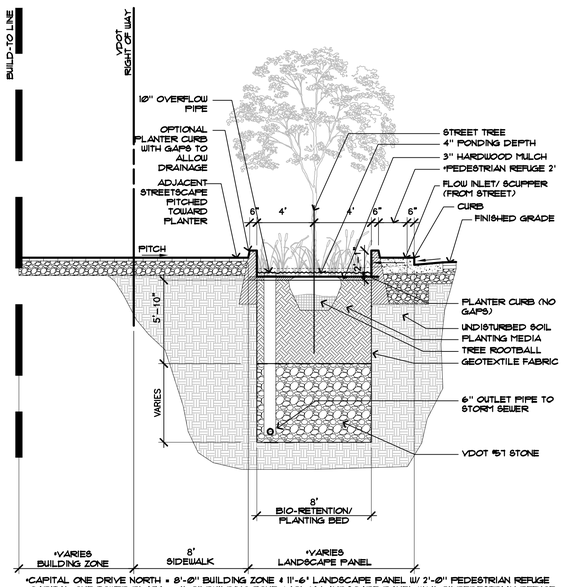
1. THE SIZES AND DIMENSIONS SHOWN ON THESE SECTIONS ARE CONCEPTUAL. THE FINAL BIO-RETENTION/PLANTING BEDS ARE SUBJECT TO FINAL ENGINEERING.

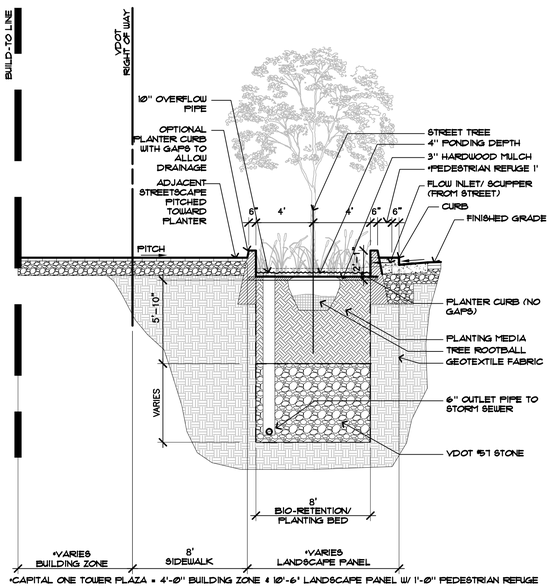
NORTH

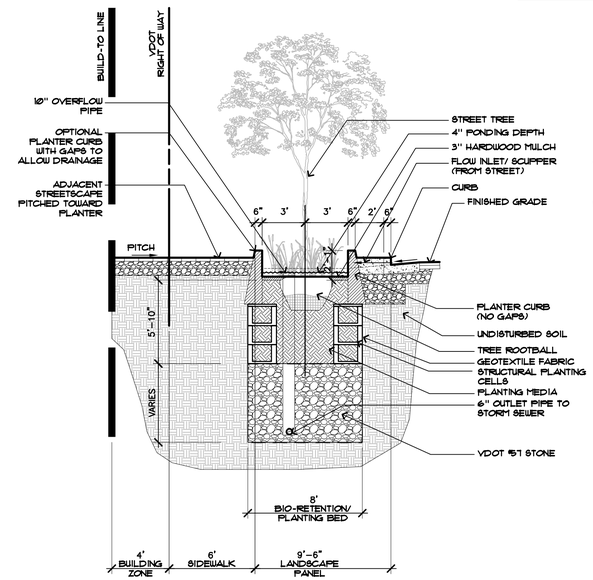
KEY PLAN

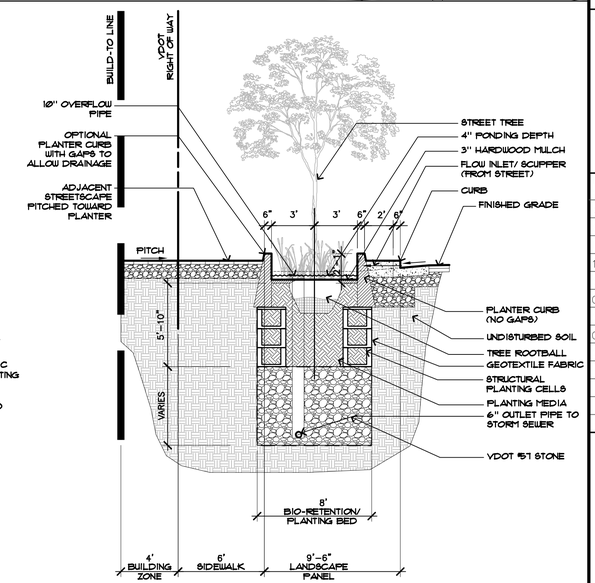
SCALE: 1" = 250'

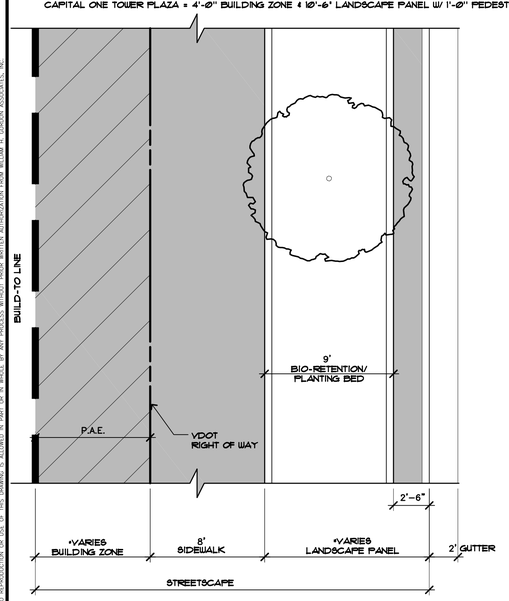






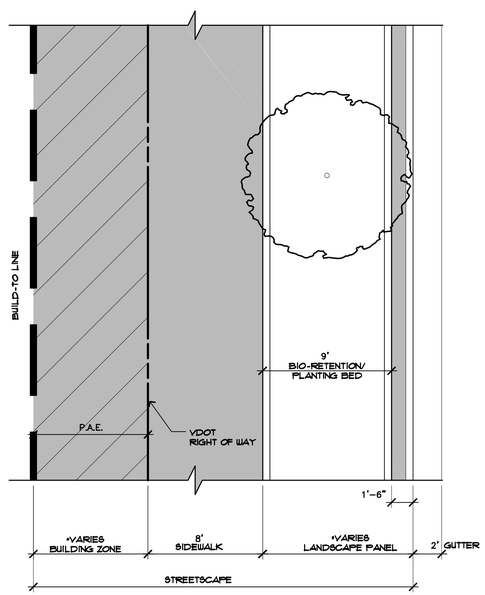






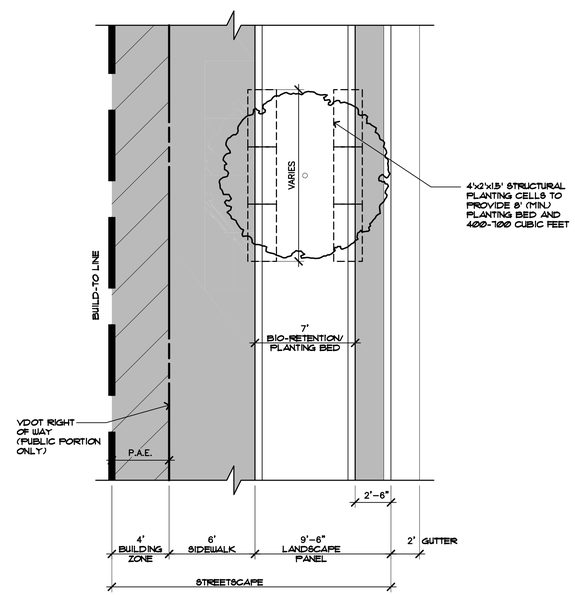
6 CAPITAL ONE DRIVE NORTH & CAPITAL ONE TOWER PLAZA -FOUR LANE (WITH PARKING)

SCALE: 1" = 5'



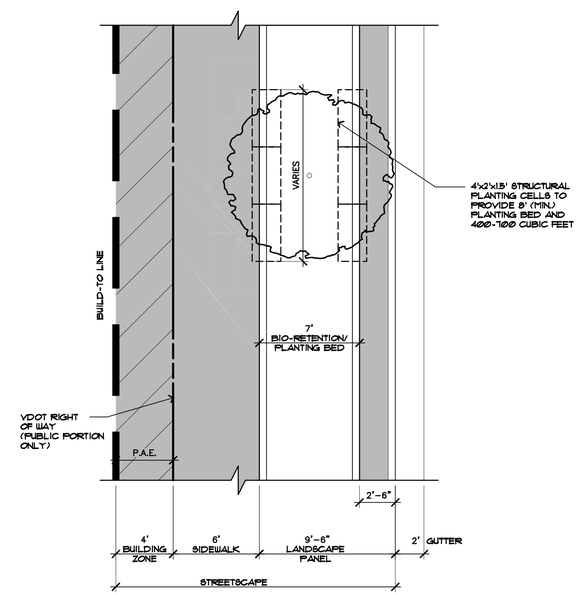
7 CAPITAL ONE TOWER ROAD - TWO LANE (NO PARKING)

SCALE: 1" = 5'



8 CAPITAL ONE DRIVE SOUTH -TWO LANE (WITH PARKING, PRIVATE)

SCALE: 1" = 5'



9 CAPITAL ONE DRIVE SOUTH - TWO LANE (NO PARKING, PUBLIC)

SCALE: 1" = 5'

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STREET TREE PLANTER DETAILS

CAPITAL ONE MASTERPLAN

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PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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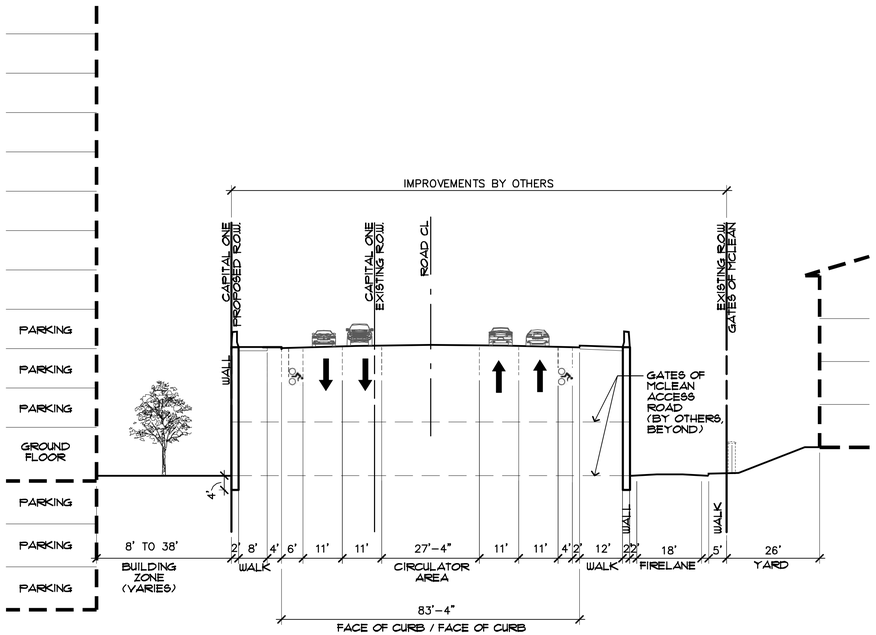
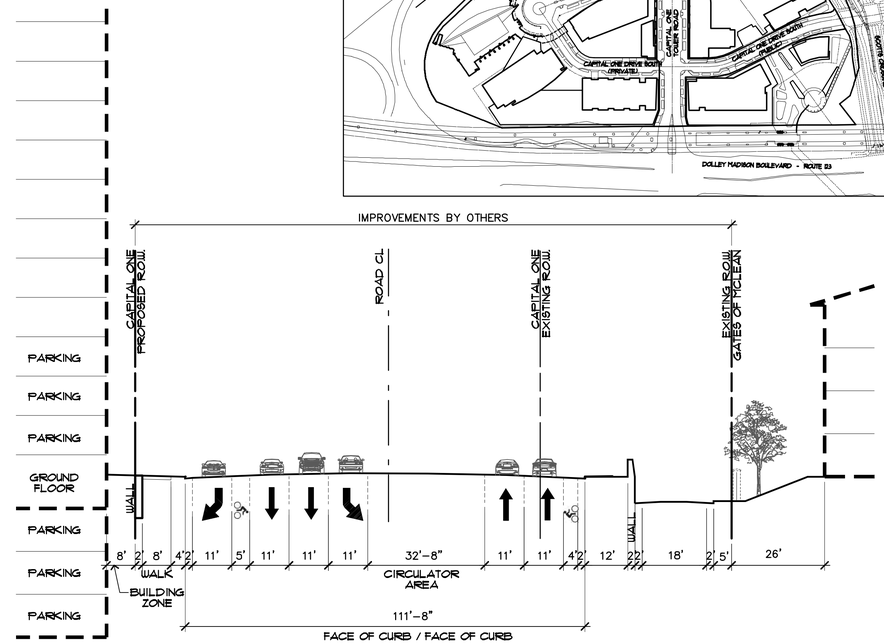
SHEET #	12C of 35



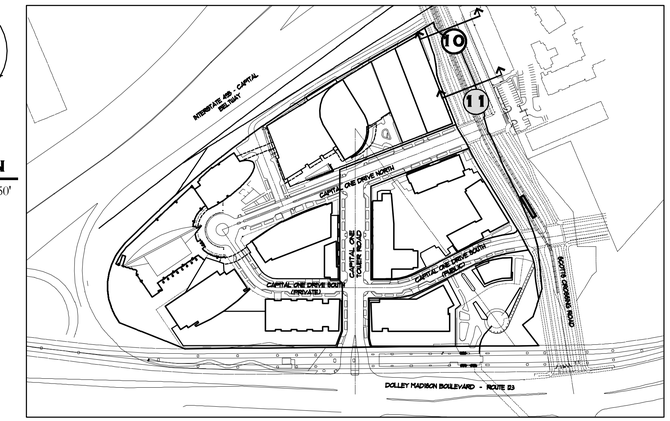
10 SCOTTS CROSSING ROAD - JONES BRANCH CONNECTOR

SCALE: 1" = 20'



11 SCOTTS CROSSING ROAD - JONES BRANCH CONNECTOR

SCALE: 1" = 20'



NOTE:

THIS PRECEDENT EXAMPLE FROM DOWNTOWN WASHINGTON ILLUSTRATES THE GENERAL CHARACTER, SCALE AND MATERIAL QUALITY LEVEL OF THE FINAL STREETSCAPE. IN PARTICULAR, THIS SHOWS HOW THE INCLINED STREETSCAPE ALONG THE JONES BRANCH CONNECTOR (JBC) RAMP WILL MEET THE FACE OF BUILDING 4, TRANSITIONING FROM A LOWER TO HIGHER STREET LEVEL ON DIFFERENT FLOORS AS THE GRADE RISES. THIS WILL MAINTAIN VISUAL POROSITY ALONG THE STREETSCAPE WHILE ALSO ALLOWING ENTRIES AT BOTH LEVELS AS THE STREETSCAPE REACHES THE HIGHER FLOOR. ALTHOUGH THE SIDEWALK AND PLANTING ZONE (WITH STREET TREES AS SHOWN) ARE STRUCTURALLY PART OF THE JBC RAMP/BRIDGE STRUCTURE, THE COMPLETE STREETSCAPE WILL BE BUILT UP TO THE BUILDING FACE TO PROVIDE A SEAMLESS PEDESTRIAN EXPERIENCE ALONG THE BUILDING FRONTAGE FROM THE STANDARD GRADE-LEVEL STREETSCAPE BEYOND THE BASE OF THE JBC RAMP.

WHILE THIS PRECEDENT EXAMPLE DOES NOT REPRESENT A FINALIZED DESIGN, IT IS REPRESENTATIVE OF THE BASELINE STANDARD OF DEVELOPMENT FOR THE STREETSCAPE AND FEATURES NOTED. FINAL DESIGN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA AND PROFFERS, AND SUBJECT TO A FUTURE FINAL DEVELOPMENT PLAN FOR THIS AREA.

NOTES:

1. FINAL SCOTTS CROSSING ROAD/JONES BRANCH CONNECTOR DESIGN AND CONSTRUCTION TO BE COMPLETED BY OTHERS. CURRENT ALIGNMENT SHOWN FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. THE BUILD TO LINES ARE PROVIDED AS A TYPICAL CONDITION FOR THE STREET ENCLOSURE AND PROPOSED BUILDINGS AND BUILDING ELEMENTS SHALL BE ALLOWED TO EXCEED THE BUILD TO LINE TO PROVIDE ARCHITECTURAL FEATURES AND STREETSCAPE DIVERSITY.
3. BUILD-TO-LINES ('BTL') HAVE BEEN ESTABLISHED AS DEPICTED ON SHEET 5 OF THE CDP TO CREATE AN URBAN, PEDESTRIAN-ORIENTED ENVIRONMENT WHERE BUILDINGS ARE LOCATED CLOSE TO THE STREET AND PEDESTRIAN/STREESCAPE AREAS ARE LOCATED BETWEEN THE BUILDINGS AND THE STREETS. IN GENERAL, BUILDING FACADES ARE INTENDED TO BE CONFIGURED IN SUCH A WAY AS TO PROVIDE A CONTINUOUS STREET WALL ALONG THIS LINE, BUT MODIFICATIONS TO EITHER SIDE OF THE BTL SHALL BE PERMITTED PROVIDED SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDPA AND PROFFERS AS DETERMINED BY THE ZONING ADMINISTRATOR. AWNINGS AND OTHER ARCHITECTURAL CANOPIES ATTACHED TO THE BUILDING FRONTAGE THAT PROJECT OUT FROM THE BUILD-TO-LINE AND INTO THE BUILDING ZONE SHALL PROVIDE ADEQUATE CLEARANCE FOR PEDESTRIAN MOVEMENT AND SHALL NOT CONFLICT WITH STREET TREE LOCATIONS. VARIATIONS TO BUILDING FACADE TO BE PRESENTED WITH FUTURE FDP'S FOR REVIEW AND APPROVAL.

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SCR-JBC STREET SECTIONS

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SHEET #	13 of 35

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NOTE:

THE ACCOMPANYING IMAGES EXCERPTED FROM THE PROFFERED CAPITAL ONE DESIGN GUIDELINES ILLUSTRATE THE GENERAL CHARACTER, SCALE AND MATERIAL QUALITY LEVEL OF THE FINAL STREETSCAPE. IN PARTICULAR, THE PRECEDENT EXAMPLE FROM CONNECTICUT AVE. IN WASHINGTON SHOWS THE INTENDED CHARACTER OF THE SCOTTS CROSSING ROAD STREETSCAPE AT THE RESIDENTIAL BLOCK, WITH LARGER STREET TREES AND LANDSCAPED BUILDING ZONES PROVIDING A GREATER BUFFER BETWEEN THE THOROUGHFARE AND THE RESIDENTIAL BUILDINGS (GROUND FLOOR USES MAY BE RESIDENTIAL-ORIENTED RETAIL). THE CONCEPT SKETCH SHOWS THE CHARACTER OF THE PEDESTRIAN EXPERIENCE AT THE INTERSECTION OF SCOTTS CROSSING ROAD, OLD SPRINGHOUSE ROAD AND THE METRO PARK ENTRY, INCLUDING THE SCOTTS CROSSING SIDEWALK AND ENLARGED PEDESTRIAN PAVING AREA AT THE CORNER BOARDWALK ENTRY LEADING INTO THE PARK AND METRO ACCESS.

WHILE THESE IMAGES DO NOT REPRESENT A FINALIZED DESIGN, THEY DO SHOW THE INTENDED FEATURES OF THE SCOTTS CROSSING ROAD STREETSCAPE AND ITS RELATIONSHIP TO THE SURROUNDING PARKS AND BUILDING MASSING, AND IS REPRESENTATIVE OF THE BASELINE STANDARD OF DEVELOPMENT OF THE STREETSCAPE AND FEATURES NOTED. FINAL DESIGN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA AND PROFFERS, AND SUBJECT TO A FUTURE FINAL DEVELOPMENT PLAN FOR THIS AREA.

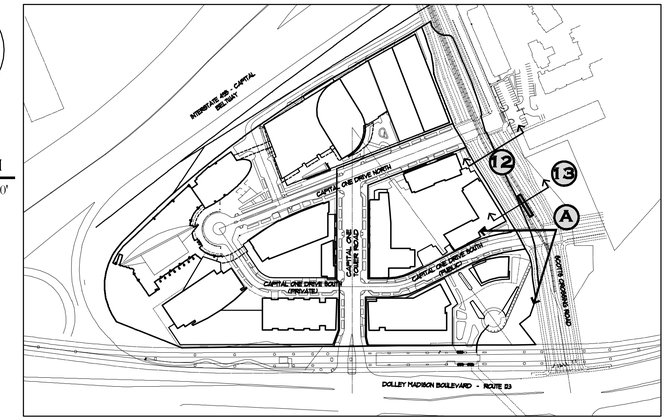
NOTES:

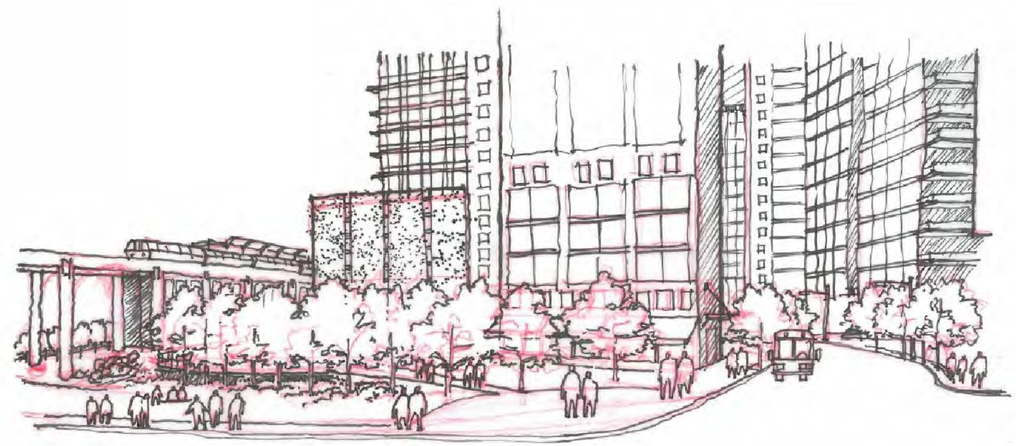
1. FINAL SCOTTS CROSSING ROAD/JONES BRANCH CONNECTOR DESIGN AND CONSTRUCTION TO BE COMPLETED BY OTHERS. CURRENT ALIGNMENT SHOWN FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. THE BUILD TO LINES ARE PROVIDED AS A TYPICAL CONDITION FOR THE STREET ENCLOSURE AND PROPOSED BUILDINGS AND BUILDING ELEMENTS SHALL BE ALLOWED TO EXCEED THE BUILD TO LINE TO PROVIDE ARCHITECTURAL FEATURES AND STREETSCAPE DIVERSITY.
3. BUILD-TO-LINES ("BTL") HAVE BEEN ESTABLISHED AS DEPICTED ON SHEET 5 OF THE CDP TO CREATE AN URBAN, PEDESTRIAN-ORIENTED ENVIRONMENT WHERE BUILDINGS ARE LOCATED CLOSE TO THE STREET AND PEDESTRIAN/STREESTCAPE AREAS ARE LOCATED BETWEEN THE BUILDINGS AND THE STREETS. IN GENERAL, BUILDING FACADES ARE INTENDED TO BE CONFIGURED IN SUCH A WAY AS TO PROVIDE A CONTINUOUS STREET WALL ALONG THIS LINE, BUT MODIFICATIONS TO EITHER SIDE OF THE BTL SHALL BE PERMITTED PROVIDED SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDPA AND PROFFERS AS DETERMINED BY THE ZONING ADMINISTRATOR. AWNINGS AND OTHER ARCHITECTURAL CANOPIES ATTACHED TO THE BUILDING FRONTAGE THAT PROJECT OUT FROM THE BUILD-TO-LINE AND INTO THE BUILDING ZONE SHALL PROVIDE ADEQUATE CLEARANCE FOR PEDESTRIAN MOVEMENT AND SHALL NOT CONFLICT WITH STREET TREE LOCATIONS. VARIATIONS TO BUILDING FACADE TO BE PRESENTED WITH FUTURE FDP'S FOR REVIEW AND APPROVAL.

NORTH

KEY PLAN

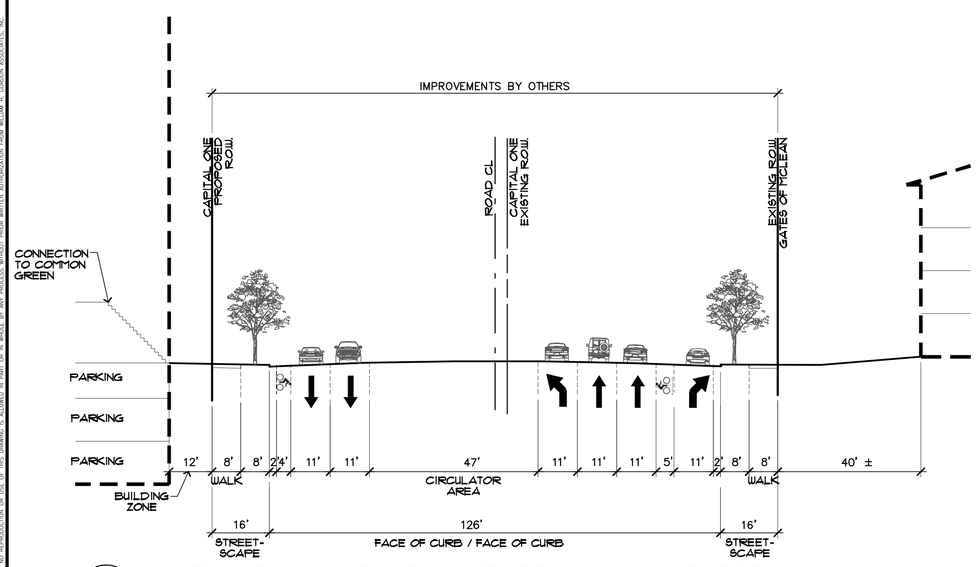
SCALE: 1" = 250'





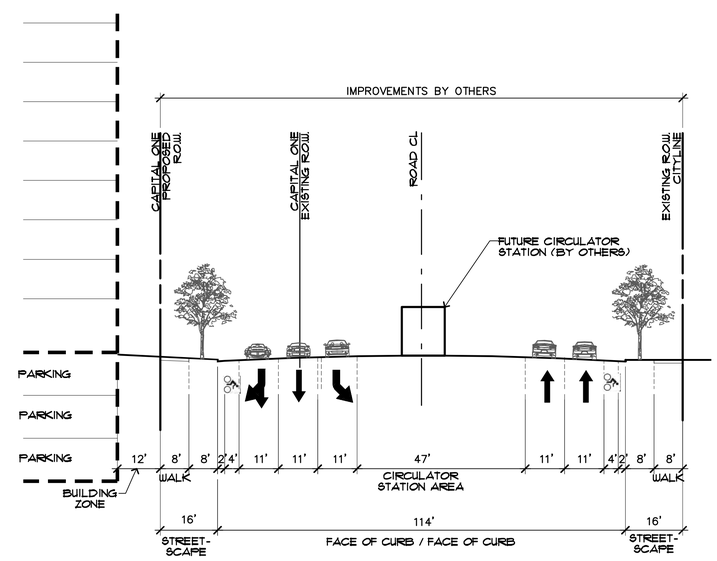
A SCOTTS CROSSING ROAD/METRO PARK

SCALE: N.T.S.



12 SCOTTS CROSSING ROAD - JONES BRANCH CONNECTOR

SCALE: 1" = 20'



13 SCOTTS CROSSING ROAD - JONES BRANCH CONNECTOR

SCALE: 1" = 20'

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SEAL

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

REVISIONS

5-24-2013
ACCEPTANCE COMMENTS
8-13-2013
PRE. STAFFING COMMENTS
12-02-2013
STAFFING COMMENTS
01-28-2014
STAFFING COMMENTS
02-18-2014
STAFFING COMMENTS

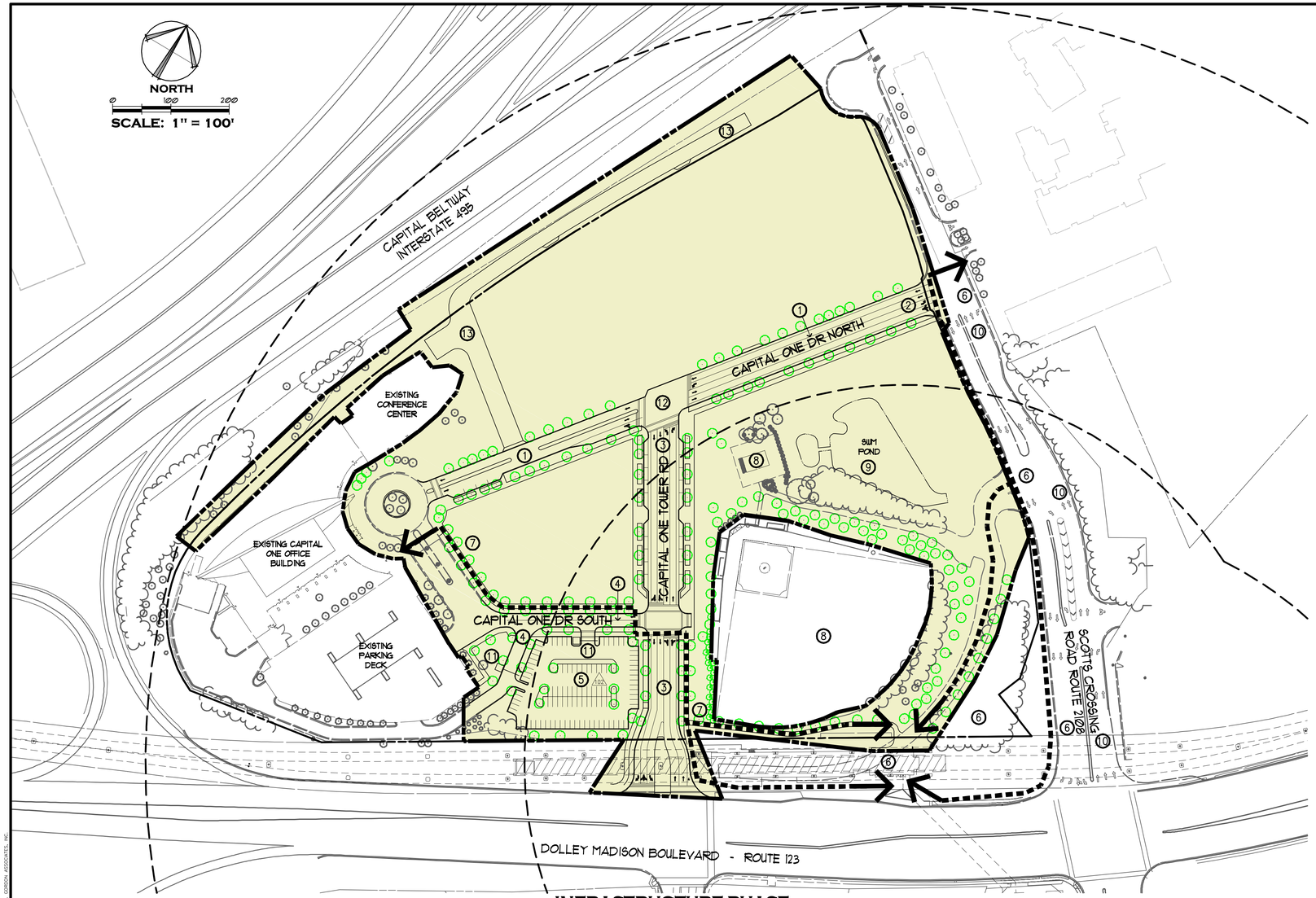
SCR-JBC STREET SECTIONS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	AS NOTED
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-SECT.dwg
SHEET #	13A of 35



INFRASTRUCTURE PHASE

NOTES:

1. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE-ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
2. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF A FINAL DEVELOPMENT PLAN.
3. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 9.
4. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
5. PHASING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE AFFECTED AREA(S).
6. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.
7. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH.
8. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES, AS DETERMINED AT THE TIME OF FDP APPROVAL.

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- STREET/ROOF TREES
- STORMWATER MANAGEMENT VAULT

1. CONSTRUCTION OF RE-ALIGNED CAPITAL ONE DRIVE WITH INTERIM STREETSCAPES.
2. INTERIM CONNECTION TO SCOTTS CROSSING ROAD PRIOR TO JONES BRANCH CONNECTOR CONSTRUCTION.
3. CONSTRUCTION OF CAPITAL ONE TOWER ROAD WITH INTERIM STREETSCAPES.
4. CONSTRUCTION OF PARTIAL EXTENSION OF THE SOUTHERN LEG OF CAPITAL ONE DRIVE WITH INTERIM STREETSCAPES.
5. CONSTRUCTION OF TEMPORARY PARKING AREA WITH POSSIBLE SECURITY GATES TO SERVE TEMPORARY SPORTS FIELDS.
6. GATES OF MCLEAN PEDESTRIAN ACCESS TO METRO STATION SUBJECT TO APPROVAL BY WMATA AND THE TIMING OUTLINED IN THE PROFFERS.
7. METRO STATION ACCESS FOR EMPLOYEES FROM EXISTING BUILDING SUBJECT TO APPROVAL BY WMATA AND THE TIMING OUTLINED IN THE PROFFERS.
8. TEMPORARY SPORTS FIELD AND PAVILION MAY BE RETAINED BY CAPITAL ONE POST CONSTRUCTION.
9. CONSTRUCTION OF EXPANDED SWM POND.
10. EXTENSION OF UTILITIES OFF-SITE INTO EXISTING SCOTTS CROSSING ROAD RIGHT OF WAY TO CONNECT TO EXISTING UTILITIES.
11. SECURITY GATES AND BOOTH
12. STREETS WILL BE PRIVATELY MAINTAINED WITH THIS PHASE OF DEVELOPMENT AND PUBLIC ACCESS EASEMENTS WILL BE PROVIDED.
13. CONSTRUCTION OF GATES OF MCLEAN ACCESS ROAD.

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INFRASTRUCTURE PHASE

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	MAY 6, 2013
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CAD FILE	2001-PH.dwg
SHEET #	14 of 35

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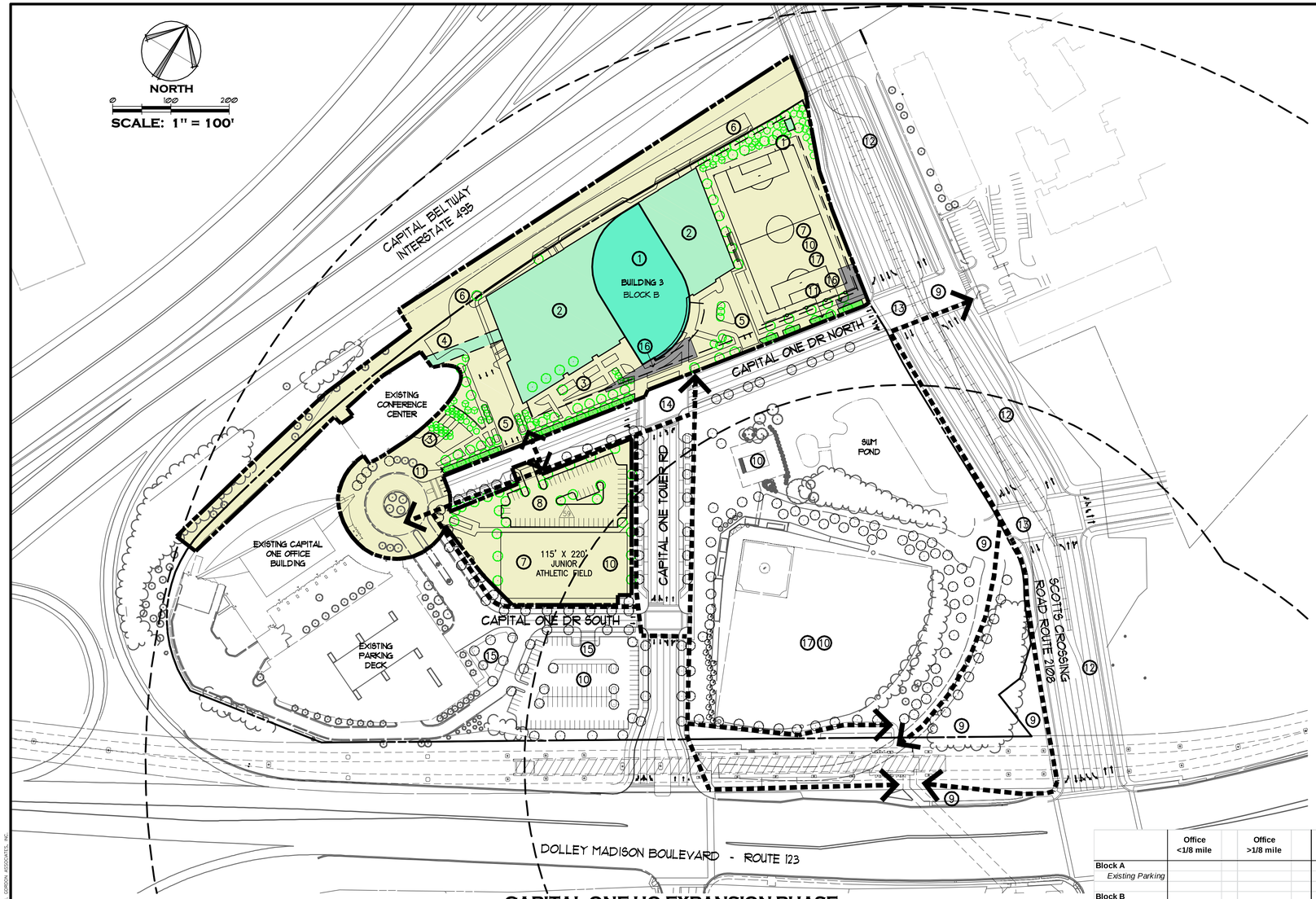

CAPITAL ONE HQ EXPANSION PHASE

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- STREET/ROOF TREES
- BIO-RETENTION PLANTERS
- STORMWATER MANAGEMENT VAULT

1. CONSTRUCTION OF BUILDING 3 (WITH ASSOCIATED STRUCTURED PARKING).
2. CONSTRUCTION OF ELEVATED TERRACE WITH BUILDING 3.
3. CONSTRUCTION OF LINEAR PARK/ PLAZA IN FRONT OF CONFERENCE CENTER AND BUILDING 3.
4. ELEVATED PEDESTRIAN CONNECTION, 15' MIN. CLEARANCE BELOW TO EXISTING CONFERENCE CENTER AND OFFICE BUILDING.
5. CONSTRUCTION OF DRIVEWAYS TO SERVE BLOCK B.
6. CONSTRUCTION OF GATES OF MCLEAN ACCESS ROAD.
7. TEMPORARY JUNIOR GRASS ATHLETIC FIELD.
8. CONSTRUCTION OF TEMPORARY PARKING AREA FOR TEMPORARY SPORTS FIELDS.
9. GATES OF MCLEAN PEDESTRIAN ACCESS TO METRO STATION SUBJECT TO APPROVAL BY WMATA AND THE TIMING OUTLINED IN THE PROFFERS.
10. TEMPORARY SPORTS FIELDS, PARKING, AND PAVILION MAY BE RETAINED BY CAPITAL ONE POST CONSTRUCTION.
11. BIORETENTION PLANTERS (TYPICAL).
12. SCOTTS CROSSING ROAD RE-ALIGNMENT TO JONES BRANCH CONNECTOR OVER BELTWAY (BY OTHERS). APPROXIMATELY 1.65 ACRES OF LAND TO BE DEDICATED FOR THE CONSTRUCTION OF JONES BRANCH CONNECTOR.
13. EXTENSION OF UTILITIES OFF-SITE INTO FUTURE JONES BRANCH CONNECTOR RIGHT OF WAY TO CONNECT TO EXISTING UTILITIES.
14. STREETS WILL BE PRIVATELY MAINTAINED WITH THIS PHASE OF DEVELOPMENT AND PUBLIC ACCESS EASEMENTS WILL BE PROVIDED.
15. SECURITY GATES AND BOOTH.
16. CONSTRUCTION OF STORMWATER MANAGEMENT VAULT.
17. CAPITAL ONE RESERVES THE RIGHT TO PROVIDE FIELD LIGHTING, SEE PROFFERS FOR DETAILS.

	Office <1/8 mile	Office >1/8 mile	Resid. <1/8 mile	Resid. >1/8 mile	Retail* <1/8 mile	Retail* >1/8 mile	Public Facility <1/8 mile	Hotel <1/8 mile	Hotel >1/8 mile	TOTALS
Block A										
Existing Parking						*58*				*58*
Block B										
Bldg. 3		940,550 SF				30,150 SF				970,700 SF
New Parking		*1,643*								*1,643*
New Loading		*4*								*4*
Block C										
Existing Accessory	1,247 SF									1,247 SF
Existing Parking										*0*
New Parking										*0*
Block E										
Existing Bldg.		505,500 SF								505,500 SF
Existing Parking	*25*	*1,529*				*46*				*1,600*
Existing Loading		*5*								*5*
New Parking	*30*									
TOTALS										
Existing FAR SF	1,247 SF	505,500 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	506,747 SF
Existing Parking	*25*	*1,529*	*0*	*0*	*0*	*104*	*0*	*0*	*0*	*1,658*
Existing Loading	*0*	*5*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*5*
Existing Parking Ratio	*(sports fields)*	*3.0:1000*								
New FAR SF	*0* SF	940,550 SF	0 SF	0 SF	0 SF	30,150 SF	0 SF	0 SF	0 SF	970,700 SF
New Parking	*30*	*1,643*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1,673*
New Loading	*0*	*4*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*4*
New Parking Ratio	*(sports fields)*	*1.7:1000*							*1.0:room*	
Total FAR SF	1,247 SF	1,446,050 SF	0 SF	0 SF	0 SF	30,150 SF	0 SF	0 SF	0 SF	1,477,447 SF
Total Parking	55	*3,172*	*0*	*0*	*0*	*104*	*0*	*0*	*0*	*3,331*
Total Loading	*0*	*9*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*9*
Parking Ratio	*(sports fields)*	*2.2:1000*				**1:200 for 1st 1000 + 4.1:1000 for remainder; 1st 5000 exempt*			*1.0:room*	

* Retail units occupying & served by a common block retail/parking plinth are calculated as one retail structure; i.e., retail use in Blocks A, B, C, D and E are calculated for the purposes of parking ratios (exempted SF and initial 1,000 SF rate) as one retail parcel each. Parking ratios for the <1/8 and >1/8 mile rings are pro-rated in Blocks A and C based on the percentage of total parking in each block within the respective rings.

NOTE:

1. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE-ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
2. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF A FINAL DEVELOPMENT PLAN.
3. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 9.
4. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
5. PHASING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE AFFECTED AREA(S).
6. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.
7. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH, BUT ONLY THE STREETSCAPE ON THE BUILDING SIDE PER THE PHASING DIAGRAMS.
8. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES, AS DETERMINED AT THE TIME OF FDP APPROVAL.

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CAPITAL ONE HQ EXPANSION PHASE

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/ CONCEPTUAL DEVELOPMENT PLAN AMENDMENT PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
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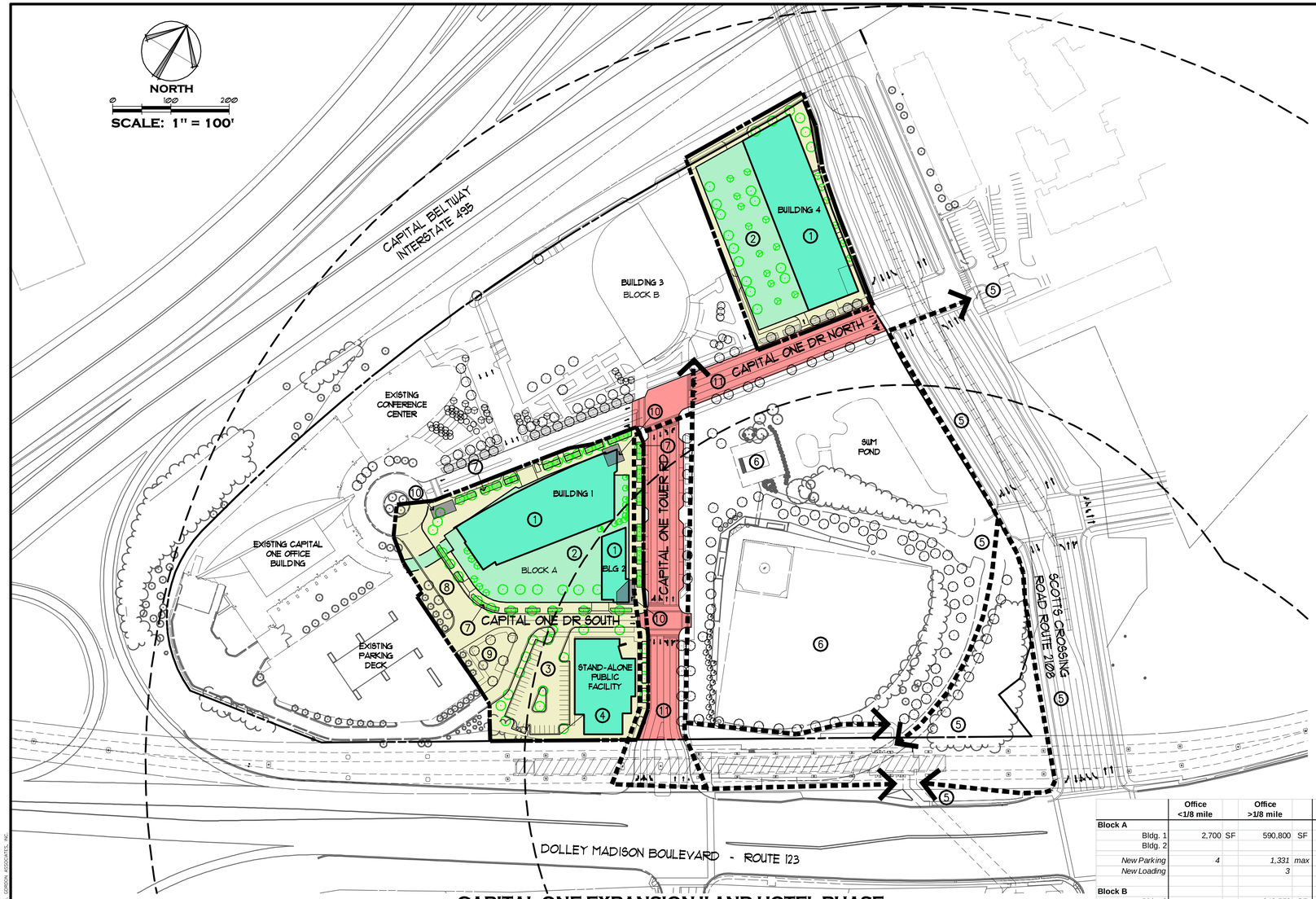

CAPITAL ONE EXPANSION II AND HOTEL PHASE

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- PUBLIC ROADWAY
- STREET/ROOF TREES
- BIO–RETENTION PLANTERS
- STORMWATER MANAGEMENT VAULT

1. CONSTRUCTION OF BUILDINGS 1, 2 AND 4 (WITH ASSOCIATED STRUCTURED PARKING).
2. CONSTRUCTION OF ELEVATED TERRACE WITH BUILDINGS 1, 2 AND 4.
3. RENOVATION OF SURFACE PARKING AREA.
4. CONSTRUCTION OF STAND–ALONE CIVIC/ COMMUNITY CENTER. PROVIDED PER PROFFERS
5. GATES OF MCLEAN PEDESTRIAN ACCESS TO METRO STATION SUBJECT TO APPROVAL BY WMATA AND THE TIMING OUTLINED IN THE PROFFERS.
6. TEMPORARY SPORTS FIELDS, PARKING, AND PAVILION MAY BE RETAINED BY CAPITAL ONE POST CONSTRUCTION.
7. BIO–RETENTION PLANTERS (TYP.)
8. STREETS WILL BE PRIVATELY MAINTAINED WITH THIS PHASE OF DEVELOPMENT AND PUBLIC ACCESS EASEMENTS WILL BE PROVIDED.
9. SECURITY GATES AND BOOTH
10. CONSTRUCTION OF STORMWATER MANAGEMENT VAULT
11. CAPITAL ONE TO DEDICATE CAPITAL ONE TOWER ROAD AND PORTIONS OF CAPITAL ONE DRIVE NORTH AS PUBLIC ROADS WITH THIS PHASE OF DEVELOPMENT, IF ACCEPTED BY VDOT OR ANOTHER PUBLIC AGENCY, PER THE PROFFERS.

	Office <1/8 mile	Office >1/8 mile	Resid. <1/8 mile	Resid. >1/8 mile	Retail* <1/8 mile	Retail* >1/8 mile	Public Facility <1/8 mile	Hotel <1/8 mile	Hotel >1/8 mile	TOTALS
Block A										
Bldg. 1	2,700 SF	590,800 SF				10,345 SF				603,845 SF
Bldg. 2					6,789 SF	1,460 SF		63,366 SF	18,022 SF	89,637 SF
New Parking	*4*	*1,331 max*			*25*	*100*		*69*	*31*	*1,560 max*
New Loading		*3*						*2*		*5*
Block B										
Bldg. 3		940,550 SF				30,150 SF				970,700 SF
Bldg. 4									325,374 SF	325,374 SF
New Parking		*1,643*							*350*	*1,993*
New Loading		*4*							*3*	*7*
Block C										
Existing Accessory	1,247 SF									1,247 SF
New Parking										*0*
Block E										
Bldg. 11							30,000 SF			0 SF*
Existing Bldg.		505,500 SF								505,500 SF
Existing Parking		*1,529*								*1,529*
Existing Loading		*5*								*5*
New Parking							*35*			*35*
TOTALS										
Existing FAR SF	*1,247 SF*	*505,500 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*506,747 SF*
Existing Parking	*0*	*1,529*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1,529*
Existing Loading	*0*	*5*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*5*
Existing Parking Ratio	*-*	*3:1000*	*-*	*-*	*-*	*-*	*-*	*-*	*-*	
New FAR SF	*2,700 SF*	*1,531,350 SF*	*0 SF*	*0 SF*	*6,789 SF*	*41,955 SF*	*30,000 SF*	*63,366 SF*	*343,396 SF*	*1,989,556 SF**
New Parking	*4*	*2,974 max*	*0*	*0*	*25*	*100*	*35*	*69*	*381*	*3,588 max*
New Loading	*0*	*7*	*0*	*0*	*0*	*0*	*0*	*2*	*3*	*12*
New Parking Ratio	*1.5:1000*	*1.9:1000*			***1:200 for 1st 1000 + 5.2:1000 for remainder; 1st 5000 exempt*	***1:200 for 1st 1000 + 2.8:1000 for remainder; 1st 5000 exempt*	*1.2:1000*	*0.9:room (average room 554 SF)*	*1.0:room (average room 554 SF)*	
Total FAR SF	3,947 *SF*	2,036,850 *SF*	0 *SF*	0 *SF*	6,789 *SF*	41,955 *SF*	30,000 *SF*	63,366 *SF*	343,396 *SF*	2,496,303 *SF**
Total Parking	4	4,503 *max*	0	0	25	100	35	69	381	*5,117 max*
Total Loading	0	12	0	0	0	0	0	2	3	*17*

* Total GSF does not include 30,000 SF non-FAR Public Facility, for consistency with FAR tabulations

** Retail units occupying & served by a common block retail/parking plinth are calculated as one retail structure; i.e., retail use in Blocks A, B, C, D and E are calculated for the purposes of parking ratios (exempted SF and initial 1,000 SF rate) as one retail parcel each. Parking ratios for the <1/8 and >1/8 mile rings are pro-rated in Blocks A and C based on the percentage of total parking in each block within the respective rings.

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7. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH, BUT ONLY THE STREETSCAPE ON THE BUILDING SIDE PER THE PHASING DIAGRAMS.
8. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES, AS DETERMINED AT THE TIME OF FDP APPROVAL.

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SEAL

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

REVISIONS
5-24-2013
ACCEPTANCE COMMENTS
8-13-2013
PRE. STAFFING COMMENTS
12-02-2013
STAFFING COMMENTS
01-28-2014
STAFFING COMMENTS
02-18-2014
STAFFING COMMENTS

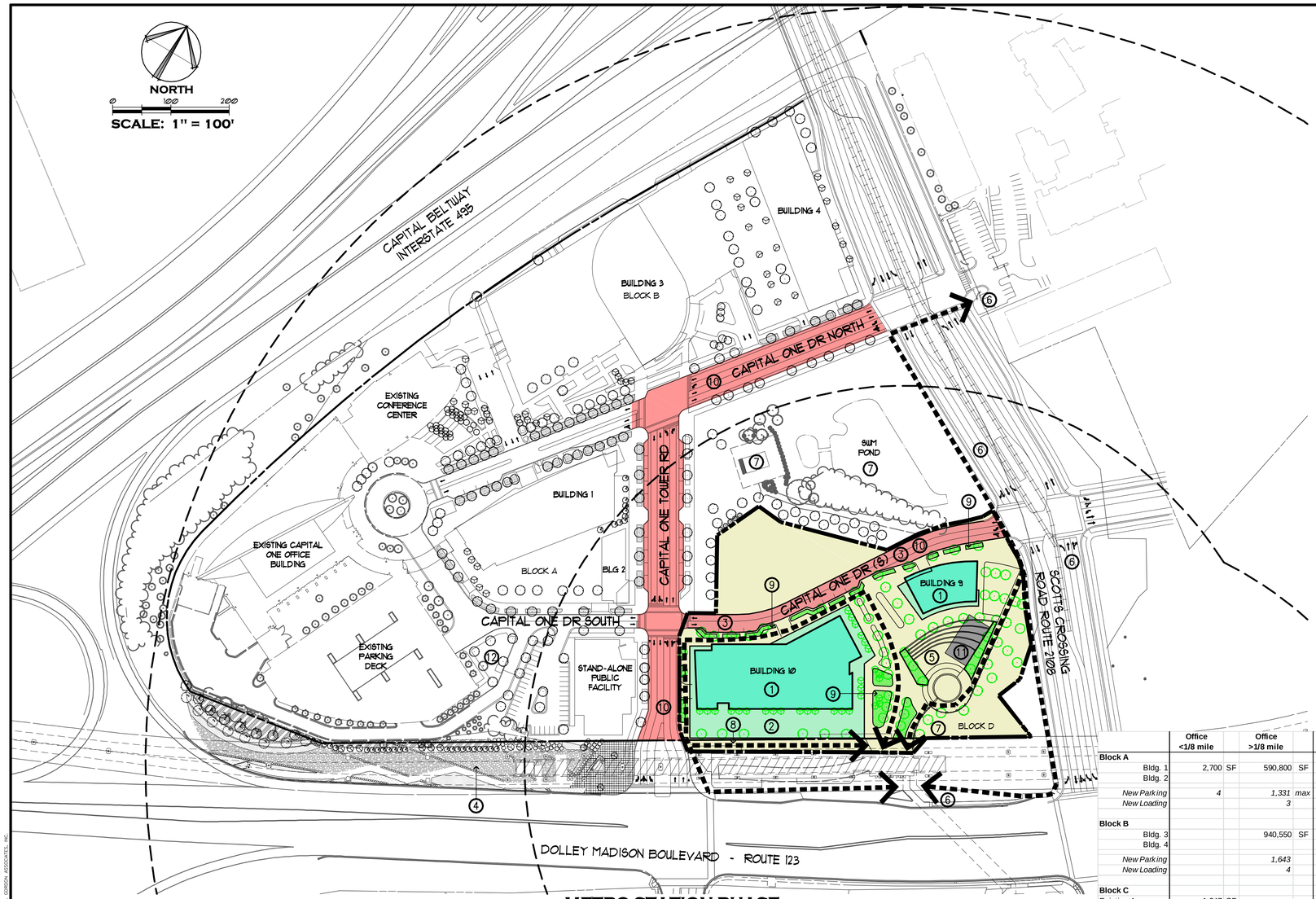
CAPITAL ONE EXPANSION II AND HOTEL PHASE

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/ CONCEPTUAL DEVELOPMENT PLAN AMENDMENT PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=100'
DATE MAY 6, 2013
DRAWN OS/JPW/KK/DW
CHECKED OS/RW
JOB # 1798-2001
CAD FILE 2001-PH.dwg
SHEET # 15A of 35



METRO STATION PHASE

NOTE:

1. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE–ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
2. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF A FINAL DEVELOPMENT PLAN.
3. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 9.
4. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF A FUTURE DEVELOPMENT PLANS.
5. PHASING OF PUBLIC FACILITIES AND OFF–SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE AFFECTED AREA(S).
6. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.
7. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH, BUT ONLY THE STREETSCAPE ON THE BUILDING SIDE PER THE PHASING DIAGRAMS.
8. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES, AS DETERMINED AT THE TIME OF FDP APPROVAL.

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- PUBLIC ROADWAY
- STREET/ROOF TREES
- BIO–RETENTION PLANTERS
- STORMWATER MANAGEMENT VAULT

1. CONSTRUCTION OF BUILDINGS 9 AND 10 (WITH ASSOCIATED STRUCTURED PARKING).
2. CONSTRUCTION OF ELEVATED PLAZA WITH BUILDING 10.
3. CONSTRUCTION OF EXTENSION OF THE SOUTHERN LEG OF CAPITAL ONE DRIVE AND ASSOCIATED STREETSCAPE WITH FIRST BUILDING IN THIS PHASE. IF BUILDING 9 IS CONSTRUCTED FIRST, STREETSCAPE CONSTRUCTION TO STOP AT MID–BLOCK CROSSING.
4. CONSTRUCTION OF LANDSCAPE IMPROVEMENTS UNDER METRO GUIDEWAY WITH CONSTRUCTION OF THE LAST BUILDING IN THIS PHASE. THESE IMPROVEMENTS WILL ONLY BE PROVIDED WITH THE APPROVAL OF WMATA AND FAIRFAX COUNTY.
5. CONSTRUCTION OF METRO PARK WITH ISSUANCE OF THE FIRST OCCUPANCY PERMIT FOR THE FINAL BUILDING IN THE PHASE.
6. GATES OF MCLEAN METRO ACCESS SUBJECT TO APPROVAL BY WMATA AND THE TIMING OUTLINED IN THE PROFFERS.
7. PAVILION AND SWM POND MAY BE RETAINED BY CAPITAL ONE POST CONSTRUCTION.
8. IF REAR ACCESS DOORS TO METRO STATION ARE NOT CONSTRUCTED, A 5' WIDE WALKWAY (MIN.) TO BE PROVIDED, SUBJECT TO WMATA APPROVAL.
9. BIO–RETENTION PLANTERS (TYP.)
10. CAPITAL ONE TO DEDICATE PORTIONS OF CAPITAL ONE DRIVE SOUTH AS A PUBLIC ROAD WITH THIS PHASE OF DEVELOPMENT, IF ACCEPTED BY VDOT OR ANOTHER PUBLIC AGENCY. A PORTION OF CAPITAL ONE DRIVE NORTH AND CAPITAL ONE TOWER ROAD TO BE PUBLIC ROADS WITH THIS PHASE.
11. CONSTRUCTION OF STORMWATER MANAGEMENT VAULT
12. SECURITY GATES AND BOOTH

	Office <1/8 mile	Office >1/8 mile	Resid. <1/8 mile	Resid. >1/8 mile	Retail* <1/8 mile	Retail* >1/8 mile	Public Facility <1/8 mile	Hotel <1/8 mile	Hotel >1/8 mile	TOTALS
Block A										
Bldg. 1	2,700 SF	590,800 SF				10,345 SF				603,845 SF
Bldg. 2					6,789 SF	1,460 SF		63,366 SF	18,022 SF	89,637 SF
New Parking	*4*	*1,331 max*			*25*	*100*		*69*	*31*	*1,560 max*
New Loading		*3*						*2*		*5*
Block B										
Bldg. 3		940,550 SF				30,150 SF				970,700 SF
Bldg. 4									325,374 SF	325,374 SF
New Parking		*1,643*							*350*	*1,993*
New Loading		*4*							*3*	*7*
Block C										
Existing Accessory	1,247 SF									1,247 SF
New Parking										*0*
Block D										
Bldg. 9			123,280 SF		3,829 SF					127,109 SF
Bldg. 10	459,623 SF				28,092 SF					487,715 SF
New Parking	*742*		*189*		*208*					*1,139*
New Loading	*4*		*1*							*5*
Block E										
Bldg. 11							30,000 SF			0 SF*
Existing Bldg.		505,500 SF								505,500 SF
Existing Parking		*1,529*								*1,529*
Existing Loading		*5*								*5*
New Parking							*35*			*35*
TOTALS										
Existing FAR SF	*1,247 SF*	*505,500 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*506,747 SF*
Existing Parking	*0*	*1,529*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1,529*
Existing Loading	*0*	*5*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*5*
Existing Parking Ratio	*-*	*3:1000*	*-*	*-*	*-*	*-*	*-*	*-*	*-*	
New FAR SF	*462,323 SF*	*1,531,350 SF*	*123,280 SF*	*0 SF*	*38,710 SF*	*41,955 SF*	*30,000 SF*	*63,366 SF*	*343,396 SF*	*2,604,380 SF**
New Parking	*746*	*2,974 max*	*189*	*0*	*233*	*100*	*35*	*69*	*381*	*4,727 max*
New Loading	*4*	*7*	*1*	*0*	*0*	*0*	*0*	*2*	*3*	*17*
New Parking Ratio	*1.6:1000*	*1.9:1000*	*1.5:unit (average unit 1,000 SF)*		***1:200 for 1st 1000 + 7.5:1000 for remainder; 1st 5000 exempt*	***1:200 for 1st 1000 + 2.8:1000 for remainder; 1st 5000 exempt*	*1.2:1000*	*0.9:room (average room 554 SF)*	*1.0:room (average room 554 SF)*	
Total FAR SF	463,570 *SF*	2,036,850 *SF*	123,280 *SF*	0 *SF*	38,710 *SF*	41,955 *SF*	30,000 *SF*	63,366 *SF*	343,396 *SF*	3,111,127 *SF**
Total Parking	746	4,503 *max*	189	0	233	100	35	69	381	*6,256 max*
Total Loading	4	12	1	0	0	0	0	2	3	*22*

* Total GSF does not include 30,000 SF non-FAR Public Facility, for consistency with FAR tabulations

** Retail units occupying & served by a common block retail/parking plinth are calculated as one retail structure; i.e., retail use in Blocks A, B, C, D and E are calculated for the purposes of parking ratios (exempted SF and initial 1,000 SF rate) as one retail parcel each. Parking ratios for the <1/8 and >1/8 mile rings are pro-rated in Blocks A and C based on the percentage of total parking in each block within the respective rings.

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METRO STATION PHASE

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=100'
DATE MAY 6, 2013
DRAWN OS/JPW/KK/DW
CHECKED OS/RW
JOB # 1798-2001
CAD FILE 2001-PH.dwg
SHEET # 15B of 35

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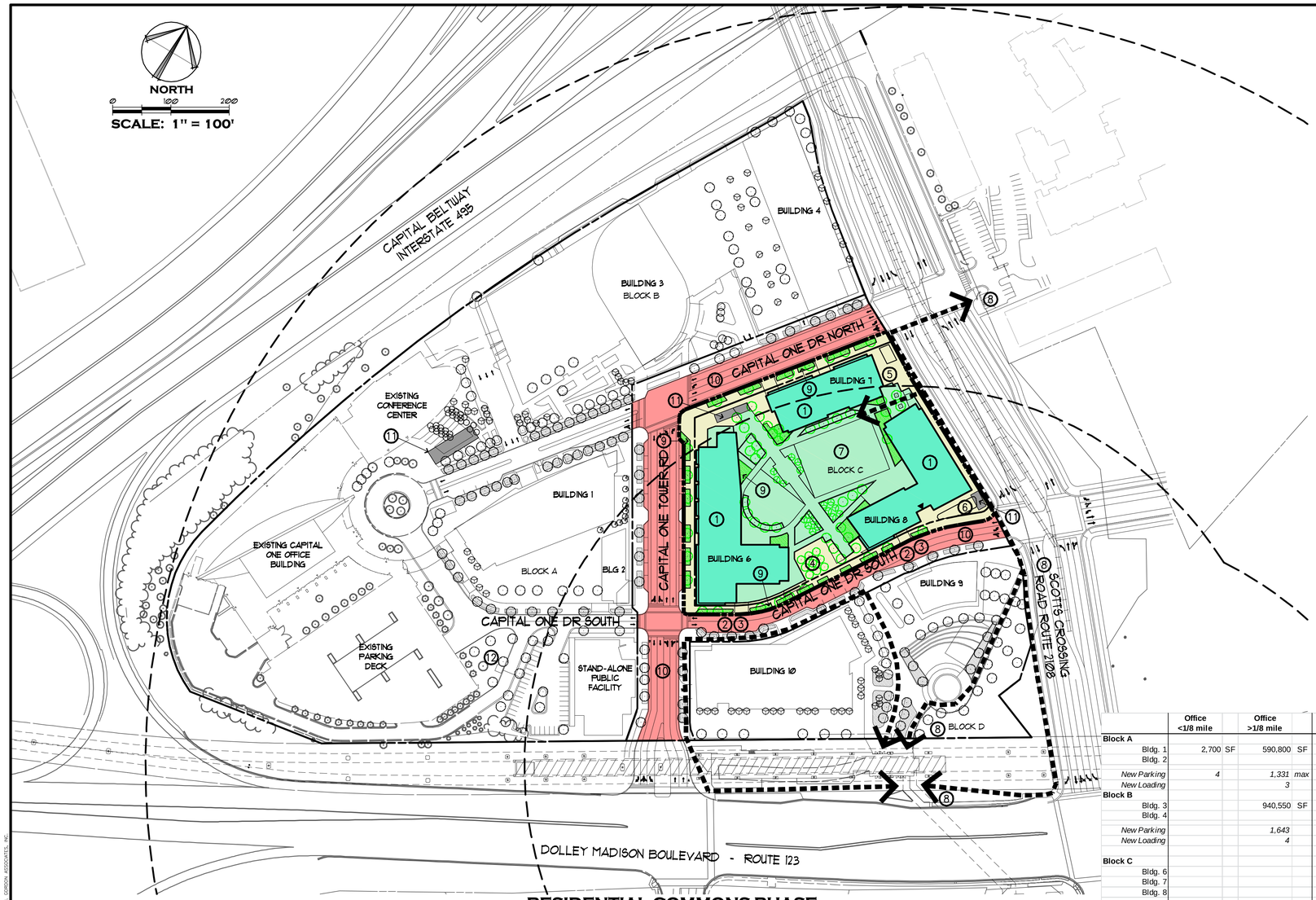

RESIDENTIAL COMMONS PHASE

NOTE:

1. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE–ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
2. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF A FINAL DEVELOPMENT PLAN.
3. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 9.
4. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
5. PHASING OF PUBLIC FACILITIES AND OFF–SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE AFFECTED AREA(S).
6. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.
7. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH, BUT ONLY THE STREETSCAPE ON THE BUILDING SIDE PER THE PHASING DIAGRAMS.
8. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES, AS DETERMINED AT THE TIME OF FDP APPROVAL.

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- PUBLIC ROADWAY
- STREET/ROOF TREES
- BIO–RETENTION PLANTERS
- STORMWATER MANAGEMENT VAULT

1. CONSTRUCTION OF BUILDINGS 6, 7 AND 8 (WITH ASSOCIATED STRUCTURED PARKING).
2. ASSOCIATED STREETSCAPES TO BE CONSTRUCTED AS ADJACENT BUILDINGS ARE CONSTRUCTED.
3. A PORTION OF THE STREET GRID TO BECOME PUBLIC WITH THE DEVELOPMENT OF THIS PHASE – SEE LEGEND
4. CONSTRUCTION OF POCKET PARK WITH BUILDING 6.
5. CONSTRUCTION OF NORTH EASTERN POCKET PARK WITH BUILDING 7.
6. CONSTRUCTION OF SOUTH EASTERN POCKET PARK WITH BUILDING 8.
7. CONSTRUCTION OF COMMON GREEN COMPLETED WITH ISSUANCE OF THE FIRST OCCUPANCY PERMIT FOR THE FINAL BUILDING IN THE PHASE.
8. GATES OF MCLEAN PEDESTRIAN ACCESS TO METRO STATION SUBJECT TO APPROVAL BY WMATA AND THE TIMING OUTLINED IN THE PROFFERS.
9. BIO–RETENTION PLANTERS (TYP.)
10. CAPITAL ONE TO DEDICATE CAPITAL ONE TOWER ROAD AND PORTIONS OF CAPITAL ONE DRIVE NORTH AND SOUTH AS PUBLIC ROADS WITH THIS PHASE OF DEVELOPMENT, IF ACCEPTED BY VDOT OR ANOTHER PUBLIC AGENCY
11. CONSTRUCTION OF STORMWATER MANAGEMENT VAULT
12. SECURITY GATES AND BOOTH

	Office <1/8 mile	Office >1/8 mile	Resid. <1/8 mile	Resid. >1/8 mile	Retail* <1/8 mile	Retail* >1/8 mile	Public Facility >1/8 mile	Hotel <1/8 mile	Hotel >1/8 mile	TOTALS
Block A										
Bldg. 1	2,700 SF	590,800 SF				10,345 SF				603,845 SF
Bldg. 2					6,789 SF	1,460 SF		63,366 SF	18,022 SF	89,637 SF
New Parking	*4*	*1,331 max*			*25*	*100*		*69*	*31*	*1,560 max*
New Loading		*3*						*2*		*5*
Block B										
Bldg. 3		940,550 SF				30,150 SF				970,700 SF
Bldg. 4									325,374 SF	325,374 SF
New Parking		*1,643*							*350*	*1,993*
New Loading		*4*							*3*	*7*
Block C										
Bldg. 6			462,506 SF	37,063 SF	29,273 SF	1,397 SF				530,239 SF
Bldg. 7			109,042 SF	163,458 SF	4,256 SF	720 SF				277,476 SF
Bldg. 8			356,479 SF		12,470 SF					368,949 SF
New Parking			*893*	*231*	*28*	*13*				*1,165*
New Loading			*3*		*1*					*4*
Block D										
Bldg. 9			123,280 SF		3,829 SF					127,109 SF
Bldg. 10	459,623 SF				28,092 SF					487,715 SF
New Parking	*742*		*236*		*161*					*1,139*
New Loading	*4*		*1*							*5*
Block E										
Bldg. 11							30,000 SF			0 SF*
Existing Bldg.		505,500 SF								505,500 SF
Existing Parking		*1,529*								*1,529*
Existing Loading		*5*								*5*
New Parking							*35*			*35*
TOTALS										
Existing FAR SF	*0 SF*	*505,500 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*505,500 SF*
Existing Parking	*0*	*1,529*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1,529*
Existing Loading	*0*	*5*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*5*
Existing Parking Ratio	*-*	*3:1000*	*-*	*-*	*-*	*-*	*-*	*-*	*-*	
New FAR SF	*462,323 SF*	*1,531,350 SF*	*1,051,307 SF*	*200,521 SF*	*84,709 SF*	*44,072 SF*	*30,000 SF*	*63,366 SF*	*343,396 SF*	*3,781,044 SF**
New Parking	*746*	*2,974 max*	*1,129*	*231*	*214*	*113*	*35*	*69*	*381*	*5,892 max*
New Loading	*4*	*7*	*4*	*0*	*1*	*0*	*0*	*2*	*3*	*21*
New Parking Ratio	*1.6:1000*	*2.0:1000*	*1.1:unit (average unit 1,000 SF)*	*1.2:unit (average unit 1,000 SF)*	***1:200 for 1st 1000 + 2.9:1000 for remainder; 1st 5000 exempt*	***1:200 for 1st 1000 + 3.1:1000 for remainder; 1st 5000 exempt*	*1.2:1000*	*0.9:room (average room 554 SF)*	*1.0:room (average room 554 SF)*	
Total FAR SF	*462,323 SF*	2,036,850 *SF*	1,051,307 *SF*	200,521 *SF*	84,709 *SF*	44,072 *SF*	30,000 *SF*	63,366 *SF*	343,396 *SF*	4,286,544 *SF**
Total Parking	746	4,503 *max*	1,129	231	214	113	35	69	381	*7,421 max*
Total Loading	4	12	4	0	1	0	0	2	3	*26*

* Total GSF does not include 30,000 SF non-FAR Public Facility, for consistency with FAR tabulations

** Retail units occupying & served by a common block retail/parking plinth are calculated as one retail structure; i.e., retail use in Blocks A, B, C, D and E are calculated for the purposes of parking ratios (exempted SF and initial 1,000 SF rate) as one retail parcel each. Parking ratios for the <1/8 and >1/8 mile rings are pro-rated in Blocks A and C based on the percentage of total parking in each block within the respective rings.

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RESIDENTIAL COMMONS PHASE

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/ CONCEPTUAL DEVELOPMENT PLAN AMENDMENT PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=100'
DATE MAY 6, 2013
DRAWN OS/JPW/KK/DW
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SHEET # 15C of 35

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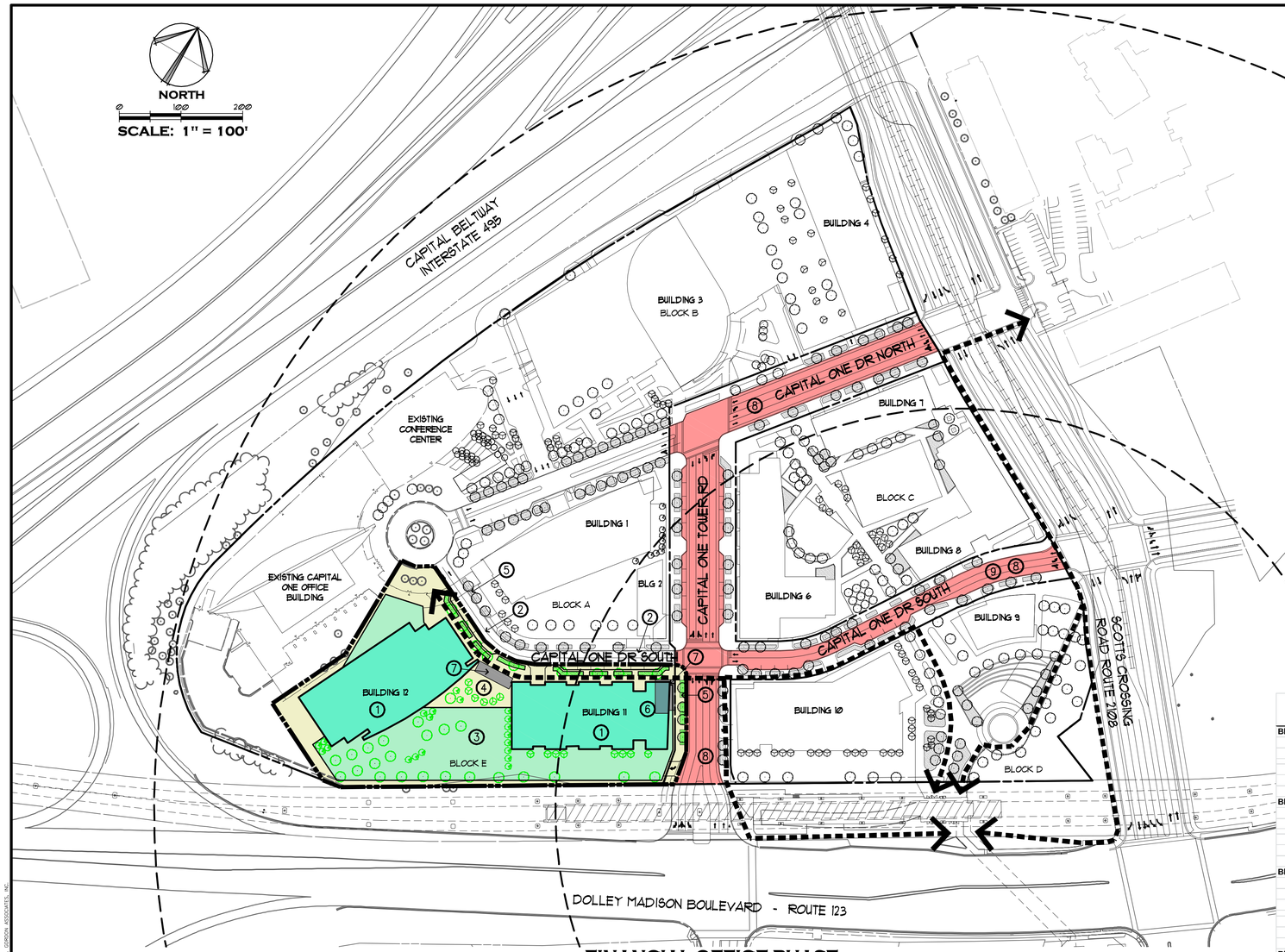

FINANCIAL OFFICE PHASE

NOTE:

1. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE–ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
2. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF A FINAL DEVELOPMENT PLAN.
3. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 9.
4. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
5. PHASING OF PUBLIC FACILITIES AND OFF–SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE AFFECTED AREA(S).
6. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.
7. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH, BUT ONLY THE STREETSCAPE ON THE BUILDING SIDE PER THE PHASING DIAGRAMS.
8. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES, AS DETERMINED AT THE TIME OF FDP APPROVAL.

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- PUBLIC ROADWAY
- STREET/ROOF TREES
- BIO–RETENTION PLANTERS
- STORMWATER MANAGEMENT VAULT

1. CONSTRUCTION OF BUILDINGS 11 AND 12 (WITH ASSOCIATED STRUCTURED PARKING)
2. REALIGNMENT AND CONSTRUCTION OF CAPITAL ONE DRIVE (SOUTH) AND THE CAPITAL ONE TOWER PLAZA INTERSECTION AND ASSOCIATED STREETSCAPE
3. CONSTRUCTION OF ELEVATED PLAZA WITH BUILDINGS 11 AND 12
4. CONSTRUCTION OF POCKET PARK ALONG CAPITAL ONE DRIVE
5. BIO–RETENTION PLANTERS (TYP.)
6. INTEGRATED PUBLIC FACILITY TO BE ADDED WITH THIS PHASE
7. CONSTRUCTION OF STORMWATER MANAGEMENT VAULT
8. CAPITAL ONE TOWER ROAD AND PORTIONS OF CAPITAL ONE DRIVE NORTH AND SOUTH TO BE PUBLIC ROADS WITH PHASE OF DEVELOPMENT
9. THIS PORTION OF CAPITAL ONE DRIVE SOUTH TO BE CONSTRUCTED AT THE TIME OF CONSTRUCTION OF BLOCK C OR BLOCK D.

	Office <1/8 mile	Office >1/8 mile	Resid. <1/8 mile	Resid. >1/8 mile	Retail* <1/8 mile	Retail* >1/8 mile	Public Facility <1/8 mile	Hotel <1/8 mile	Hotel >1/8 mile	TOTALS
Block A										
Bldg. 1	2,700 SF	590,800 SF				10,345 SF				603,845 SF
Bldg. 2					6,789 SF	1,460 SF		63,366 SF	18,022 SF	89,637 SF
New Parking	*4*	*1,331 max*			*25*	*100*		*69*	*31*	*1,560 max*
New Loading		*3*						*2*		*5*
Block B										
Bldg. 3		940,550 SF				30,150 SF				970,700 SF
Bldg. 4									325,374 SF	325,374 SF
New Parking		*1,643*							*350*	*1,993*
New Loading		*4*							*3*	*7*
Block C										
Bldg. 6			462,506 SF	37,063 SF	29,273 SF	1,397 SF				530,239 SF
Bldg. 7			109,042 SF	163,458 SF	4,256 SF	720 SF				277,476 SF
Bldg. 8			356,479 SF		12,470 SF					368,949 SF
New Parking			*893*	*231*	*28*	*13*				*1,165*
New Loading			*3*		*1*					*4*
Block D										
Bldg. 9			123,280 SF		3,829 SF					127,109 SF
Bldg. 10	459,623 SF				28,092 SF					487,715 SF
New Parking	*742*		*236*		*161*					*1,139*
New Loading	*4*		*1*							*5*
Block E										
Bldg. 11	152,842 SF	77,632 SF					30,000 SF			230,474 SF*
Bldg. 12		452,505 SF								452,505 SF
Existing Bldg.		505,500 SF								505,500 SF
New Parking	*238*	*1,378*				*12*	*35*			*1,663*
New Loading	*1*	*5*					*1*			*7*
Existing Loading		*5*								*5*
TOTALS										
FAR SF	615,165 SF	2,566,987 SF	1,051,307 SF	200,521 SF	84,709 SF	44,072 SF	30,000 SF	63,366 SF	343,396 SF	4,969,523 SF*
Total Parking	*984*	*4,352*	*1,129*	*231*	*214*	*125*	*35*	*69*	*381*	*7,520*
Total Loading	*5*	*17*	*4*	*0*	*1*	*0*	*1*	*2*	*3*	*33*
Parking Ratio	*1.6:1000*	*1.7:1000*	*1.1:unit (average unit 1,000 SF)*	*1.2:unit (average unit 1,000 SF)*	***1:200 for 1st 1000 + 2.9:1000 for remainder;*	***1:200 for 1st 1000 + 3.4:1000 for remainder;*	*1.2:1000*	*1.0:room*	*1.0:room*	
Parking Blk A	*1,275 SF*	*629,233 SF*			*72,675 SF*	*46325 SF*		*28,000 SF*	*8,400 SF*	*785,908 SF*
Parking Blk B		*676,800 SF*							*158,000 SF*	*834,800 SF*
Parking Blk C			*379,525 SF*	*126,194 SF*						*505,719 SF*
Parking Blk D	*365,462 SF*		*57,160 SF*		*105,768 SF*					*528,390 SF*
Parking Blk E	*257,233 SF*	*466,165 SF*					*14,875*			*738,273 SF*
Total Parking SF	*623,970 SF*	*1,772,198 SF*	*436,685 SF*	*126,194 SF*	*178,443 SF*	*46,325 SF*	*14,875 SF*	*28,000 SF*	*166,400 SF*	*3,393,090 SF*
Gross SF	1,239,135 SF	4,339,185 SF	1,487,992 SF	326,715 SF	263,152 SF	90,397 SF	44,875 SF	91,366 SF	509,796 SF	8,392,613 SF

* Total GSF does not include 30,000 SF non-FAR Public Facility, for consistency with FAR tabulations

** Retail units occupying & served by a common block retail/parking plinth are calculated as one retail structure; i.e., retail use in Blocks A, B, C, D and E are calculated for the purposes of parking ratios (exempted SF and initial 1,000 SF rate) as one retail parcel each. Parking ratios for the <1/8 and >1/8 mile rings are pro-rated in Blocks A and C based on the percentage of total parking in each block within the respective rings.

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ROBERT W. WALKER
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02/18/2014
PROFESSIONAL ENGINEER

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PRE. STAFFING COMMENTS
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FINANCIAL OFFICE PHASE

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=100'
DATE MAY 6, 2013
DRAWN OS/JPW/KK/DW
CHECKED OS/RW
JOB # 1798-2001
CAD FILE 2001-PH.dwg
SHEET # 15D of 35

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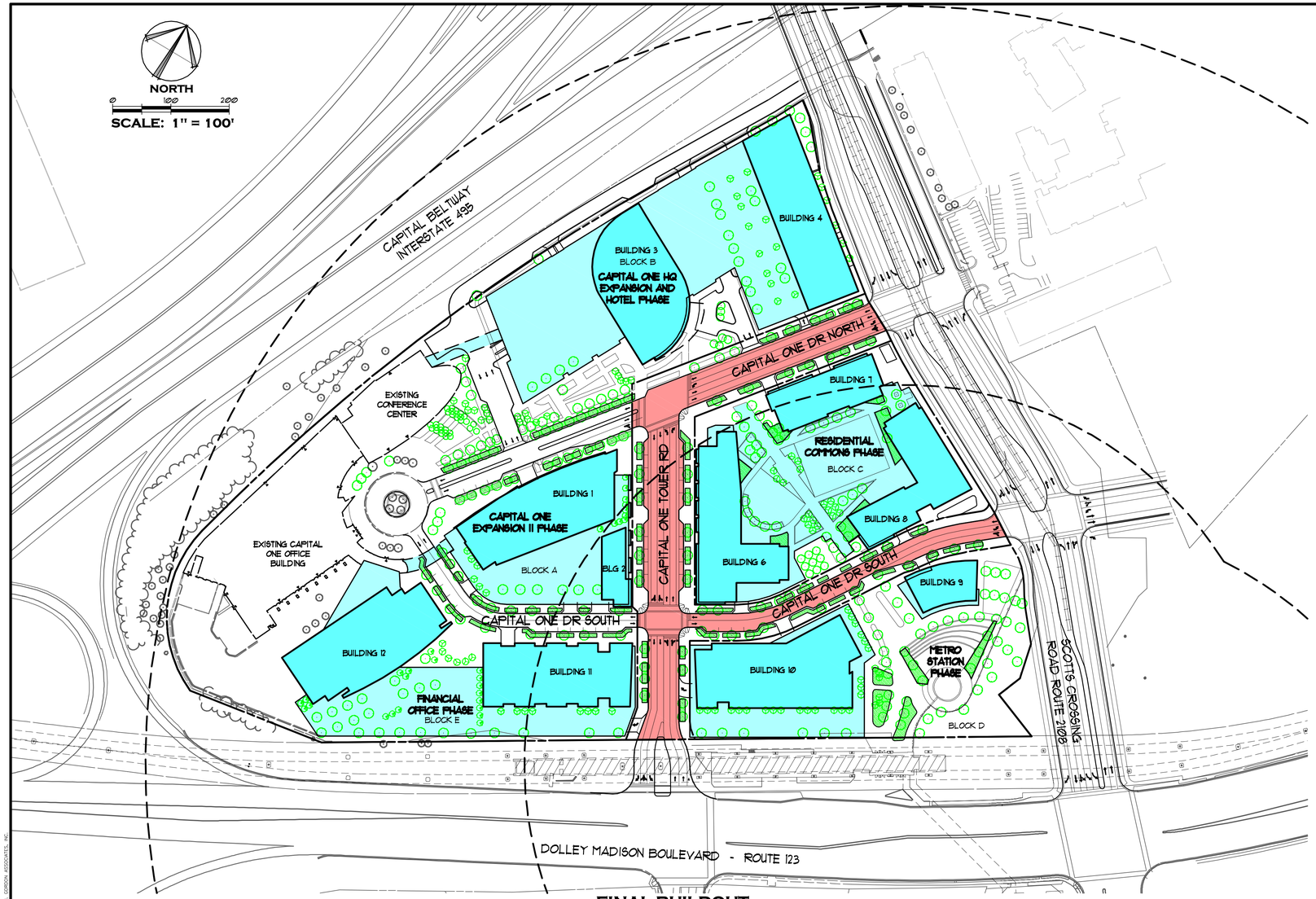

FINAL BUILDOUT

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- PUBLIC ROADWAY
- STREET/ROOF TREES
- BIO-RETENTION PLANTERS

NOTE:

1. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE-ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
2. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF A FINAL DEVELOPMENT PLAN.
3. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 9.
4. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
5. PHASING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE AFFECTED AREA(S).
6. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.
7. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH, BUT ONLY THE STREETSCAPE ON THE BUILDING SIDE PER THE PHASING DIAGRAMS.
8. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES, AS DETERMINED AT THE TIME OF FDP APPROVAL.

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FINAL BUILDOUT

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SUMMER

SPRING/ FALL

WINTER

NORTH

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SHADOW ANALYSIS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/ CONCEPTUAL DEVELOPMENT PLAN AMENDMENT PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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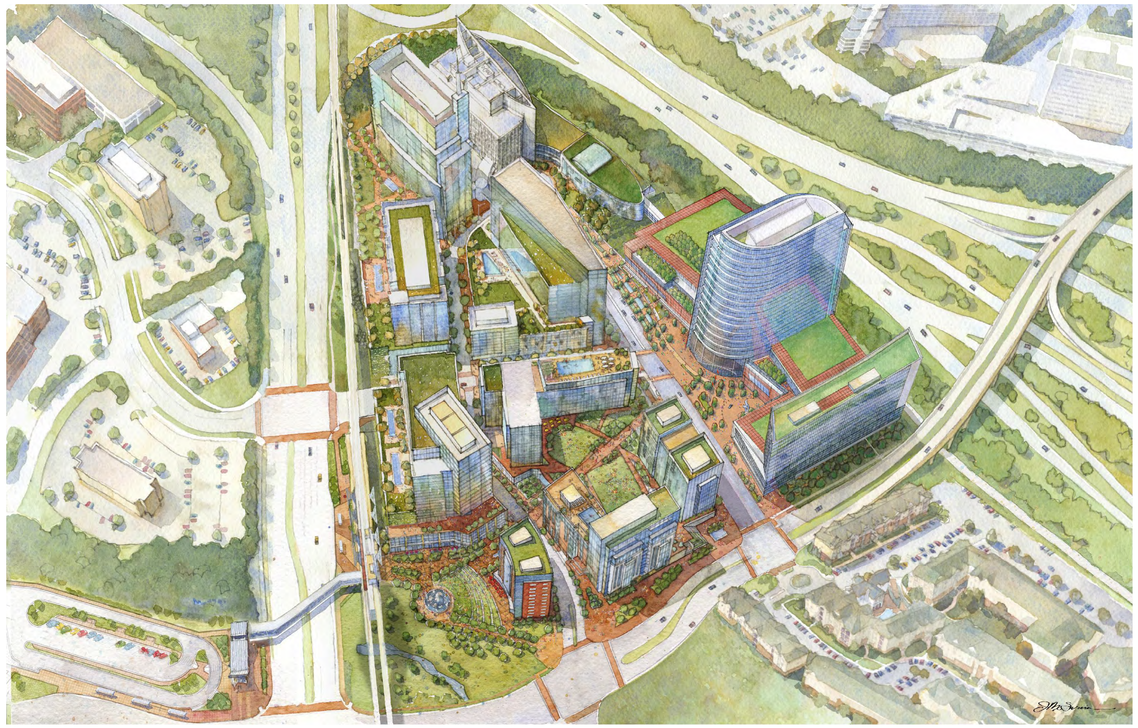

BIRDS EYE VIEW
NOT TO SCALE

VIEW FROM METRO CAR TO METRO PARK
NOT TO SCALE

VIEW OF RETAIL STREETSCAPE
NOT TO SCALE

PERSPECTIVE VIEWS ARE PROVIDED TO ILLUSTRATE THE GENERAL CHARACTER, SCALE, BUILDING MASSING, GENERAL LANDSCAPE/STREETSCAPE TREATMENT AND MATERIAL QUALITY LEVEL OF THE DEVELOPMENT. OTHER DETAILS OF BUILDING AND LANDSCAPE DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT ARE SUBJECT TO CHANGE IN FINAL DEVELOPMENT PLANS, PROVIDED THEY ARE DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA AND PROFFERS.

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ARCHITECTURAL PERSPECTIVES

CAPITAL ONE MASTERPLAN

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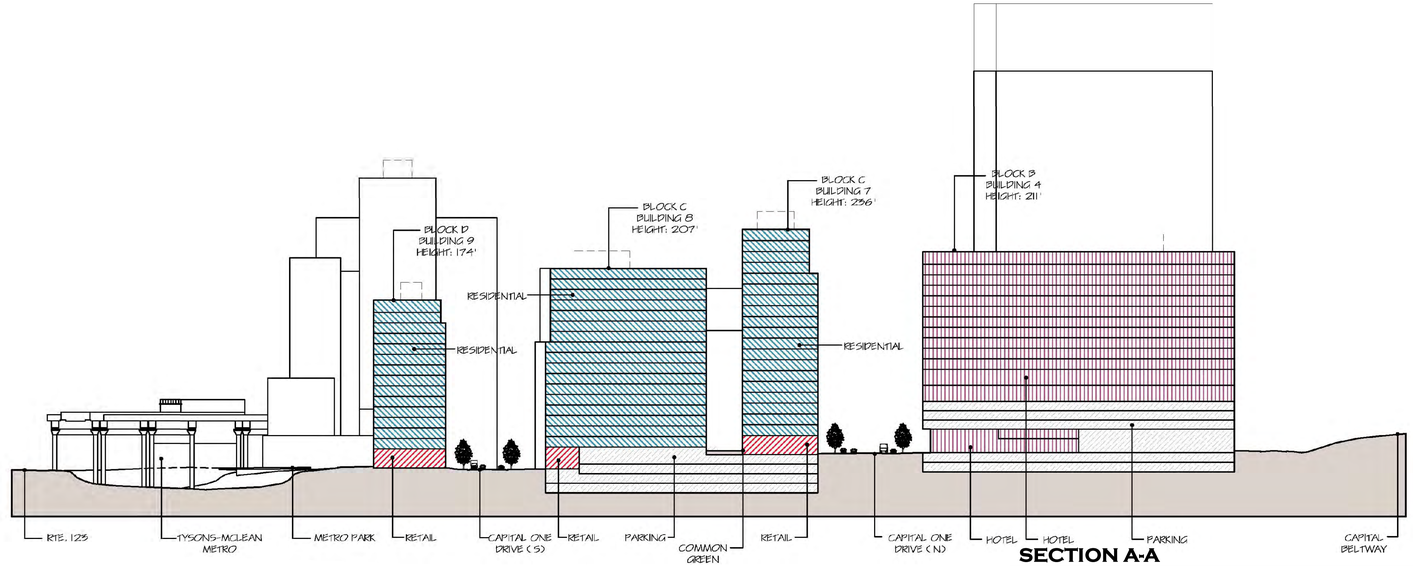
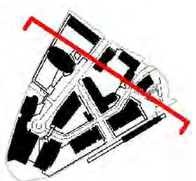
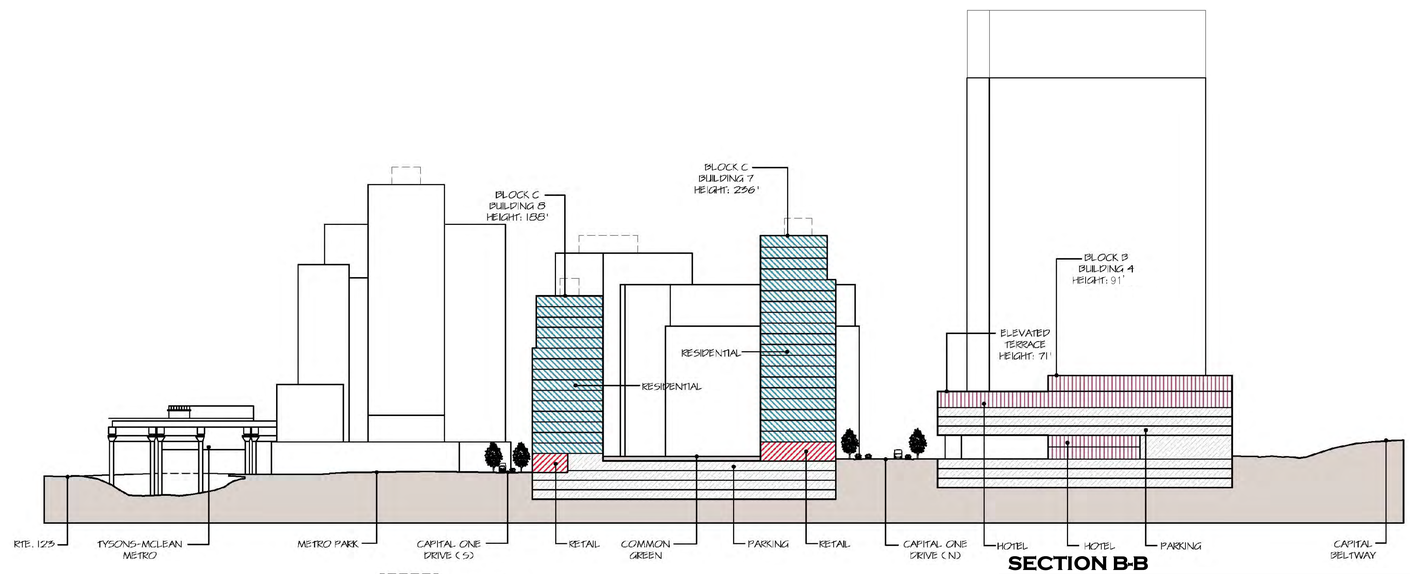


SECTION A-A





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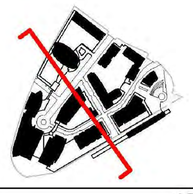

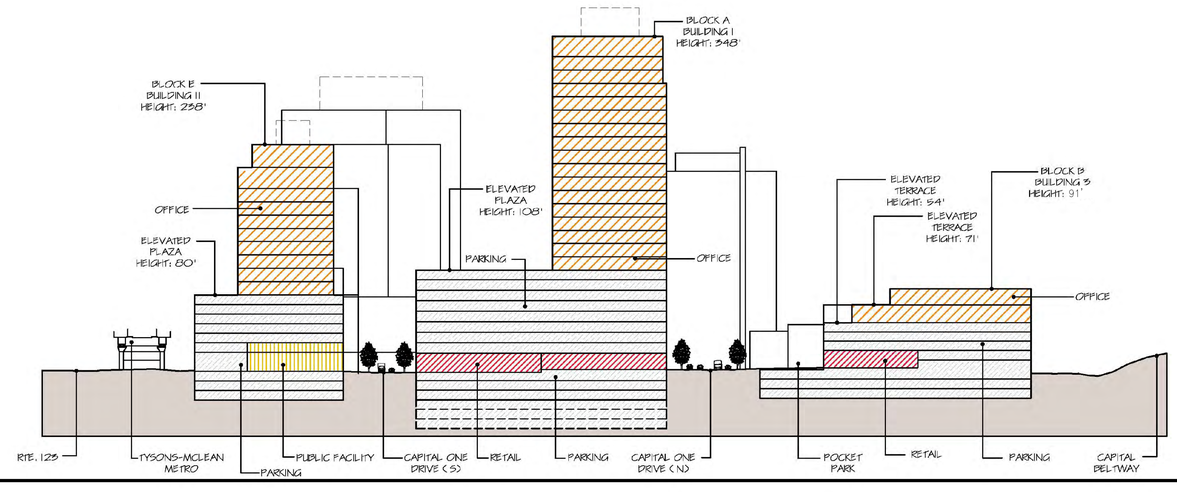

SECTION C-C

SITE SECTIONS ARE PROVIDED TO ESTABLISH THE SCALE, MASSING, BUILDING HEIGHTS, USE CONFIGURATION AND DIMENSIONAL RELATIONSHIPS BETWEEN THE BUILDINGS, LANDSCAPE FEATURES, METRO FACILITIES, STREETS AND ADJACENT LANDFORMS. OTHER DETAILS OF SITE DEVELOPMENT SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT ARE SUBJECT TO CHANGE IN FINAL DEVELOPMENT PLANS, PROVIDED THEY ARE DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA AND PROFFERS.

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	PARKING
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ARCHITECTURAL SITE SECTIONS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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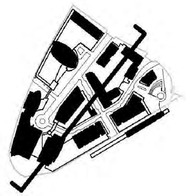
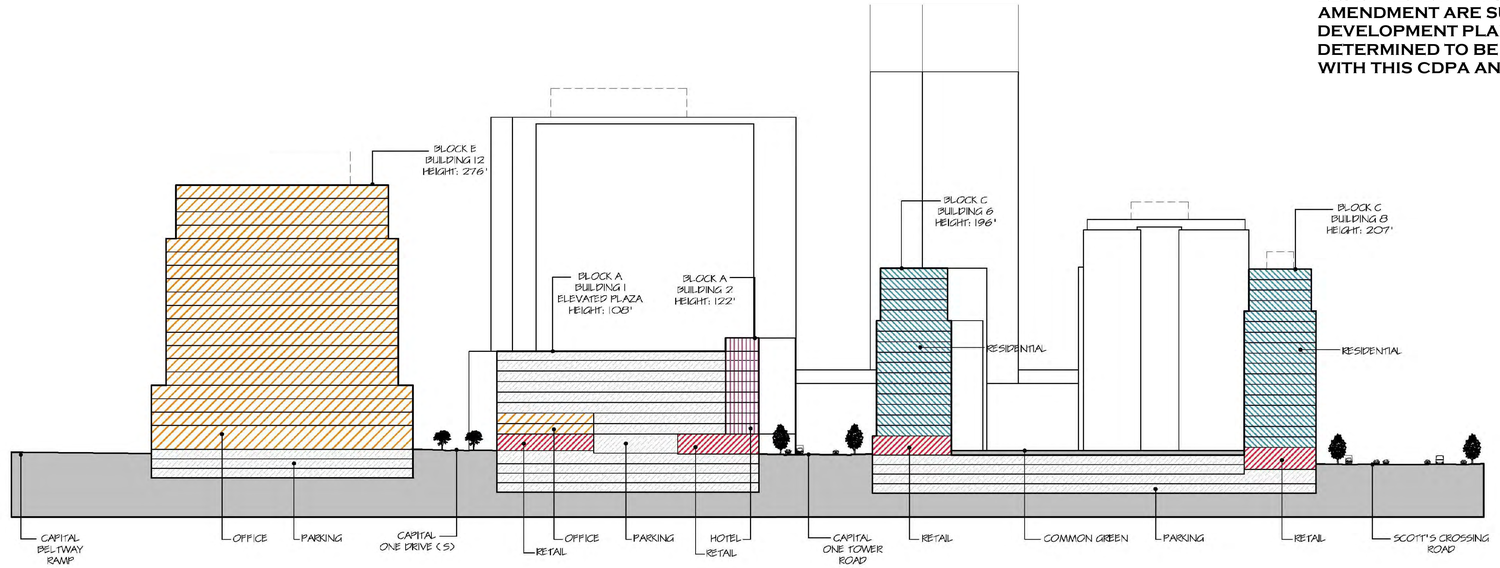
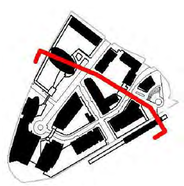
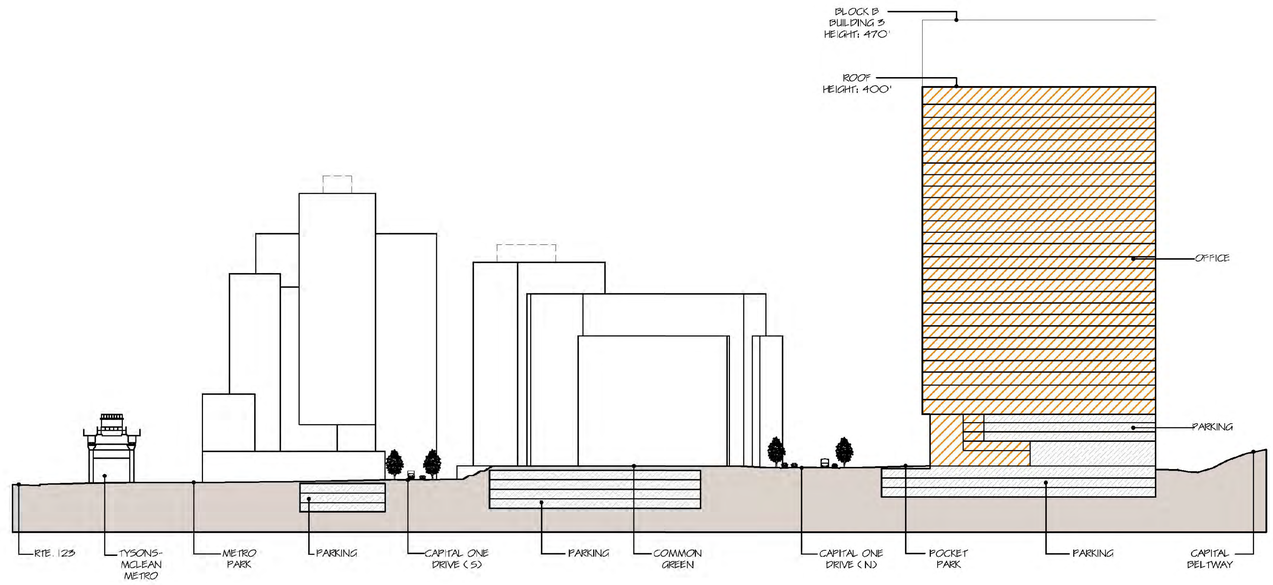




SECTION D-D





SECTION E-E

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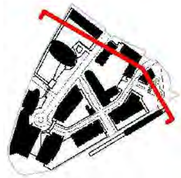
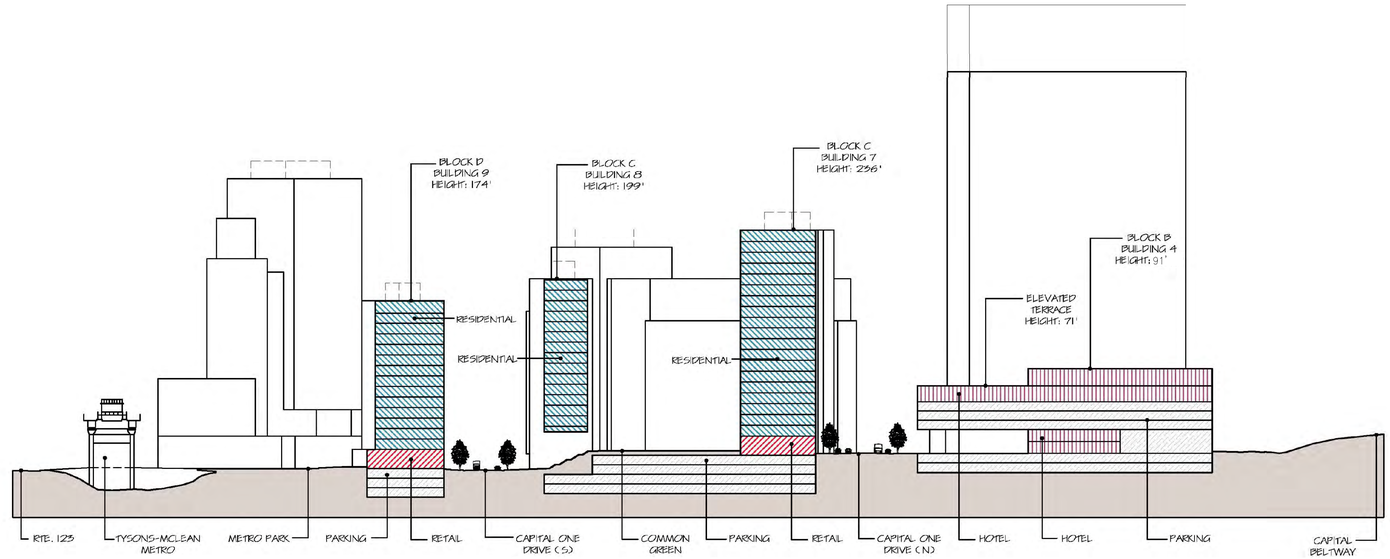
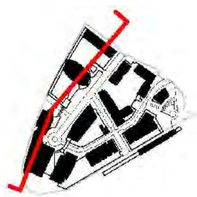
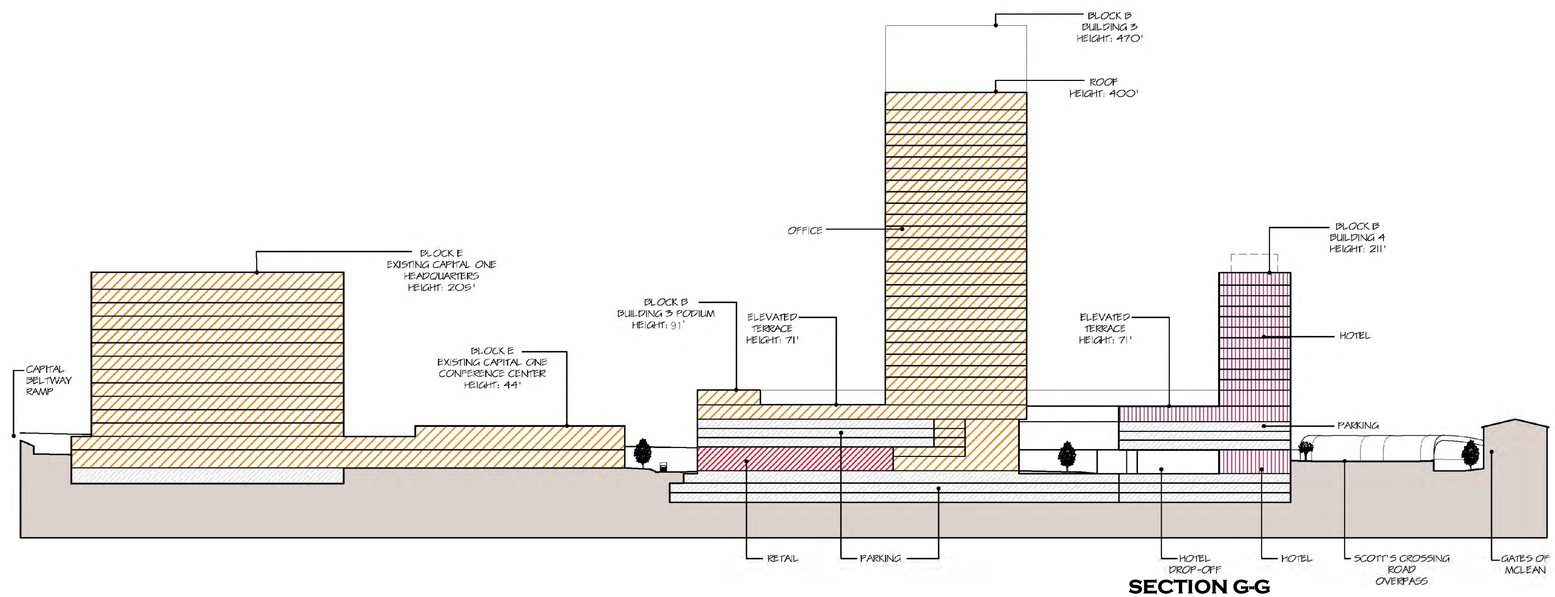




SECTION F-F





SECTION G-G

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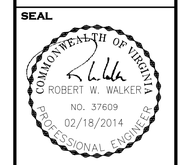

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BMP/SWM NARRATIVE AND ANALYSIS

BACKGROUND

THE STORMWATER MANAGEMENT (SWM) PROGRAM HAS BEEN DEVELOPED TO MEET THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM) AND TYSONS CORNER URBAN CENTER – FAIRFAX COUNTY COMPREHENSIVE PLAN (TCUC–FCCP) REQUIREMENTS. THE SWM REQUIREMENTS OF THE PFM INCLUDES ADEQUATE OUTFALL, SWM QUANTITY CONTROL, AND SWM QUALITY CONTROL. THE SWM REQUIREMENTS OF TCUC–FCCP INCLUDES RETENTION OF THE FIRST INCH OF RAINFALL FROM THE SITE, LEED SSc6.1, AND LEED SSc6.2. THE STORMWATER MANAGEMENT PROGRAM FOR THIS PROJECT INCLUDES SIX DISTINCT TIERS CORRESPONDING TO THE SWM REQUIREMENTS OF THE PFM AND TCUC–FCCP. HOWEVER, THESE WILL BE IMPLEMENTED IN A LAYERED APPROACH TO ENHANCE THE OVERALL STORMWATER MANAGEMENT PROGRAM FOR THE CAMPUS. THE REQUIREMENTS AND COMPLIANCE ARE DESCRIBED IN DETAILS IN THE FOLLOWING SECTIONS.

APPLICABLE SITE AREA

THE SUBJECT PROPERTY IS 26.2 AC OF WHICH 1.6 AC IS TO BE DEDICATED TO JONES BRANCH CONNECTOR, AND 3.6 AC ARE EXISTING BUILDING AREA. THERE ARE 0.7 AC FOR GATES OF MCLEAN ACCESS ROAD OUTSIDE OF THE PROPERTY. THE PFM APPLICABLE AREA WILL INCLUDE THE 0.7 AC OF GATES OF MCLEAN ACCESS ROAD, BUT EXCLUDE THE 1.6 AC OF DEDICATED AREA. THE TCUC–FCCP APPLICABLE AREA WILL INCLUDE GATES OF MCLEAN ACCESS ROAD, BUT EXCLUDE THE DEDICATED AREA AND EXISTING BUILDING AREA.

TOTAL PROPERTY AREA	26.2 AC
+ GATES OF MCLEAN ACCESS ROAD	+0.7 AC
– JONES BRANCH CONNECTOR DEDICATION	–1.6 AC
PFM APPLICABLE AREA	25.3 AC
– EXISTING BUILDING AREA	–3.6 AC
COMPREHENSIVE PLAN APPLICABLE AREA	21.7 AC

EXISTING CONDITIONS

A SWM PROGRAM FOR THIS SITE WAS PREVIOUSLY APPROVED WITH SITE PLAN # 6835–SP–04 PRIOR TO THE DEVELOPMENT OF THE CAPITAL ONE CAMPUS. THE PRE–DEVELOPMENT CONDITION FOR THE APPROVED SWM PROGRAM CONSISTED OF APPROXIMATELY NINE BUILDINGS AND ASSOCIATED SURFACE PARKING LOTS AND ROADWAYS, SEE SHEET 22B "PREDEVELOPMENT CONDITION". THE PREVIOUSLY APPROVED STORMWATER PROGRAM ESTABLISHES THE BASELINE CONDITION FOR THIS DEVELOPMENT SINCE THE PRESENT CAPITAL ONE BUILDING (EXISTING BUILDING #1) AND THE PRESENT INFRASTRUCTURE HAVE PREVIOUSLY BEEN IMPLEMENTED BASED ON THAT PLAN. THEREFORE, THE EXISTING CONDITION PLAN IS THE BASIS FOR OUR STORMWATER MANAGEMENT COMPUTATIONS HEREIN. THE SITE IS LOCATED IN D SOIL AREA BASED ON FAIRFAX COUNTY 2011 SOIL MAP. THEREFORE, INFILTRATION PRACTICES WERE NOT CONSIDERED FEASIBLE UNTIL FURTHER ANALYSIS IS COMPLETED.

PROPOSED CONDITIONS

SEVEN TYPES OF BMP/SWM PRACTICES ARE PRESENTLY PROPOSED TO FULFILL THE OVERALL STORMWATER MANAGEMENT PROGRAM. PRACTICES SHOWN HEREIN INCLUDE, BUT NOT LIMITED TO, RAINWATER HARVESTING (CISTERNS), STORAGE VAULTS, GREEN ROOFS, BIORETENTION WITH STORAGE, BIORETENTION WITHOUT STORAGE, NATURAL OPEN SPACE, AND STORMFILTER (OR EQUIVALENT). PLEASE NOTE THAT OTHER PRACTICES, SUCH AS INFILTRATION, INJECTION WELL, ETC., MAY BE USED TO SUBSTITUTE/SUPPLEMENT THE AFOREMENTIONED PROPOSED PRACTICES AT TIME OF FINAL ENGINEERING. ALL BMP/SWM FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. IMPROVEMENTS TO THE EXISTING WET POND ARE PROPOSED TO PROVIDE COMPLIANCE WITH THE OVERALL STORMWATER MANAGEMENT PROGRAM DURING INTERIM PHASES OF DEVELOPMENT. BY OR BEFORE ULTIMATE BUILDOUT THE WET POND WILL BE REMOVED AND THE OTHER PROPOSED PRACTICES WILL PROVIDE COMPLIANCE.

TIER I: PFM ADEQUATE OUTFALL – DETENTION METHOD (PFM APPLICABLE AREA)

THE SITE HAS TWO OUTFALLS AND HAVE BEEN DESIGNATED OUTFALL A AND OUTFALL B AS DEPICTED ON SHEET 21, "EXTENT OF REVIEW DRAINAGE MAP". OUTFALL A BEGINS UPSTREAM OF THE "EXISTING 72" STORM" SYSTEM, THEN FLOWS UNDER SCOTTS CROSSING ROAD INTO THE "MINOR TRIBUTARY", THEN CONFLUENCES WITH "SCOTTS RUN". THE CONFLUENCE OF THE MINOR TRIBUTARY AND SCOTTS RUN IS THE EXTENT OF REVIEW FOR OUTFALL A. THE EXISTING 72" STORM HAS SUFFICIENT CAPACITY FOR THIS SITE, WHILE THE MINOR TRIBUTARY IS INCISED INDICATING INSUFFICIENT CAPACITY.

THE SECOND OUTFALL, OUTFALL B, BEGINS UPSTREAM OF THE "EXISTING 36' WIDE X10' HIGH ARCH CULVERT". THE EXISTING STORM SEWER SYSTEM IN ROUTE 123 (AT STORM STRUCTURE 5–3) AS SHOWN ON VDOT PLAN 0123–029–133, PE 101 BY DEWBERRY AND DAVIS COLLECTS ON–SITE AND OFF–SITE RUNOFF THAT ULTIMATELY DRAINS TO OUTFALL B. THE EXISTING STORM SYSTEM IN ROUTE 123 IS THE ONLY PORTION OF OUTFALL B THAT COLLECTS DRAINAGE FROM ON–SITE DEVELOPMENT. AT THE CONFLUENCE OF THESE TWO OUTFALLS THE DRAINAGE AREA IS AT LEAST ONE SQUARE MILE WHICH IS THE EXTENT OF REVIEW FOR OUTFALL B.

IT IS ASSUMED THAT THE EXISTING CHANNEL IN OUTFALL A IS NOT ADEQUATE. THEREFORE THE DETENTION METHOD HAS BEEN UTILIZED TO ADDRESS THE ADEQUATE OUTFALL ISSUE AND THE REQUIREMENTS PER SECTION 6–0203.4C OF PFM ARE LISTED AS FOLLOWS:

(1) EXTENDED DETENTION OF THE 1–YR STORM VOLUME FOR A MINIMUM OF 24 HOURS.
(2) IN ORDER TO COMPENSATE FOR THE INCREASE IN RUNOFF VOLUME, THE 2–YR AND 10–YR POST–DEVELOPMENT PEAK RATES OF RUNOFF FROM THE DEVELOPMENT SITE SHALL BE REDUCED BELOW THE RESPECTIVE PEAK RATES OF RUNOFF FOR THE SITE IN GOOD FORESTED CONDITION.

THE REQUIREMENTS OF THE PFM FOR ADEQUATE OUTFALL WITH DETENTION METHOD WILL BE MET WITH PROPOSED DETENTION FACILITIES, INCLUDING STORAGE VAULTS AND BIORETENTION WITH STORAGE. THE APPLICANT RESERVES THE RIGHT TO RE–EVALUATE THE CONDITION OF DOWNSTREAM ADEQUACY BASED ON FINAL ENGINEERING AND ADDITIONAL SURVEY OF THE DOWNSTREAM CHANNEL. ALTERNATIVE METHODS FOR ACHIEVING ADEQUATE OUTFALL MAY BE IMPLEMENTED, REVIEWED, AND APPROVED BY DPWES AT THE TIME OF FINAL SITE PLAN. SEE SHEET 21A FOR COMPUTATIONS.

TIER II: PFM STORMWATER QUANTITY CONTROL – RUNOFF RATE CONTROL FOR 2–YR AND 10–YR DESIGN STORMS (PFM APPLICABLE AREA)

THE SECOND GOAL OF THE STORMWATER PROGRAM IS TO MEET REQUIREMENTS OF SECTION 6–0101.3A OF THE PFM. THE POST–DEVELOPMENT RUNOFF RATES FOR 2–YR AND 10–YR DESIGN STORMS SHALL NOT EXCEED THE PRE–DEVELOPMENT RUNOFF RATES FOR THE 2–YR AND 10–YR DESIGN STORMS (REFER TO SECTION 5–3 OF VIRGINIA STORMWATER MANAGEMENT HANDBOOK).

THE DETENTION METHOD PROVIDED FOR ADEQUATE OUTFALL REQUIRES THE 2–YR AND 10–YR POST–DEVELOPMENT PEAK RATES OF RUNOFF FOR THE DEVELOPMENT SITE SHALL BE REDUCED BELOW THE RESPECTIVE PEAK RATES OF RUNOFF FOR THE SITE IN GOOD FORESTED CONDITION. SINCE THE REQUIREMENTS OF DETENTION METHOD FOR ADEQUATE OUTFALL ARE MORE STRINGENT THAN THE REQUIREMENTS OF PFM STORMWATER QUANTITY CONTROL, THE REQUIREMENTS OF PFM STORMWATER QUANTITY CONTROL ARE BEING ACHIEVED. SEE SHEET 21A FOR COMPUTATIONS.

TIER III: PFM STORMWATER QUALITY CONTROL (BMP) – 40% PHOSPHORUS REMOVAL (PFM APPLICABLE AREA)

THE GOAL OF THE THIRD TIER IS TO MEET THE REQUIREMENTS OF SECTION 6–0401.2D OF PFM, THIS PROJECT IS CATEGORIZED AS NEW DEVELOPMENT SINCE THE NET INCREASE IN IMPERVIOUS AREA IS OVER 20%. AS SUCH, FOR NEW DEVELOPMENT, THE PROJECTED TOTAL PHOSPHORUS RUNOFF POLLUTION LOAD FOR THE PROPOSED DEVELOPMENT SHALL BE REDUCED BY NO LESS THAN 40% COMPARED TO PHOSPHORUS LOADS PROJECTED FOR THE DEVELOPMENT WITHOUT BMPs. THIS REQUIREMENT HAS BEEN APPLIED TO THE PFM APPLICABLE AREA.

FIVE TYPES OF BMPs ARE PROPOSED TO MEET THIS REQUIREMENT. THEY ARE RAINWATER HARVESTING (CISTERNS) WITH UP TO A 90% REMOVAL EFFICIENCY, GREEN ROOFS WITH 40% REMOVAL EFFICIENCY, BIORETENTION WITH 65% REMOVAL EFFICIENCY, NATURAL OPEN SPACE WITH 100% REMOVAL EFFICIENCY, AND STORMFILTER (OR EQUIVALENT) WITH 50% REMOVAL EFFICIENCY. SEE SHEET 21B FOR COMPUTATIONS.

TIER IV: COMPREHENSIVE PLAN – FIRST 1" RAINFALL RETENTION ON–SITE (TCUC–FCCP APPLICABLE AREA)

THE FOURTH GOAL OF THE STORMWATER PROGRAM IS TO RETAIN THE FIRST INCH OF RAINFALL ON–SITE. THROUGHOUT THE CAPITAL ONE APPLICATION PROCESS, OUR DESIGN TEAM HAS CONTINUALLY EVALUATED STORMWATER CONTROL MEASURES (SCM) THAT UTILIZE INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE OF RAINFALL TO MEET THE RETENTION RECOMMENDATION OF THE FAIRFAX COUNTY'S APPROVED COMPREHENSIVE PLAN FOR TYSONS CORNER. THIS REQUIREMENT IS APPLIED TO TCUC–FCCP APPLICABLE AREA. IN ADDITION, WE HAVE MET WITH STAFF ON NUMEROUS OCCASIONS DETAILING THE VARIOUS REGULATORY CHALLENGES AND THE COMPLEX TECHNICAL CONSIDERATIONS AFFECTING OUR APPLICANT'S COMPLIANCE.

AFTER AN EXHAUSTIVE PROCESS, AND PREDICATED ON OUR UNDERSTANDING OF THE RETENTION CREDITS FAIRFAX COUNTY DPW&ES WILL ACCEPT FOR THE VARIOUS SCM AND OUR UNDERSTANDING THAT VDOT WILL ALLOW THE USE OF BIORETENTION WITH THEIR RIGHT–OF–WAY (ROW) WE BELIEVE THE CDPA APPLICATION WILL RETAIN 100% OF THE FIRST ONE INCH OF RAINFALL FROM THE NET SITE AREA OF DEVELOPMENT ONSITE. SINCE THIS LEVEL OF COMPLIANCE IS BASED ON MANY FACTORS, MANY OF WHICH ARE BEYOND CONTROL OF THE APPLICANT, WE BELIEVE IT IS INCUMBENT TO DETAIL THOSE FACTORS BELOW AND STATE THAT THE LEVEL OF COMPLIANCE AT THE SUBSEQUENT SITE PLAN STAGE MAY CHANGE IF THE FACTORS STATED BELOW CHANGE.

THE CAPITAL ONE PROPERTY IS APPROXIMATELY 26 ACRES, AND THE APPLICABLE NET SITE AREA IS APPROXIMATELY 21.7 ACRES. A ONE–INCH RAINFALL EVENT IS EQUAL TO 589,800 GALLONS OF WATER ON THE NET SITE AREA, AND GENERATES RUNOFF VOLUME OF 525,800 GALLONS. IN ORDER TO CAPTURE OR REUSE THAT AMOUNT OF WATER, THERE ARE A NUMBER OF MEASURES THAT ARE CURRENTLY AVAILABLE, INCLUDING BUT NOT LIMITED TO: GREEN ROOFS, BIORETENTION AND RAINWATER HARVESTING (CISTERNS). THERE ARE TWO KEY FACTORS AFFECTING THE ABILITY OF EACH MEASURE TO RETAIN THE FIRST INCH OF RAINFALL. THE FIRST IS THE EFFICIENCY LEVEL OF EACH MEASURE AT RETAINING RAINFALL, REFERRED TO AS THE "RETENTION CREDIT". THE SECOND FACTOR AFFECTING THE ABILITY OF EACH MEASURE TO RETAIN THE FIRST INCH OF RAINFALL IS THE SPECIFIC DESIGN DETAILS OF EACH MEASURE.

THE FOLLOWING MEASURES AND ASSOCIATED RETENTION CREDITS HAVE BEEN UTILIZED WITHIN THE PROJECT TO ACHIEVE COMPLIANCE.

STORMWATER CONTROL MEASURE	RETENTION CREDIT
VEGETATED "GREEN" ROOFS	100%
URBAN BIORETENTION W/ MINIMUM 12 INCHES STONE SUMP BELOW OUTLET INVERT	100%
RAINWATER HARVESTING (CISTERNS) UP TO 1.4 INCHES RAINFALL	UP TO 95%

AT THE TIME OF THIS APPLICATION THE RETENTION CREDITS FOR EACH MEASURE HAVE ONLY BEEN RECOGNIZED WITHIN THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET– BETA VERSION 4–18–2012" AND HAVE NOT BEEN FULLY ADOPTED BY DPW&ES. WE HAVE CONCERNS THAT DPW&ES DURING COMPLIANCE ANALYSIS AT SITE PLAN REVIEW MAY NOT ACCEPT THESE RETENTION CREDITS OR THAT THESE CREDITS MAY SUBSEQUENTLY CHANGE. THEREFORE, THE COMPUTATIONS AND THE COMPLIANCE CONTAINED WITHIN FUTURE DEVELOPMENT PLANS ARE SUBJECT TO CHANGE IF DIFFERENT GUIDANCE IS RECEIVED FROM DPW&ES AT THE TIME OF FINAL ENGINEERING.

REGARDING THE DESIGN DETAILS OF THE MEASURES, THEY ARE GENERALLY CONSISTENT WITH THE VIRGINIA STORMWATER BMP CLEARINGHOUSE AS REQUESTED BY STAFF, ALTHOUGH SOME MEASURES MAY BE ENHANCED TO PROVIDE SLIGHTLY MORE STORAGE TO MEET THE REQUIREMENTS TO RETAIN THE FIRST INCH OF RAINFALL. FOR EXAMPLE, THE BIORETENTION PROVIDED WILL BE CONSISTENT WITH THE URBAN BIORETENTION MEASURE, SPECIFICATION NO. 9 FROM THE CLEARINGHOUSE, BUT ENHANCED TO PROVIDE ADDITIONAL STORAGE BY THE INCLUSION OF A MINIMUM 12" STONE SUMP BELOW THE OUTLET INVERT IN ORDER TO ACHIEVE THE 100% RETENTION CREDIT. THE STORAGE SUMP TECHNIQUE IS USED IN THE BIORETENTION BASIN, SPECIFICATION NO. 9 FROM THE CLEARINGHOUSE AND THE COUNTY CONFORMANCE SPREADSHEET HAS MADE AN ALLOWANCE FOR ENHANCED STORAGE WITHIN BIORETENTION. IN ADDITION, AT THE TYSONS CORNER STORMWATER DESIGN INFORMATION SESSION OF APRIL 18, 2012 THE TOPIC OF ENHANCED STORAGE WITHIN URBAN BIORETENTION WAS DISCUSSED AND ENDORSED BY STAFF.

IN ADDITION TO THE KEY FACTORS AFFECTING COMPLIANCE OF EACH MEASURE, RETENTION OF THE FIRST INCH OF RAINFALL ALSO RELIES ON TREATING ON–SITE ROW UTILIZING BIORETENTION. IT IS OUR UNDERSTANDING THAT VDOT WILL ACCEPT BIORETENTION, SUBJECT TO CAPITAL ONE MAINTENANCE OF THESE BIORETENTION MEASURES. THEREFORE, ACHIEVING RETENTION OF THE FIRST INCH OF RAINFALL IS CONTINGENT UPON VDOT ACCEPTING BIORETENTION TO TREAT AND RETAIN VDOT STORMWATER.

AT THIS TIME, WE BELIEVE THE CDPA APPLICATION WILL RETAIN 100% OF THE FIRST ONE INCH OF RAINFALL FROM THE NET SITE AREA OF DEVELOPMENT ONSITE ALTHOUGH UNCERTAINTY OF THE FINAL RETENTION CREDITS THAT WILL BE APPROVED FOR EACH MEASURE IN THE COMPLIANCE ANALYSIS, THE DETAILS OF EACH MEASURE AND THE LOCATION OF THE BIORETENTION MEASURES WITHIN THE ROW MAY PRESENT SIGNIFICANT CHALLENGES DOWN THE ROAD. ULTIMATELY, COMPLIANCE WITH THE TYSONS PLAN GOALS MAY BE AFFECTED IF THE ASSUMPTIONS USED IN THIS APPLICATION ARE ALTERED.

SEE SHEET 22 AND SHEET 22A FOR COMPUTATIONS.

TIER V: LEED SS CREDIT 6.2 STORMWATER DESIGN – QUALITY CONTROL – 1" RAINFALL TREATMENT (TCUC–FCCP APPLICABLE AREA)

THE GOAL OF THE FIFTH TIER OF THE STORMWATER PROGRAM IS TO MEET CURRENT LEED REQUIREMENTS (CREDIT 6.2) IN WHICH TO IMPLEMENT A PLAN TO CAPTURE AND TREAT THE STORMWATER RUNOFF FROM 1" RAINFALL USING ACCEPTABLE BMPs WITH 80% TSS REMOVAL EFFICIENCY. THIS REQUIREMENT IS APPLIED TO THE TCUC–FCCP APPLICABLE AREA. FIVE TYPES OF BMPS ARE PROPOSED TO MEET THIS REQUIREMENT, RAINWATER HARVESTING (CISTERNS), GREEN ROOFS, BIORETENTION WITH STORAGE, BIORETENTION WITHOUT STORAGE, AND STORMFILTER (OR EQUIVALENT). CISTERNS CAN ACHIEVE 80% TSS REMOVAL PROVIDED THE OUTLET FROM THE FIRST FLUSH DIVERTER IS TREATED WITH A WATER QUALITY TREATMENT DEVICE. IN ADDITION, GREEN ROOFS, BIORETENTION WITH STORAGE, BIORETENTION WITHOUT STORAGE, AND STORMFILTER (OR EQUIVALENT) CAN ACHIEVE 80% TSS REMOVAL.

TIER VI: LEED SS CREDIT 6.1 STORMWATER DESIGN – QUANTITY CONTROL – 25% REDUCTION (TCUC–FCCP APPLICABLE AREA)

THE GOAL OF THE LAST TIER IS TO MEET CURRENT LEED REQUIREMENTS (CREDIT 6.1) IN WHICH THE POST–DEVELOPMENT RUNOFF DISCHARGE RATE AND VOLUME WILL BE DESIGNED TO BE 25% LESS THAN THE PRE–DEVELOPMENT VALUES FOR THE 2–YR 24–HR DESIGN STORM. THIS REQUIREMENT IS APPLIED TO THE TCUC–FCCP APPLICABLE AREA. THE REQUIREMENT IS BEING ACHIEVED THROUGH THE USE OF RAINWATER HARVESTING (CISTERNS), GREEN ROOFS, AND BIORETENTION. THE RUNOFF CURVE NUMBER FOR THE INTENSIVE GREEN ROOF IS 65 ACCORDING TO PFM. THE WEIGHTED CURVE NUMBER FOR POST–DEVELOPMENT CONDITION IS 88. THE BIORETENTION AND RAINWATER HARVESTING FURTHER REDUCE THE RUNOFF AS STATED IN TIER IV OF SWM PROGRAM. THE RUNOFF CURVE NUMBER IS ADJUSTED FROM 88 TO 79 BASED ON THE AMOUNT OF RUNOFF REDUCTION ACCORDING TO TR–55 METHOD. WITH THE ADJUSTED RUNOFF CURVE NUMBER, THE REQUIREMENT OF 25% REDUCTION OF PEAK RATE AND VOLUME FOR 2–YR 24–HR DESIGN STORM IS MET. SEE SHEET 22B FOR COMPUTATIONS.

SUMMARY OF STORMWATER FACILITIES

TYPE OF FACILITY	FPM			TCUC-FCCP		
	TEIR 1	TEIR 2	TEIR 3	TEIR 4	TEIR 5	TEIR 6
	ADEQUATE OUTFALL (DETENTION METHOD)	QUANITY CONTROL (2-YR AND 10-YR SWM)	QUALITY CONTROL (BMP)	1" RETENTION	QUALITY CONTROL (LEED SSc6.2)	QUANTITY CONTROL (LEED SSc6.1)
RAINWATER HARVESTING (CISTERNS)			X	X	X	X
STORAGE VAULTS	X	X				
GREEN ROOFS			X	X	X	X
BIORETENTION WITH STORAGE	X	X	X	X	X	X
BIORETENTION WITHOUT DETENTION			X	X	X	X
STORMFILTER OR EQUIVALENT			X		X	
NATURAL OPEN SPACE			X			

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

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

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12)&(14))
Development Plans PRC District (16-302 2 & 4L)	PRC Plan (16-303 1E & 10)
FDP - P Districts (except PRC) 916-502 1F & 1Q)	Amendments (18-202 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 to 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 21A

✓ 3. Provide:

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site are served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (cf.)	If pond, dam height (ft.)
GREEN ROOFS	5.19	0	5.19	226,076	N/A	
(e.g., dry pond A, infil. trench, underground vault, etc.)						
NATURAL OPEN SPACE	0.54	0	0.54	23,522	N/A	
CISTERNS	5.90	0	5.90	7,904	126,091	
DETENTION FACILITIES	24.6	0	24.6	31,155	235,327	
STORMFILTER (OR EQUIVALENT)	0.7	0	0.7		Totals 361,418	

✓ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 21A&21B
Pond inlet and outlet pipe systems are shown on Sheet 21A.

5. Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet N/A.
Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.)

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

✓ 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 20.

✓ 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 20&21

✓ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 20.

✓ 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 4.

11. A submission waiver is requested for UNDERGROUND DETENTION FACILITIES IN RESIDENTIAL DEVELOPMENTS AND PERMIT TO USE PUMP SYSTEMS FOR UNDERGROUND DETENTION FACILITIES

12. Stormwater management is not required because N/A.

Revised 2-21-2006

18

NOTE:
THE APPLICANT RESERVES THE RIGHT TO VARY THE TYPE, NUMBER, SIZE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY DPWES, AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION.

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12-02-2013
STAFFING COMMENTS
01-28-2014
STAFFING COMMENTS
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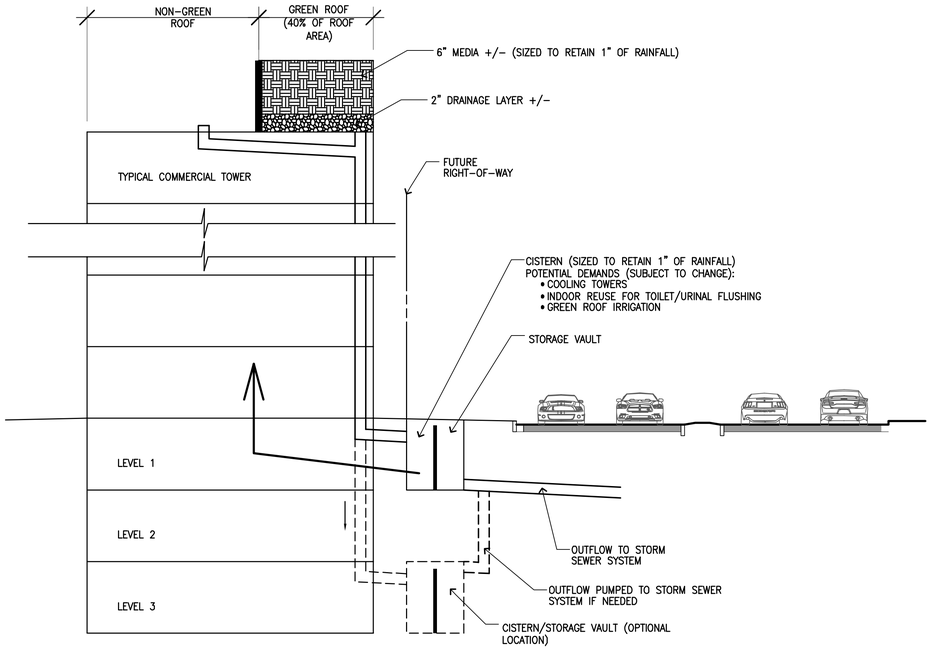
OVERALL SWM PROGRAM

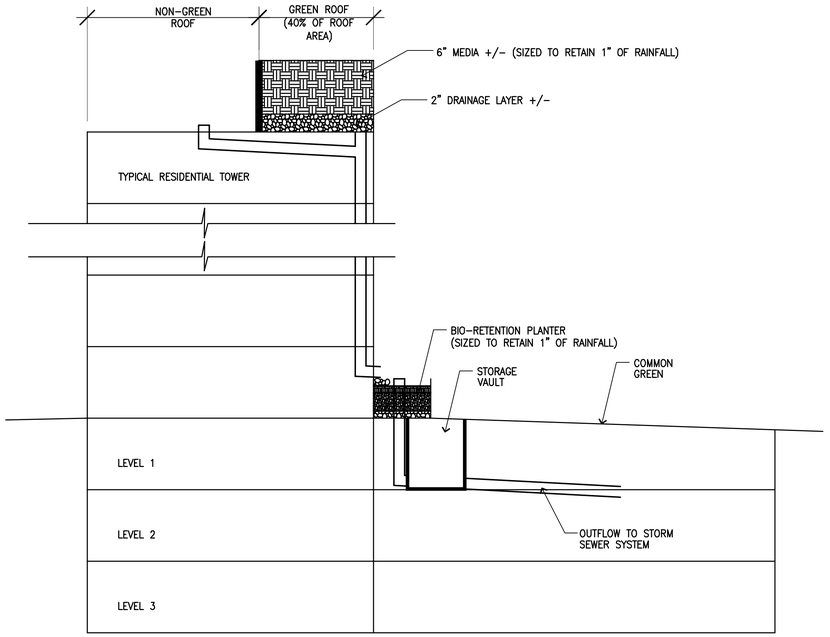
CAPITAL ONE MASTERPLAN
PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-SWM-1-Overall.dwg
SHEET #	20 of 35



1 SCHEMATIC COMMERCIAL SWM PROGRAM

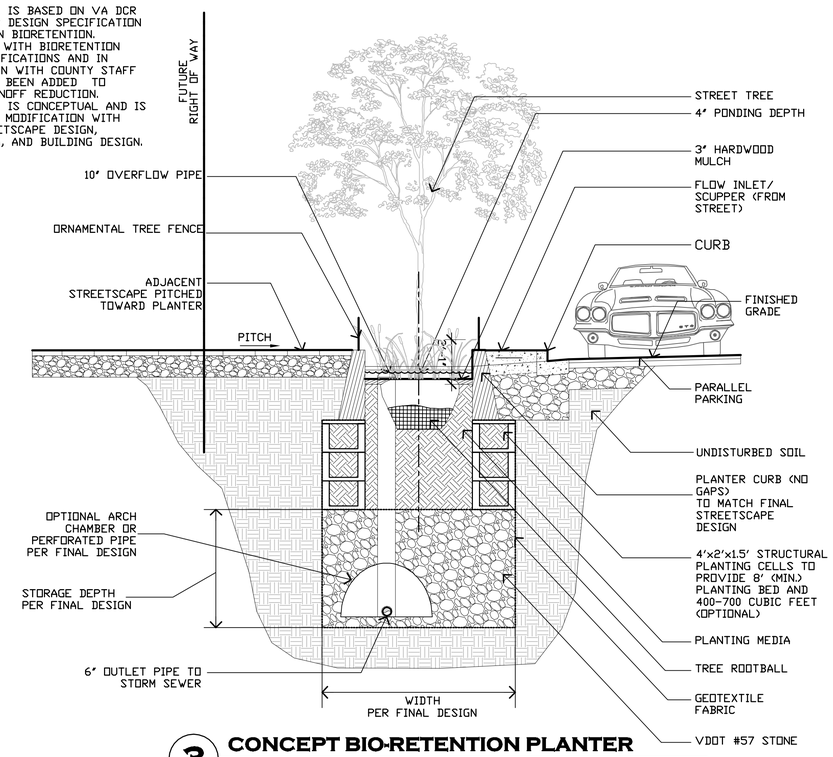
N/A



2 SCHEMATIC RESIDENTIAL SWM PROGRAM

N/A

THIS DETAIL IS BASED ON VA DCR STORMWATER DESIGN SPECIFICATION NO. 9, URBAN BIORETENTION. CONSISTENT WITH BIORETENTION BASIN SPECIFICATIONS AND IN COORDINATION WITH COUNTY STAFF A SUMP HAS BEEN ADDED TO ENHANCE RUNOFF REDUCTION. THIS DETAIL IS CONCEPTUAL AND IS SUBJECT TO MODIFICATION WITH FINAL STREETSCAPE DESIGN, ENGINEERING, AND BUILDING DESIGN.



3 CONCEPT BIO-RETENTION PLANTER

*NOT TYPICAL OF ALL LOCATIONS

NOTE:
THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY DPWES, AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION.

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SWM PROGRAM DETAILS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-SWM-1-Overall.dwg
SHEET #	20A of 35

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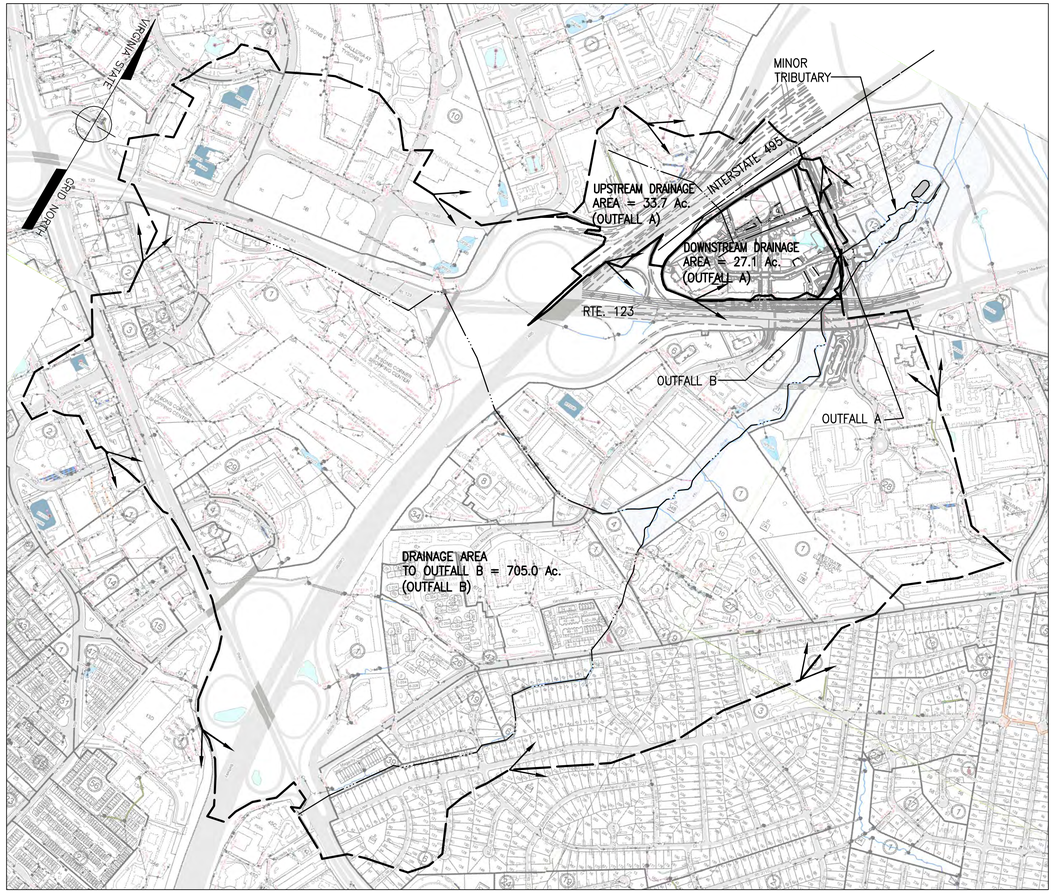
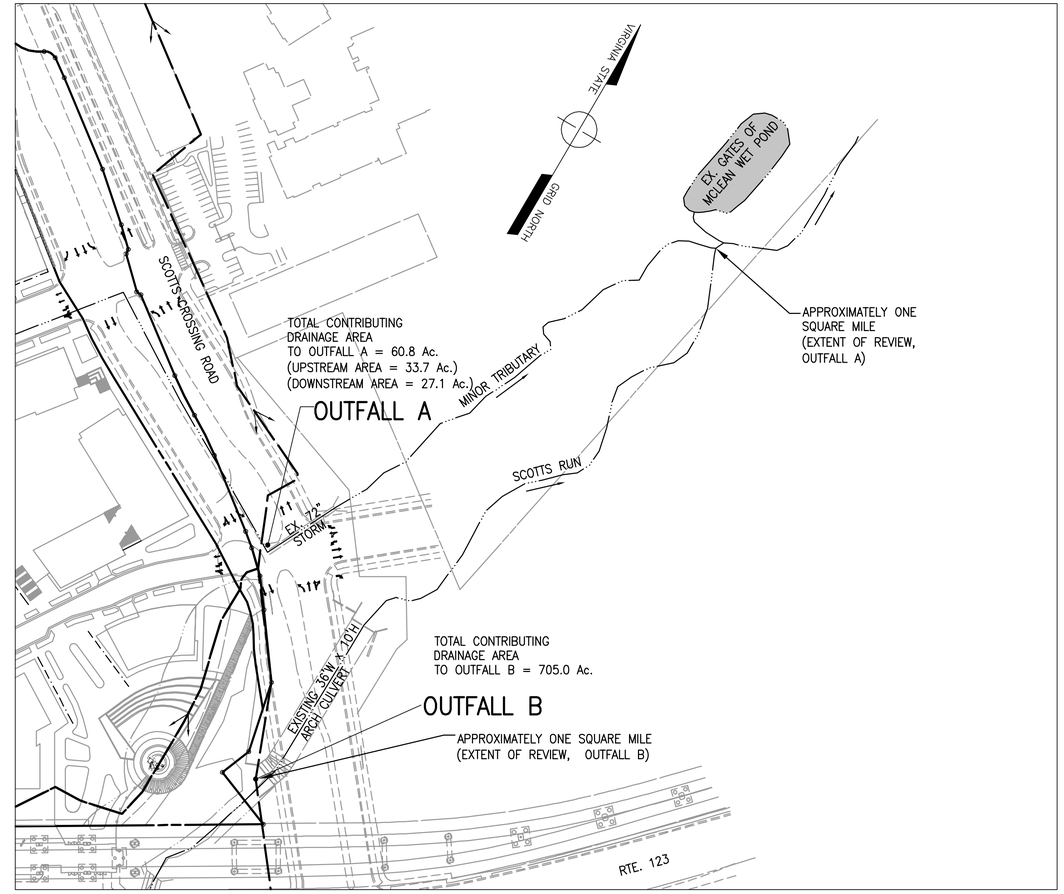


OVERALL DRAINAGE MAP

600 300 0 600 1200 1800

GRAPHICAL SCALE: 1" = 600'



EXTENT OF REVIEW DRAINAGE MAP

100 50 0 100 200 300

GRAPHICAL SCALE: 1" = 100'

LEGEND

WATERSHED DIVIDE

FLOW PATH

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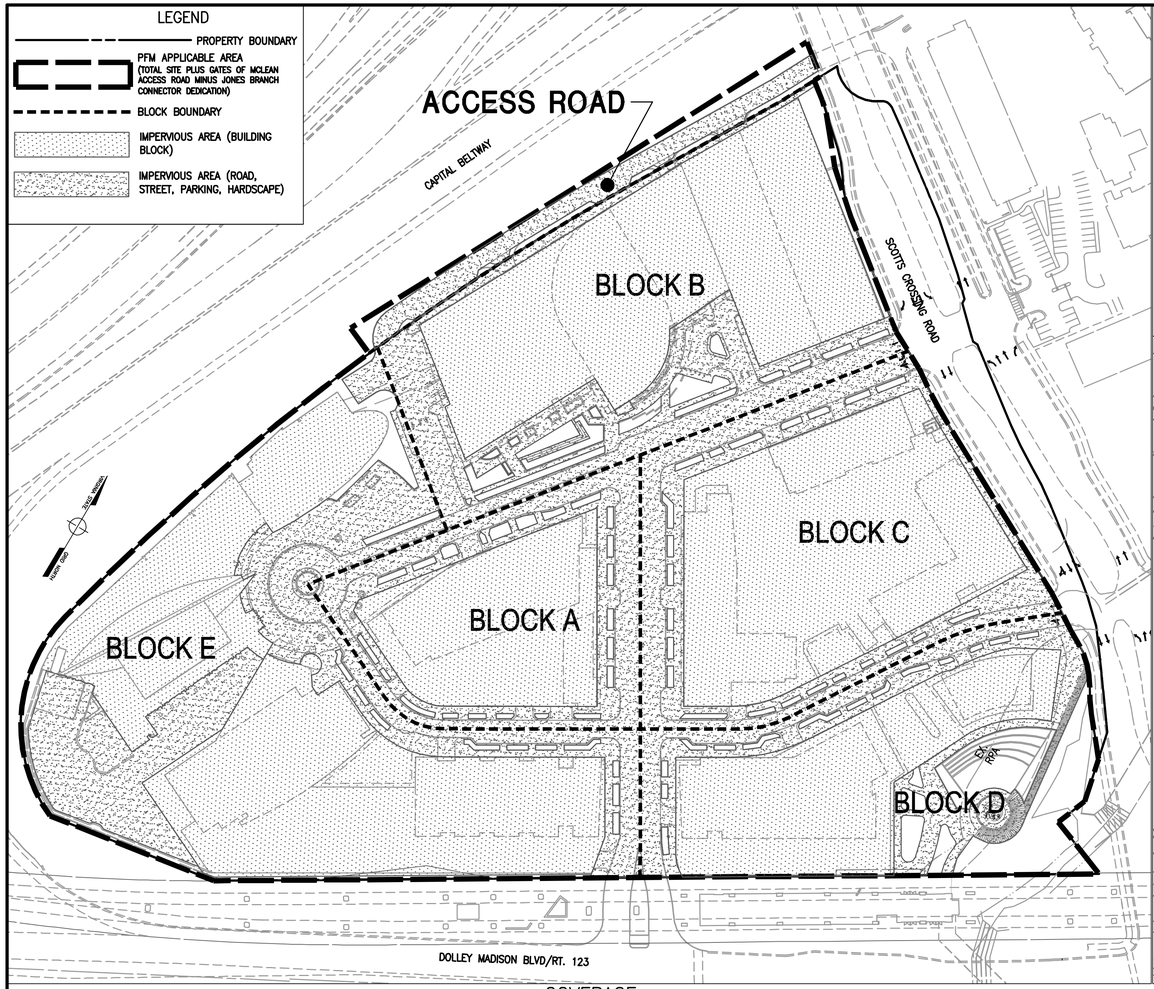
SWM PROGRAM (PFM)

CAPITAL ONE MASTERPLAN

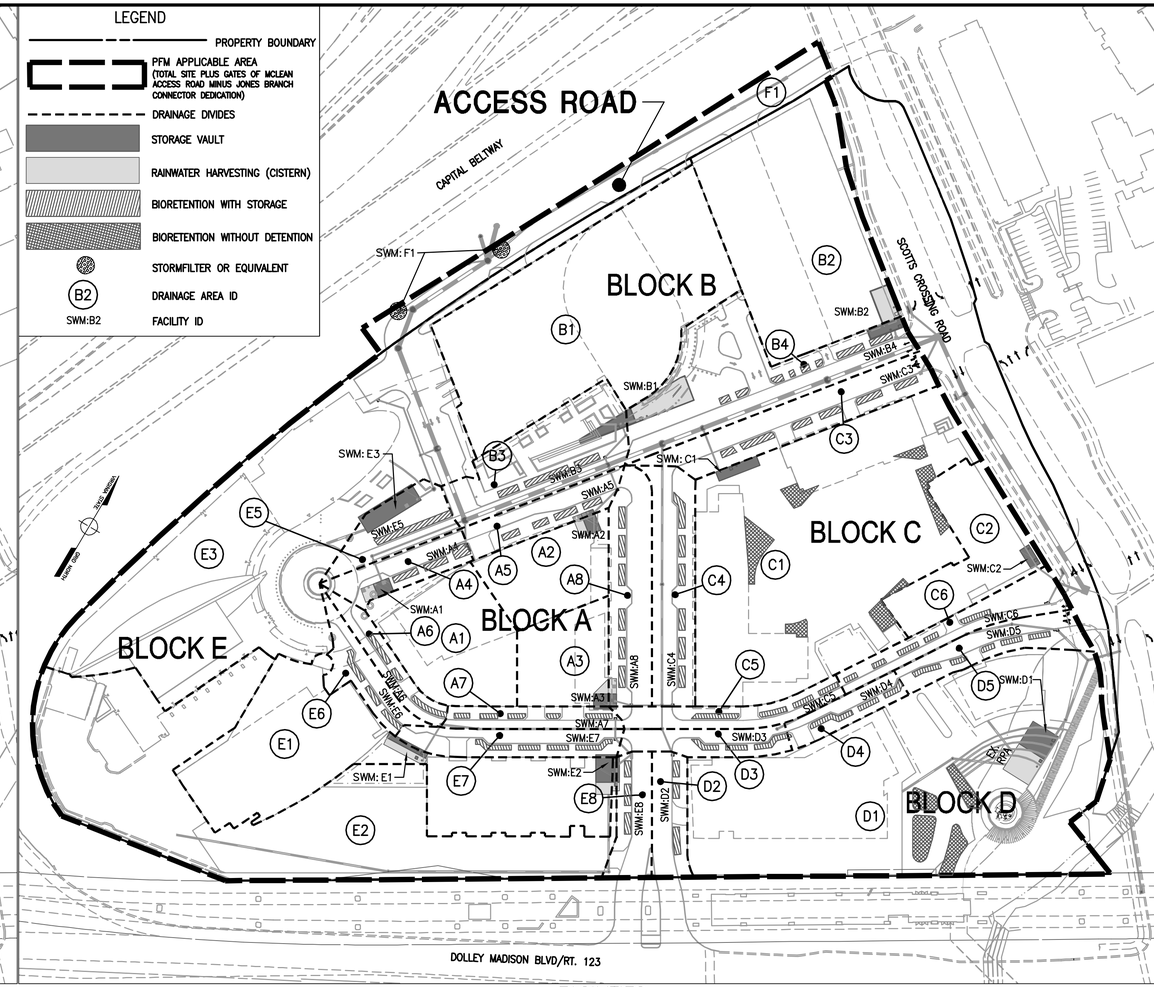
PROFFERED CONDITION AMENDMENT/ CONCEPTUAL DEVELOPMENT PLAN AMENDMENT PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	AS NOTED
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-SWM-4-AO.dwg
SHEET #	21 of 35



COVERAGE
SCALE: 1"=100'



FACILITIES
SCALE: 1"=100'

TIER I: PFM ADEQUATE OUTFALL
TIER II: PFM STORMWATER QUANTITY CONTROL

PFM - ADEQUATE OUTFALL ANALYSIS

Drainage Area / Facility ID	Facility Type	Drainage Area (ac)	Wooded Condition - CN=77, Tc=5min				Proposed Condition without Detention - Tc=5min									*Allowable Release Rate			Required Detention Volume (cf)	Facility Sizing		
			Q_{W2} (cfs)	V_{W2} (cf)	Q_{W10} (cfs)	V_{W10} (cf)	Green Roof - CN=65 (ac)	Impervious Area - CN=98	Pervious Area - CN=80	Weighted CN	V_{P1} (cf)	Q_{P2} (cfs)	V_{P2} (cf)	Q_{P10} (cfs)	V_{P10} (cf)	Q_{A1} (cfs)	Q_{A2} (cfs)	Q_{A10} (cfs)		Footprint (sf)	Equivalent Depth (ft)	Provided Detention Volume (cf)
A1	Storage Vault	0.67	1.51	3,039	3.45	7,001	0.26	0.41	0.00	85	3,360	2.17	4,408	4.25	8,912	0.08	1.04	2.71	3,595	460	8.0	3,680
A2	Storage Vault	0.45	1.02	2,041	2.32	4,702	0.18	0.27	0.00	85	2,257	1.45	2,961	2.85	5,986	0.05	0.70	1.82	2,415	550	8.0	4,400
A3	Storage Vault	0.38	0.86	1,724	1.95	3,970	0.15	0.23	0.00	85	1,906	1.23	2,500	2.41	5,055	0.04	0.59	1.53	2,051	666	8.0	5,328
A4	Bioretention with Storage	0.21	0.47	953	1.08	2,194	0.00	0.19	0.02	96	1,774	0.96	2,161	1.59	3,719	0.04	0.21	0.64	2,276	833	4.0	3,332
A5	Bioretention with Storage	0.25	0.56	1,134	1.29	2,612	0.00	0.22	0.03	96	2,112	1.14	2,573	1.90	4,428	0.05	0.25	0.76	2,714	818	4.0	3,272
A6	Bioretention with Storage	0.16	0.36	726	0.82	1,672	0.00	0.14	0.02	95	1,292	0.71	1,584	1.20	2,766	0.03	0.17	0.50	1,659	832	4.0	3,328
A7	Bioretention with Storage	0.17	0.38	771	0.87	1,776	0.00	0.15	0.02	95	1,373	0.76	1,683	1.28	2,939	0.03	0.17	0.53	1,765	879	4.0	3,516
A8	Bioretention with Storage	0.44	0.99	1,996	2.26	4,597	0.00	0.40	0.04	96	3,718	2.00	4,528	3.34	7,793	0.09	0.44	1.33	4,846	1,620	4.0	6,480
B1	Storage Vault	2.01	4.54	9,118	10.34	21,002	0.81	1.20	0.00	85	10,081	6.50	13,225	12.74	26,737	0.23	3.13	8.12	10,802	1,180	18.0	21,240
B2	Storage Vault	1.51	3.41	6,850	7.77	15,777	0.60	0.91	0.00	85	7,573	4.88	9,935	9.57	20,086	0.18	2.35	6.10	8,115	625	19.5	12,188
B3	Bioretention with Storage	0.59	1.33	2,676	3.04	6,165	0.00	0.43	0.16	94	4,552	2.57	5,618	4.38	9,951	0.11	0.63	1.88	5,859	1,175	5.5	6,463
B4	Bioretention with Storage	0.86	1.94	3,901	4.42	8,986	0.00	0.72	0.14	95	6,945	3.84	8,515	6.46	14,866	0.16	0.89	2.67	8,953	1,497	6.5	9,731
C1	Storage Vault	2.68	6.05	12,157	13.78	28,002	1.07	1.61	0.00	85	13,441	8.66	17,633	16.99	35,649	0.31	4.17	10.82	14,414	850	18.0	15,300
C2	Storage Vault	0.56	1.26	2,540	2.88	5,851	0.22	0.34	0.00	85	2,809	1.81	3,685	3.55	7,449	0.07	0.87	2.26	3,013	440	8.0	3,520
C3	Bioretention with Storage	0.49	1.11	2,223	2.52	5,120	0.00	0.44	0.05	96	4,140	2.23	5,043	3.72	8,679	0.10	0.49	1.49	5,318	1,916	4.0	7,664
C4	Bioretention with Storage	0.47	1.06	2,132	2.42	4,911	0.00	0.42	0.05	96	3,971	2.14	4,837	3.57	8,324	0.09	0.47	1.43	5,100	1,803	4.0	7,212
C5	Bioretention with Storage	0.23	0.52	1,043	1.18	2,403	0.00	0.21	0.02	96	1,943	1.05	2,367	1.75	4,074	0.04	0.23	0.70	2,495	1,118	4.0	4,472
C6	Bioretention with Storage	0.30	0.68	1,361	1.54	3,135	0.00	0.28	0.02	97	2,652	1.39	3,208	2.29	5,443	0.06	0.29	0.89	3,431	935	4.0	3,740
D1	Storage Vault	3.18	7.18	14,425	16.36	33,226	0.75	1.61	0.82	86	16,769	10.68	21,845	20.61	43,498	0.39	4.74	12.50	18,659	1,570	12.0	18,840
D2	Bioretention with Storage	0.20	0.45	907	1.03	2,090	0.00	0.18	0.02	96	1,690	0.91	2,058	1.52	3,542	0.04	0.20	0.61	2,167	737	4.0	2,948
D3	Bioretention with Storage	0.20	0.45	907	1.03	2,090	0.00	0.18	0.02	96	1,690	0.91	2,058	1.52	3,542	0.04	0.20	0.61	2,167	850	4.0	3,400
D4	Bioretention with Storage	0.16	0.36	726	0.82	1,672	0.00	0.14	0.02	96	1,352	0.73	1,647	1.21	2,834	0.03	0.16	0.48	1,770	883	4.0	3,532
D5	Bioretention with Storage	0.27	0.61	1,225	1.39	2,821	0.00	0.25	0.02	97	2,387	1.25	2,887	2.06	4,898	0.06	0.26	0.80	3,090	967	4.0	3,868
E1	Storage Vault	1.60	3.61	7,258	8.23	16,718	0.63	0.97	0.00	85	8,024	5.17	10,527	10.14	21,283	0.19	2.49	6.46	8,605	513	18.0	9,234
E2	Storage Vault	2.53	5.71	11,477	13.01	26,435	0.51	1.84	0.18	90	16,202	9.80	20,539	17.73	38,541	0.38	3.19	8.92	20,294	1,272	18.0	22,896
E3	Storage Vault	3.04	6.86	13,790	15.64	31,764	0.26	2.44	0.34	93	22,400	12.90	27,833	22.30	50,009	0.52	3.40	9.93	28,745	2,635	12.0	31,620
E5	Bioretention with Storage	0.27	0.61	1,225	1.39	2,821	0.00	0.25	0.02	97	2,387	1.25	2,887	2.06	4,898	0.06	0.26	0.80	3,090	818	4.0	3,272
E6	Bioretention with Storage	0.20	0.45	907	1.03	2,090	0.00	0.18	0.02	96	1,690	0.91	2,058	1.52	3,542	0.04	0.20	0.61	2,167	805	4.0	3,220
E7	Bioretention with Storage	0.27	0.61	1,225	1.39	2,821	0.00	0.24	0.03	96	2,281	1.23	2,779	2.05	4,782	0.05	0.27	0.82	2,933	1,166	4.0	4,664
E8	Bioretention with Storage	0.21	0.47	953	1.08	2,194	0.00	0.19	0.02	96	1,774	0.96	2,161	1.59	3,719	0.04	0.21	0.64	2,276	742	4.0	2,968
F1	Stormfilter (or Equivalent)	0.69	1.56	3,130	3.55	7,210	0.00	0.46	0.23	92	4,854	2.85	6,072	4.99	11,067	0.11	0.80	2.31	6,197			0
Total		25.24	56.97	114,540	129.87	263,828	5.44	17.50	2.31	89	159,399	95.03	201,815	173.15	379,011	3.69	33.45	91.67	190,981	31,155	7.55	235,327

* $Q_{A1} = 2*V_{P1}/24/60/60$, $Q_{A2} = Q_{W2}*V_{W2}/V_{P2}$, $Q_{A10} = Q_{W10}*V_{W10}/V_{P10}$

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SWM PROGRAM (PFM)

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/ CONCEPTUAL DEVELOPMENT PLAN AMENDMENT PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=100'
DATE MAY 6, 2013
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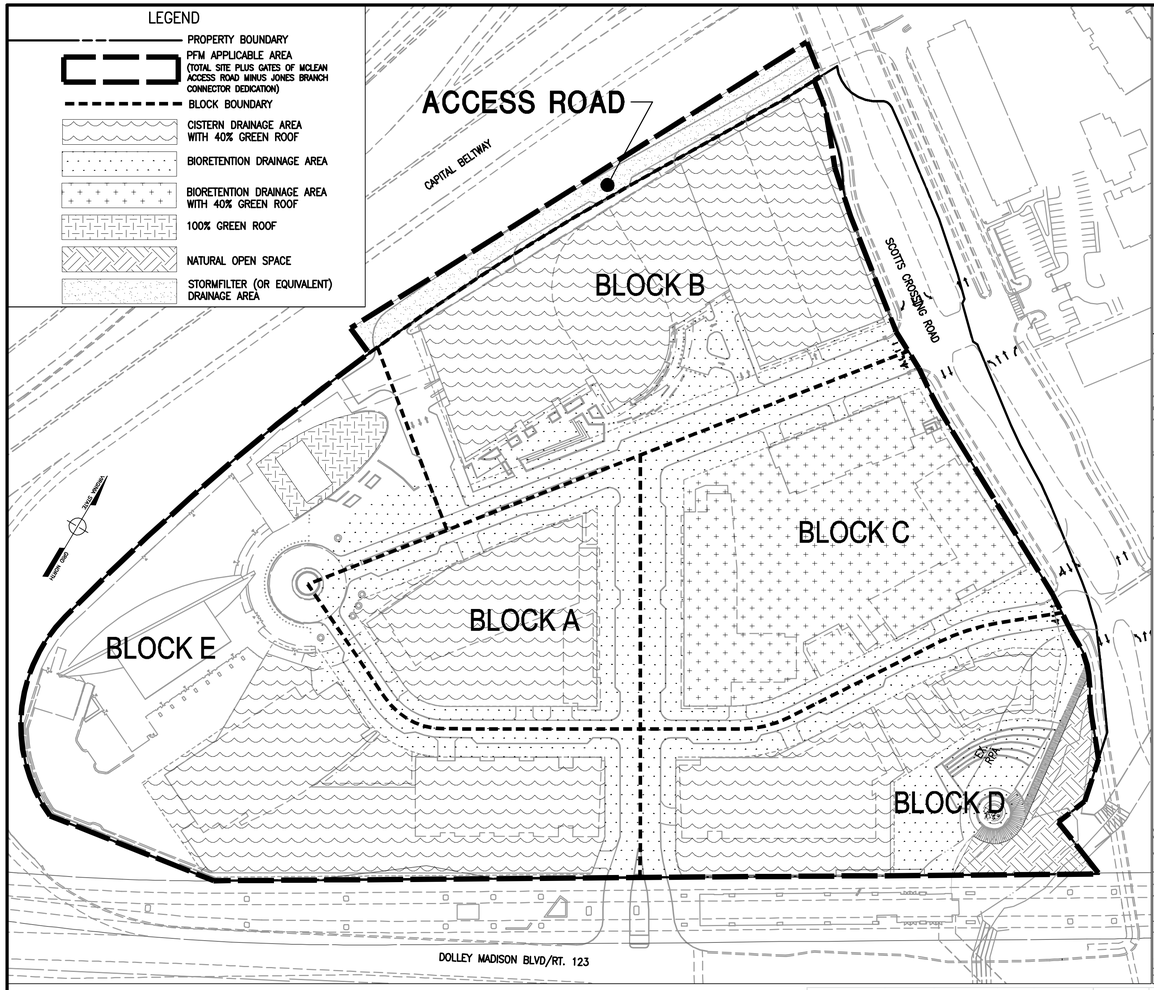
SHEET # 21A of 35



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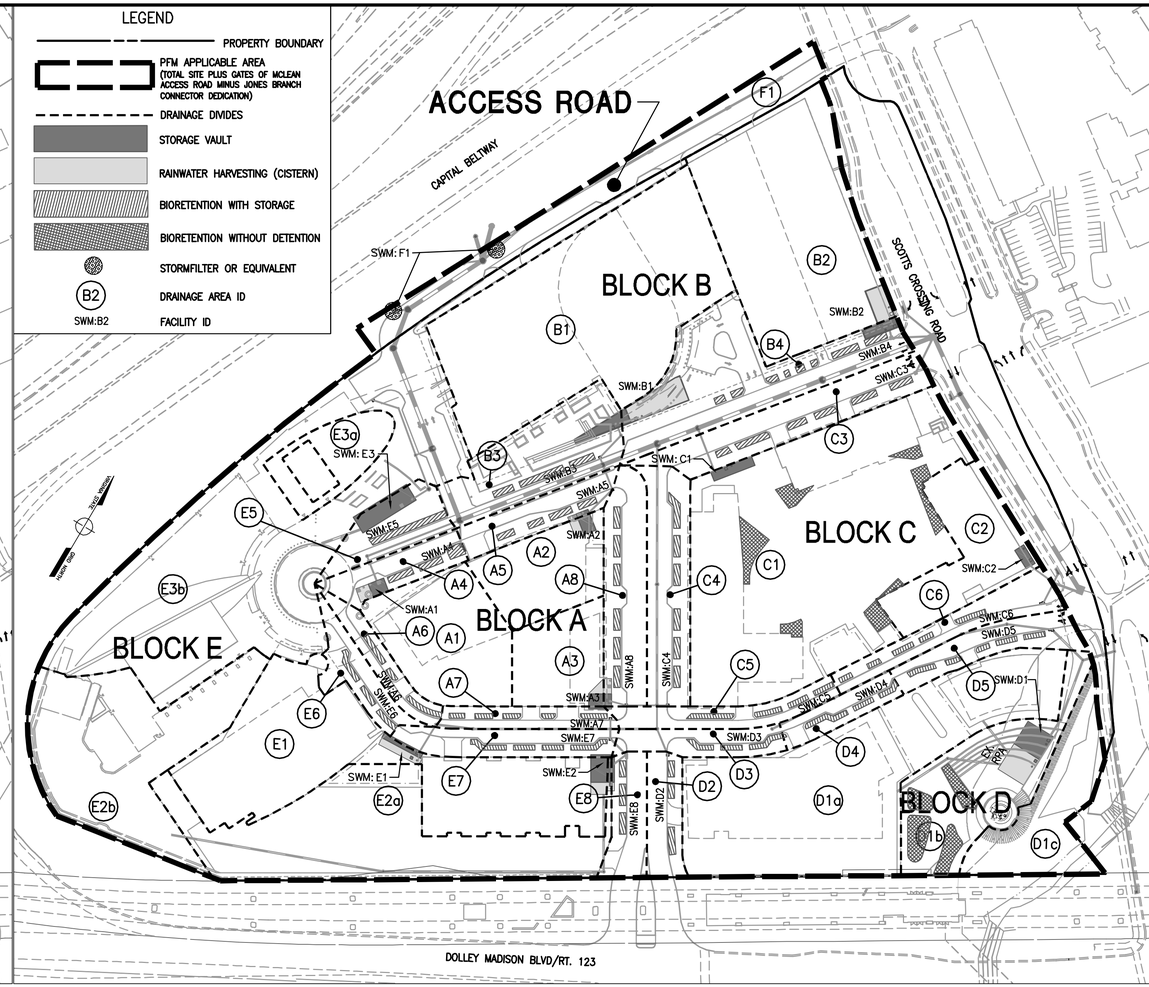

FACILITIES
SCALE: 1"=100'

TIER III: PFM STORMWATER QUALITY CONTROL

PFM - STORMWATER QUALITY CONTROL (BMP)

Drainage Area	Drainage Area A (ac)	BMP #1					BMP #2							Total Removal R=R1+R2
		BMP Type	Area A1 (ac)	Runoff Coefficient C1	Removal Efficiency E1	Removal R1=A1XC1XE1	BMP Type	Area A2 (ac)	Impervious Area - C=0.9 (ac)	Pervious Area - C=0.3 (ac)	Runoff Coefficient C2	Removal Efficiency E2	Removal R2=A2XC2XE2	
A1	0.67	Green Roof	0.26	0.90	40%	0.09	Rainwater Harvesting	0.41	0.41	0.00	0.90	90%	0.33	0.43
A2	0.45	Green Roof	0.18	0.90	40%	0.06	Rainwater Harvesting	0.27	0.27	0.00	0.89	90%	0.22	0.28
A3	0.38	Green Roof	0.15	0.90	40%	0.05	Rainwater Harvesting	0.23	0.23	0.00	0.90	90%	0.19	0.24
A4	0.21						Bioretention	0.21	0.19	0.02	0.83	65%	0.12	0.12
A5	0.25						Bioretention	0.25	0.22	0.03	0.84	65%	0.13	0.13
A6	0.16						Bioretention	0.16	0.14	0.02	0.81	65%	0.09	0.09
A7	0.17						Bioretention	0.17	0.15	0.02	0.81	65%	0.09	0.09
A8	0.44						Bioretention	0.44	0.40	0.04	0.84	65%	0.24	0.24
B1	2.01	Green Roof	0.81	0.90	40%	0.29	Rainwater Harvesting	1.20	1.20	0.00	0.90	90%	0.97	1.26
B2	1.51	Green Roof	0.60	0.90	40%	0.22	Rainwater Harvesting	0.91	0.91	0.00	0.90	90%	0.74	0.95
B3	0.59						Bioretention	0.59	0.43	0.16	0.74	65%	0.28	0.28
B4	0.86						Bioretention	0.86	0.49	0.37	0.64	65%	0.36	0.36
C1	2.68	Green Roof	1.07	0.90	40%	0.39	Bioretention	1.61	1.61	0.00	0.90	65%	0.94	1.33
C2	0.56	Green Roof	0.22	0.90	40%	0.08	None	0.34	0.34	0.00	0.90	0%	0.00	0.08
C3	0.49						Bioretention	0.49	0.44	0.05	0.84	65%	0.27	0.27
C4	0.47						Bioretention	0.47	0.42	0.05	0.84	65%	0.25	0.25
C5	0.23						Bioretention	0.23	0.21	0.02	0.84	65%	0.13	0.13
C6	0.30						Bioretention	0.30	0.28	0.02	0.87	65%	0.17	0.17
D1-a	1.88	Green Roof	0.75	0.90	40%	0.27	Rainwater Harvesting	1.13	1.13	0.00	0.90	90%	0.92	1.19
D1-b	0.76						Bioretention	0.76	0.48	0.28	0.68	65%	0.33	0.33
D1-c	0.54						Natural Open Space	0.54	0.00	0.54	0.30	100%	0.16	0.16
D2	0.20						Bioretention	0.20	0.18	0.02	0.84	65%	0.11	0.11
D3	0.20						Bioretention	0.20	0.18	0.02	0.84	65%	0.11	0.11
D4	0.16						Bioretention	0.16	0.14	0.02	0.83	65%	0.09	0.09
D5	0.27						Bioretention	0.27	0.25	0.02	0.85	65%	0.15	0.15
E1	1.60	Green Roof	0.63	0.90	40%	0.23	Rainwater Harvesting	0.97	0.97	0.00	0.90	90%	0.78	1.01
E2-a	1.25	Green Roof	0.51	0.90	40%	0.18	Rainwater Harvesting	0.74	0.74	0.00	0.90	90%	0.60	0.78
E2-b	1.27						None	1.27	1.10	0.17	0.82	0%	0.00	0.00
E3-a	0.34	Green Roof	0.26	0.90	40%	0.09	None	0.08	0.08	0.00	0.90	0%	0.00	0.09
E3-b	2.70						None	2.70	2.36	0.34	0.82	0%	0.00	0.00
E5	0.27						Bioretention	0.27	0.25	0.02	0.86	65%	0.15	0.15
E6	0.20						Bioretention	0.20	0.18	0.02	0.85	65%	0.11	0.11
E7	0.27						Bioretention	0.27	0.24	0.03	0.83	65%	0.15	0.15
E8	0.21						Bioretention	0.21	0.19	0.02	0.84	65%	0.12	0.12
F1	0.69						Stormfilter or Equivalent	0.69	0.46	0.23	0.70	50%	0.24	0.24
Total	25.24	Green Roof	5.44	0.90	40.0%	1.96		19.80	17.27	2.53	0.82		9.53	11.49

BMP Compliance

Total Area A=	25.24	ac			
Runoff Coefficient C =	0.84				
Total Removal R =	11.49				
Removal Efficiency = R / (A X C) =			54%	>	40%

APPLICANT RESERVES THE RIGHT TO PROVIDE INTERIM FACILITIES AS NEEDED TO MEET PFM REQUIREMENTS OF STORMWATER QUALITY CONTROL.

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CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/ CONCEPTUAL DEVELOPMENT PLAN AMENDMENT PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=100'
DATE MAY 6, 2013
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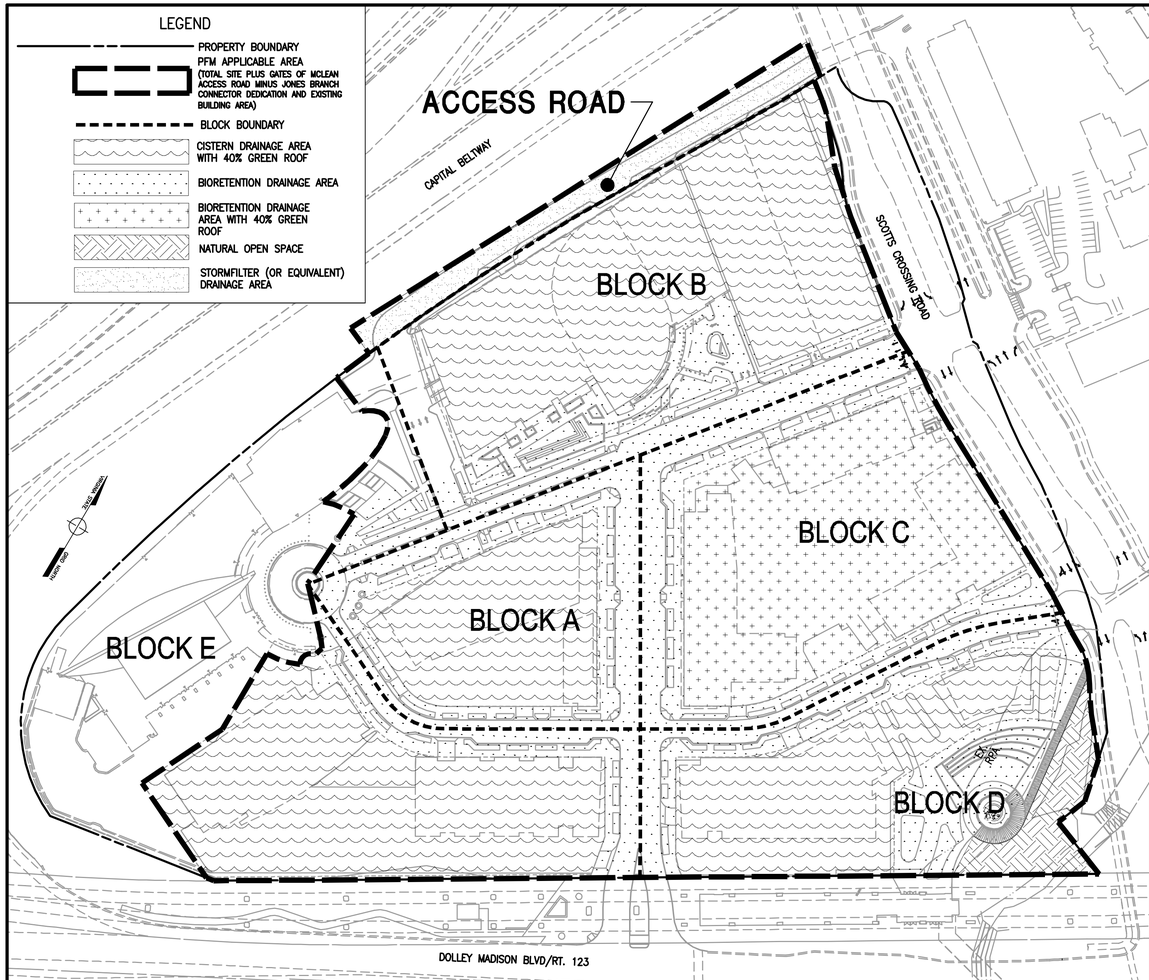

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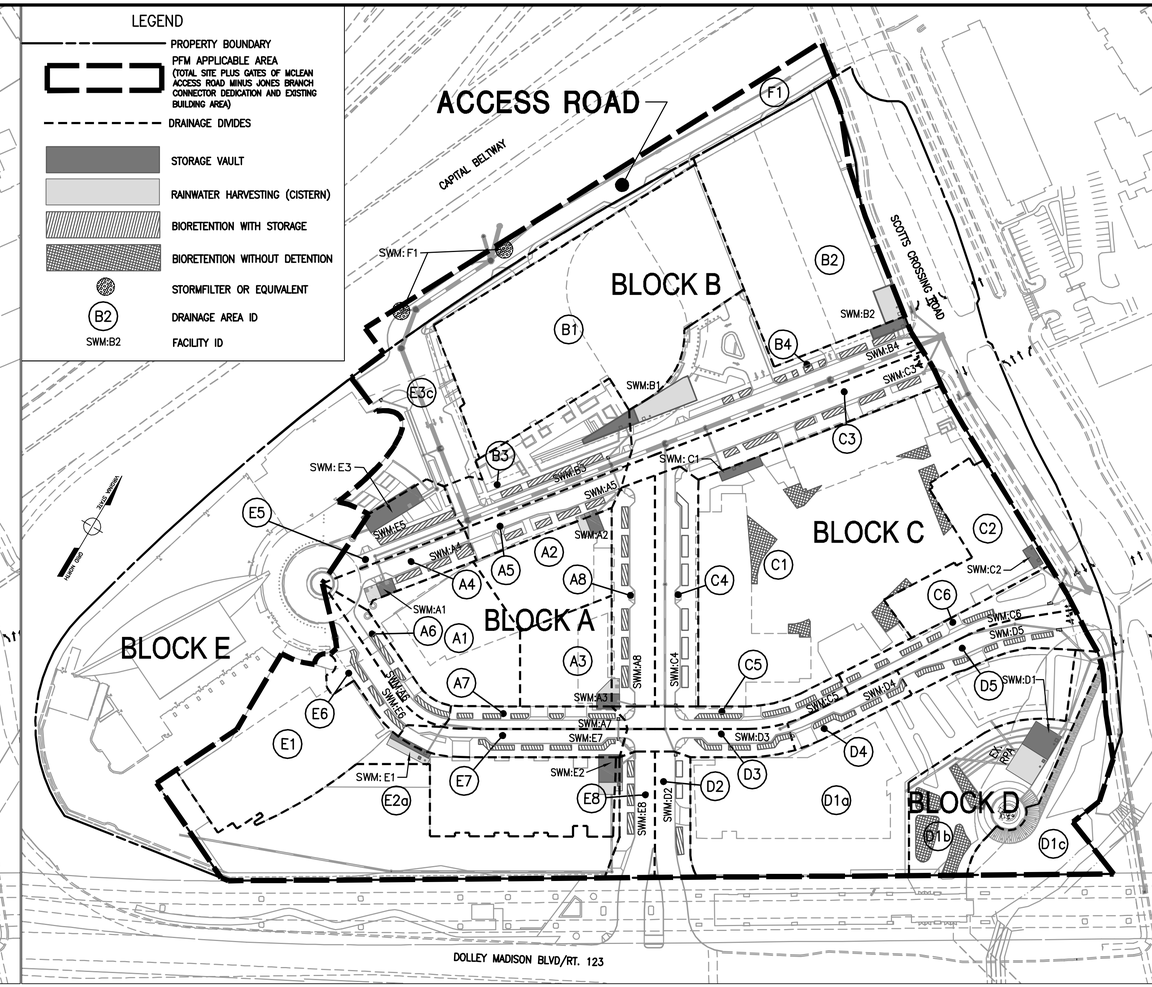

FACILITIES
SCALE: 1"=100'

TIER IV: TCUC–FCCP 1" RAINFALL ON–SITE & TIER V: LEED SS CREDIT 6.2 STORMWATER DESIGN – QUALITY CONTROL

NOTE:
THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY DPWES, AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION.

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SWM PROGRAM (FCCP)

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
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SHEET #	22 of 35

TIER IV: TCUC–FCCP 1" RAINFALL ON–SITE & TIER V: LEED SS CREDIT 6.2 STORMWATER DESIGN – QUALITY CONTROL

FIRST 1" RAINFALL RETENTION ON–SITE COMPLIANCE

Drainage Area ID	Required Runoff Retention					Runoff Reduction Practices			Runoff Reduction by Green Roof - 100% Reduction Efficiency				Runoff Reduction by Bioretention - 100% Reduction Efficiency					Runoff Reduction by Rainwater Harvesting (Cistern)						Provided Runoff Retention	
	Area (ac)	Impervious Area including Green Roof Rv=0.95 (ac)	Turf Area - Rv=0.25 (ac)	Natural Open Space - Rv=0.05 (ac)	Runoff Volume from 1" Rainfall (cf)	Green Roof	Bioretention	Rainwater Harvesting (Cistern)	Green Roof - Rv=0.95 (ac)	Generated Runoff Volume (cf)	Runoff Reduction by Green Roof (cf)	Reduction Contribution Percentage	Drainage Area Generated Runoff Volume (cf)	Runoff Reduction By Upstream Green Roof (cf)	Runoff Volume to Bioretention (cf)	Runoff Reduction by Bioretention (cf)	Reduction Contribution Percentage	Rainwater Collect Area (ac)	Design Rainfall for RWH (in)	Runoff Volume to Rainwater Harvesting (Cistern) from Design Rainfall (cf)	*Runoff Reduction Volume Credit	Runoff Reduction by Rainwater Harvesting (Cistern) (cf)	Reduction Contribution Percentage	Total Runoff Reduction Volume (cf)	Reduction Percentage
A1	0.67	0.67	0.00		2,310	√		√	0.26	897	897	39%	0	0	0	0	0%	0.41	1.2	1,753	95%	1,666	72%	2,562	111%
A2	0.45	0.45	0.00		1,552	√		√	0.18	621	621	40%	0	0	0	0	0%	0.27	1.2	1,155	95%	1,097	71%	1,718	111%
A3	0.38	0.38	0.00		1,310	√		√	0.15	517	517	39%	0	0	0	0	0%	0.23	1.2	984	95%	934	71%	1,452	111%
A4	0.21	0.19	0.02		673		√		0.00	0	0	0%	673	0	673	673	100%	0.00	1.2	0	0%	0	0%	673	100%
A5	0.25	0.22	0.03		786		√		0.00	0	0	0%	786	0	786	786	100%	0.00	1.2	0	0%	0	0%	786	100%
A6	0.16	0.14	0.02		501		√		0.00	0	0	0%	501	0	501	501	100%	0.00	1.2	0	0%	0	0%	501	100%
A7	0.17	0.15	0.02		535		√		0.00	0	0	0%	535	0	535	535	100%	0.00	1.2	0	0%	0	0%	535	100%
A8	0.44	0.40	0.04		1,416		√		0.00	0	0	0%	1,416	0	1,416	1,416	100%	0.00	1.2	0	0%	0	0%	1,416	100%
Block A Subtotal					**9,084**																			**9,643**	**106%**
B1	2.01	2.01	0.00		6,931	√		√	0.81	2,793	2,793	40%	0	0	0	0	0%	1.20	1.2	5,131	95%	4,875	70%	7,668	111%
B2	1.51	1.51	0.00		5,207	√		√	0.60	2,069	2,069	40%	0	0	0	0	0%	0.91	1.2	3,891	95%	3,697	71%	5,766	111%
B3	0.59	0.43	0.16		1,628		√		0.00	0	0	0%	1,628	0	1,628	1,628	100%	0.00	1.2	0	0%	0	0%	1,628	100%
B4	0.86	0.72	0.14		2,610		√		0.00	0	0	0%	2,610	0	2,610	2,610	100%	0.00	1.2	0	0%	0	0%	2,610	100%
Block B Subtotal					**16,377**																			**17,672**	**108%**
C1	2.68	2.68	0.00		9,242	√	√		1.07	3,690	3,690	40%	9,242	3,690	5,552	5,552	60%	0.00	1.2	0	0%	0	0%	9,242	100%
C2	0.56	0.56	0.00		1,931	√	√		0.22	759	759	39%	1,931	759	1,172	1,172	61%	0.00	1.2	0	0%	0	0%	1,931	100%
C3	0.49	0.44	0.05		1,563		√		0.00	0	0	0%	1,563	0	1,563	1,563	100%	0.00	1.2	0	0%	0	0%	1,563	100%
C4	0.47	0.42	0.05		1,494		√		0.00	0	0	0%	1,494	0	1,494	1,494	100%	0.00	1.2	0	0%	0	0%	1,494	100%
C5	0.23	0.21	0.02		742		√		0.00	0	0	0%	742	0	742	742	100%	0.00	1.2	0	0%	0	0%	742	100%
C6	0.30	0.28	0.02		984		√		0.00	0	0	0%	984	0	984	984	100%	0.00	1.2	0	0%	0	0%	984	100%
Block C Subtotal					**15,956**																			**15,956**	**100%**
D1-a	1.88	1.88	0.00		6,483	√		√	0.75	2,586	2,586	40%	0	0	0	0	0%	1.13	1.2	4,832	95%	4,590	71%	7,177	111%
D1-b	0.76	0.48	0.28		1,909		√		0.00	0	0	0%	1,909	0	1,909	1,909	100%	0.00	1.2	0	0%	0	0%	1,909	100%
D1-c	0.54	0.00	0.00	0.54	98				0.00	0	0	0%	0	0	0	0	0%	0.00	1.2	0	0%	0	0%	0	0%
D2	0.20	0.18	0.02		639		√		0.00	0	0	0%	639	0	639	639	100%	0.00	1.2	0	0%	0	0%	639	100%
D3	0.20	0.18	0.02		639		√		0.00	0	0	0%	639	0	639	639	100%	0.00	1.2	0	0%	0	0%	639	100%
D4	0.16	0.14	0.02		501		√		0.00	0	0	0%	501	0	501	501	100%	0.00	1.2	0	0%	0	0%	501	100%
D5	0.27	0.25	0.02		880		√		0.00	0	0	0%	880	0	880	880	100%	0.00	1.2	0	0%	0	0%	880	100%
Block D Subtotal					**11,150**																			**11,745**	**105%**
E1	1.60	1.60	0.00		5,518	√		√	0.63	2,173	2,173	39%	0	0	0	0	0%	0.97	1.2	4,148	95%	3,940	71%	6,113	111%
E2-a	1.30	1.30	0.00		4,483	√		√	0.52	1,793	1,793	40%	0	0	0	0	0%	0.78	1.2	3,335	95%	3,169	71%	4,962	111%
E3-c	0.74	0.50	0.24		1,942				0.00	0	0	0%	0	0	0	0	0%	0.00	1.2	0	0%	0	0%	0	0%
E5	0.27	0.25	0.02		880		√		0.00	0	0	0%	880	0	880	880	100%	0.00	1.2	0	0%	0	0%	880	100%
E6	0.20	0.18	0.02		639		√		0.00	0	0	0%	639	0	639	639	100%	0.00	1.2	0	0%	0	0%	639	100%
E7	0.27	0.24	0.03		855		√		0.00	0	0	0%	855	0	855	855	100%	0.00	1.2	0	0%	0	0%	855	100%
E8	0.21	0.19	0.02		673		√		0.00	0	0	0%	673	0	673	673	100%	0.00	1.2	0	0%	0	0%	673	100%
Block E Subtotal					**14,990**																			**14,122**	**94%**
F1	0.69	0.46	0.23		1,795				0.00	0	0	0%	0	0	0	0	0%	0.00	1.2	0	0%	0	0%	0	0%
Access Road Subtotal					**1,795**																			**0**	**0%**
Total	21.72	19.69	1.49	0.54	**69,351**				5.19	17,898	17,898	**26%**	31,721	4,449	27,272	27,272	**39%**	5.90		25,229	95%	23,968	**35%**	**69,138**	**100%**

***The runoff reduction credit is calculated using Tysons Stormwater Compliance Spreadsheet Beta 2012_0418.**

Cooling Tower Makeup Water Demand Estimation

Building #	# of floors	Area Use	Total GSF (sf)	Cooling Tower Size (Tons)	Chiller (Tons)	Chiller Energy (kWh/YR)	Annual Water Demand (Gallons)	Jan (Gallons)	Feb (Gallons)	March (Gallons)	April (Gallons)	May (Gallons)	June (Gallons)	July (Gallons)	August (Gallons)	Sept (Gallons)	Oct (Gallons)	Nov (Gallons)	Dec (Gallons)
#1	21	Office	518,836	2,850	2,680	2,273,108	6,387,715	334,582	382,634	511,549	469,821	653,286	670,845	676,199	705,659	611,566	551,498	474,522	345,553
		Retail	8,345																
#3	10	Office	860,000	3,711	3,490	2,960,153	8,318,396	435,710	498,285	666,165	611,824	850,741	873,608	880,579	918,943	796,411	718,188	617,946	449,996
		Retail	25,000																
#4	15	Hotel	325,374	1,987	1,868	1,584,496	4,452,630	233,225	266,720	356,581	327,494	455,380	467,621	471,352	491,888	426,299	384,428	330,771	240,872
		Retail	6,775																
#10	22	Office	459,623	2,609	2,454	2,081,071	5,848,068	306,316	350,309	468,333	430,130	598,095	614,171	619,072	646,043	559,899	504,906	434,433	316,360
		Retail	28,092																
#11	19	Office	290,468	1,782	1,675	1,420,898	3,992,901	209,144	239,181	319,765	293,681	408,363	419,339	422,685	441,101	382,284	344,736	296,619	216,002
		Pub. Facil.	30,000																
#12	21	Office	545,320	3,095	2,910	2,468,541	6,936,907	363,349	415,532	555,531	510,215	709,453	728,522	734,336	766,329	664,146	598,914	515,320	375,263
TOTALS			**3,097,833**	**16,034**	**15,077**	**12,788,266**	**35,936,616**	**1,882,326**	**2,152,660**	**2,877,924**	**2,643,166**	**3,675,317**	**3,774,107**	**3,804,222**	**3,969,962**	**3,440,604**	**3,102,670**	**2,669,611**	**1,944,046**

Runoff Reduction Credit for Rainwater Harvesting

Block	Cistern ID	Supply: Rainwater Collect Area (ac)	Supply: Rainwater Collect Area (sf)	Supply: Design Rainfall for RWH (in)	Supply: Max Volume Captured by Cistern (cf)	Demand: Building # Served	Demand: Lowest Monthly Demand (January) (gallons)	Demand: Avg Daily Drawdown in Lowest Demand Month (gallons)	Cistern Volume: Footprint (sf)	Cistern Volume: Height (ft)	Cistern Volume: Volume (cf)	Cistern Volume: Volume (gallons)	*Runoff Reduction Credit: Estimated % Credit	*Runoff Reduction Credit: Runoff Reduction Volume (cf)
A	A1	0.41	17,860	1.2	1,753	#1	334,582	10,793	549	9.0	4,941	36,959	95%	3,697
	A2	0.27	11,761	1.2	1,155				390	9.0	3,510	26,255		
	A3	0.23	10,019	1.2	984				470	9.0	4,230	31,640		
	SubTotal	0.91	39,640		3,891				1,409		12,681	94,854		
B	B1	1.20	52,272	1.2	5,131	#3	435,710	14,055	2,400	19.0	45,600	341,000	95%	4,875
	B2	0.91	39,640	1.2	3,891	#4	233,225	7,523	1,130	19.5	22,035	165,000	95%	3,697
D	D1	1.13	49,223	1.2	4,832	#10	306,316	9,881	1,760	13.0	22,880	171,000	95%	4,590
E	E1	0.97	42,253	1.2	4,148	#12	363,349	11,721	640	19.0	12,160	91,000	95%	3,940
	E2	0.78	33,977	1.2	3,335	#11	209,144	6,747	565	19.0	10,735	80,000	95%	3,169
Total		5.90	257,004		25,229		1,882,325	60,720	7,904		126,091	942,854		23,968

*The runoff reduction credit is calculated using Tysons Stormwater Compliance Spreadsheet Beta 2012_0418.

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

Site Name: Capital One - CDPA
Description:
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 space or reforested land				0.54	0.54
Managed Turf (acres)				1.49	1.49
Impervious Cover (acres)				19.69	19.69
				Total	21.72

Drainage Area B

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

Drainage Area C

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land					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 space or reforested land					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 space or reforested land					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)	0.54
Weighted Rv (forest)	0.05
% Forest	2%
Managed Turf (acres)	1.49
Weighted Rv (turf)	0.25
% Managed Turf	7%
Impervious Cover (acres)	19.69
Rv (impervious)	0.95
% Impervious	91%
Total Site Area (acres)	**21.72**
Site Rv	**0.88**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	**78,844**
Volume Not Converted to Runoff (cf)	**9,492**
1-inch Runoff Volume for entire site (cf)	**69,351**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	69,351
Runoff Reduction Volume Achieved (cf)	69,138
Total Runoff Volume Retained (cf)	78,630
Total Area of Site Captured in a BMP (acres)	21.05

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%)	**97%**
Rainfall Depth Retained Onsite (inch)	**1.00**

NOTE:
THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY DPWES, AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION.

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SEAL
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

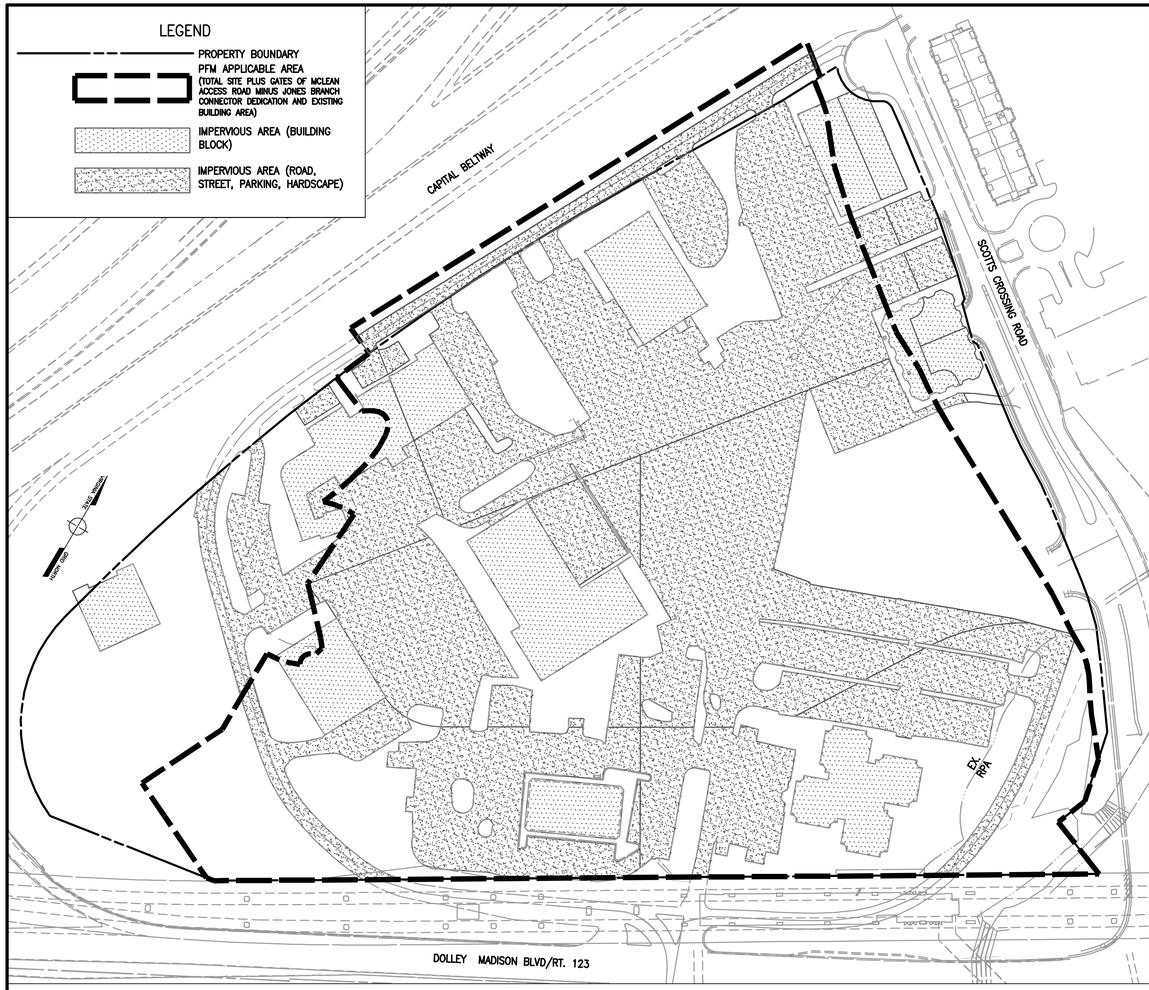
REVISIONS
5-24-2013
ACCEPTANCE COMMENTS
8-13-2013
PRE. STAFFING COMMENTS
12-02-2013
STAFFING COMMENTS
01-28-2014
STAFFING COMMENTS
02-18-2014
STAFFING COMMENTS

SWM PROGRAM (FCCP)

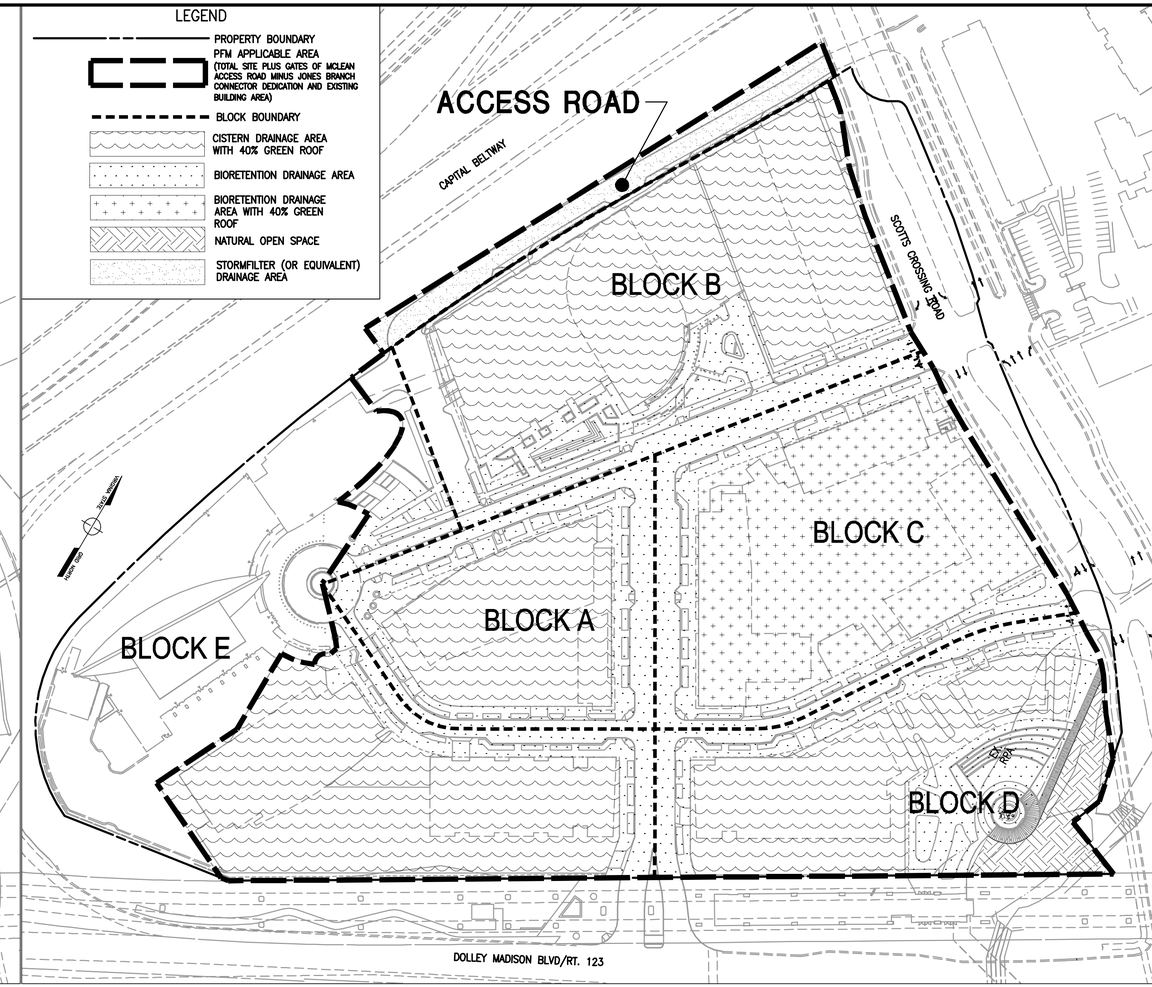
CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=100'
DATE MAY 6, 2013
DRAWN OS/JPW/KK/DW
CHECKED OS/RW
JOB # 1798-2001
CAD FILE 2001-SWM-3-FCCP.dwg
SHEET # 22A of 35



PREDEVELOPMENT CONDITION
SCALE: 1"=100'



POST-DEVELOPMENT CONDITION
SCALE: 1"=100'

TIER VI: LEED SS CREDIT 6.1 STORMWATER DESIGN – QUANTITY CONTROL

NOTE:
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Condition	Applicable Area	Impervious Area CN=98	Pervious Area CN=80	Weighted CN	Time of Concentration	2-YR 24-HR Rainfall	Peak Discharge Rate	Discharge Volume
	(ac)	(ac)	(ac)		(min)	(in)	(cfs)	(cf)
Predevelopment	21.72	12.89	8.83	91	10	3.20	76.13	178,049
Allowable Release Rate =	76.13	X	75%	=	57.10	cfs		
Allowable Release Volume =	178,049	X	75%	=	133,537	cf		

Condition	Applicable Area	Green Roof CN=65	Non-Green Roof Impervious Area CN=98	Pervious Area CN=80	Weighted CN before Adjustment	Runoff Reduction through Bioretention and Rainwater Harvesting	2-YR 24-HR Rainfall	*Weighted CN after Adjustment	Time of Concentration	Peak Discharge Rate	Discharge Volume
	(ac)	(ac)	(ac)	(ac)		(cf)	(in)		(min)	(cfs)	(cf)
Post-Development	21.72	5.19	14.50	2.03	88	51,240	3.20	79	10	46.55	105,391

* The method used to adjust the curve number due to the runoff reduction is the same as that in Virginia Runoff Reduction Method Worksheet, which is based on TR-55 method.

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CAPITAL ONE MASTERPLAN

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PCA/CDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=100'
DATE MAY 6, 2013
DRAWN OS/JPW/KK/DW
CHECKED OS/RW
JOB # 1798-2001
CAD FILE 2001-SWM-3-FCCP.dwg
SHEET # 22B of 35

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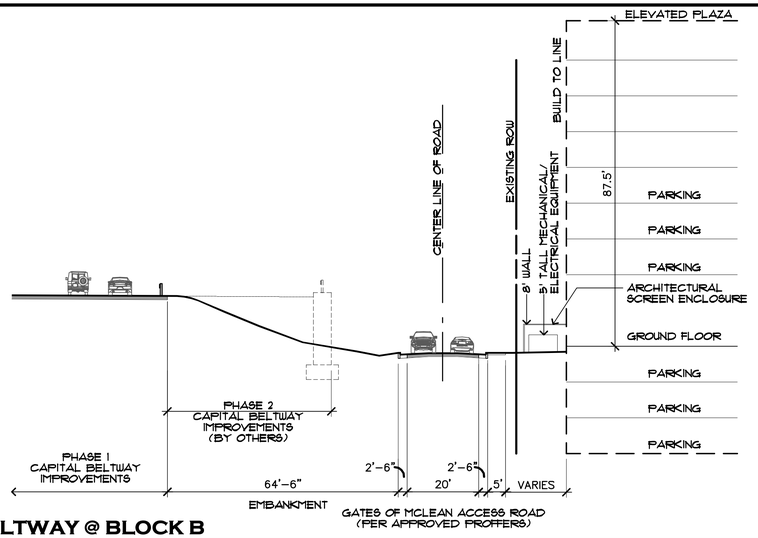
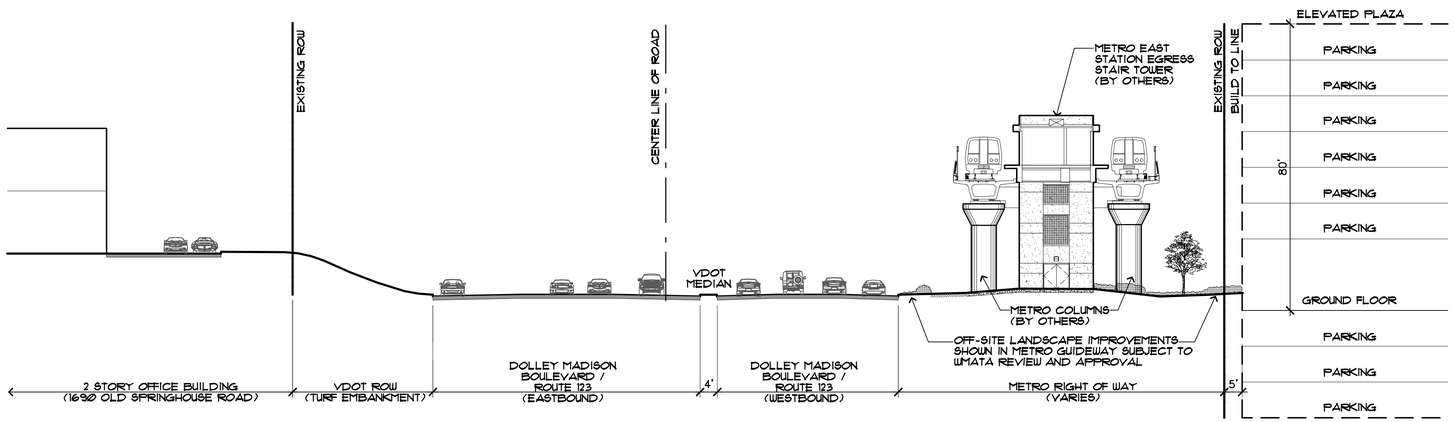


14 CAPITAL BELTWAY @ BLOCK B

SCALE: 1" = 20'



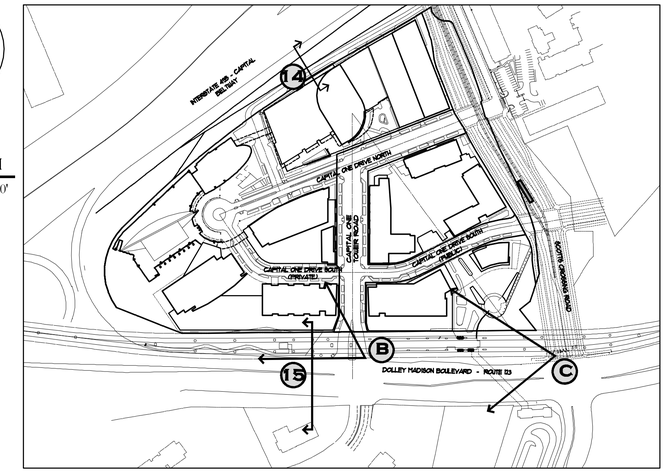
15 DOLLEY MADISON BOULEVARD @ BLOCK E

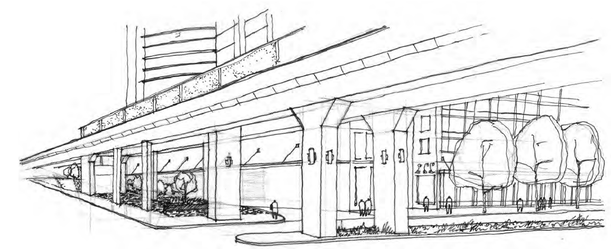
SCALE: 1" = 20'

NORTH

KEY PLAN

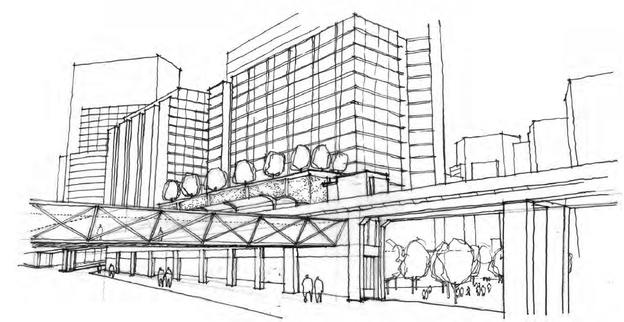
SCALE: 1" = 250'





B VIEW OF METRO EDGE AT RTE. 123 AND CAPITAL ONE TOWER ROAD

SCALE: N.T.S



C VIEW OF METRO EDGE AT RTE. 123 AND PEDESTRIAN CIRCULATION

SCALE: N.T.S

NOTES:

1. SEE 'STREET CLASSIFICATION' IN LEGEND LOCATED ON SHEETS 7 AND 11 FOR INTENDED LOCATION OF PROPOSED ROADWAY SECTIONS AND WALKWAYS SHOWN BELOW.
2. THE BUILD TO LINES ARE PROVIDED AS A TYPICAL CONDITION FOR THE STREET ENCLOSURE AND PROPOSED BUILDINGS AND BUILDING ELEMENTS SHALL BE ALLOWED TO EXCEED THE BUILD TO LINE TO PROVIDE ARCHITECTURAL FEATURES AND STREETSCAPE DIVERSITY.
3. BUILD-TO-LINES ('BTL') HAVE BEEN ESTABLISHED AS DEPICTED ON SHEET 5 OF THE CDP TO CREATE AN URBAN, PEDESTRIAN-ORIENTED ENVIRONMENT WHERE BUILDINGS ARE LOCATED CLOSE TO THE STREET AND PEDESTRIAN/STREETSCAPE AREAS ARE LOCATED BETWEEN THE BUILDINGS AND THE STREETS. IN GENERAL, BUILDING FACADES ARE INTENDED TO BE CONFIGURED IN SUCH A WAY AS TO PROVIDE A CONTINUOUS STREET WALL ALONG THIS LINE, BUT MODIFICATIONS TO EITHER SIDE OF THE BTL SHALL BE PERMITTED PROVIDED SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDPA AND PROFFERS AS DETERMINED BY THE ZONING ADMINISTRATOR. AWNINGS AND OTHER ARCHITECTURAL CANOPIES ATTACHED TO THE BUILDING FRONTAGE THAT PROJECT OUT FROM THE BUILD-TO-LINE AND INTO THE BUILDING ZONE SHALL PROVIDE ADEQUATE CLEARANCE FOR PEDESTRIAN MOVEMENT AND SHALL NOT CONFLICT WITH STREET TREE LOCATIONS.

NOTE:

THE ACCOMPANYING SKETCHES EXCERPTED FROM THE PROFFERED CAPITAL ONE DESIGN GUIDELINES ILLUSTRATE THE GENERAL CHARACTER, SCALE AND MATERIAL QUALITY LEVEL OF THE EDGE CONDITIONS ALONG THE METRO SILVER LINE RIGHT-OF-WAY AND ROUTE 123. IN PARTICULAR, THESE SHOW THE RELATIONSHIP BETWEEN THE METRO STATION & ELEVATED TRACKS WITH THE MASSING OF BUILDINGS 10 & 11, AS WELL AS THE CHARACTER OF THE VIEW CORRIDORS ONTO CAPITAL ONE TOWER ROAD AND THE METRO PARK FROM ROUTE 123.

WHILE THESE SKETCHES DO NOT REPRESENT A FINALIZED DESIGN, THEY ARE REPRESENTATIVE OF THE BASELINE STANDARD OF DEVELOPMENT OF THE EDGE CONDITIONS AND FEATURES NOTED. ALL EXCERPTED IMAGES SHOULD BE REFERENCED IN THE CONTEXT OF THE FULL PROFFERED CAPITAL ONE DESIGN GUIDELINES. FINAL DESIGN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA AND PROFFERS, AND SUBJECT TO FUTURE FINAL DEVELOPMENT PLANS FOR THESE AREAS.

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NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

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ADJACENT STREET SECTIONS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	AS NOTED
DATE	MAY 6, 2013
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CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-SECT.dwg
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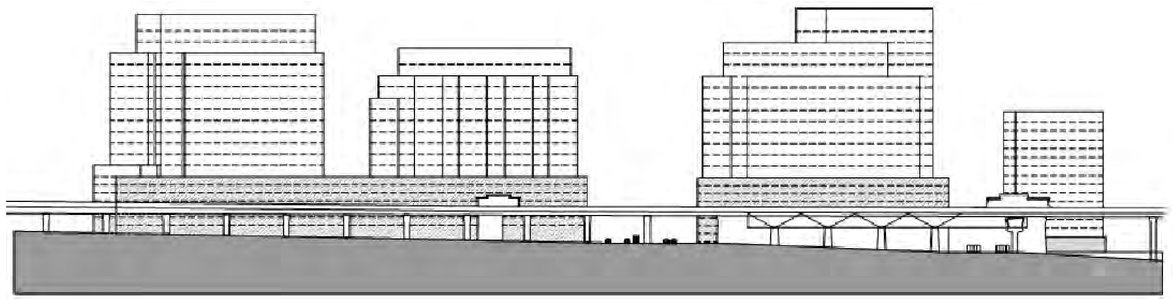


16 SECTION ALONG RTE. 123

SCALE: N.T.S

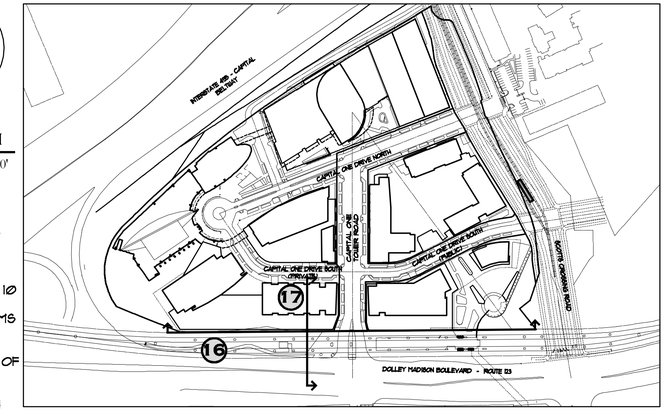
17 BUILDING 11/METRO SECTION

SCALE: N.T.S

NORTH

KEY PLAN

SCALE: 1" = 250'



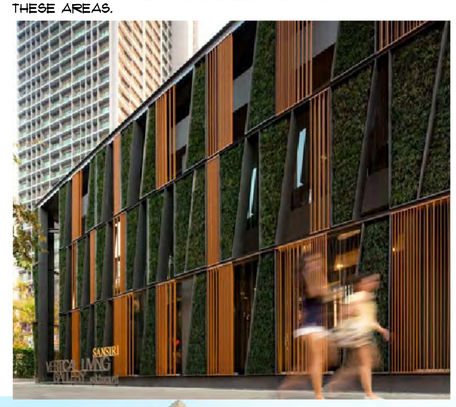
NOTE:

THE ACCOMPANYING IMAGES EXCERPTED FROM THE PROFFERED CAPITAL ONE DESIGN GUIDELINES ILLUSTRATE THE GENERAL CHARACTER, SCALE AND MATERIAL QUALITY LEVEL OF THE EDGE CONDITIONS ALONG THE METRO SILVER LINE RIGHT-OF-WAY AND ROUTE 123. IN PARTICULAR, THESE SHOW THE RELATIONSHIP BETWEEN THE METRO STATION & ELEVATED TRACKS WITH THE MASSING OF BUILDINGS 10 & 11, AS WELL AS THE CHARACTER OF THE ARCHITECTURAL SCREENING OF THE PARKING PODIUMS FACING ONTO THE METRO STATION & ELEVATED TRACKS. PRECEDENT IMAGES SHOW A VARIETY OF SCREENING TREATMENTS, INCLUDING A COMPOSITION OF VEGETATIVE LIVING WALLS AND OTHER ARCHITECTURAL SCREENING DEVICES, TO CREATE A VARIED AND VISUALLY INTERESTING FACE FOR BOTH STREET LEVEL PEDESTRIANS AND RIDERS ON THE ELEVATED METRO TRAINS/PLATFORM.

WHILE THESE IMAGES DO NOT REPRESENT A FINALIZED DESIGN, THEY ARE REPRESENTATIVE OF THE BASELINE STANDARD OF DEVELOPMENT OF THE EDGE CONDITIONS AND FEATURES NOTED. ALL EXCERPTED IMAGES SHOULD BE REFERENCED IN THE CONTEXT OF THE FULL PROFFERED CAPITAL ONE DESIGN GUIDELINES. FINAL DESIGN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA AND PROFFERS, AND SUBJECT TO FUTURE FINAL DEVELOPMENT PLANS FOR THESE AREAS.

NOTES:

1. SEE "PRIVATE STREET CLASSIFICATION" IN LEGEND LOCATED ON SHEETS 7 AND 11 FOR INTENDED LOCATION OF PROPOSED ROADWAY SECTIONS AND WALKWAYS SHOWN BELOW.
2. THE BUILD TO LINES ARE PROVIDED AS A TYPICAL CONDITION FOR THE STREET ENCLOSURE AND PROPOSED BUILDINGS AND BUILDING ELEMENTS SHALL BE ALLOWED TO EXCEED THE BUILD TO LINE TO PROVIDE ARCHITECTURAL FEATURES AND STREETSCAPE DIVERSITY.
3. BUILD-TO-LINES ('BTL') HAVE BEEN ESTABLISHED AS DEPICTED ON SHEET 5 OF THE CDP TO CREATE AN URBAN, PEDESTRIAN-ORIENTED ENVIRONMENT WHERE BUILDINGS ARE LOCATED CLOSE TO THE STREET AND PEDESTRIAN/STREESTCAPE AREAS ARE LOCATED BETWEEN THE BUILDINGS AND THE STREETS. IN GENERAL, BUILDING FACADES ARE INTENDED TO BE CONFIGURED IN SUCH A WAY AS TO PROVIDE A CONTINUOUS STREET WALL ALONG THIS LINE, BUT MODIFICATIONS TO EITHER SIDE OF THE BTL SHALL BE PERMITTED PROVIDED SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDPA AND PROFFERS AS DETERMINED BY THE ZONING ADMINISTRATOR. AWNINGS AND OTHER ARCHITECTURAL CANOPIES ATTACHED TO THE BUILDING FRONTAGE THAT PROJECT OUT FROM THE BUILD-TO-LINE AND INTO THE BUILDING ZONE SHALL PROVIDE ADEQUATE CLEARANCE FOR PEDESTRIAN MOVEMENT AND SHALL NOT CONFLICT WITH STREET TREE LOCATIONS. VARIATIONS TO BUILDING FACADE TO BE PRESENTED WITH FUTURE FDP'S FOR REVIEW AND APPROVAL.



SCREENING TREATMENTS OF PARKING PLINTHS - PRECEDENT IMAGES

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ADJACENT STREET SECTIONS

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PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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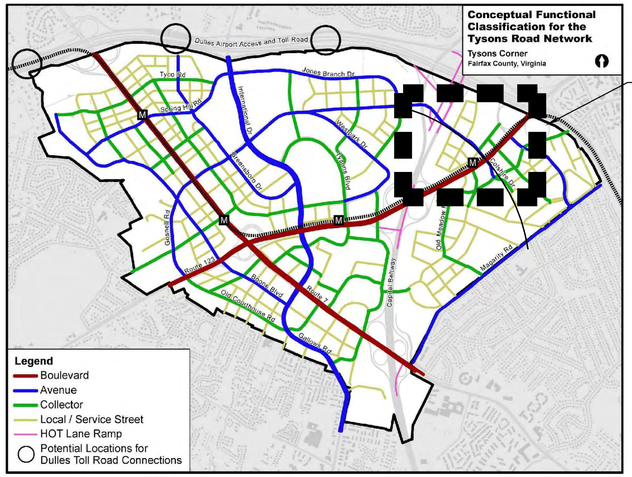
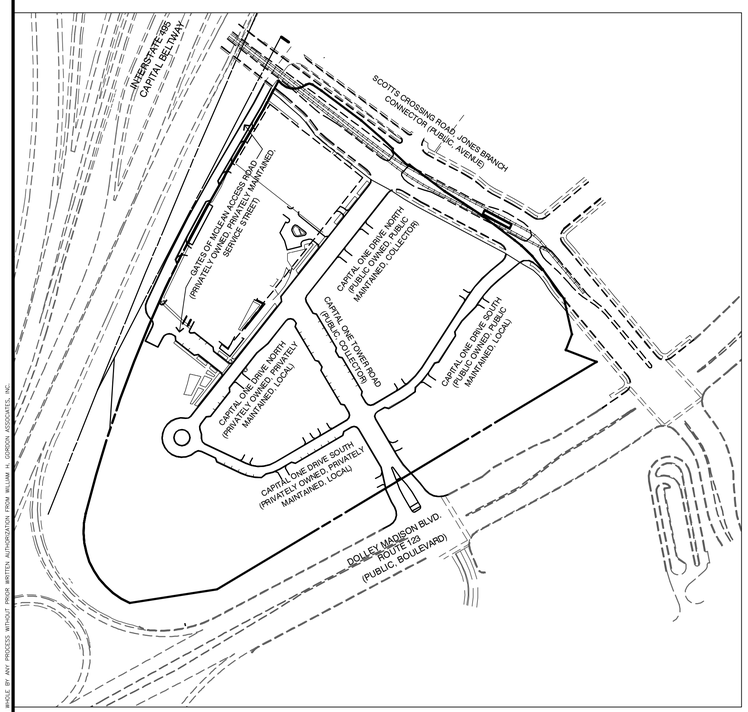


SEE ROAD MAP COMPARISON, THIS SHEET

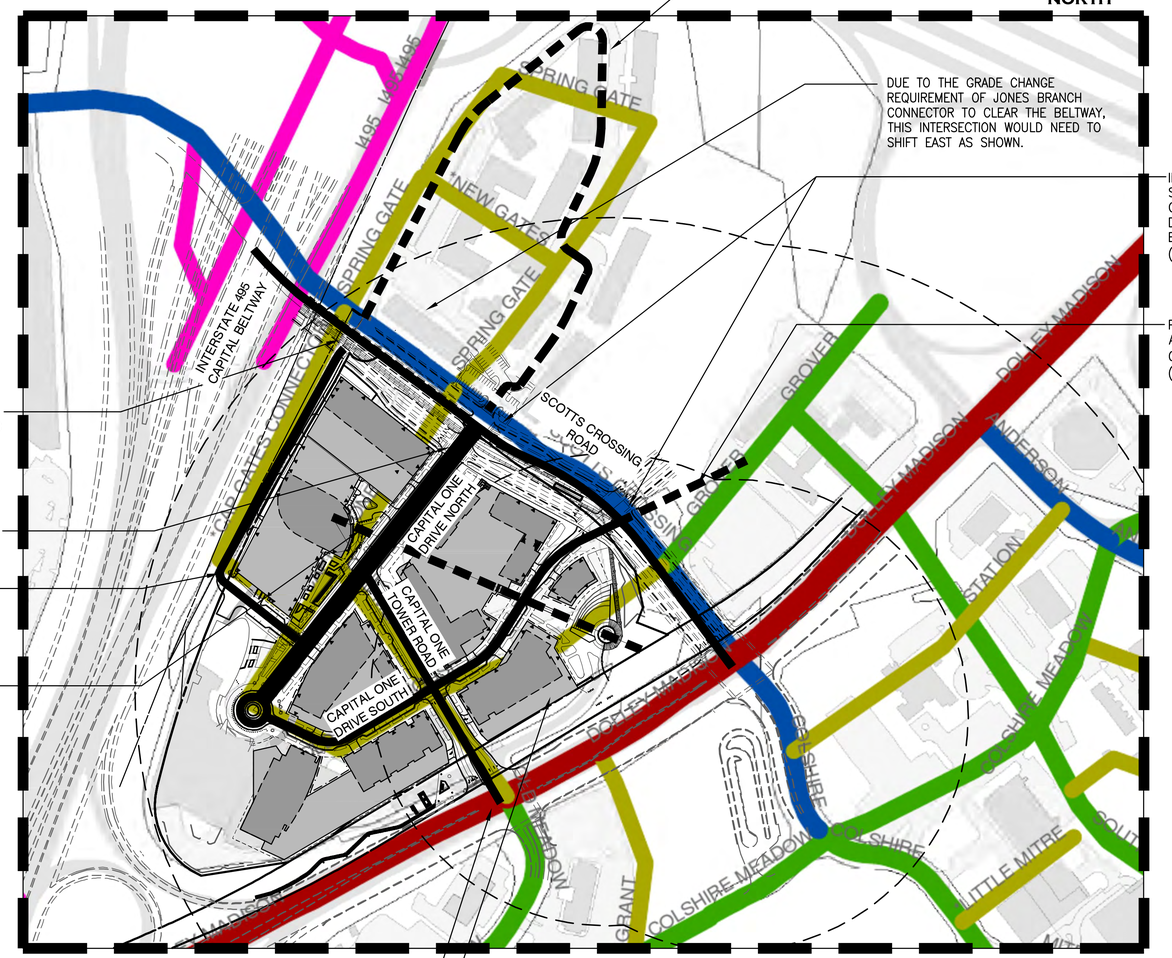
TYSONS ROAD NETWORK (MAP 7)

SOURCE: COMPREHENSIVE PLAN FOR TYSONS CORNER URBAN CENTER (P.47 / MAP 7)



ROAD CLASSIFICATION DIAGRAM

SCALE: 1"=200'



NOTE

BICYCLE FACILITIES: THE TYPICAL ROAD CROSS SECTION FOR JONES BRANCH CONNECTOR/ SCOTTS CROSSING ROAD INCORPORATES ON-STREET BICYCLE LANES CONSISTENT WITH THE COMPREHENSIVE PLAN. BICYCLISTS WILL SHARE INTERNAL ROADS WITH VEHICULAR TRAFFIC AND BIKE PARKING WILL BE PROVIDED ON THE STREET AND WITH THE PARKING GARAGES.

ROAD MAP COMPARISON DIAGRAM

SCALE: 1"=200'

IMAGE FOR CAMPARISON DIAGRAM PROVIDED BY FIARFAX DOT TITLED "TYSON'S EAST GRID A" DATED SEPTEMBER 7, 2011.

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ROAD NETWORK ANALYSIS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
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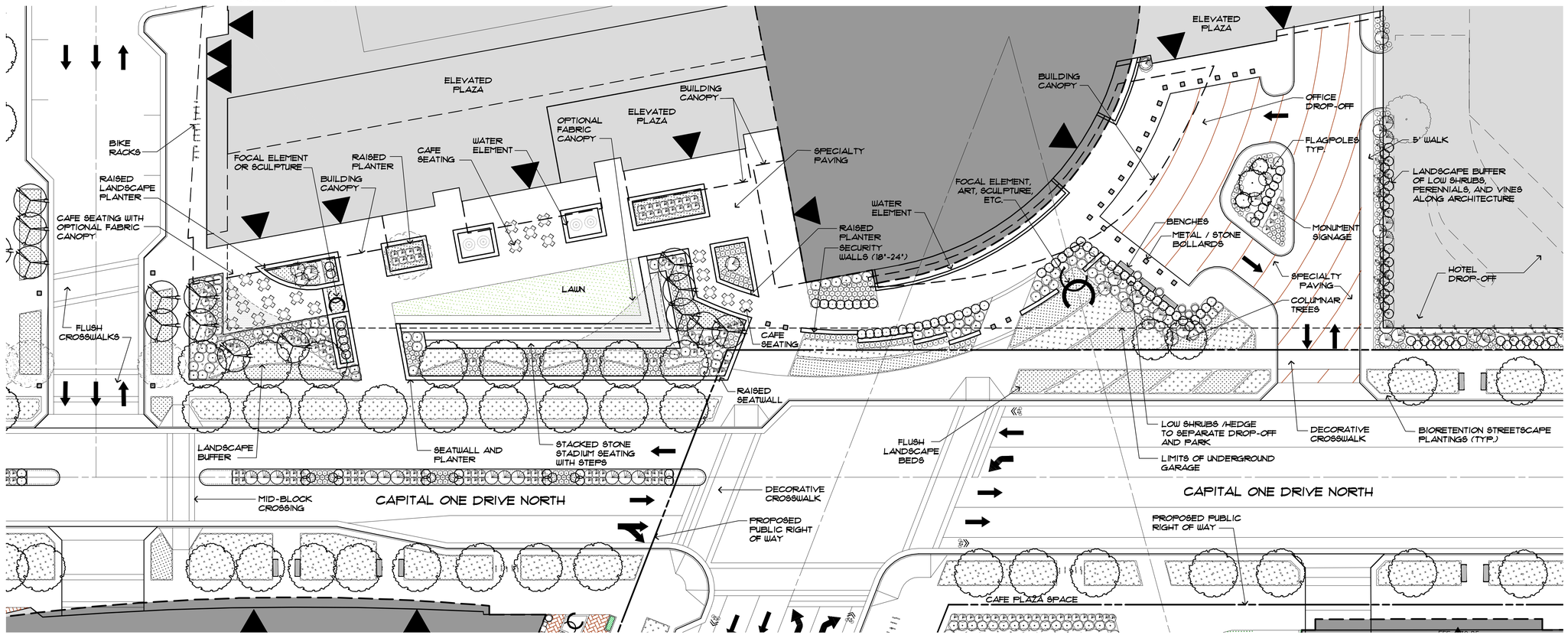
LEGEND

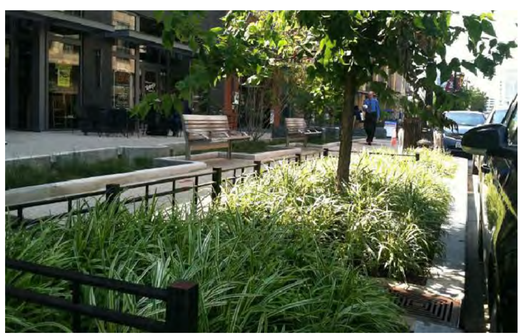
- PR. STREET-LEVEL SHADE TREE
- PR. STREET-LEVEL ORNAMENTAL TREE
- PR. ROOF SHADE TREE
- PR. ROOF ORNAMENTAL TREE
- PR. EVERGREEN TREE
- ORNAMENTAL LANDSCAPING (SMALL SHRUBS, GROUND COVER, ETC.)
- SPECIALTY PAVING

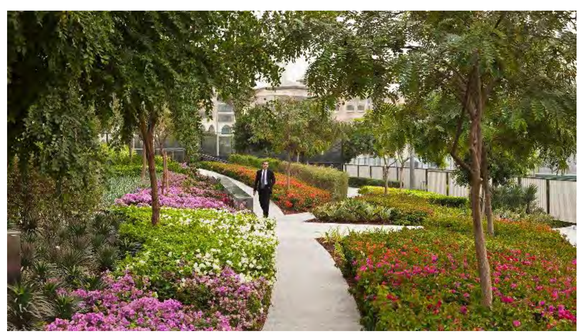
NORTH

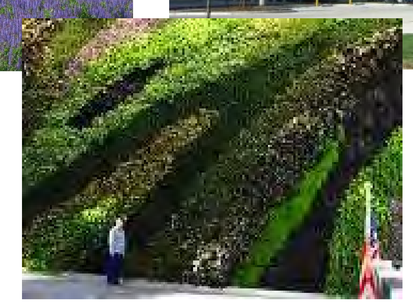
0 10 20 40 80

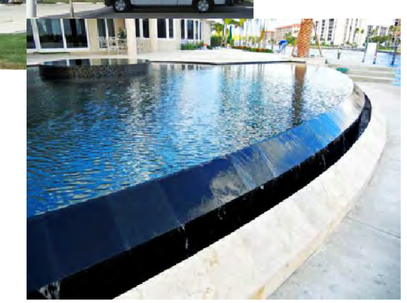
SCALE: 1" = 20'











B-1: POCKET PARK ENLARGEMENT

SCALE: 1" = 20'

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LINEAR PARK ENLARGEMENT

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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C-1: COMMON GREEN ENLARGEMENT

SCALE: 1" = 20'

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COMMON GREEN ENLARGEMENT

CAPITAL ONE MASTERPLAN

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PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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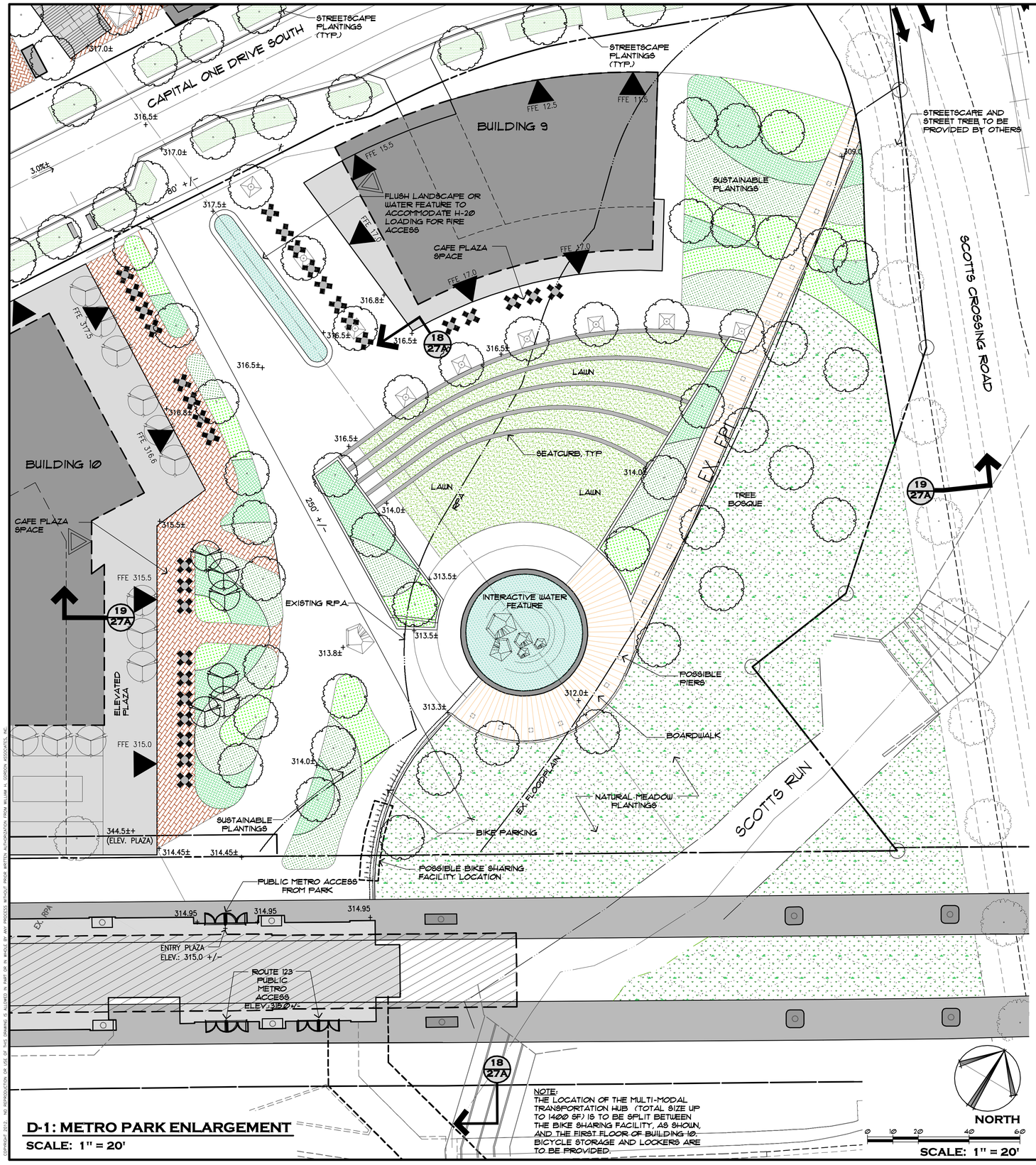
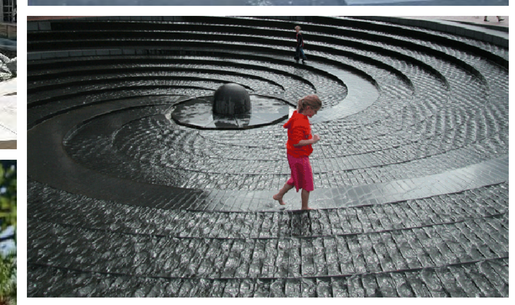


NOTE:
THE LOCATION OF THE MULTI-MODAL TRANSPORTATION HUB (TOTAL SIZE UP TO 1400 SF) IS TO BE SPLIT BETWEEN THE BIKE SHARING FACILITY, AS SHOWN, AND THE FIRST FLOOR OF BUILDING 10. BICYCLE STORAGE AND LOCKERS ARE TO BE PROVIDED.

D-1: METRO PARK ENLARGEMENT

SCALE: 1" = 20'



LEGEND

- PR. STREET-LEVEL SHADE TREE
- PR. STREET-LEVEL ORNAMENTAL TREE
- PR. ROOF SHADE TREE
- PR. ROOF ORNAMENTAL TREE
- PR. EVERGREEN TREE
- ORNAMENTAL LANDSCAPING (SMALL SHRUBS, GROUND COVER, ETC.)
- SPECIALTY PAVING

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METRO PARK ENLARGEMENT

CAPITAL ONE MASTERPLAN

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PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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DATE	MAY 6, 2013
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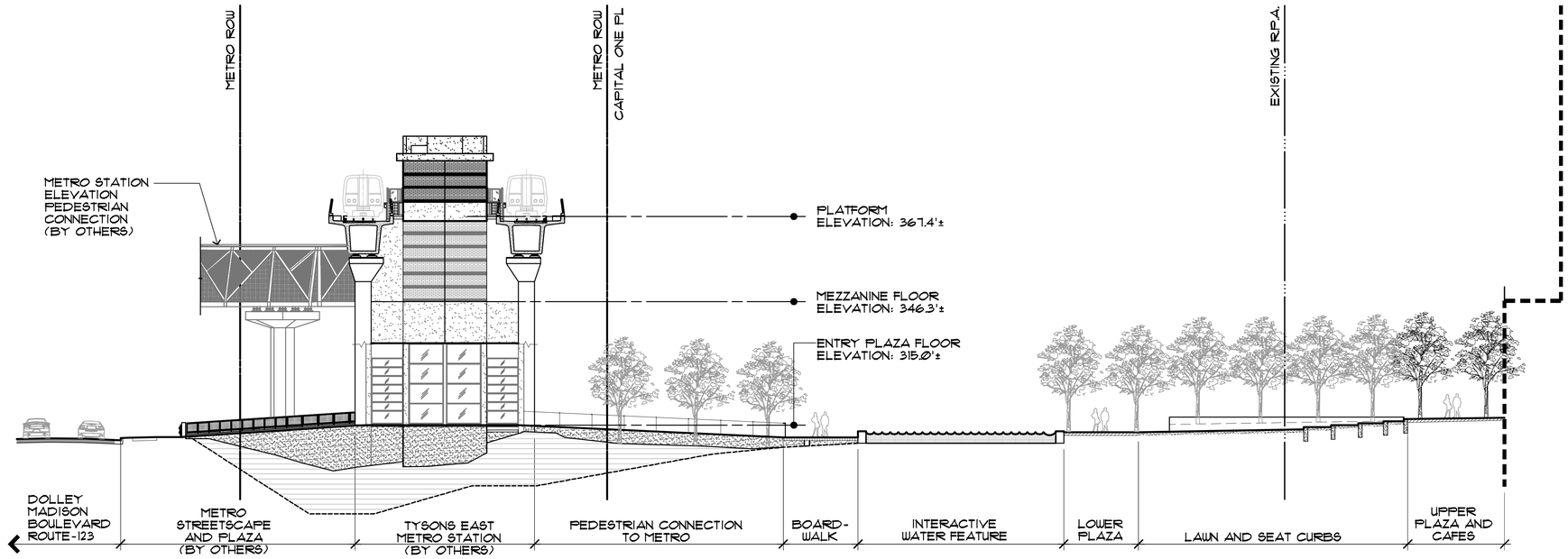
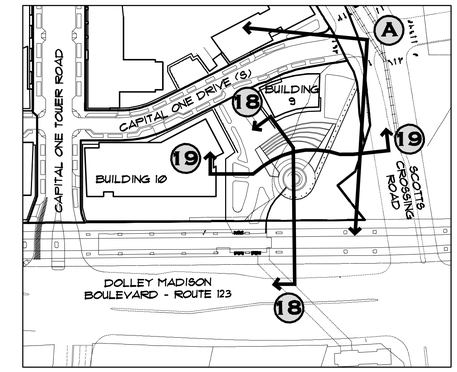


18 METRO PARK CONCEPTUAL SECTION

SCALE: 1" = 20'



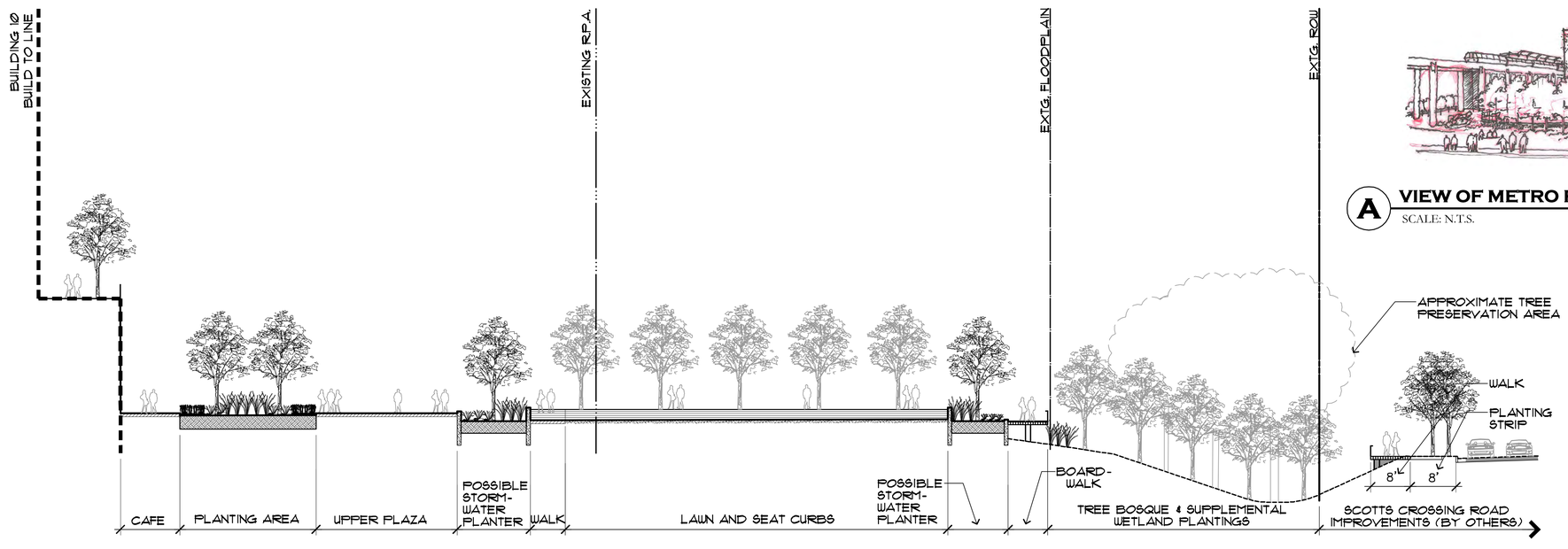
KEY PLAN

SCALE: 1" = 150'

NORTH

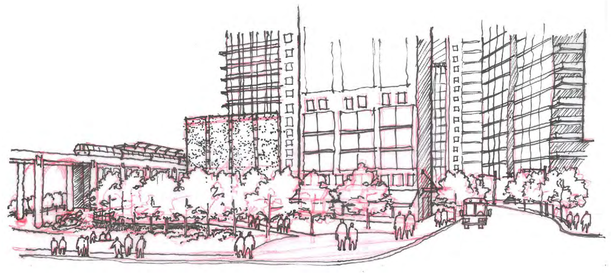
NOTE:

SITE SECTIONS ARE PROVIDED TO ESTABLISH THE SCALE, MASSING AND DIMENSIONAL RELATIONSHIPS BETWEEN THE BUILDINGS, LANDSCAPE FEATURES, METRO FACILITIES, STREETS AND ADJACENT LANDFORMS. THE CONCEPT SKETCH SHOWS THE CHARACTER OF THE PEDESTRIAN EXPERIENCE AT THE INTERSECTION OF SCOTTS CROSSING ROAD, OLD SPRINGHOUSE ROAD AND THE METRO PARK ENTRY, INCLUDING THE SCOTTS CROSSING SIDEWALK AND ENLARGED PEDESTRIAN PAVING AREA AT THE CORNER BOARDWALK ENTRY LEADING INTO THE PARK AND METRO ACCESS. OTHER DETAILS OF SITE DEVELOPMENT SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT ARE SUBJECT TO CHANGE IN FINAL DEVELOPMENT PLANS, PROVIDED THEY ARE DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA AND PROFFERS.



19 METRO PARK CONCEPTUAL SECTION

SCALE: 1" = 20'



A VIEW OF METRO PARK ALONG CAPITAL ONE DRIVE (S)

SCALE: N.T.S.

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METRO PARK SECTIONS

CAPITAL ONE MASTERPLAN

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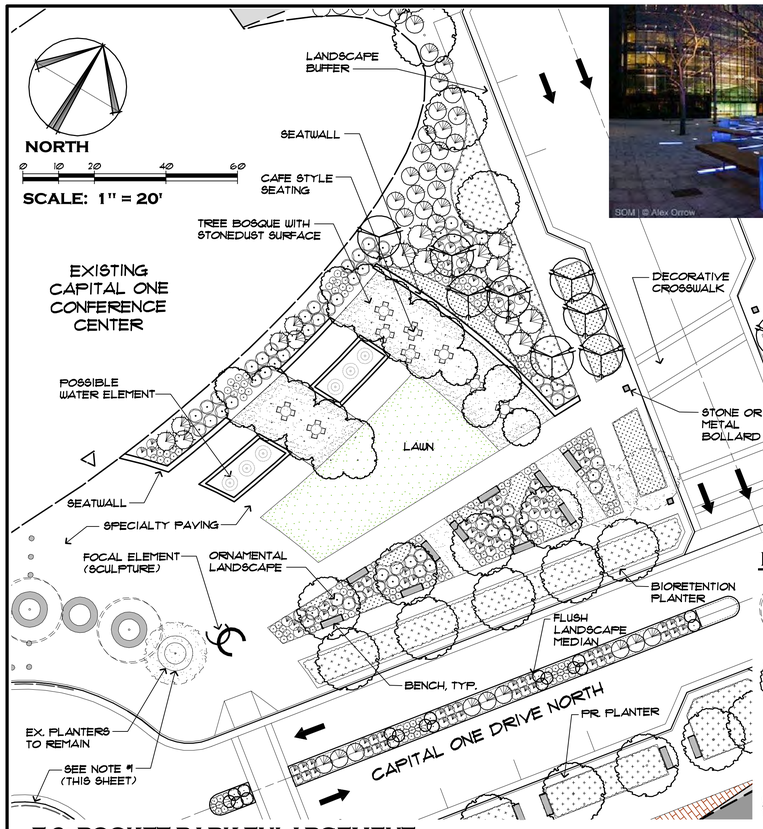


E-2: POCKET PARK ENLARGEMENT

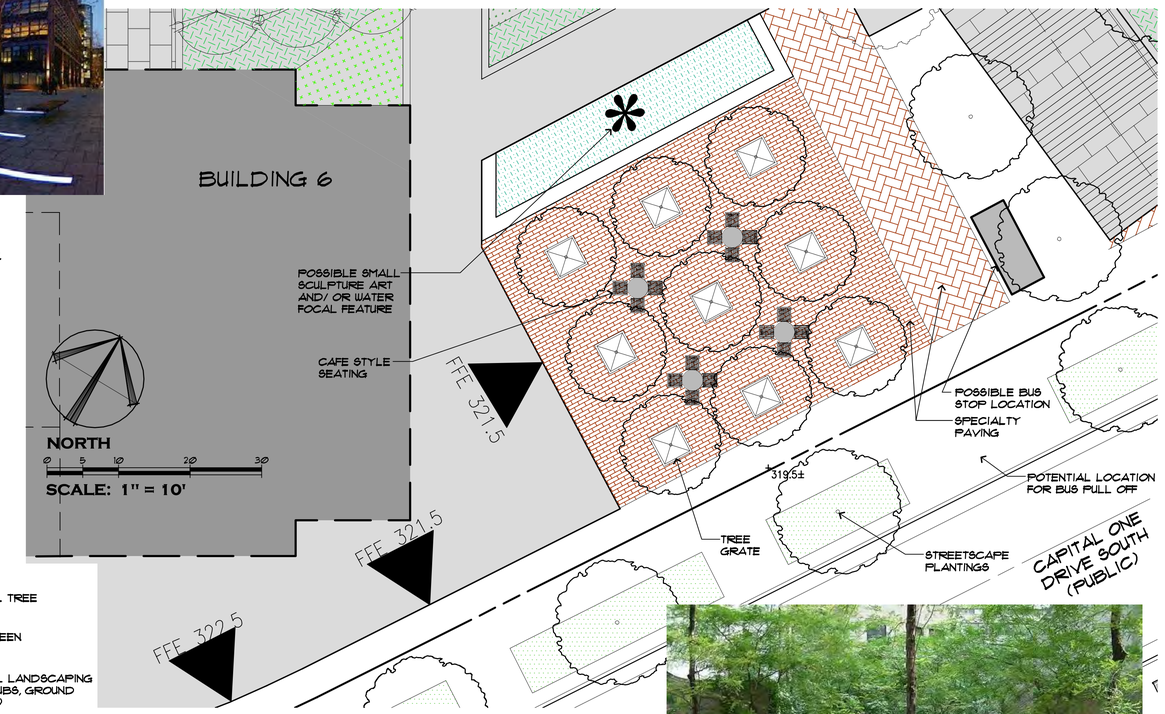
SCALE: 1" = 20'

NOTES:

1. THE APPLICANT RESERVES THE RIGHT TO MAKE IMPROVEMENTS TO THE EXISTING TRAFFIC CIRCLE. REFER TO SHEET 19E IN FDPA 2010-PR-021 FOR OPTIONAL TRAFFIC CIRCLE IMPROVEMENTS.

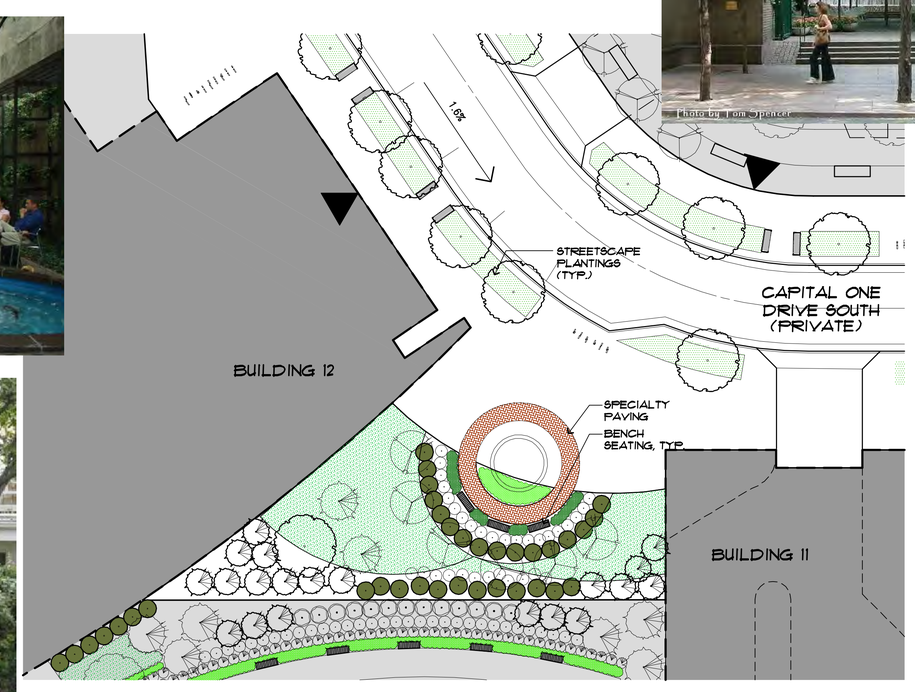
LEGEND

- EX. STREET-LEVEL SHADE TREE - TRANSPLANT
- PR. STREET-LEVEL SHADE TREE
- PR. STREET-LEVEL ORNAMENTAL TREE
- PR. ROOF SHADE TREE
- PR. ROOF ORNAMENTAL TREE
- PR. EVERGREEN TREE
- ORNAMENTAL LANDSCAPING (SMALL SHRUBS, GROUND COVER, ETC.)
- SPECIALTY PAVING



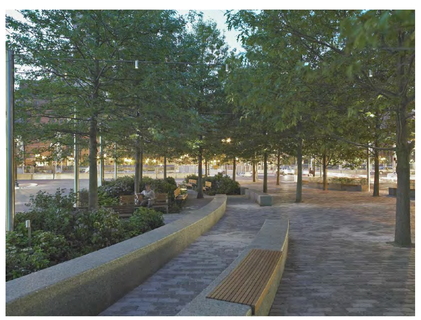
C-4: POCKET PARK ENLARGEMENT

SCALE: 1" = 10'



E-1: POCKET PARK ENLARGEMENT

SCALE: 1" = 20'



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NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

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POCKET PARK ENLARGEMENTS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	AS NOTED
DATE	MAY 6, 2013
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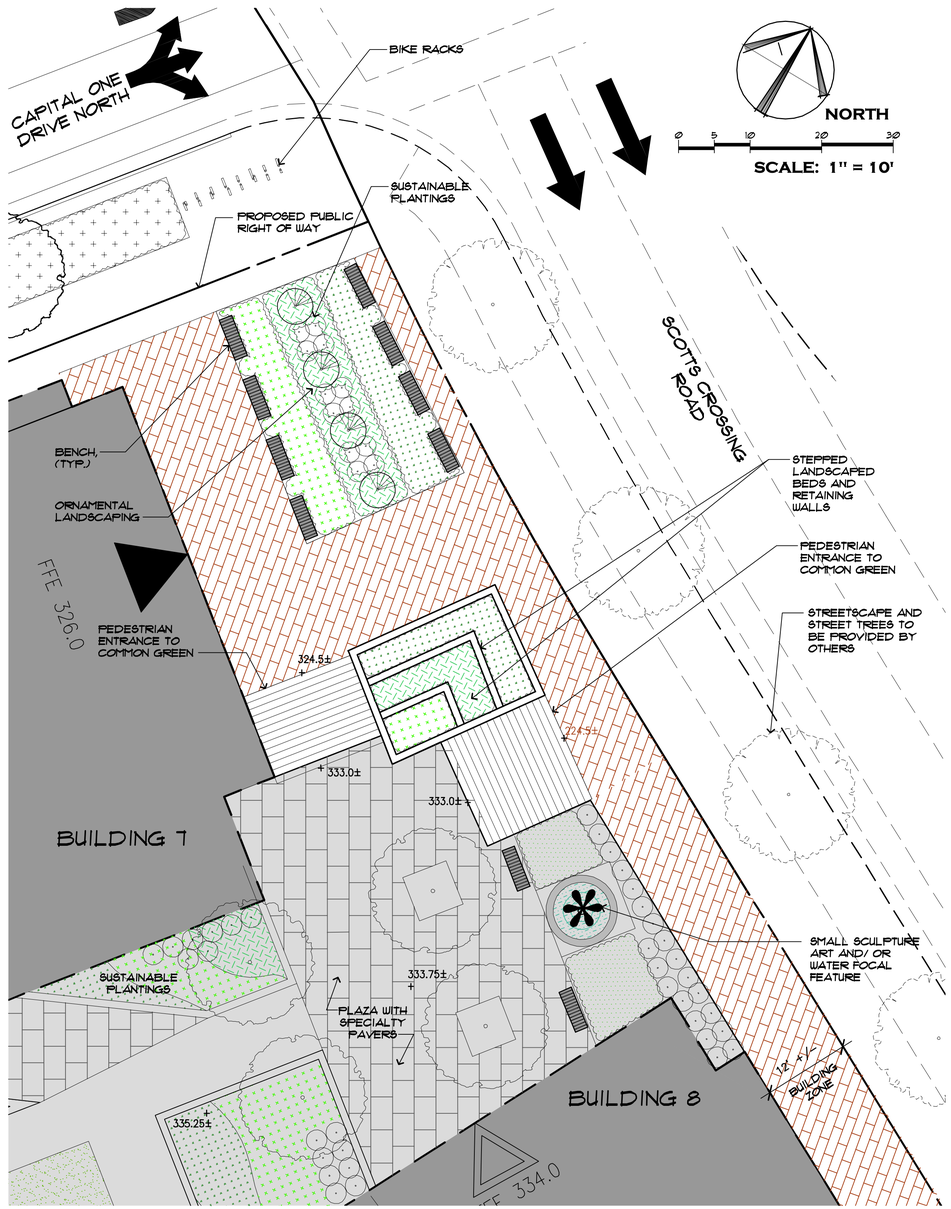
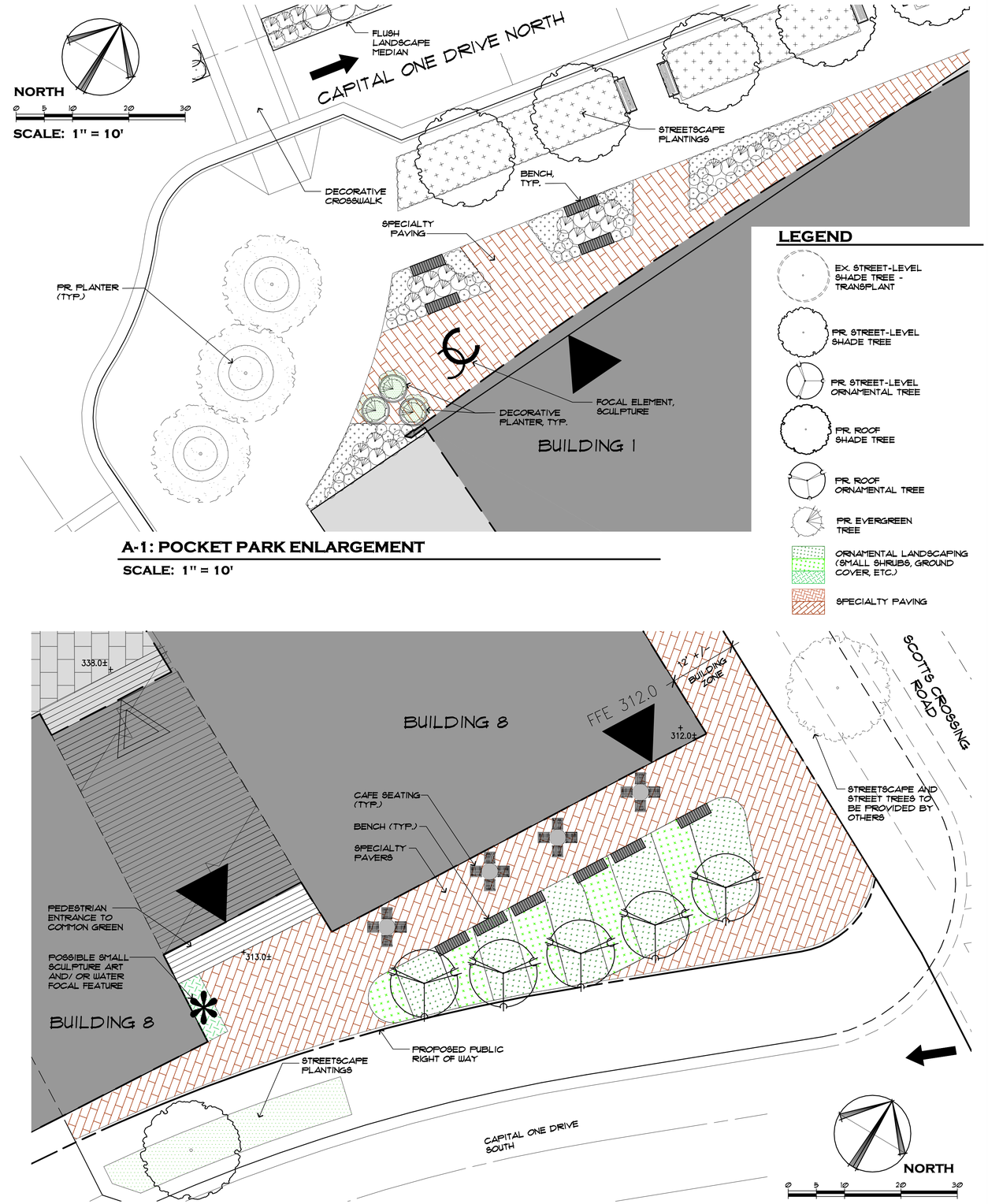


C-3: POCKET PARK ENLARGEMENT

SCALE: 1" = 10'



A-1: POCKET PARK ENLARGEMENT

SCALE: 1" = 10'

C-2: POCKET PARK ENLARGEMENT

SCALE: 1" = 10'

LEGEND

- EX. STREET-LEVEL SHADE TREE - TRANSPLANT
- PR. STREET-LEVEL SHADE TREE
- PR. STREET-LEVEL ORNAMENTAL TREE
- PR. ROOF SHADE TREE
- PR. ROOF ORNAMENTAL TREE
- PR. EVERGREEN TREE
- ORNAMENTAL LANDSCAPING (SMALL SHRUBS, GROUND COVER, ETC.)
- SPECIALTY PAVING

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POCKET PARK ENLARGEMENTS

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PCA/CDPA 2010-PR-021

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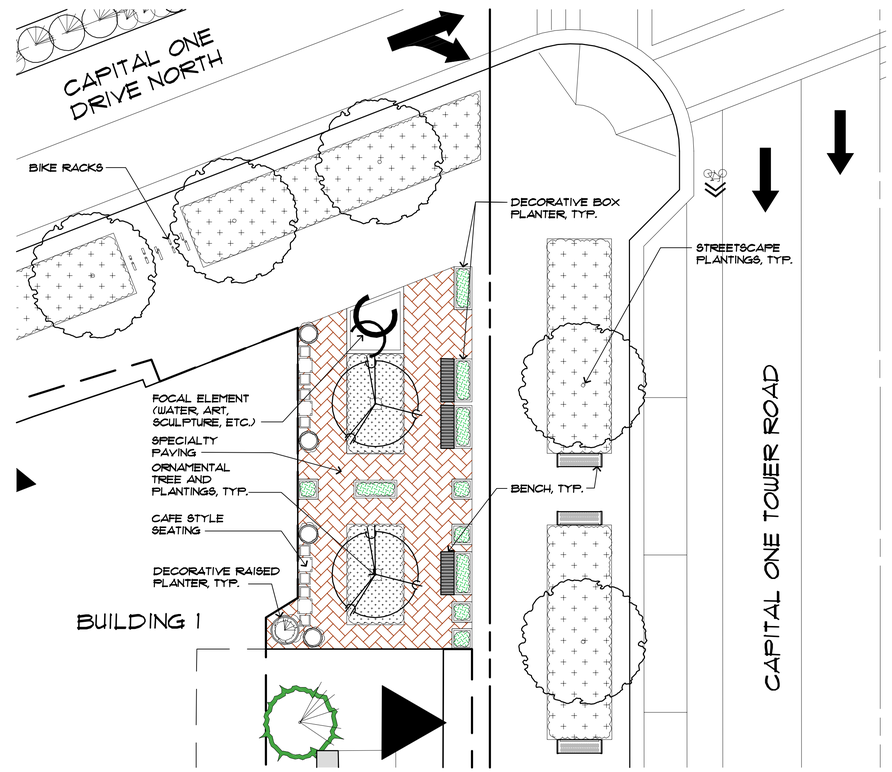
NORTH

0 5 10 20 40

SCALE: 1" = 10'

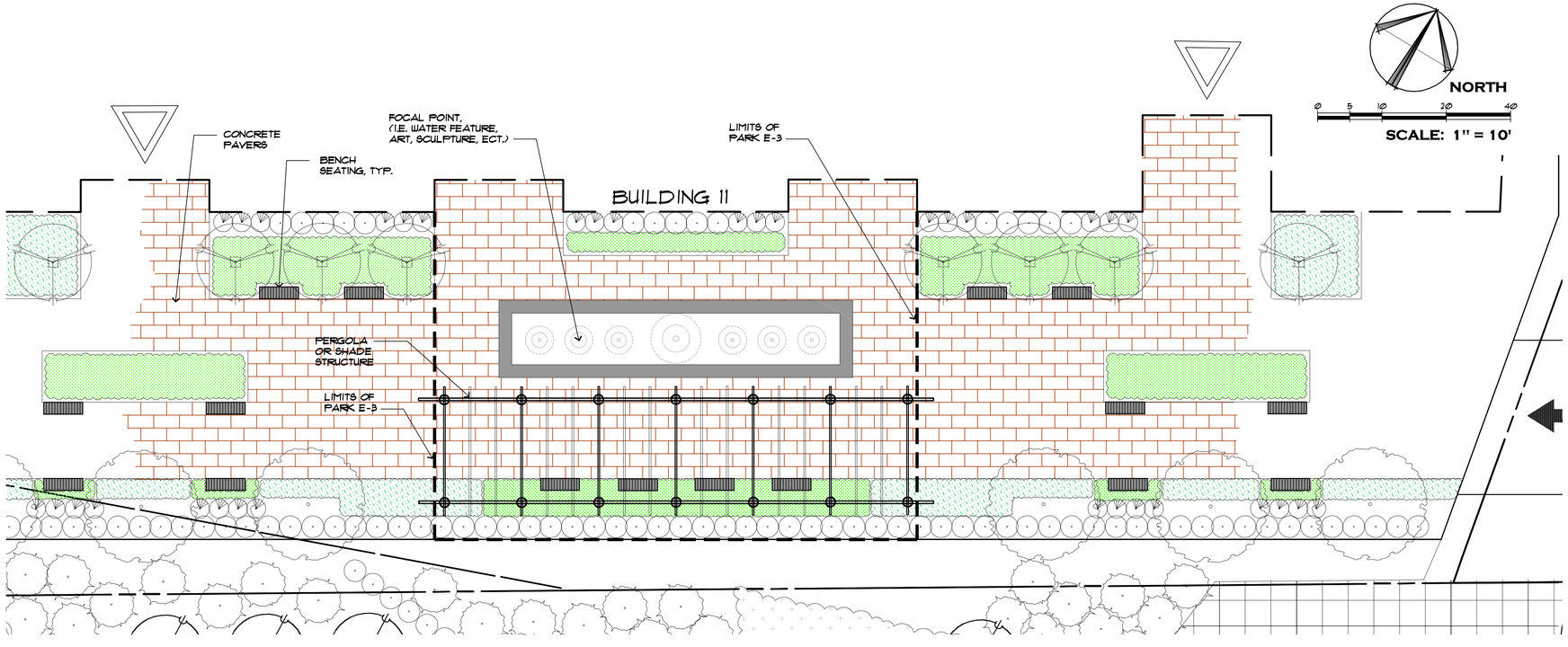
LEGEND

- EX. STREET-LEVEL SHADE TREE - TRANSPLANT
- PR. STREET-LEVEL SHADE TREE
- PR. STREET-LEVEL ORNAMENTAL TREE
- PR. ROOF SHADE TREE
- PR. ROOF ORNAMENTAL TREE
- PR. EVERGREEN TREE
- ORNAMENTAL LANDSCAPING (SMALL SHRUBS, GROUND COVER, ETC.)
- SPECIALTY PAVING



A-2: POCKET PARK ENLARGEMENT

SCALE: 1" = 10'



E-3: POCKET PARK ENLARGEMENT

SCALE: 1" = 10'

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POCKET PARK ENLARGEMENTS

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PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	AS NOTED
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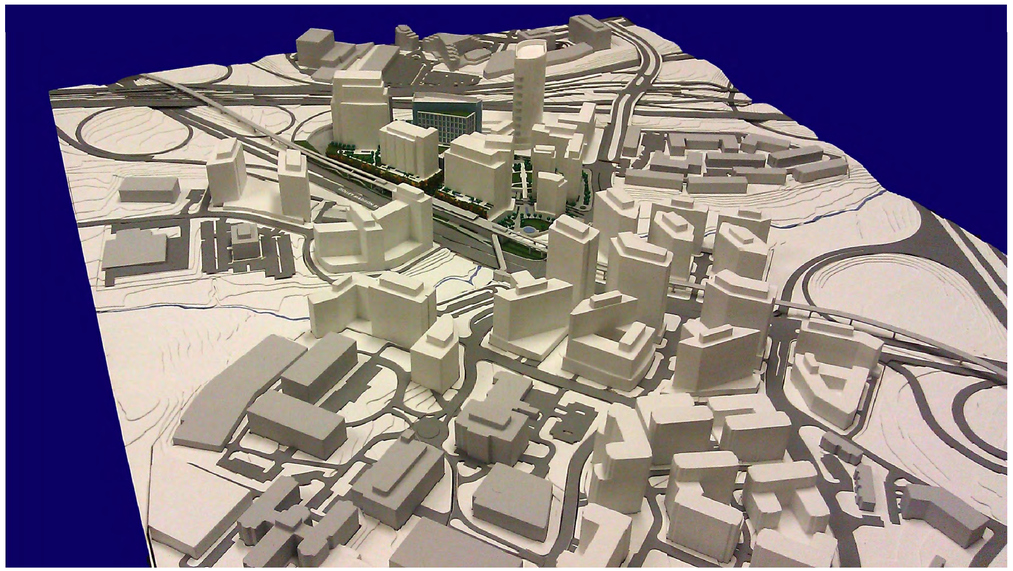
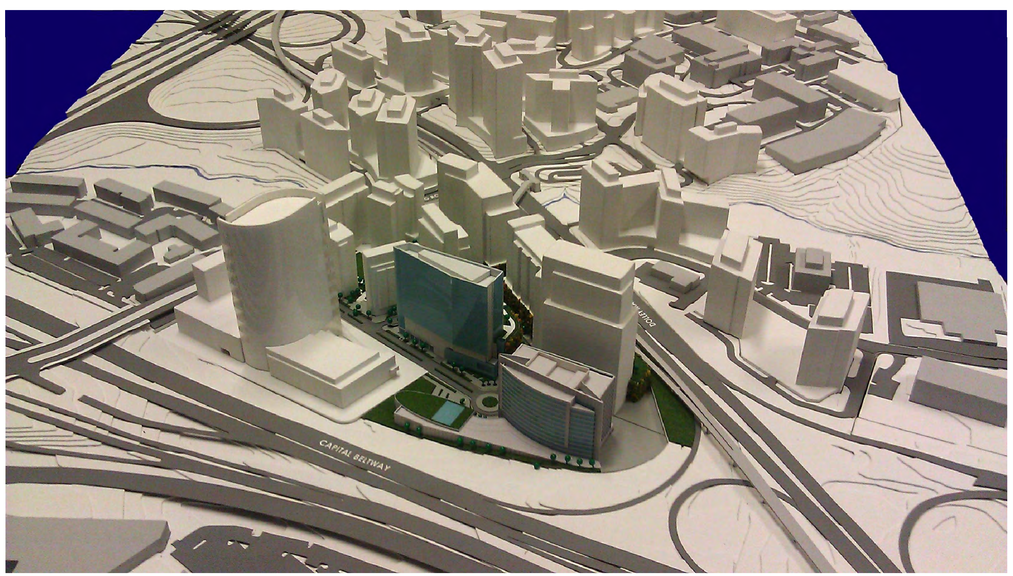
MODEL PHOTOGRAPHS ARE PROVIDED TO ILLUSTRATE THE GENERAL CHARACTER, SCALE, BLOCK AND STREET GRID CONFIGURATIONS, AND MASSING OF THE DEVELOPMENT. IN PARTICULAR, THEY ARE INTENDED TO SHOW THE PROPOSED DEVELOPMENT IN THE CONTEXT OF ADJACENT PLANNED BUILDING AND TRANSPORTATION DEVELOPMENT IN THE TYSONS EAST AREA. OTHER DETAILS OF BUILDING AND LANDSCAPE DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT ARE SUBJECT TO CHANGE IN FINAL DEVELOPMENT PLANS, PROVIDED THEY ARE DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA AND PROFFERS.

Bonstra | Haresign
ARCHITECTS



VIEW LOOKING NORTHWEST THROUGH PEDESTRIAN AXIS

VIEW LOOKING NORTHEAST THROUGH CAPITAL ONE TOWER PLAZA



VIEW LOOKING SOUTHEAST THROUGH CAPITAL ONE TOWER PLAZA

VIEW LOOKING WEST

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3D SITE MODEL

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	NTS
DATE	MAY 6, 2013
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PREVIOUSLY APPROVED WAIVERS

County of Fairfax, Virginia

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

November 29, 2012

Shane M. Murphy
Cooley LLP
Reston Town Center, One Freedom Square
11951 Freedom Drive, Suite 1500
Reston, VA 20190

RE: Rezoning Application RZ 2010-PR-021
(Concurrent with Proffered Condition Amendment Application PCA 92-P-001-08)

Dear Mr. Murphy:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 25, 2012, granting Rezoning Application RZ 2010-PR-021 in the name of Capital One Bank (USA) NA. The Board's action rezones certain property in the Providence District from the C-3 and HC Districts to the PTC and HC Districts to permit mixed use development with an overall Floor Area Ratio (FAR) of 3.90. The subject property is located in the east of I-495, north of Route 123 and southwest of Scotts Crossing Road on approximately 26.22 acres of land. [Tax Map 29-4 ((5)) A2], and is subject to the proffers dated September 21, 2012.

The Board also:

- Modified Section 2-414B of the Zoning Ordinance requiring a 75-foot setback of commercial buildings from I-495 to that shown on the Conceptual Development Plan (CDP).
- Deviated from the tree preservation target to allow tree canopy to be provided through new tree planting as depicted on the plan.
- Approved a waiver to allow the use of underground stormwater management and Best Management Practices in a residential development, subject to waiver #6835-WPFM-001-1.
- Modified the Public Facilities Manual (PFM) requirements to allow a reduced planting width from eight feet to four feet with structural planting cells.
- Waived the Countywide Trails Plan requirement to provide a regional trail alongside I-495 in favor of sidewalks shown on the CDP.

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

TRANSPORTATION WAIVERS

Summary of Transportation Design Standards for Tysons Corner Urban Center

Criteria	Collector Classification	Public Portion		Local Street Classification	Public Portion	Private Portion		Service Street Classification	Gates of McLean Access Road
		Capital One Drive (North)	Capital One Tower Road		Capital One Drive (South)	Capital One Drive (North)	Capital One Drive (South)		
	Requirement			Requirement				Requirement	
Level of Service (Table 2, DS-5)	E	✓	Waiver previously approved*	E	✓	✓	✓	N/A	N/A
No. of Through Lanes (Table 3, DS-10)	2-4	✓	✓	2	✓	✓	✓	2	✓
Design Speed (Table 3, DS-10)	25-30	✓	✓	25	✓	✓	✓	≤ 25	✓
Operating Speed (Table 3, DS-10)	25-30	✓	✓	25	✓	✓	✓	≤ 25	✓
Operational Analysis (Table 4, DS-11)	Discretionary	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Signalized Intersection Spacing (Table 4, DS-11)	425' - 660'	✓	N/A	325' - 660'	N/A	N/A	N/A	N/A	N/A
Unsignalized Full Access Spacing (Table 4, DS-11)	200' - 660'	N/A	✓	100' - 660'	696' Waiver #1	✓	✓	N/A	N/A
Unsignalized Partial Access Spacing (Table 4, DS-11)	155' - 660'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Driveway Spacing (Table 4, DS-11)	155'	101' Waiver #2A	60'/120' Waiver #2B/2C	50'	✓	✓	✓	N/A	N/A
Lane Width (Table 5, DS-13)	10' - 11'	✓	✓	10'	✓	✓	✓	10'	✓
On-Street Parking (Table 5, DS-13)	Required	Waiver #4A	Waiver #4B	Required	Waiver #4C	✓	✓	Restricted	✓
On-Street Parking Width (Table 5, DS-13)	8'	N/A	✓	7' - 8'	✓	✓	✓	N/A	N/A
Raised/Landscaped Median (Table 6, DS-15)	Optional	N/A	✓	N/A	N/A	N/A	N/A	N/A	N/A
Median Width (Table 6, DS-15)	4' - 8'	N/A	✓	N/A	N/A	N/A	N/A	N/A	N/A
Left and Right Turn Lanes (Table 6, DS-15)	Optional	✓	✓	Optional	✓	✓	N/A	N/A	N/A
Turn Lane Widths (Table 6, DS-15)	10' - 11'	✓	✓	10'	✓	✓	N/A	N/A	N/A
Max. Two-Way Driveway Width (Table 11, DS-22)	24'	30' Waiver #6A	N/A	24'	✓	✓	✓	24'	✓
Max. One-Way Driveway Width (Table 11, DS-22)	14'	✓	24'/24' Waiver #7A/7B	14'	24' Waiver #7C	N/A	✓	14'	N/A
Streetscape Zone Width (Table 14, DS-27)	20' - 28'	✓	✓	16' - 24'	✓	✓	✓	N/A	N/A

✓ Check mark represents that no waiver is needed.

*Level of Service waiver by others has been approved at the intersection of Capital One Tower Plaza and Route 123.
Documentation provided to show consistency with approved waiver.

**Streetscape Zone Widths
Private Portions:
-Capital One Drive South: Area shaded on plans, greater than 24' and less than 27.5'.
-Capital One Drive North: Area shaded on plans, greater than 24' and less than 29.5'.

Additional waivers needed from VDOT:
-Allow non-standard materials in future VDOT maintained Right of Way: granite curb and gutter, planter curbs, pavers, security bollards, anti-ram walls, and bio-retention planters.

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WAIVERS AND CORRESPONDENCE

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE N/A
DATE MAY 6, 2013
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CHECKED OS/RW
JOB # 1798-2001
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SHEET # 30 of 35

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LEGEND

- INTERSECTION SPACING
- CURB PARKING
- DRIVEWAY WIDTH

NORTH

0 30 60 120 180

SCALE: 1" = 60'

CAPITAL BELTWAY - INTERSTATE 495

EXISTING CAPITAL ONE CONFERENCE CENTER

EXISTING CAPITAL ONE OFFICE BUILDING

BUILDING 1 OFFICE/RETAIL USES

BUILDING 2 HOTEL/RETAIL USES

BUILDING 3 OFFICE/RETAIL USES

BUILDING 4 HOTEL/RETAIL USES

BUILDING 6 RESIDENTIAL/RETAIL USES

BUILDING 7 RESIDENTIAL/RETAIL USES

BUILDING 8 RESIDENTIAL/RETAIL USES

BUILDING 9 RESIDENTIAL/RETAIL USES

BUILDING 10 OFFICE/RETAIL USES

BUILDING 11 OFFICE/RETAIL USES

BUILDING 12 OFFICE USE

BLOCK A

BLOCK B

BLOCK C

BLOCK D

BLOCK E

ELEVATED PLAZA

CAPITAL ONE DRIVE NORTH (PRIVATE STREET)

CAPITAL ONE DRIVE NORTH (PUBLIC STREET)

CAPITAL ONE DRIVE SOUTH (PRIVATE STREET)

CAPITAL ONE DRIVE SOUTH (PUBLIC STREET)

CAPITAL ONE TOWER ROAD (PUBLIC STREET)

SCOTTS CROSSING ROAD - ROUTE 2108 (VARIABLE WIDTH RIGHT-OF-WAY)

DOLLEY MADISON BOULEVARD - ROUTE 123 (VARIABLE WIDTH RIGHT-OF-WAY)

WAIVER #1

WAIVER #2A

WAIVER #2B

WAIVER #2C

WAIVER #4A

WAIVER #4B

WAIVER #4C

WAIVER #6A

WAIVER #7A

WAIVER #7B

WAIVER #7C

101'± DRIVEWAY SPACING

696'± UN-SIGNALIZED INTERSECTION SPACING

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TRANSPORTATION WAIVERS

CAPITAL ONE MASTERPLAN

PROFFERED CONDITION AMENDMENT/ CONCEPTUAL DEVELOPMENT PLAN AMENDMENT PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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DATE	MAY 6, 2013
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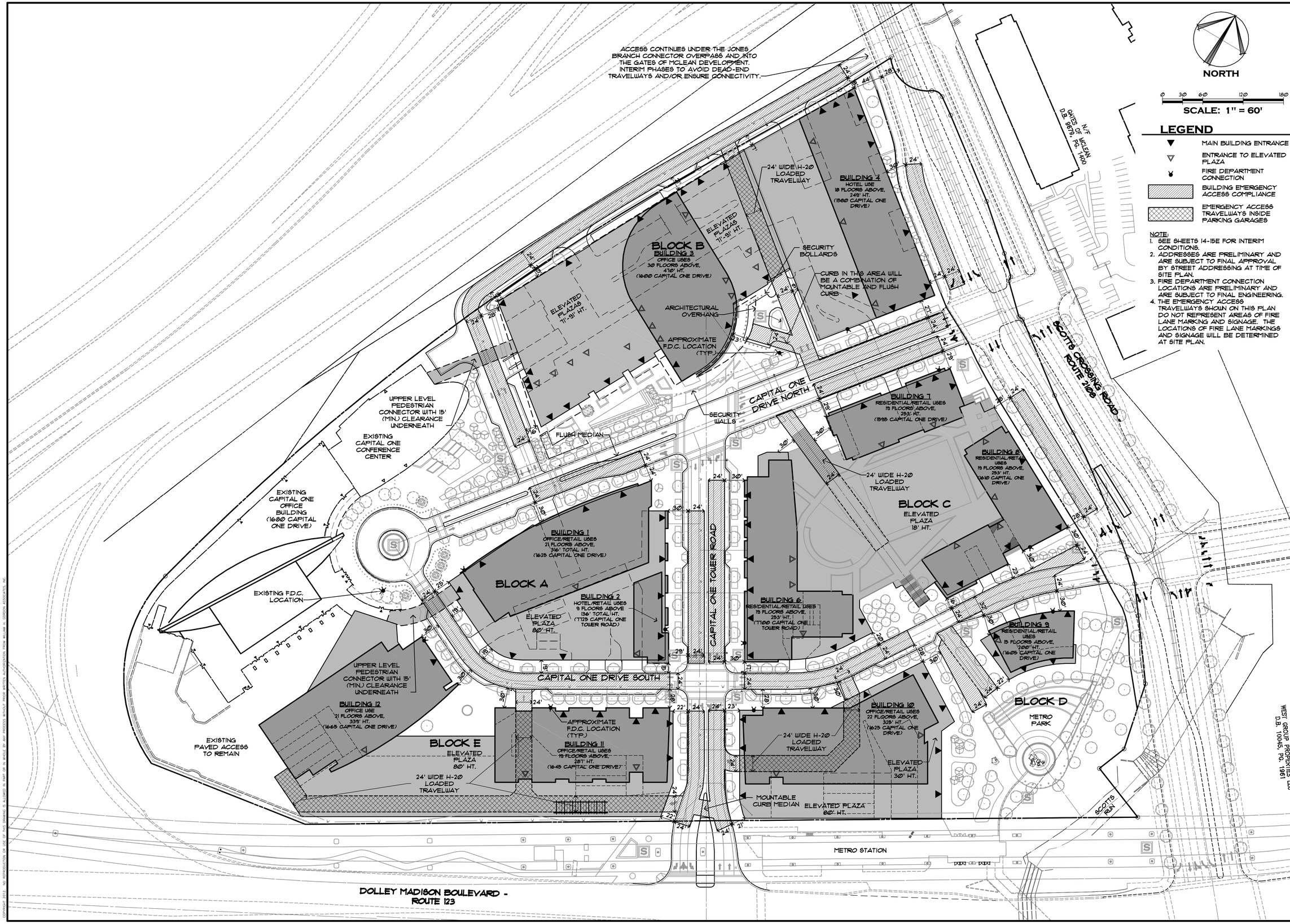

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EMERGENCY ACCESS PLAN

CAPITAL ONE MASTERPLAN

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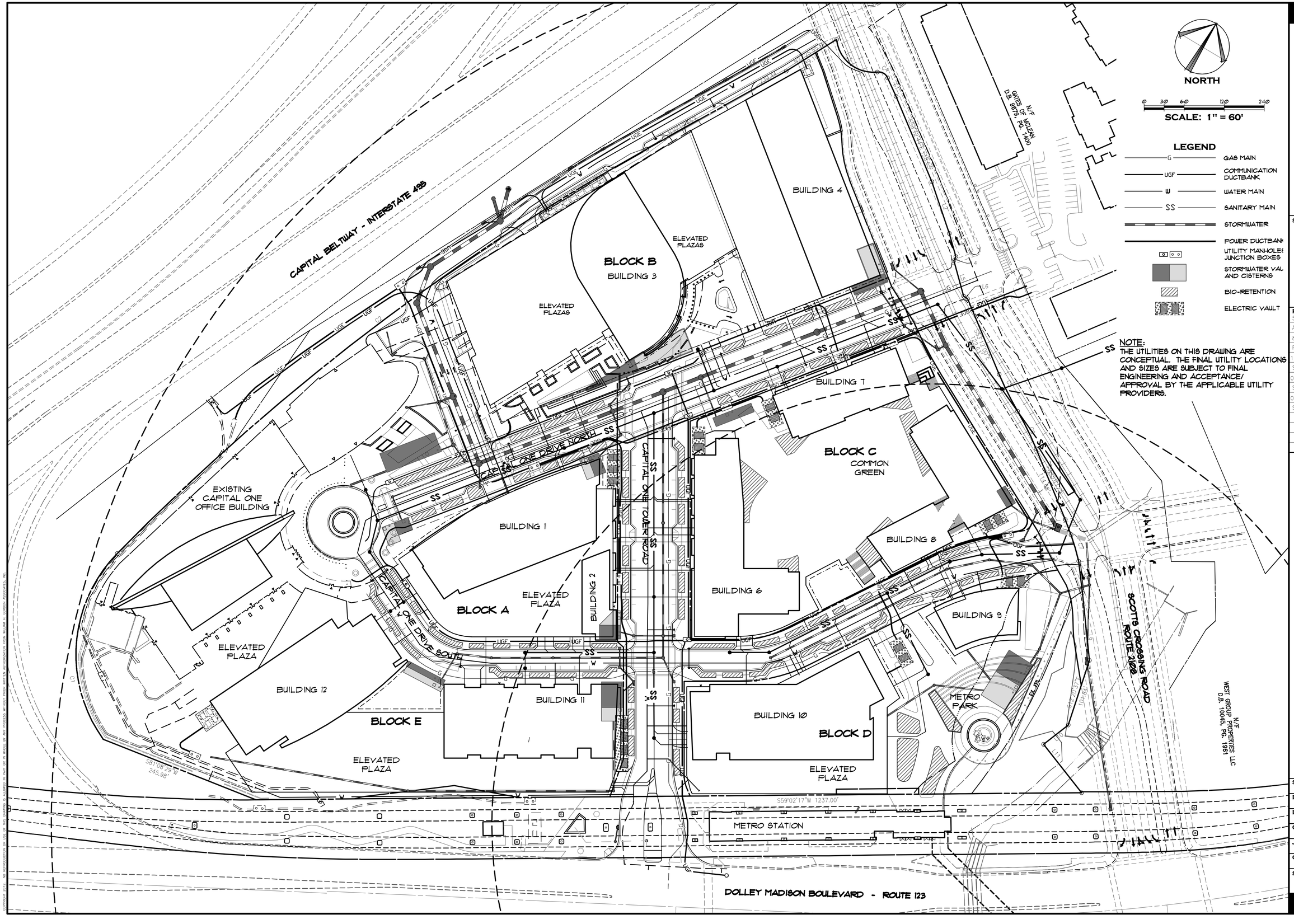

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CONCEPT UTILITY PLAN

CAPITAL ONE MASTERPLAN

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PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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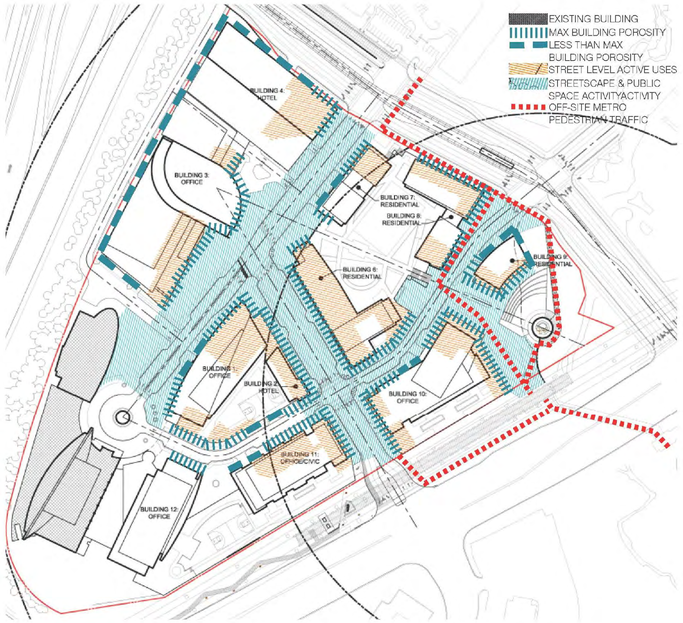


This plan specifies locations and differences in required street-level building facade porosity. Maximum porosity is shown on facades associated with retail uses and storefronts. These in turn are linked to the most animated streetscapes and public spaces where pedestrian movement and activity, such as sidewalk cafes, prevail.

This plan shows publicly visible segments of building facades directly behind which are parking garage floors and parked cars. It differentiates between garage floors at or near streetscape levels, and garage floors at and above second story building levels, typically over ground floor retail spaces. Also shown are office, residential and hotel facades that overlook parks, plazas and recreational areas. Each of these diverse facade conditions necessitates careful, creative design to effectively "camouflage" parking and to relate appropriately to adjacent public open space.

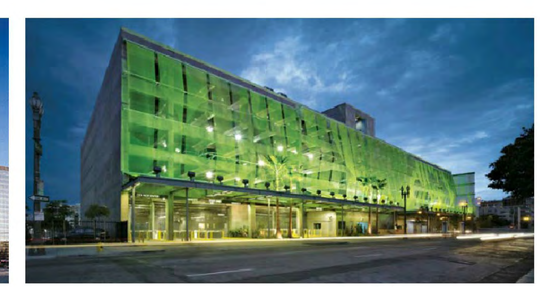
ARCHITECTURAL ARTICULATION - Block/Building Specific

This diagram identifies buildings, plus portions of blocks and buildings that are very visible and aesthetically prominent, and that deserve careful articulation. These include:

- *especially tall buildings acting as visual focal points at the urban scale;*
- *high-impact facades, publicly visible from both near and far, that will be seen by millions of motorists, pedestrians and transit riders, and thus will determine the overall image and identity of the Capital One urban campus;*
- *visually strategic places on individual buildings - typically at building corners adjacent to and framing street intersections - where appropriate vertical facade expression can be perceived as neighborhood focal points and also create a desirable sense of portal and threshold from block to block.*

Architects designing these buildings are expected to artfully compose all building facades, but special attention must be paid to the artful articulation of highlighted portions of building facades and building focal points. Accordingly the following block-by-block guidelines provide recommendations, generalized diagrams and illustrative photographs to show how the architecture can be developed.

ILLUSTRATIVE EXAMPLES OF ARCHITECTURAL ARTICULATION CONCEPTS (L-R):
PARKING SCREEN/ CORNER VERTICALITY/ MASSING & HEIGHT SHIFT; FACADE POROSITY/ PARKING SCREEN; CORNER VERTICALITY/ MASSING & HEIGHT SHIFT/ PARKING SCREEN; UNIFIED FACADE/ PARKING SCREEN; FACADE VERTICALITY; PARKING SCREEN



THE ACCOMPANYING IMAGES AND DIAGRAMS EXCERPTED FROM THE PROFFERED CAPITAL ONE DESIGN GUIDELINES ILLUSTRATE THE GENERAL MASSING/ARTICULATION PRINCIPLES, CHARACTER AND SCALE OF THE FINAL DEVELOPMENT, AS DETAILED IN THE SPECIFIC NOTES AND CAPTIONS.

WHILE THESE PRECEDENT IMAGES AND DIAGRAMS DO NOT REPRESENT FINALIZED DESIGNS, THEY ARE REPRESENTATIVE OF THE INTENDED APPLICATION OF THE STATED DESIGN PRINCIPLES AND THE BASELINE STANDARD OF DEVELOPMENT OF THE FEATURES NOTED. ALL EXCERPTED IMAGES SHOULD BE REFERENCED IN THE CONTEXT OF THE FULL PROFFERED CAPITAL ONE DESIGN GUIDELINES. FINAL DESIGN APPLICATION OF THESE PRINCIPLES WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA AND PROFFERS, AND ARE SUBJECT TO FUTURE FINAL DEVELOPMENT PLANS FOR SPECIFIC PHASES.

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PROGRAMMING AND PLANNING
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SEAL

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

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PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	Not to Scale
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-ARCH.dwg
SHEET #	33 of 35

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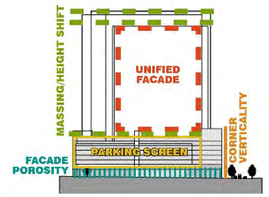
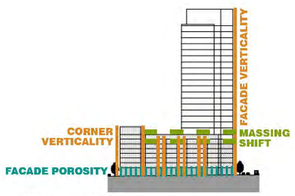
Architectural Articulation - Block A

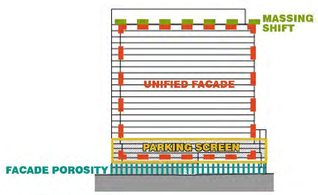
Block A consists of two abutting buildings comprised of three distinctly expressed masses: an eight-story base with street-level retail, several levels of above-grade parking and a landscaped roof plaza; an office tower atop the base; and a shorter residential/hotel building attached to the base, also containing street-level retail. Plan diagrams on pages G-7, G-9 and G-11 show the location of retail, various facade conditions and visual impact/focal points including minor, vertically expressive focal points at the two Block A corners where Capital One Tower Road intersects the two segments of Capital One Drive. Accordingly, the Block A massing and facade design guideline diagrams on this page illustrate conceptually how Block A facade conditions and articulation requirements should be approached.



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



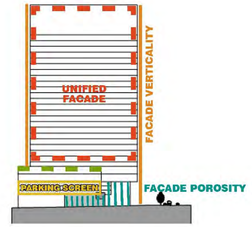
NORTHWEST ELEVATION

CAPITAL ONE DESIGN GUIDELINES, PAGE G-12

Architectural Articulation - Block B

Block B, the largest of the five blocks, consists of two conjoined buildings organized around a central tower and adjacent linear pocket park plaza. Distinctly expressed architectural massing consists of a multi-story podium interconnecting the two buildings and, rising above the base, a landmark office tower and a separate, significantly less tall hotel tower. The base contains office lobby and support areas as well as hotel-related facilities, several levels of above-grade parking and retail at street level opening onto the pocket park plaza. The roof of the podium will be accessible and used for private terrace and recreational areas.

The previous plan diagrams show the location of various facade conditions and call for a vertically expressive, major focal point at the landmark tower at the head of Capital One Tower Road. They also identify this tallest tower of the campus as a major urban focal point. The northwestern facades of Block B buildings are adjacent to and overlook the Capital Beltway, making them highly visible to millions of motorists and thus unavoidably architectural "representatives" of the Capital One urban campus. Likewise podium facades around the pocket park plaza will be publicly prominent. Accordingly, especially artful design of Block B buildings and their diverse facades is essential. To that end, the Block B massing and facade design guideline diagrams on this page illustrate conceptually how Block B facade conditions and articulation requirements should be approached.



SOUTHWEST ELEVATION

NORTHEAST ELEVATION

SOUTHEAST ELEVATION

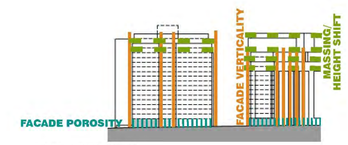
CAPITAL ONE DESIGN GUIDELINES, PAGE G-14

Architectural Articulation - Block C

Three Block C residential buildings are arranged around the perimeter of a large elevated courtyard - a common green and recreational area - atop the roof of a base containing street-level retail and above-grade parking. The previous plan diagrams show the location of retail and various facade conditions facing surrounding streets as well as the common green. They also locate three minor, vertically expressive Block C focal points: two at the Block C corners where Capital One Tower Road intersects Capital One Drive, the latter across from Block A, D and E vertical focal points; and at the Block C corner where the northern segment of Capital One Drive intersects Scotts Crossing Road. Accordingly, the Block C massing and facade design guideline diagrams on this page illustrate conceptually how Block C facade conditions and articulation requirements should be approached.

SOUTHEAST ELEVATION

NORTHEAST ELEVATION



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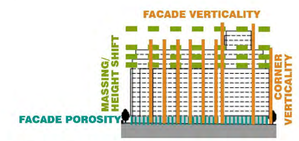


SOUTHWEST ELEVATION

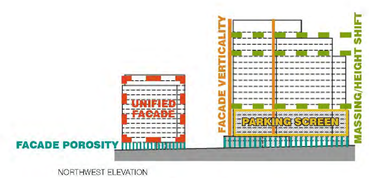
CAPITAL ONE DESIGN GUIDELINES, PAGE G-16

Architectural Articulation - Block D

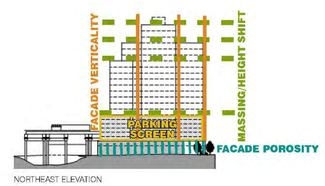
Block D contains two buildings, a potentially iconic, free-standing residential tower overlooking the Metro Park and two local streets; and an office tower atop a multi-story base directly adjacent to and overlooking the new Metro station along Route 123. The office tower base contains retail at park and street levels and includes several levels of above-grade parking and a rooftop terrace next to the Metro station. The previous plan diagrams showing the location of retail and various facade conditions locate a minor, vertically expressive focal point at the Block D corner where Capital One Tower Road intersects the southern segment of Capital One Drive, across from Block A, C and E vertical focal points. Facing Route 123 and the park, both buildings have prominent, highly visible facades that need to be artfully designed. Accordingly, Block D massing and facade design guideline diagrams illustrate conceptually how Block D facade conditions and articulation requirements should be approached.

SOUTHEAST ELEVATION

SOUTHWEST ELEVATION



NORTHWEST ELEVATION



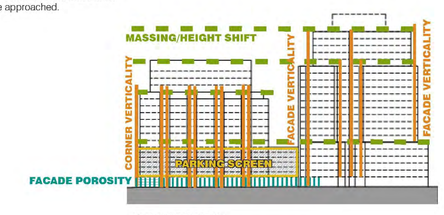
NORTHEAST ELEVATION

CAPITAL ONE DESIGN GUIDELINES, PAGE G-18

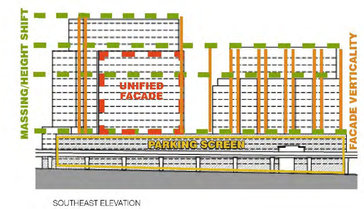
Architectural Articulation - Block E

Block E contains two office towers atop a multi-story base adjacent to and overlooking the new elevated Metro line along Route 123. The base has a bit of street-level retail but mostly houses several levels of above-grade parking and a terrace on the base rooftop between the two office towers. Plan diagrams showing the location of retail and various facade conditions locates a minor, vertically expressive focal point at the Block E corner where Capital One Tower Road intersects the southern segment of Capital One Drive, across from Block A, C and D vertical focal points. Facing Route 123 and the park, both office towers have prominent, highly visible facades necessitating artful design. Accordingly, the Block E massing and facade design guideline diagrams below illustrate conceptually how Block E facade conditions and articulation requirements should be approached.

NORTHEAST ELEVATION



NORTHWEST ELEVATION



SOUTHEAST ELEVATION

CAPITAL ONE DESIGN GUIDELINES, PAGE G-20

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SEAL

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ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

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PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001-ARCH.dwg
SHEET #	34 of 35

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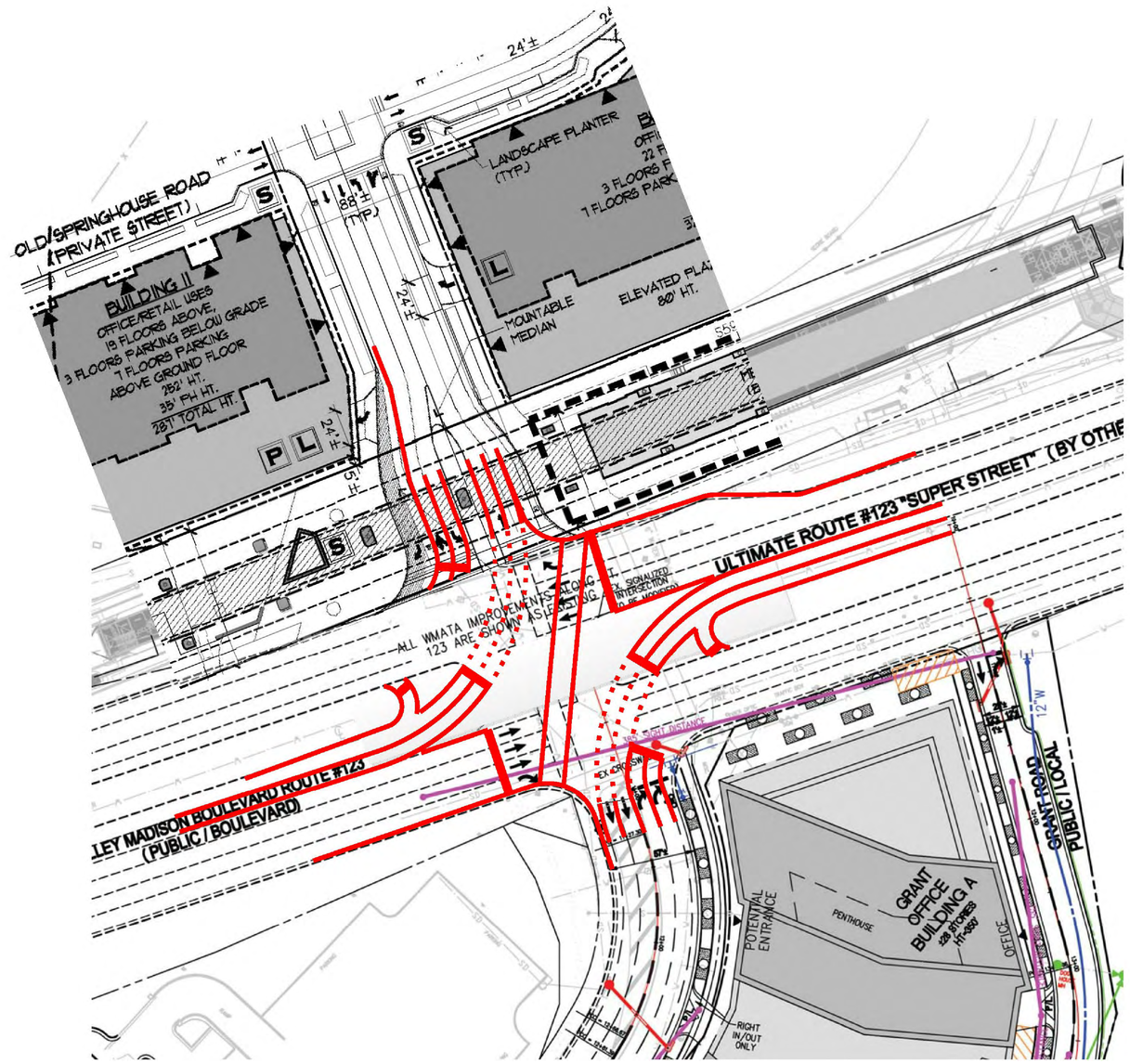

SUPER BOULEVARD HYBRID AT ROUTE 123 AND OLD MEADOW ROAD INTERSECTION

NOT TO SCALE

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SUPER BOULEVARD DESIGN

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PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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CAD FILE	2001-ROAD.dwg
SHEET #	35 of 35

FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
FOR
CAPITAL ONE BANK
PROVIDENCE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT TEAM

URBAN PLANNER/ ARCHITECT:
BONSTRA HARESIGN ARCHITECTS
1710 CONNECTICUT AVENUE, NW SUITE 400
WASHINGTON , DC 20009

LAND USE ATTORNEY:
COOLEY LLP
ONE FREEDOM SQUARE RESTON TOWN CENTER
11951 FREEDOM DRIVE
RESTON, VA 20190

APPLICANT/ OWNER:
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1680 CAPITAL ONE DR
MCLEAN, VA 22102

ARCHITECT:
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WASHINGTON , DC 20005

TRANSPORTATION ENGINEER:
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1140 CONNECTICUT AVENUE, NW, SUITE 700
WASHINGTON, DC 20036

CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
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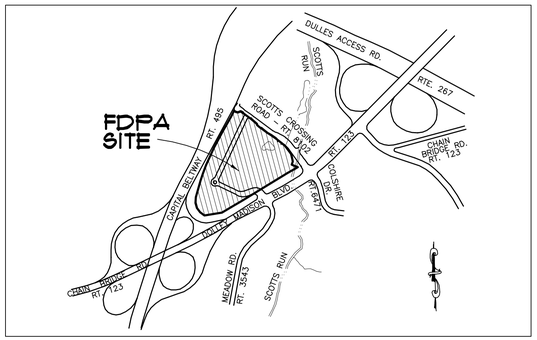
4501 DALY DRIVE, SUITE 200
CHANTILLY, VA 20151



VICINITY MAP
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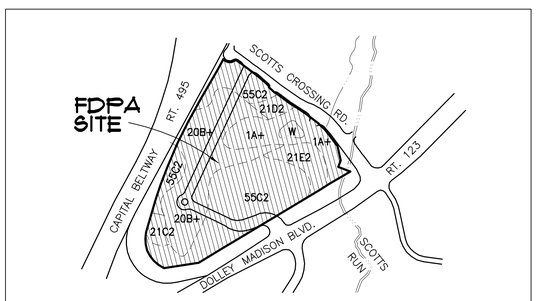
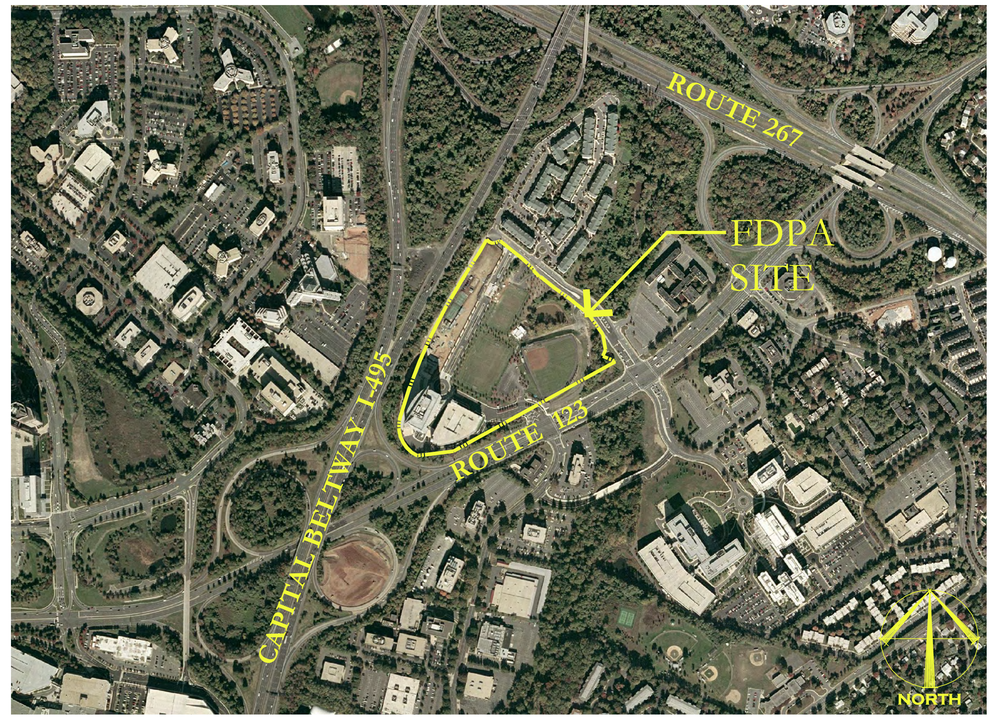


SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
1	MIXED ALLUVIAL	POOR	POOR	GOOD	SLIGHT	Y
20	MEADOWVILLE	FAIR	MARGINAL	GOOD	MODERATE	Y
21	MANOR	GOOD	GOOD	GOOD	SEVERE	N
55	GLENELG	GOOD	GOOD	GOOD	SEVERE	N

SOILS WITH IDENTIFICATION NUMBERS 59, 66, 69, 141, 142, AND 152 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

SOILS MAP SOURCE: 1990 OFFICIAL FAIRFAX COUNTY SOILS MAP

SOILS MAP
SCALE - 1:500



AERIAL MAP
NOT TO SCALE

REVISIONS	
May 6, 2013	Original Submission
May 24, 2013	Acceptance Comments
August 13, 2013	Pre Staffing Comments
December 02, 2013	Staffing Comments
January 28, 2014	Staffing Comments
February 18, 2014	Staffing Comments

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
Lic. No. 37609
02/18/2014
PROFESSIONAL ENGINEER

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1798-2001
2001F-CS.dwg

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WAIVERS AND MODIFICATIONS:

MODIFICATION/WAIVER REQUESTS: THE PROPOSED DEVELOPMENT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, WITH THE EXCEPTION OF:

THE FOLLOWING WAIVERS WERE PREVIOUSLY APPROVED WITH RZ/CDP 2010-PR-021 AND ARE INCLUDED FOR INFORMATION ONLY.

- A MODIFICATION OF SECTION 2-414B FROM A 75 FOOT SETBACK FOR COMMERCIAL BUILDINGS FROM INTERSTATE 495 IN FAVOR OF THE LAYOUT SHOWN HEREON.
- A MODIFICATION OF SECTION 12-0510.4E(5) OF THE PUBLIC FACILITIES MANUAL TO REDUCE TREE PLANTING WIDTH FROM 8 FEET TO 4 FEET WITH STRUCTURAL PLANTING CELLS AS APPROVED BY THE COUNTY'S URBAN FORESTER.
- A WAIVER OF THE COUNTYWIDE TRAILS PLAN REQUIREMENTS TO PROVIDE A REGIONAL TRAIL ALONGSIDE INTERSTATE 495 TO ALLOW THE DEVELOPMENT TO BE CONSTRUCTED WITHOUT THIS TRAIL.
- A WAIVER OF SECTION 6-0303.8 OF THE PUBLIC FACILITIES MANUAL TO ALLOW THE USE OF UNDERGROUND DETENTION FACILITIES IN RESIDENTIAL DEVELOPMENTS (*6835-WFPM-001-1).
- A DEVIATION FROM THE TREE PRESERVATION TARGET TO ALLOW TREE CANOPY TO BE PROVIDED THROUGH NEW TREE PLANTINGS.

THE FOLLOWING WAIVER HAS BEEN PREVIOUSLY APPROVED WITH 6835-SP-005:

- PERMISSION TO ENCROACH INTO THE RESOURCE PROTECTION AREA (RPA) BASED ON REDEVELOPMENT OF AN APPROVED PLAN (*6835-WRPA-003-1 AND *6835-WQ-002-1) HAS BEEN APPROVED ON 6/28/2013

IN ADDITION REQUESTED AS PART OF THE SITE PLAN PROCESS:

A. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 12-0515.6B OF THE PUBLIC FACILITIES MANUAL TO REDUCE THE DISTANCE FROM WHICH TREES CAN BE PLANTED ADJACENT TO STORM OR UTILITY EASEMENTS ALONG ALL STREETSCAPES IN FAVOR OF THE LANDSCAPING SHOWN HEREON. THE APPLICANT WILL NEGOTIATE DIRECTLY WITH UTILITY PROVIDERS AS NECESSARY TO PLANT TREES ADJACENT TO THESE EASEMENTS, AND WILL COMMIT TO REPLACING TREES THAT ARE REMOVED DUE TO MAINTENANCE OR UNFORESEEN CIRCUMSTANCES.

B. THE APPLICANT HEREBY REQUESTS PERMISSION TO PUMP UNDERGROUND STORMWATER MANAGEMENT AND/ OR WATER REUSE FACILITIES. THE URBAN CONDITIONS IN TYSONS CORNER AND IN THIS DEVELOPMENT MAY WARRANT AN OCCASION WHERE THE SUM FACILITIES CAN NOT DRAIN BY GRAVITY, THEREFORE, A WAIVER / MODIFICATION IF THE FRM IS HEREBY REQUESTED.

GENERAL NOTES:

1. LOCATION/EXISTING ZONING AND USE: THE ENTIRE 26.21 ACRES OF THE CAPITAL ONE CAMPUS IS SUBJECT TO RZ 2010-PR-021. IT IS SHOWN ON FAIRFAX COUNTY TAX MAP No. 29-4 ((5)) PARCEL A2. THE ADDRESS FOR THE SITE IS 1680 CAPITAL ONE DRIVE, MCLEAN, VIRGINIA, 22102.

2. REQUEST THE APPLICANT REQUESTS THE FOLLOWING: A FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) WITHIN PLANNED TYSONS CORNER (PTC) DISTRICT TO AMEND AND EXPAND THE LAND AREA ASSOCIATED WITH THE PREVIOUSLY APPROVED FDP 2010-PR-021 AND AMEND THE PROPOSED DEVELOPMENT.

3. BOUNDARY AND TOPOGRAPHIC INFORMATION: THE PLAN BOUNDARY INFORMATION SHOWN HEREON WAS ESTABLISHED BY WILLIAM H. GORDON ASSOCIATES, INC. IN JUNE 2000. PLAN TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY WILLIAM H. GORDON ASSOCIATES IN JUNE, 2000 AND CONTOUR INTERVAL IS 2 FOOT. DATUM IS BASED ON MEAN SEA LEVEL ELEVATIONS AS PER THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. MOST OF THE EXISTING GRADES SHOWN WITH THIS PLAN ARE THE PROPOSED GRADES FROM THE CONSTRUCTION OF THE SITE AND ARE NOT FIELD RUN.

4. OWNERSHIP: THE PROPERTY SHOWN HEREON IS IN THE NAME OF CAPITAL ONE BANK RECORDED DECEMBER 6, 2000 IN DEED BOOK 11627 AT PAGE 0018 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

5. COMPREHENSIVE PLAN:

   THE SUBJECT PROPERTY IS LOCATED WITHIN THE COMPREHENSIVE PLAN'S TYSONS CORNER URBAN CENTER AND TYSONS EAST TRANSIT ORIENTED DEVELOPMENT DISTRICT (TOD). THE TYSONS EAST TOD DISTRICT SERVES AS A SIGNATURE GATEWAY FOR THOSE ENTERING THE TYSONS CORNER URBAN CENTER FROM THE EAST. THE DEFINING FOCUS OF TYSONS EAST WILL BE SCOTTS RUN, WHICH IS ENVISIONED TO TRANSFORM INTO A GREAT URBAN PARK SURROUNDED BY MIXED-USE DEVELOPMENT, INCLUDING OFFICE, RESIDENTIAL, HOTEL, SUPPORT RETAIL AND SERVICE USES. IN ADDITION, THE AREA COULD INCLUDE INSTITUTIONAL AND PUBLIC USES, SUCH AS EDUCATIONAL AND RECREATIONAL FACILITIES.

   THE COMPREHENSIVE PLAN TEXT DESIGNATES THIS SITE AS PART OF THE SCOTTS RUN CROSSING SUBDISTRICT AND STATES THAT HIGHER INTENSITY MIXED USE REDEVELOPMENT WITH OFFICE AS A PREDOMINANT USE SHOULD OCCUR NEAR THE METRO STATION.

   THE SUBJECT PROPERTY IS WHOLLY LOCATED WITHIN THE 1/4 MILE RADIUS OF THE PROPOSED METRO EAST STATION PLATFORM. THE COMPREHENSIVE PLAN DOES NOT SET A MAXIMUM INTENSITY FOR PROJECTS WITHIN A 1/4 MILE OF THE TRANSIT STATION.

6. THE PROPOSED DEVELOPMENT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, AND WAIVERS, EXCEPTIONS, OR MODIFICATIONS SOUGHT BY THE APPLICANT AS SHOWN ON THIS SHEET.

7. PARKING SPACES: SURFACE PARKING SPACES ARE PROVIDED IN ACCORDANCE WITH THE PROFFERS AND ARE SHOWN ON SHEET 5. PARKING TABULATIONS ARE PROVIDED ON SHEET 6. PARKING AND LOADING SPACES WILL BE PROVIDED GENERALLY AS SHOWN ON THE FINAL DEVELOPMENT PLAN AMENDMENT. APPLICANT RESERVES THE RIGHT TO ADJUST NUMBER AND/OR LOCATION OF THE PARKING AND/OR LOADING SPACES AT THE TIME OF FINAL SITE PLAN, SO LONG AS THE MINIMUM AND MAXIMUM NUMBERS OF SPACES ARE PROVIDED IN ACCORDANCE WITH ARTICLE 11 AND ARTICLE 6, PART 5 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

8. LANDSCAPING/BUFFERING: SHADE TREES WILL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN. IN KEEPING WITH THE COMPREHENSIVE PLAN RECOMMENDATION, THE SUBMISSION WILL MEET OR EXCEED THE PROVISIONS OF ARTICLE 13 OF THE ZONING ORDINANCE FOR TREE COVERAGE. SEE SHEET 10 FOR PROPOSED LANDSCAPING.

9. SIGNAGE: PROPOSED ENTRANCE SIGNS SHOWN HEREON WILL COMPLY WITH THE PROVISIONS OF ARTICLE 12 AND FUTURE COMPREHENSIVE SIGN PLANS (CSP).

10. STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP): SWM/ BMP IS ADDRESSED, SEE ADEQUATE OUTFALL ANALYSIS AND SWM/BMP ANALYSIS SHEETS.

11. CLEARING AND GRADING: IT IS NOTED THAT THE LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE FINAL DEVELOPMENT PLAN AMENDMENT ON SHEET 5. SEE NOTE 26 THIS SHEET.

12. WATER AND SEWER: PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE TO SERVICE THE SUBJECT PROPERTY. SEE PUBLIC UTILITY PLAN ON SHEET 12.

13. GRAVES: TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES, OBJECTS, OR STRUCTURES MARKING PLACES OF BURIAL ON THE PROPERTY.

(GENERAL NOTES CONTINUED)

14. RESOURCE PROTECTION AREA (RPA): THERE ARE MINOR IMPROVEMENTS PROPOSED IN THE RPA WITHIN THE FDPA AREA. THESE IMPACTS ARE APPROVED WITH *6835-WRPA-003-1 AND *6835-WQ-002-1.

15. WETLANDS: THERE ARE WETLANDS ON THE FDPA SITE (INCLUDING EXISTING POND) AND THEY HAVE BEEN MAPPED WITH RESOURCE PROTECTION AREA PLAN 6835-RPA-001-1. WORK IS ANTICIPATED WITHIN THE WETLAND AREA AND IMPACTS ARE PERMITTED UNDER NAO 2010-00455/11-V0268.

16. FLOODPLAIN: THE FLOODPLAIN INFORMATION SHOWN IS BASED ON FAIRFAX COUNTY MAPPED 100 YEAR FLOODPLAIN. NO WORK IS ANTICIPATED WITH THIS FDPA IN FLOODPLAIN AREAS.

17. UTILITY EASEMENTS: TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO UTILITY EASEMENTS ON THE PROPERTY HAVING A WIDTH OF 25 FEET OR MORE AND ALL OTHER KNOWN UTILITIES ARE SHOWN ON SHEET 4. EXISTING AND PROPOSED STORM SEWER NOT LOCATED WITHIN AN EASEMENT OR WITHIN PUBLIC RIGHT-OF-WAY ARE TO BE PRIVATELY OWNED AND MAINTAINED.

18. UNDERGROUND UTILITIES: THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED UPON AVAILABLE INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY WILLIAM H. GORDON ASSOCIATES IN JUNE 2000 AND SUBSEQUENT AVAILABLE RECORD DATA.

19. DEVELOPMENT SCHEDULE: THE PROPOSED DEVELOPMENT AND IMPROVEMENTS, AS SHOWN ON SHEET 3, ARE PROPOSED TO BE COMPLETED IN PHASES. THIS FDPA IS PROPOSED FOR THE FIRST PHASE OF THE OVERALL DEVELOPMENT SCHEDULE. THE BUILDINGS AND USES SHOWN ON THIS FDPA MAY BE CONSTRUCTED SIMULTANEOUSLY OR IN PHASES, AS DICTATED BY MARKET CONDITIONS.

20. SITE FEATURES. ADDITIONAL SITE FEATURES SUCH AS TRASH DUMPSTERS, BICYCLE RACKS, FOUNTAINS, ARBORS, PLANTERS, WALLS, AND FENCING NOT REPRESENTED HEREON MAY BE PROVIDED. SEE URBAN DESIGN AMENITIES PLAN ON SHEET 19. AT SITE PLAN, BICYCLE FACILITIES (INCLUDING LOCATION AND NUMBER OF RACKS) SHALL BE IDENTIFIED AS COORDINATED WITH FCDOT.

21. EVM. AN EXISTING VEGETATION MAP (EVM) HAS BEEN PROVIDED SINCE CONSTRUCTING THE SITE IMPROVEMENTS WILL NECESSITATE THE DISTURBANCE OF AN AREA GREATER IN SIZE THAN 2,500 SQUARE FEET.

22. SCENIC ASSETS/ EXISTING STRUCTURES. THE SITE CONTAINS SEVERAL TEMPORARY PRIVATE SPORT COURTS AND TEMPORARY FIELDS ALONG WITH A MAN MADE STORMWATER MANAGEMENT POND. DUE TO THE LOCATION OF THE FDPA SITE, THE TEMPORARY LARGE SOCCER FIELD WILL BE REMOVED FROM USE, IN ADDITION THE TEMPORARY JUNIOR SOCCER FIELD WILL BE RELOCATED. THE TEMPORARY BASEBALL FIELD WILL BE RETAINED. THIS PHASE OF THE DEVELOPMENT WILL PROVIDE OPEN SPACE AREAS AND STORMWATER MANAGEMENT AS SHOWN ON THE OPEN SPACE PLAN AND OVERALL STORMWATER MANAGEMENT PLAN.

23. HAZMAT: TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ((AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS (COFR) PARTS 116.4, 302.4, AND 355, COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 672-10-1-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, COFR PART 280)) OR STORAGE TANKS OR CONTAINERS ON SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON-SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.

24. SITE ACCESS: THE SITE HAS FRONTAGE AND SITE ACCESS ON DOLLEY MADISON BOULEVARD/ ROUTE 123 AND SCOTTS CROSSING ROAD/ ROUTE 8102.

25. MINOR MODIFICATIONS: THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE BUILDING FOR FOOTPRINT SIZE, PARKING LOT LAYOUT, AND GROSS FLOOR AREA SHOWN ON THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) BASED ON FINAL ENGINEERING AND ARCHITECTURAL DESIGN PROVIDED THE OVERALL FLOOR AREA RATIO (F.A.R.) IS NOT EXCEEDED, OPEN SPACE PROVIDED IS NOT REDUCED, THE MINIMUM AND MAXIMUM BUILDING SETBACKS TO THE PERIPHERAL LOT LINES ARE NOT REDUCED, AND THAT THE CHANGES ARE DETERMINED BY THE ZONING ADMINISTRATOR TO BE IN SUBSTANTIAL CONFORMANCE WITH THE FDPA. THE DIMENSIONS SHOWN FOR BLDG. SETBACKS ARE MEASURED TO THE OUTER VERTICAL FACADES AND DO NOT INCLUDE ANY ARCHITECTURAL ELEMENTS SUCH AS OVERHANGS, EAVES, ETC.

26. FINAL DESIGN: THE SITE LAYOUT, GRADING AND UTILITY DESIGN IS SUBJECT TO FINAL ENGINEERING THAT MAY WARRANT MINOR ADJUSTMENTS TO THE LAYOUTS ENCLOSED HEREIN. THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE "LIMITS OF FINAL DEVELOPMENT PLAN AMENDMENT" AND ITS ASSOCIATED LIMITS OF CLEARING AND GRADING THAT MAY RESULT FROM FINAL ENGINEERING AND ULTIMATE UTILITY CONNECTIONS.

27. ARCHAEOLOGICAL SURVEY: THE APPLICANT HAS SUBMITTED AN ARCHAEOLOGICAL SURVEY DATA FORM TO THE CULTURAL RESOURCE MANAGEMENT AND PROTECTION SECTION OF THE FAIRFAX COUNTY PARK AUTHORITY FOR REVIEW ON JULY 6TH, 2010. A 'NO SURVEY REQUIRED' RESPONSE HAS BEEN OBTAINED WITH THEIR REVIEW.

28. ROAD NAMES: THE APPLICANT RESERVES THE RIGHT TO RENAME THE ON-SITE INTERNAL ROADS. THE NORTH AND SOUTH DESIGNATIONS FOR CAPITAL ONE DRIVE ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY BE CHANGED WITH FUTURE DEVELOPMENT PHASES OF THE PROJECT.

29. BUILDING PHASING: CONSTRUCTION OF THE PROPOSED HOTEL IN BUILDING 2 MAY BE PHASED SUCH THAT THE INTERIOR BUILDING SHELL CAN BE USED AS PARKING DURING THE INTERIM PERIOD PRIOR TO FULL INTERIOR BUILDOUT OF THE HOTEL. THE NUMBER OF SPACES PROVIDED IN THE HOTEL FOOTPRINT WILL NOT EXCEED 120 SPACES AND WILL NOT EXCEED THE MAXIMUM NUMBER OF PROPOSED PARKING STALLS PER SHEET 6. SEE SHEETS 28-30 FOR PHASING.

DEVELOPMENT TABULATIONS:

TAX MAP / PARCEL	TAX MAP 29-4 ((5)) AS A PORTION OF PARCEL A2
SITE AREA	26.21 ACRES OR 1,141,884 SF
ZONING	PTC (PLANNED TYSONS CORNER URBAN DISTRICT)
OPEN SPACE (BASED ON PROVISIONS OF SECTION 2-309 OF THE FAIRFAX COUNTY ZONING ORDINANCE)	REQUIRED/PROVIDED = SEE OPEN SPACE PLAN FOR CALCULATIONS (SHEET 11)
TREE CANOPY	REQUIRED/PROVIDED = SEE LANDSCAPE PLAN FOR CALCULATIONS (SHEET 10)
TOTAL GROSS SF	SEE BUILDING TABULATIONS (SHEET 3)
TOTAL FLOOR AREA RATIO	SEE BUILDING TABULATIONS (SHEET 3)
PARKING TABULATIONS	SEE PARKING AND LOADING TABULATIONS (SHEET 6)
NUMBER OF STORIES/HEIGHT	VARIES, AS SHOWN ON BUILDING TABULATIONS (SHEET 3)
YARD REQUIREMENTS	
FRONT	N/A
SIDE	N/A
REAR	N/A

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NOTES AND TABULATIONS

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	N/A
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001F-NT.dwg
SHEET #	2 of 33

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BUILDING TABULATIONS PER CDPA

FAR Calculation	SF	Acres
Existing Site Area	1,141,884	26.21
Site Area Previously Dedicated		
Plat dated January 16, 2001 and Rev. April 2, 2001	109,344	2.51
Plat dated November 25, 2002 and Rev. June 5 2003	21,633	0.50
Total Site Area (for calculating density)	**1,272,861**	**29.22**

BLOCK/ BUILDING	Minimum Bldg. Hght. (ft)	Maximum Bldg. Hght. (ft)	Proposed Bldg. Hght. (ft)	Proposed Penthouse Height (ft)	Total Proposed Height (ft)	Proposed Number of Floors	Land Use	Minimum GSF	Maximum GSF	Proposed GSF	*Total Proposed Bldg. GSF	Residential Dwelling Units
BLOCK A												
Building 1	150	352	348	35	383	26	Office	300,000	600,000	593,500	603,845	
							Retail	7,000	13,000	10,345		
Building 2	75	122	122	18	140	10	Hotel	50,000	81,500	81,388	89,637	
							Retail	8,000	10,500	8,249		
BLOCK B												
Building 3	368	470	470	integrated	470	32	Office	500,000	975,000	940,550	970,700	
							Retail	10,000	44,600	30,150		
Building 4	150	250	211	38	249	18	Hotel	250,000	340,000	325,374	325,374	
BLOCK C												
Building 6	150	236	224	25	249	19	Residential	300,000	518,000	499,569	530,239	493
							Retail	26,000	31,300	30,670		
Building 7	125	247	236	25	261	20	Residential	200,000	274,800	272,500	277,476	267
							Retail	4,500	5,000	4,976		
Building 8	125	231	207	25	232	18	Residential	200,000	370,000	356,479	368,949	350
							Retail	12,000	12,500	12,470		
BLOCK D												
Building 9	75	175	174	25	199	15	Residential	50,000	124,250	123,280	127,109	120
							Retail	3,750	3,850	3,829		
Building 10	250	305	290	35	325	22	Office	400,000	484,000	459,623	487,715	
							Retail	27,000	28,100	28,092		
BLOCK E												
Building 11	150	266	238	35	273	17	Office	200,000	260,500	230,474	230,474	
							Pub. Facil.	30,000	30,000	30,000		
Building 12	250	305	276	35	311	19	Office	400,000	508,000	452,505	452,505	
Subtotal: Buildings 1-12										*	**4,464,023**	**1,230**
EXISTING BUILDINGS												
Existing Bldg. 1		205				14	Office			479,500	505,500	
Existing Bldg. 2		42.5				2	Office			26,000		
Subtotal: Existing Buildings											**505,500**	
TOTALS										*	**4,969,523**	**GSF**
Total Site Area (for calculating density)											**1,272,861**	**SF**
Floor Area Ratio (FAR)											**3.90**	

*Total GSF does not include 30,000 SF non-FAR Public Facility

FDPA BUILDING TABULATIONS

FDP Site Area	SF	Acres
	556,388	12.77
FAR Calculation		
Site Area for FDP Calculation	1,141,884	26.21
Site Area Previously Dedicated		
Plat dated January 16, 2001 and Rev. April 2, 2001	109,344	2.51
Plat dated November 25, 2002 and Rev. June 5 2003	21,633	0.50
Total Site Area (for calculating density)	**1,272,861**	**29.22**

BLOCK/ BUILDING	Minimum Bldg. Hght. (ft)	Maximum Bldg. Hght. (ft)	Proposed Bldg. Hght. (ft)	Proposed Penthouse Height (ft)	Total Proposed Height (ft)	Proposed Number of Floors	Land Use	Minimum GSF	Maximum GSF	Proposed GSF	*Total Proposed Bldg. GSF	Residential Dwelling Units
BLOCK A												
Building 1	150	352	348	35	383	26	Office	300,000	600,000	593,500	603,845	
							Retail	7,000	13,000	10,345		
Building 2	75	122	122	18	140	10	Hotel	50,000	81,500	81,388	89,637	
							Retail	8,000	10,500	8,249		
BLOCK B												
Building 3	368	470	470	integrated	470	32	Office	500,000	950,000	940,550	970,700	
							Retail	10,000	44,600	30,150		
Building 4	150	250	211	38	249	18	Hotel	250,000	400,000	325,374	325,374	
BLOCK E												
Building 11	20	50	40	18	58	2	Pub. Facil.	30,000	30,000	30,000	*	
Subtotal: Bldgs. 1, 2, 3, 4, 11										*	**1,989,556**	
EXISTING BUILDINGS												
Existing HQ Bldg.		205				14	Office			479,500		
Existing Conference Ctr		42.5				2	Office			26,000		
Existing Accessory Bldgs.		25				1	Accessory			1,247		
Subtotal: Existing Buildings											**506,747**	
TOTALS: Blocks A, B and Existing Buildings										*	**2,496,303**	**GSF**
Total Site Area (for calculating density)											**1,272,861**	**SF**
Floor Area Ratio (FAR)											**1.96**	**FAR**
Total Site GSF (from CDP)										*	**4,969,523**	**GSF**
Remaining Site GSF (from CDP)											**2,473,220**	**GSF**

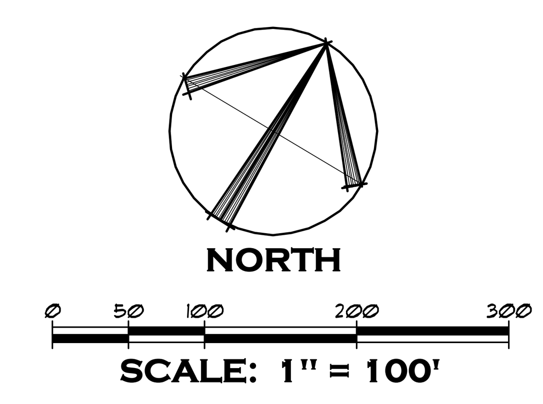
*Total GSF does not include 30,000 SF non-FAR Public Facility

FDPA LAND USE ALLOCATION

Land Use	GSF	% of Land Use	Land Use FAR
Office	2,040,797	81.8%	1.60
Residential	0	0.0%	0.00
Hotel	406,762	16.3%	0.32
Retail	48,744	2.0%	0.04
Public Facility	30,000	--	--
TOTAL*	**2,496,303**	**100.0%**	**1.96**

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	303.26	216.54	80°14'34"	182.48	279.08	S26°10'04"E
C2	1001.45	3503.94	16°22'32"	504.16	998.04	S22°08'29"W
C3	61.79	476.00	7°26'16"	30.94	61.75	S56°55'08"E
C4	62.89	463.00	7°46'59"	31.50	62.85	N56°44'46"W
C5	41.14	412.00	5°43'16"	20.59	41.12	N46°35'19"W

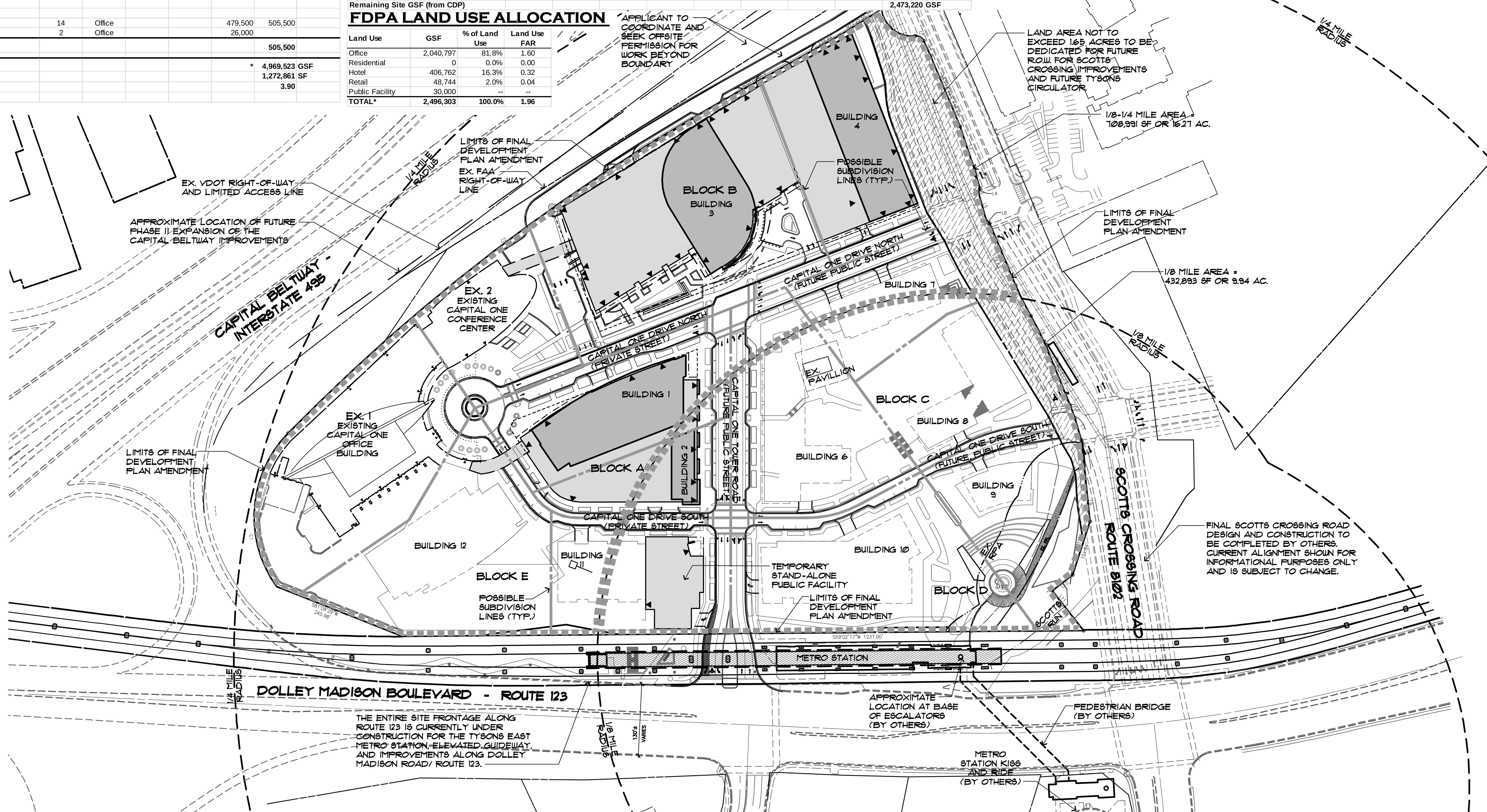


LINE TABLE

LINE	BEARING	DISTANCE
L1	S54°48'44"E	30.52
L2	S46°04'45"E	36.03
L3	S04°10'32"E	6.82
L4	S46°04'45"E	55.39
L5	S87°15'32"E	6.92
L6	S51°09'07"E	24.48
L7	S37°08'43"E	47.47
L8	S21°21'08"W	46.77

NOTES:

1. THE APPLICANT RESERVES THE RIGHT TO ADJUST BUILDING HEIGHTS AS LONG AS THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE FDPA BUILDING TABULATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO PROVIDE A DRIVE THRU BANK WITHIN BLOCK A AS LONG AS THE TELLER AND REQUIRED STACKING SPACES FOR A DRIVE THRU BANK USE ARE PROVIDED INTERNAL TO THE PARKING STRUCTURE. FURTHER DETAILS TO BE PROVIDED WITH FINAL BUILDING PLANS.
3. SEE SHEET 6 FOR PARKING AND LOADING TABULATIONS.
4. BUILDING #5 IS NOT DEPICTED AND WILL NOT BE CONSTRUCTED.
5. LIMITS OF THE FINAL DEVELOPMENT PLAN AMENDMENT IS FOR THE ENTIRE 26.21 ACRE SITE AS SHOWN AND ALSO INCLUDES OFF-SITE IMPROVEMENTS.



BUILDINGS 6,7,8,9,10,11, AND 12 ARE NOT A PART OF THIS FDPA APPLICATION AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. INTERIM CONDITIONS AND BUILDING IMPROVEMENTS MAY BE PERMITTED ON BLOCKS C, D, AND E PER PHASING PLANS.

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SEAL

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

REVISIONS

5-24-13	ACCEPTANCE COMMENTS
8-13-13	PRE. STAFFING COMMENTS
12-02-13	STAFFING COMMENTS
01-28-14	STAFFING COMMENTS
02-18-14	STAFFING COMMENTS

OVERALL DEVELOPMENT PLAN (CDPA PLAN)

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT

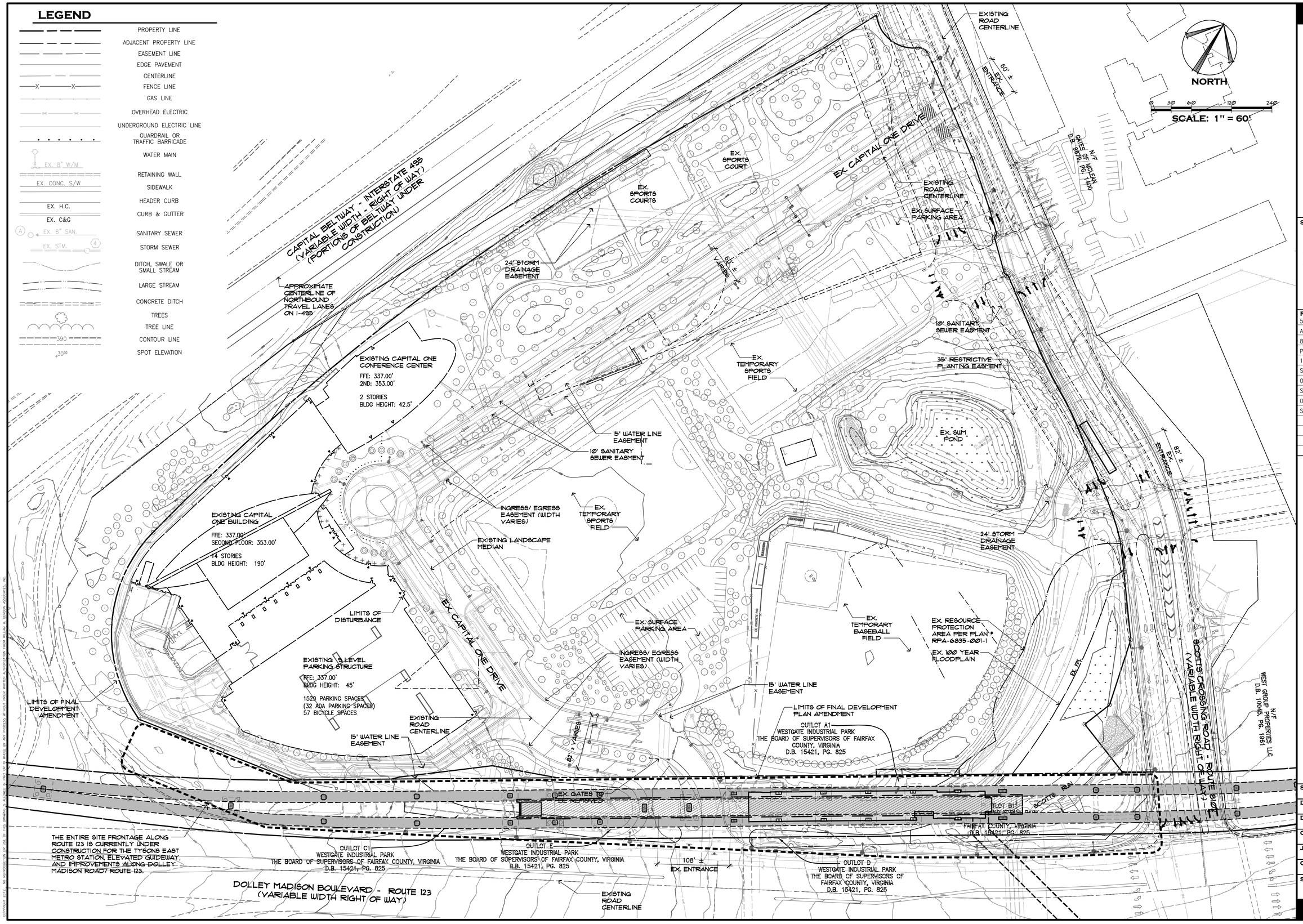
FDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001F-OV.dwg
SHEET #	3 of 33

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EDGE PAVEMENT
- CENTERLINE
- FENCE LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC LINE
- GUARDRAIL OR TRAFFIC BARRICADE
- WATER MAIN
- RETAINING WALL
- SIDEWALK
- HEADER CURB
- CURB & GUTTER
- SANITARY SEWER
- STORM SEWER
- DITCH, SWALE OR SMALL STREAM
- LARGE STREAM
- CONCRETE DITCH
- TREES
- TREE LINE
- CONTOUR LINE
- SPOT ELEVATION



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EXISTING CONDITIONS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001F-EC.dwg
SHEET #	4 of 33

CURVE TABLE

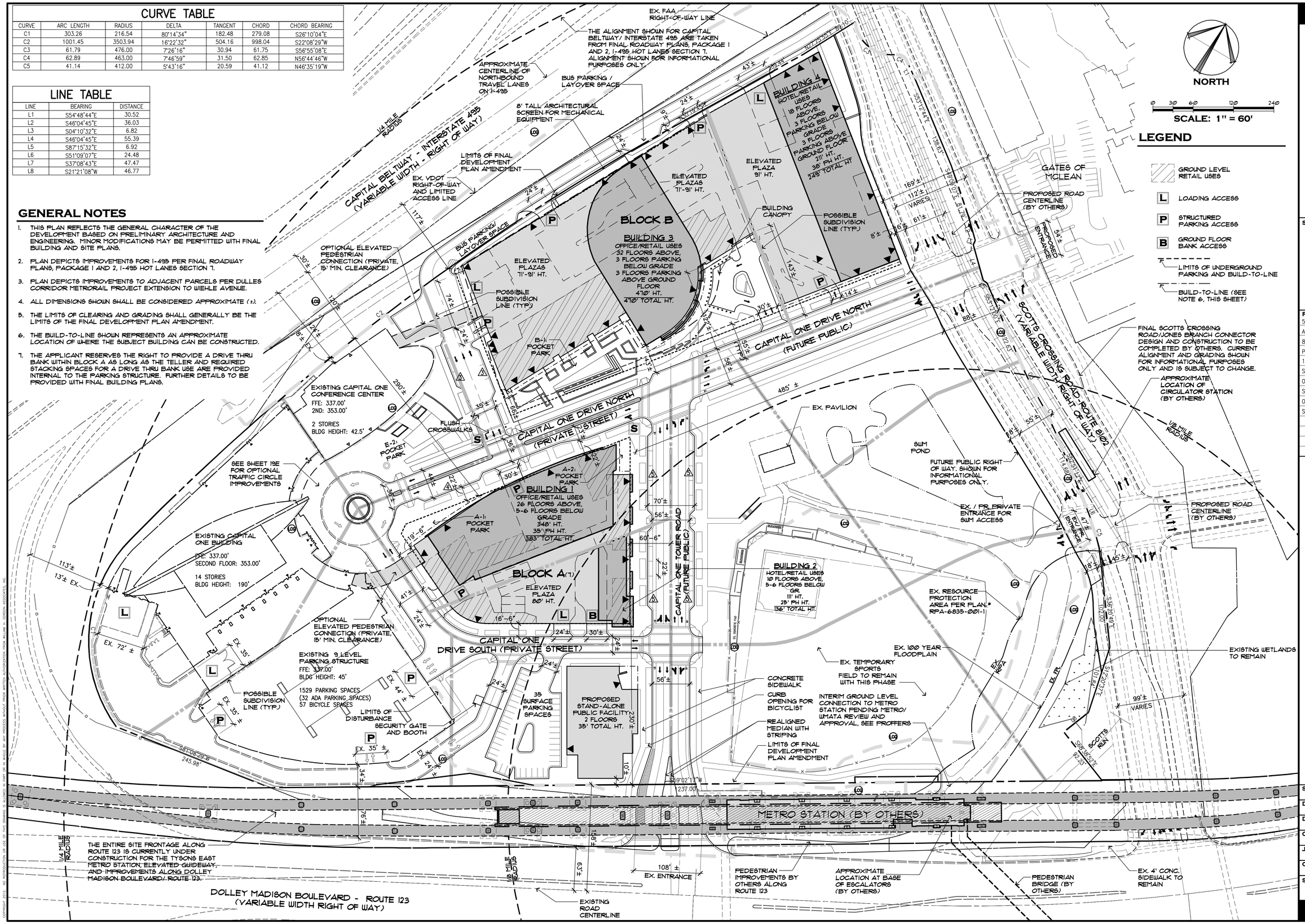
CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	303.26	216.54	80°14'34"	182.48	279.08	S26°10'04"E
C2	1001.45	3503.94	16°22'32"	504.16	998.04	S22°08'29"W
C3	61.79	476.00	7°26'16"	30.94	61.75	S56°55'08"E
C4	62.89	463.00	7°46'59"	31.50	62.85	N56°44'46"W
C5	41.14	412.00	5°43'16"	20.59	41.12	N46°35'19"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S54°48'44"E	30.52
L2	S46°04'45"E	36.03
L3	S04°10'32"E	6.82
L4	S46°04'45"E	55.39
L5	S87°15'32"E	6.92
L6	S51°09'07"E	24.48
L7	S37°08'43"E	47.47
L8	S21°21'08"W	46.77

GENERAL NOTES

1. THIS PLAN REFLECTS THE GENERAL CHARACTER OF THE DEVELOPMENT BASED ON PRELIMINARY ARCHITECTURE AND ENGINEERING. MINOR MODIFICATIONS MAY BE PERMITTED WITH FINAL BUILDING AND SITE PLANS.
2. PLAN DEPICTS IMPROVEMENTS FOR I-495 PER FINAL ROADWAY PLANS, PACKAGE 1 AND 2, I-495 HOT LANES SECTION 7.
3. PLAN DEPICTS IMPROVEMENTS TO ADJACENT PARCELS PER DULLES CORRIDOR METRORAIL PROJECT EXTENSION TO WIEHLE AVENUE.
4. ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE (±).
5. THE LIMITS OF CLEARING AND GRADING SHALL GENERALLY BE THE LIMITS OF THE FINAL DEVELOPMENT PLAN AMENDMENT.
6. THE BUILD-TO-LINE SHOWN REPRESENTS AN APPROXIMATE LOCATION OF WHERE THE SUBJECT BUILDING CAN BE CONSTRUCTED.
7. THE APPLICANT RESERVES THE RIGHT TO PROVIDE A DRIVE THRU BANK WITHIN BLOCK A AS LONG AS THE TELLER AND REQUIRED STACKING SPACES FOR A DRIVE THRU BANK USE ARE PROVIDED INTERNAL TO THE PARKING STRUCTURE. FURTHER DETAILS TO BE PROVIDED WITH FINAL BUILDING PLANS.



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COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

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FINAL DEVELOPMENT PLAN AMENDMENT

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
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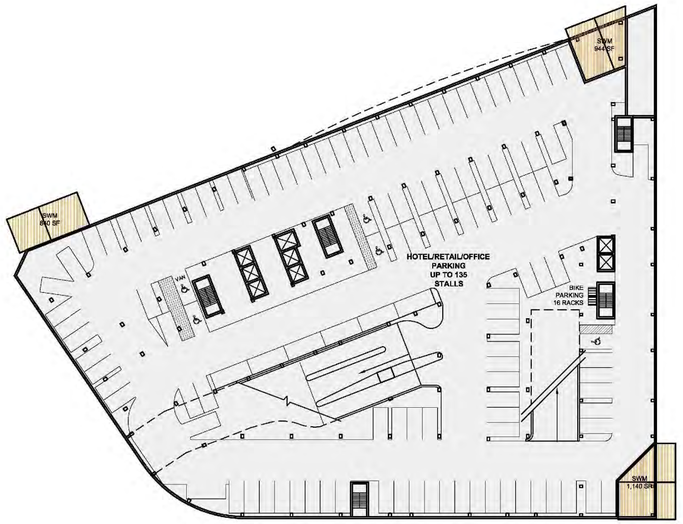
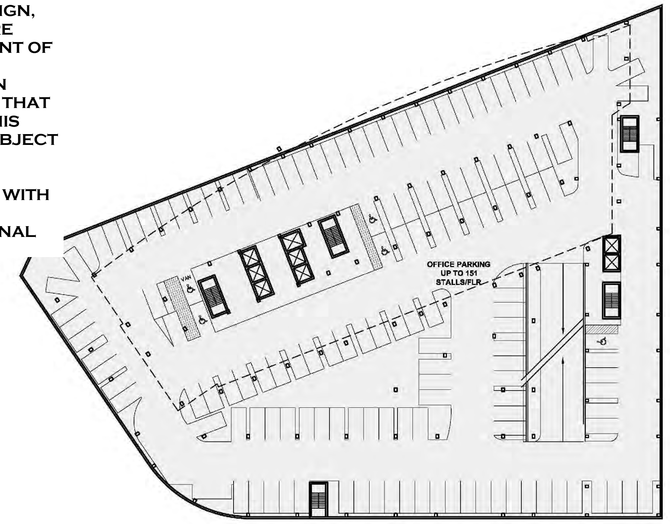
FLOOR PLANS ARE PROVIDED TO ILLUSTRATE THE OVERALL BUILDING CONFIGURATION, EXTENT OF BELOW-GRADE EXCAVATION, PRELIMINARY PARKING CONFIGURATION, RELATIONSHIP OF THE BUILDING WITH GRADE-LEVEL SITE AND STREETSCAPE DESIGN, BUILDING ENTRY LOCATIONS, APPROXIMATE CORE CONFIGURATIONS, BUILDING MASSING AND EXTENT OF ABOVE-GRADE ENVELOPE, AND GENERAL RELATIONSHIP OF BUILDING USES. OTHER DESIGN DETAILS REPRESENTED ON THESE FLOOR PLANS THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN AMENDMENT ARE SUBJECT TO CHANGE AT SITE PLAN AND BUILDING PERMIT SUBMISSIONS PROVIDED THAT THE ITEMS NOTED ABOVE REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDPA, THE PROFFERS AND THE FINAL DEVELOPMENT PLAN AMENDMENT. THESE INTERNAL FLOOR PLANS ARE NOT PROFFERED.



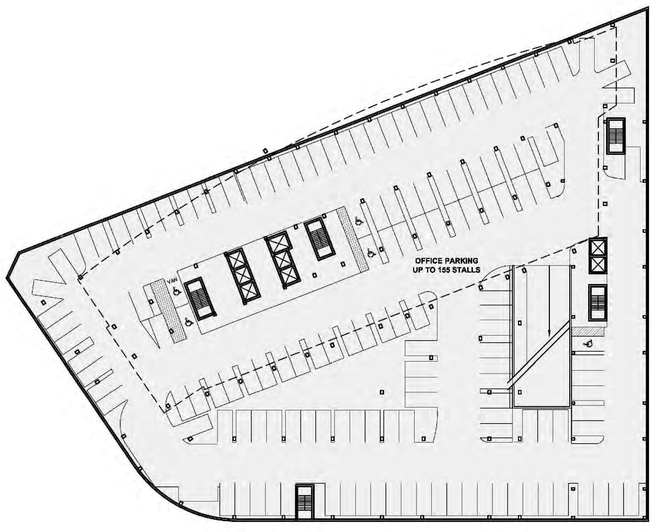
1 PLAN - LEVEL B1 (BLOCK A)
1" = 40'

0' 40'



2 PLAN - LEVELS B2-B3 (BLOCK A)
1" = 40'

0' 40'



3 PLAN - LEVEL B4 (BLOCK A)
1" = 40'

0' 40'

BLOCK A

STRUCTURED PARKING STALL COUNT	
LEVEL 9	UP TO 134
LEVEL 4-8	UP TO 655
LEVEL 3	UP TO 98
LEVEL 2	UP TO 81
LEVEL 1	0
LEVEL B1	UP TO 135
LEVEL B2-B3	UP TO 302
LEVEL B4	UP TO 155
TOTAL STALLS	1,560 MAX.

NOTES:

1. PARKING RATES BASED ON THE COMPREHENSIVE PLAN FOR THE TYSONS CORNER URBAN CENTER, ARTICLE 6-509, AND ARTICLE 11 OF FAIRFAX COUNTY ZONING ORDINANCE.
2. NO SHARED PARKING REDUCTION IS PROPOSED WITH THESE CALCULATIONS AS DEFINED WITHIN THE ARTICLE 6-500 OF THE FAIRFAX COUNTY ZONING ORDINANCE (PTC URBAN DISTRICT).
3. BELOW-GRADE PARKING LEVELS WILL ACCOMMODATE UP TO APPROXIMATELY 592 PARKING STALLS ON FOUR LEVELS. THE TOTAL NUMBER OF BELOW-GRADE LEVELS AND PARKING STALLS WILL BE ESTABLISHED PENDING FINAL DETERMINATION OF MEP AND STORMWATER MANAGEMENT SPACE REQUIREMENTS AT SITE PLAN.
4. ABOVE GRADE PARKING LEVELS WILL ACCOMMODATE UP TO APPROXIMATELY 717 PARKING STALLS ON SIX TO SEVEN LEVELS. BELOW GRADE PARKING LEVELS WILL ACCOMMODATE UP TO APPROXIMATELY 876 PARKING STALLS ON FIVE TO SIX LEVELS. THE MAXIMUM NUMBER OF PARKING STALLS WILL BE APPROXIMATELY 1,560± THE TOTAL NUMBER OF ABOVE GRADE AND BELOW GRADE PARKING LEVELS WILL BE ESTABLISHED AT SITE PLAN PENDING FINAL DETERMINATION OF MEP AND STORMWATER MANAGEMENT SPACE REQUIREMENTS AND SUB-SURFACE CONDITIONS.

BICYCLE PARKING SPACES

PROPOSED PARKING DECK SPACES (BLOCK A): 112
PROPOSED SURFACE SPACES (BLOCK A): 36

PROPOSED PARKING DECK SPACES (BLOCK B): 195
PROPOSED SURFACE SPACES (BLOCK B): 10

EXISTING PARKING DECK SPACES: 57

TOTAL SPACES PROVIDED: 410

PARKING AND LOADING TABULATIONS

	Office <1/8 mile	Office >1/8 mile	Resid. <1/8 mile	Resid. >1/8 mile	Retail* <1/8 mile	Retail* >1/8 mile	Public Facility <1/8 mile	Hotel <1/8 mile	Hotel >1/8 mile	TOTALS
Block A										
Bldg. 1	2,700 SF	590,800 SF				10,345 SF				603,845 SF
Bldg. 2					6,789 SF	1,400 SF		63,366 SF	18,022 SF	89,637 SF
New Parking	*4*	*1,331 max*			*25*	*100*		*69*	*31*	*1,560 max*
New Loading		*3*						*2*		*5*
Block B										
Bldg. 3		940,550 SF				30,150 SF				970,700 SF
Bldg. 4									325,374 SF	325,374 SF
New Parking		*1,643*							*350*	*1,993*
New Loading		*4*							*3*	*7*
Block C										
Existing Accessory	1,247 SF									1,247 SF
New Parking										*0*
Block E										
Bldg. 11							30,000 SF			0 SF*
Existing Bldg.		505,500 SF								505,500 SF
Existing Parking		*1,529*								*1,529*
Existing Loading		*5*								*5*
New Parking							*35*			*35*
TOTALS										
Existing FAR SF	*1,247 SF*	*505,500 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*506,747 SF*
Existing Parking	*0*	*1,529*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1,529*
Existing Loading	*0*	*5*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*5*
Existing Parking Ratio	-	*3:1000*	-	-	-	-	-	-	-	
New FAR SF	*2,700 SF*	*1,531,350 SF*	*0 SF*	*0 SF*	*6,789 SF*	*41,955 SF*	*30,000 SF*	*63,366 SF*	*343,396 SF*	*1,989,556 SF**
New Parking	*4*	*2,974 max*	*0*	*0*	*25*	*100*	*35*	*69*	*381*	*3,588 max*
New Loading	*0*	*7*	*0*	*0*	*0*	*0*	*0*	*2*	*3*	*12*
New Parking Ratio	*1.5:1000*	*1.9:1000*			***1:200 for 1st 1000 + 5.2:1000 for remainder; 1st 5000 exempt*	***1:200 for 1st 1000 + 2.8:1000 for remainder; 1st 5000 exempt*	*1.2:1000*	*0.9:room (average room 554 SF)*	*1.0:room (average room 554 SF)*	
Total FAR SF	3,947 SF	2,036,850 SF	0 SF	0 SF	6,789 SF	41,955 SF	30,000 SF	63,366 SF	343,396 SF	2,496,303 SF*
Total Parking	4	4,503 max	0	0	25	100	35	69	381	*5,117 max*
Total Loading	0	12	0	0	0	0	0	2	3	*17*

* Total GSF does not include 30,000 SF non-FAR Public Facility, for consistency with FAR tabulations

** Retail units occupying & served by a common block retail/parking plinth are calculated as one retail structure; i.e., retail use in Blocks A, B, C, D and E are calculated for the purposes of parking ratios (exempted SF and initial 1,000 SF rate) as one retail parcel each. Parking ratios for the <1/8 and >1/8 mile rings are pro-rated in Blocks A and C based on the percentage of total parking in each block within the respective rings.

PARKING RATES PROVIDED

PARKING RATIO - BLOCK A/COMMUNITY CENTER PHASE (CDP-A/FDP-A):

Spaces provded per adjusted CDP		
Residential	0	
Office <1/8 mile	4	1.0 / 1000
Office >1/8 mile	4,503	2.2 / 1000
Retail	125	1/200 for first 1000 + 3.1/1000 for remaining GSF (first 5000 SF exempt) / block *(averaged over all blocks)*
Hotel	450	0.9 / room
Public Facility	35	1.2 / 1000
TOTAL	5,117	

PERMITTED PARKING RATES

Maximums per PTC Zoning/Comprehensive Plan		
Residential	0	1.6 / unit (using maximum number of proposed units at avg. size)
Office <1/8 mile	6	1.6 / 1000
Office >1/8 mile	4,079	2.0 / 1000
Retail	230	1/200 for first 1000 + 6/1000 for remaining GSF (first 5000 SF exempt) / bldg
Hotel	497	1.0 / room
Public Facility	1,050	1 / 3 occupants (using maximum occupant load per code)
TOTAL	5,862	

Minimums per PTC Zoning/Comprehensive Plan		
Residential	0	1.0 / unit (using maximum number of proposed units)
Office <1/8 mile	0	none
Office >1/8 mile	0	none
Retail	0	none
Hotel	0	none
Public Facility	0	none
TOTAL	0	

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BUILDING AND PARKING PLANS (BLOCK A)

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=40'
DATE MAY 6, 2013
DRAWN OS/JPW/KK/DW
CHECKED OS/RW
JOB # 1798-2001
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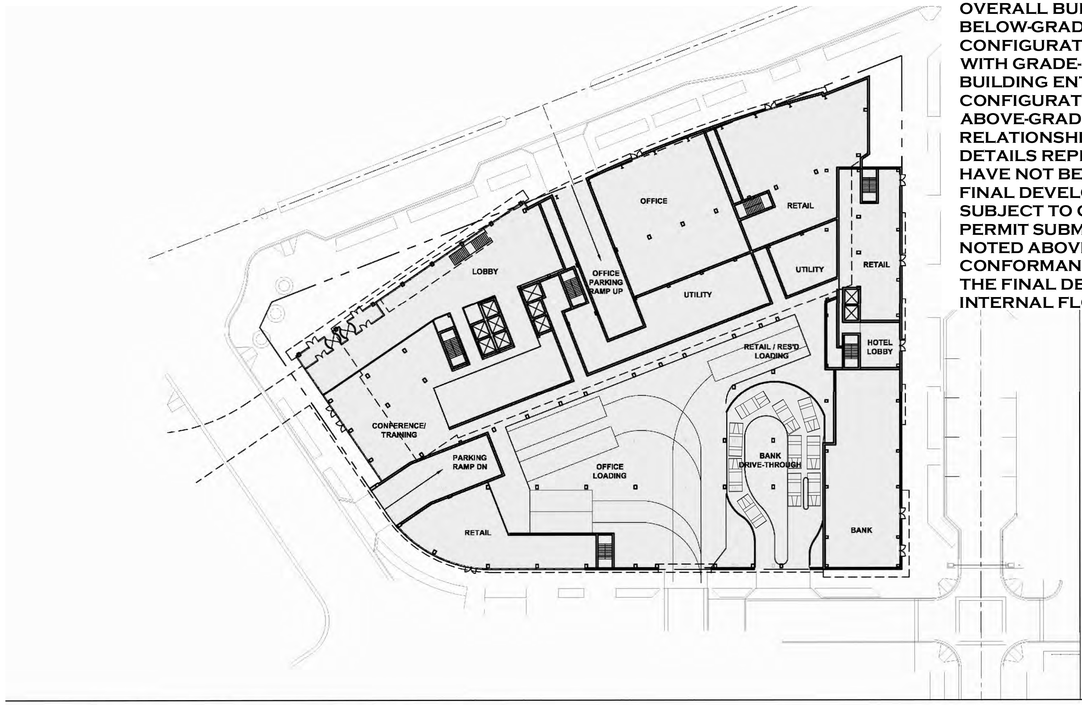
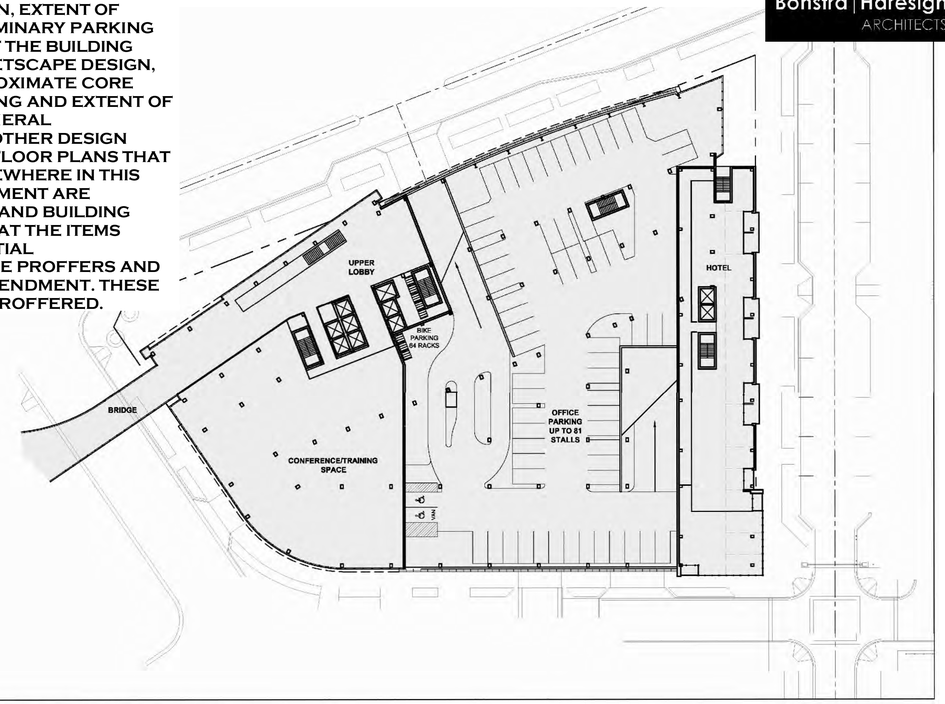
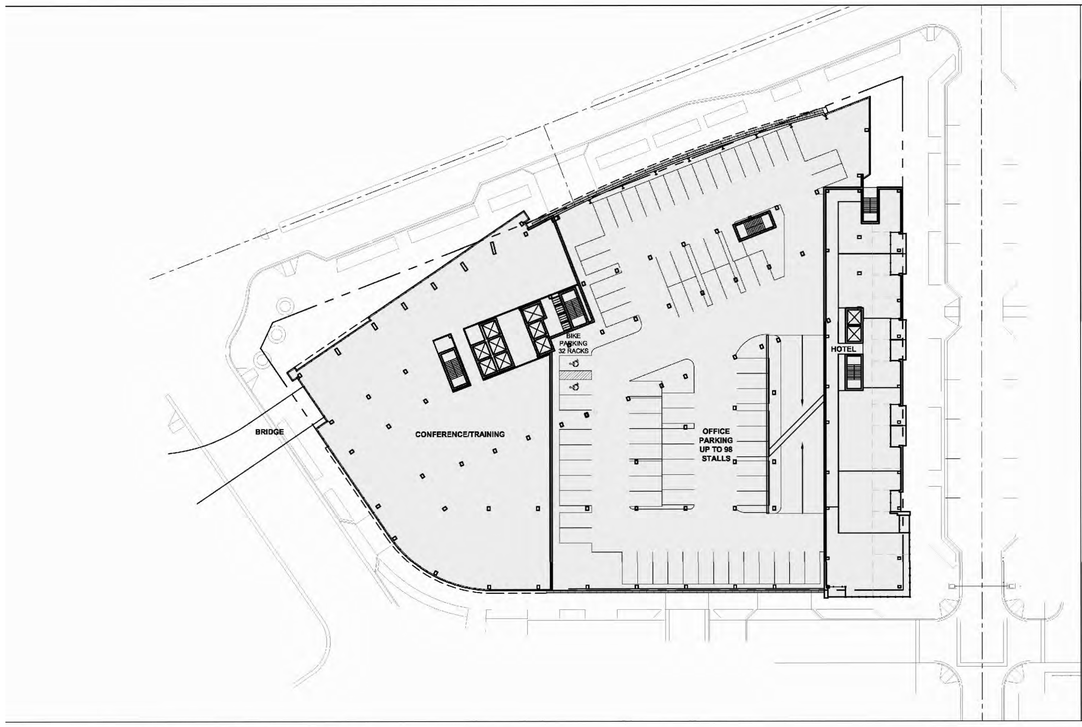


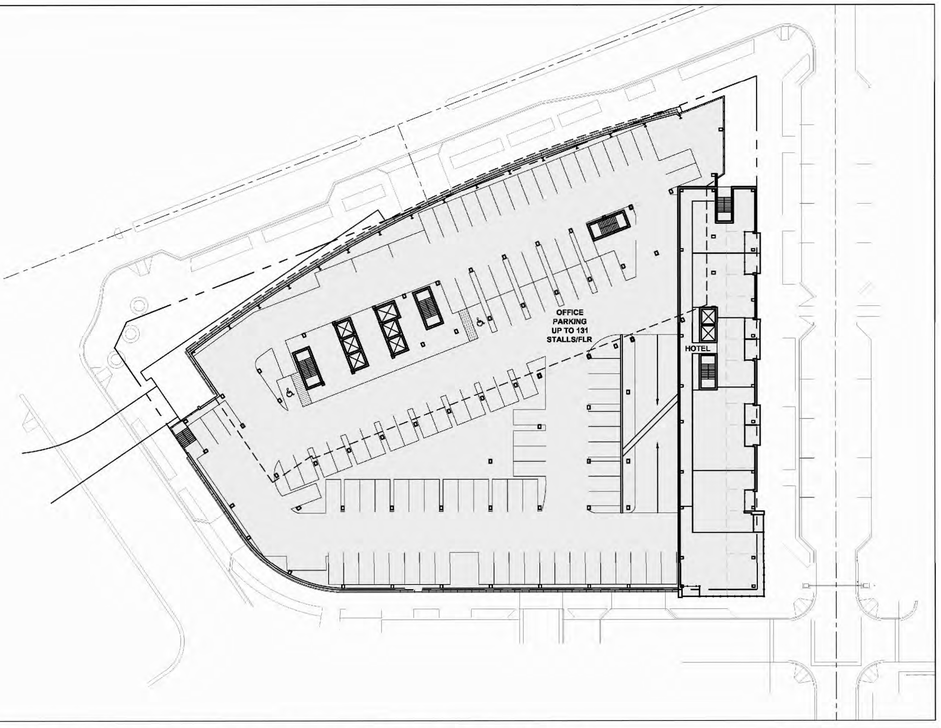
1 PLAN - GROUND LEVEL (BLOCK A)
1" = 40'
0' 40'



2 PLAN - LEVEL 2 (BLOCK A)
1" = 40'
0' 40'



3 PLAN - LEVEL 3 (BLOCK A)
1" = 40'
0' 40'



4 PLAN - TYPICAL ABOVE-GRADE PARKING (LEVELS 4 - 8) (BLOCK A)
1" = 40'
0' 40'

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FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=40'
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JOB #	1798-2001
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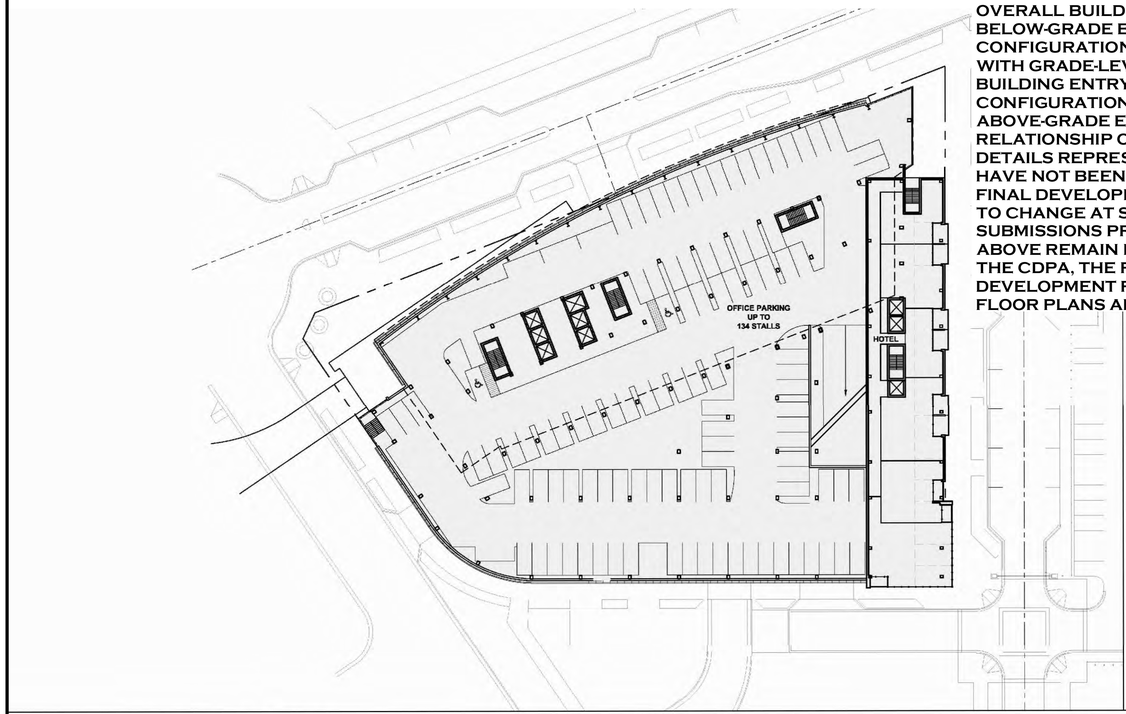
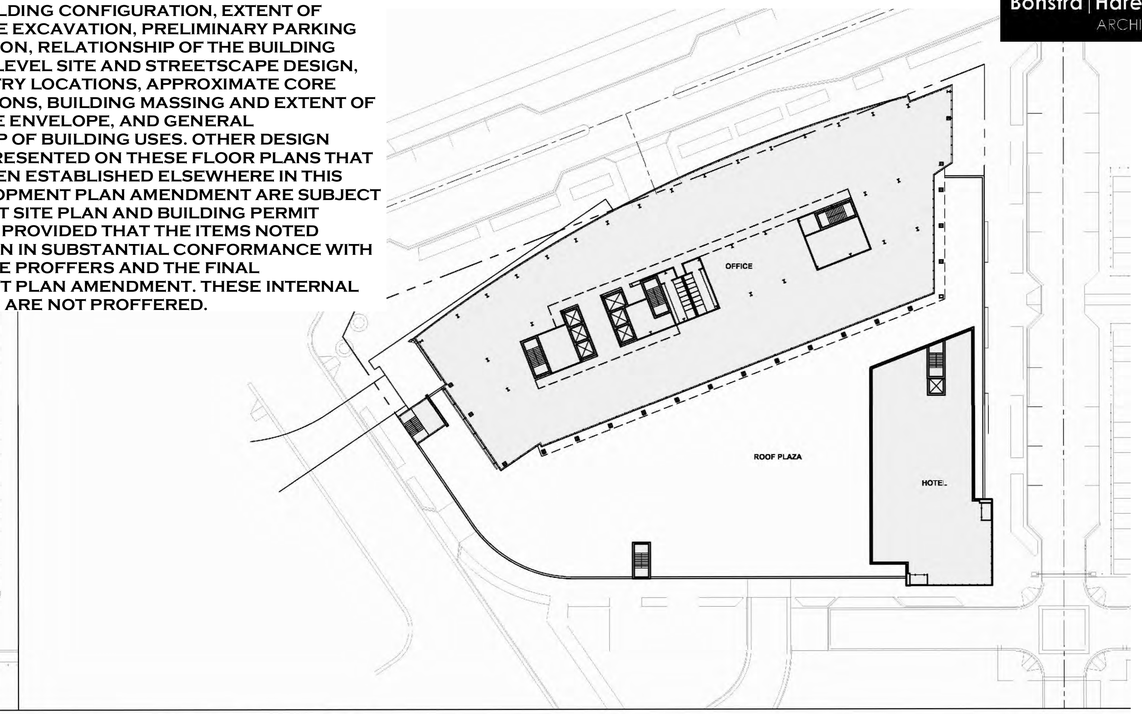


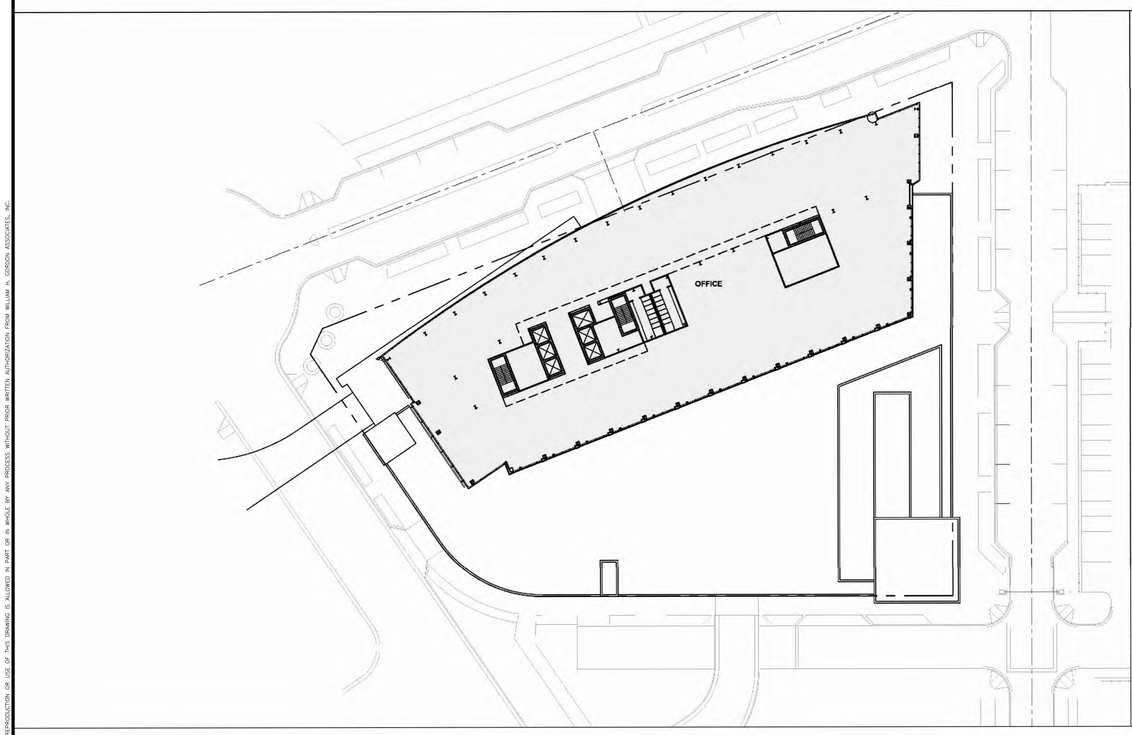
1 PLAN - LEVEL 9 (BLOCK A)
1" = 40'

0' 40'



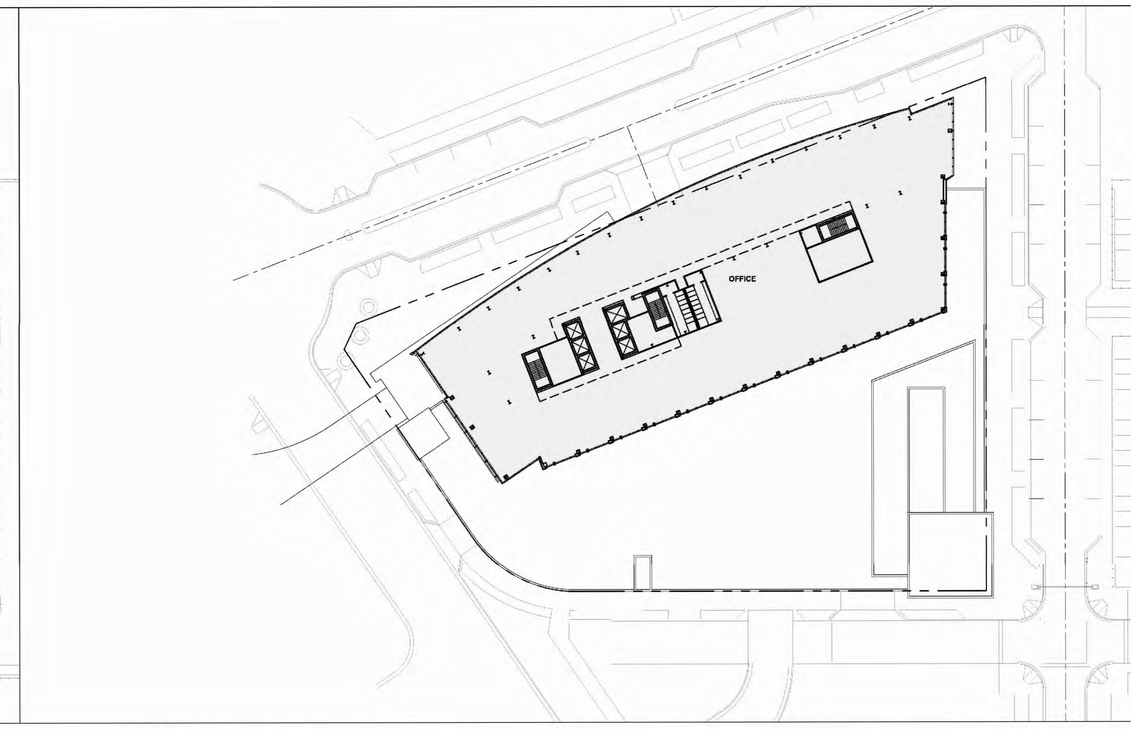
2 PLAN - LEVEL 10 (BLOCK A)
1" = 40'

0' 40'



3 PLAN - TYPICAL LEVEL (11 - 25) (BLOCK A)
1" = 40'

0' 40'



4 PLAN - LEVEL 26 (BLOCK A)
1" = 40'

0' 40'

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PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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3 PLAN - LEVEL B1 (BLOCK B)
1" = 40'

0' 40'

BLOCK B

STRUCTURED PARKING STALL COUNT - BLOCK B	
LEVEL 3-5	1,029
LEVEL 1-2	0
LEVEL B1-B2	712
LEVEL B3	252
TOTAL STALLS	1,993 MAX.

2 PLAN - LEVEL B2 (BLOCK B)
1" = 40'

0' 40'

1 PLAN - LEVEL B3 (BLOCK B)
1" = 40'

0' 40'

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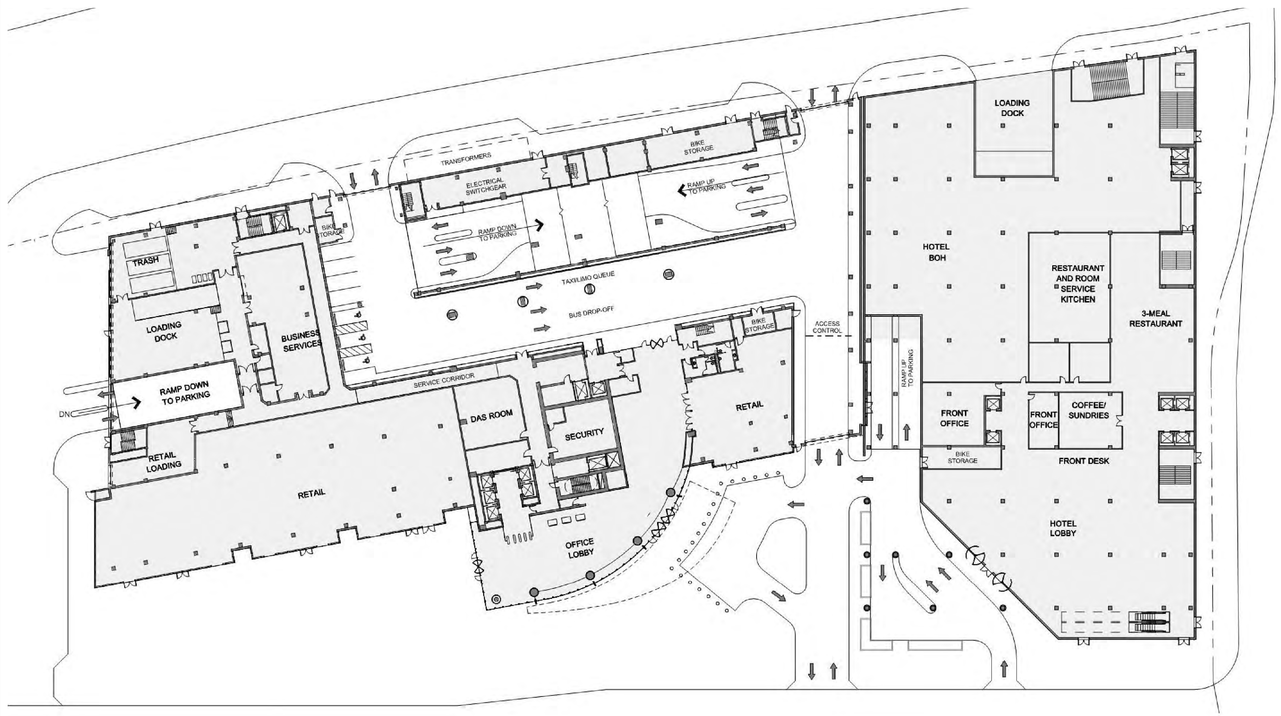
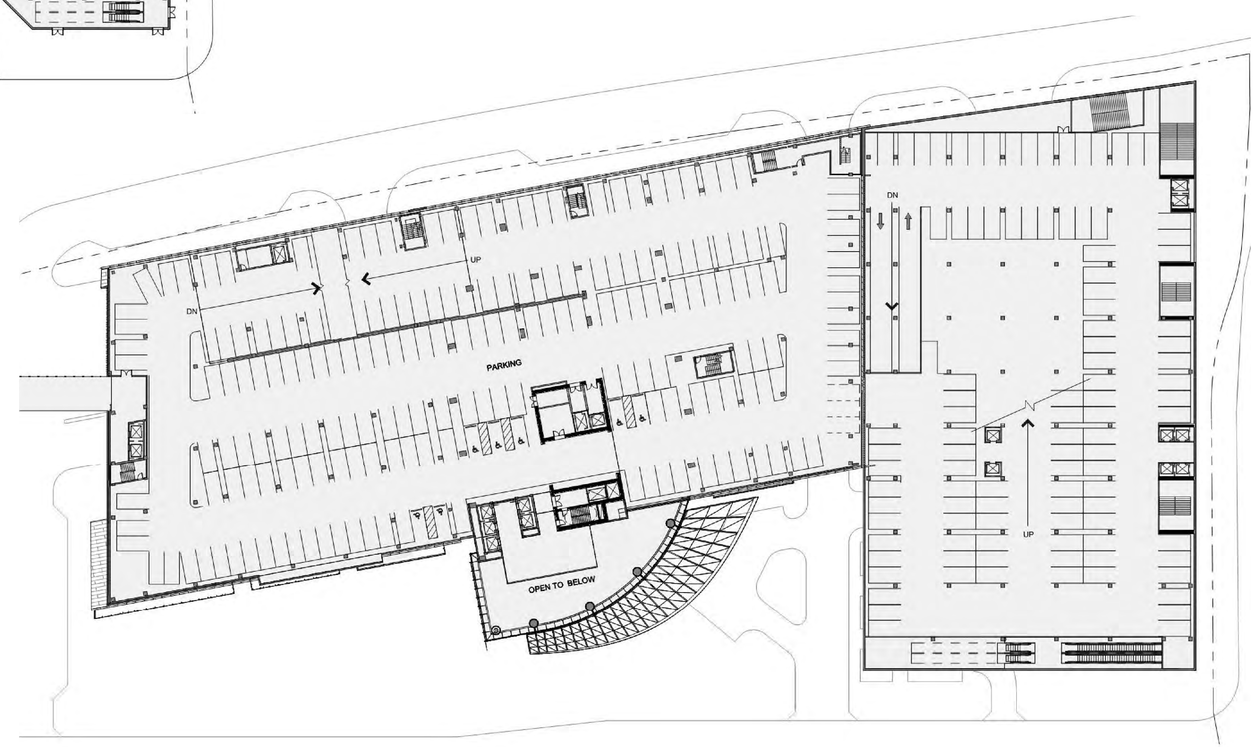


4 PLAN - GROUND LEVEL / LEVEL 2 (BLOCK B)
1" = 40'

0' 40'



5 PLAN - LEVELS 3-5 (BLOCK B)
1" = 40'

0' 40'

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02-18-14
STAFFING COMMENTS

BUILDING AND PARKING PLANS (BLOCK B)

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=40'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001F-PKG.dwg
SHEET #	8A of 33

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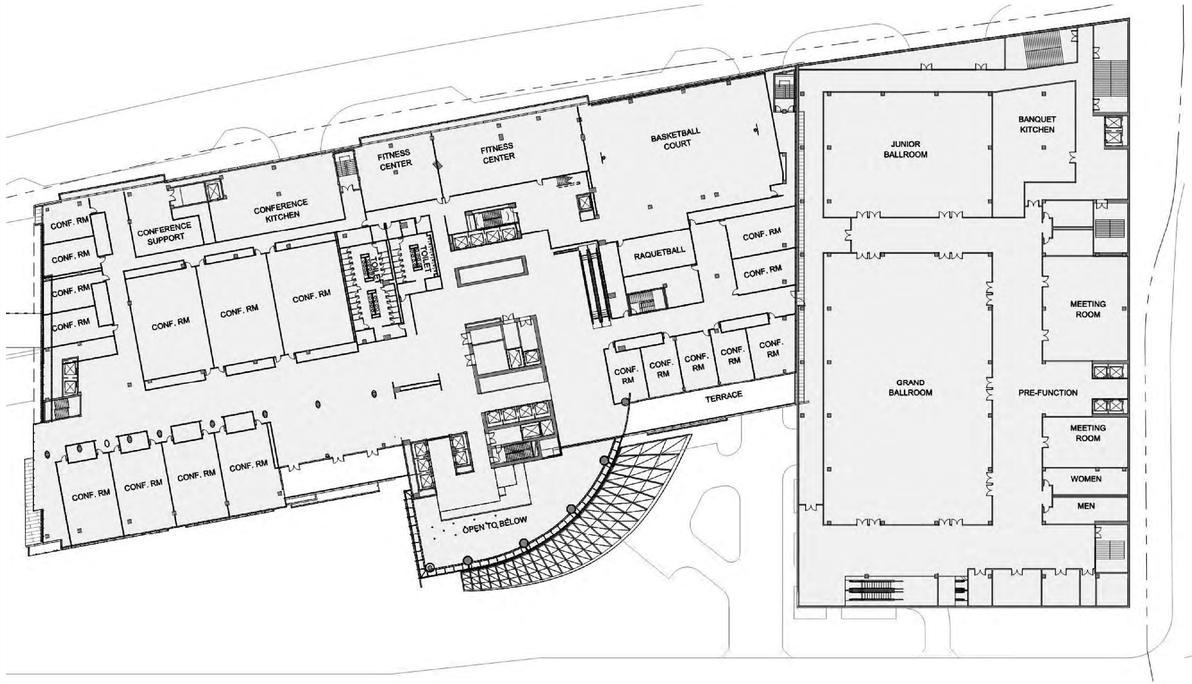
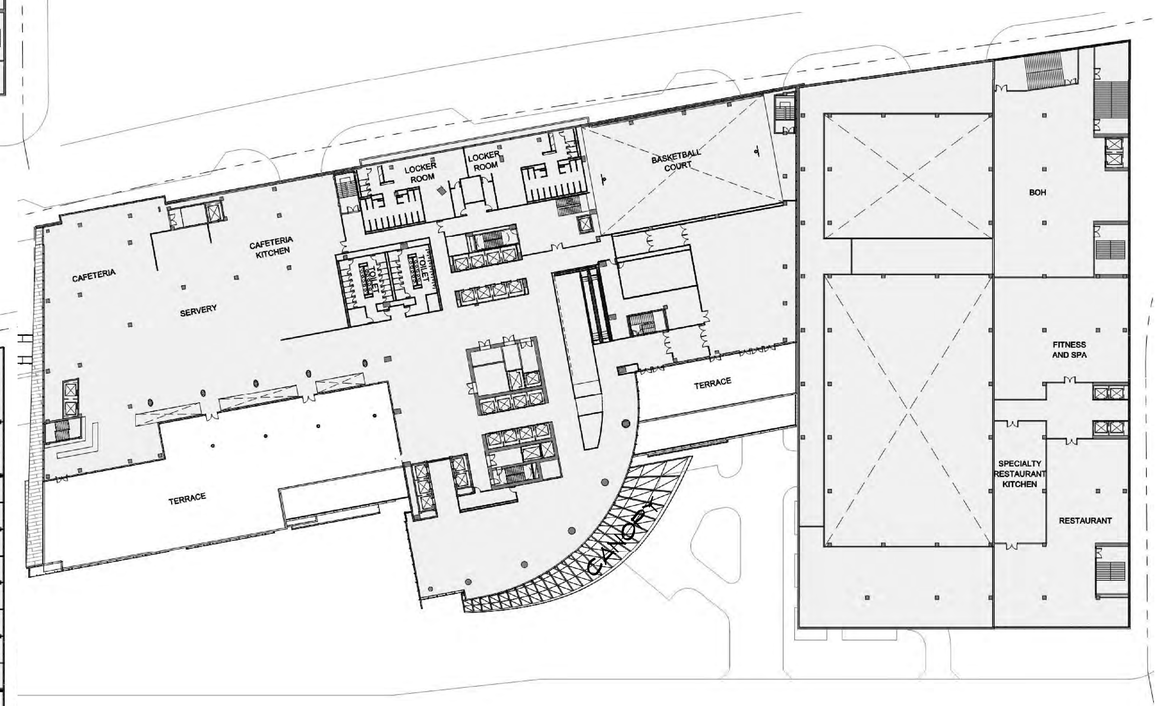
FLOOR PLANS ARE PROVIDED TO ILLUSTRATE THE OVERALL BUILDING CONFIGURATION, EXTENT OF BELOW-GRADE EXCAVATION, PRELIMINARY PARKING CONFIGURATION, RELATIONSHIP OF THE BUILDING WITH GRADE-LEVEL SITE AND STREETSCAPE DESIGN, BUILDING ENTRY LOCATIONS, APPROXIMATE CORE CONFIGURATIONS, BUILDING MASSING AND EXTENT OF ABOVE-GRADE ENVELOPE, AND GENERAL RELATIONSHIP OF BUILDING USES. OTHER DESIGN DETAILS REPRESENTED ON THESE FLOOR PLANS THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN AMENDMENT ARE SUBJECT TO CHANGE AT SITE PLAN AND BUILDING PERMIT SUBMISSIONS PROVIDED THAT THE ITEMS NOTED ABOVE REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDPA, THE PROFFERS AND THE FINAL DEVELOPMENT PLAN AMENDMENT. THESE INTERNAL FLOOR PLANS ARE NOT PROFFERED.

Bonstra | Haresign ARCHITECTS

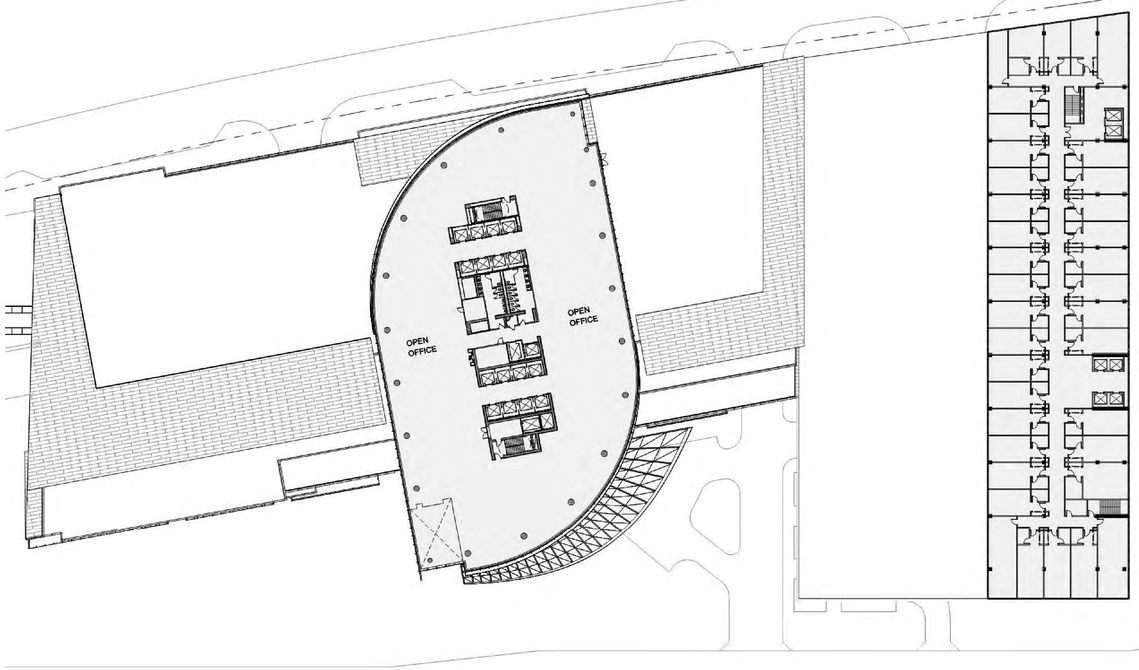
HKS



6 PLAN - LEVEL 6 (BLOCK B)
1" = 40'
0' 40'



7 PLAN - LEVEL 7 (BLOCK B)
1" = 40'
0' 40'



8 PLAN- TYPICAL LEVEL (BLOCK B)
1" = 40'
0' 40'

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COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

REVISIONS
5-24-13
ACCEPTANCE COMMENTS
8-13-13
PRE. STAFFING COMMENTS
12-02-13
STAFFING COMMENTS
01-28-14
STAFFING COMMENTS
02-18-14
STAFFING COMMENTS

BUILDING AND PARKING PLANS (BLOCK B)

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=40'
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DRAWN	OS/JPW/KK/DW
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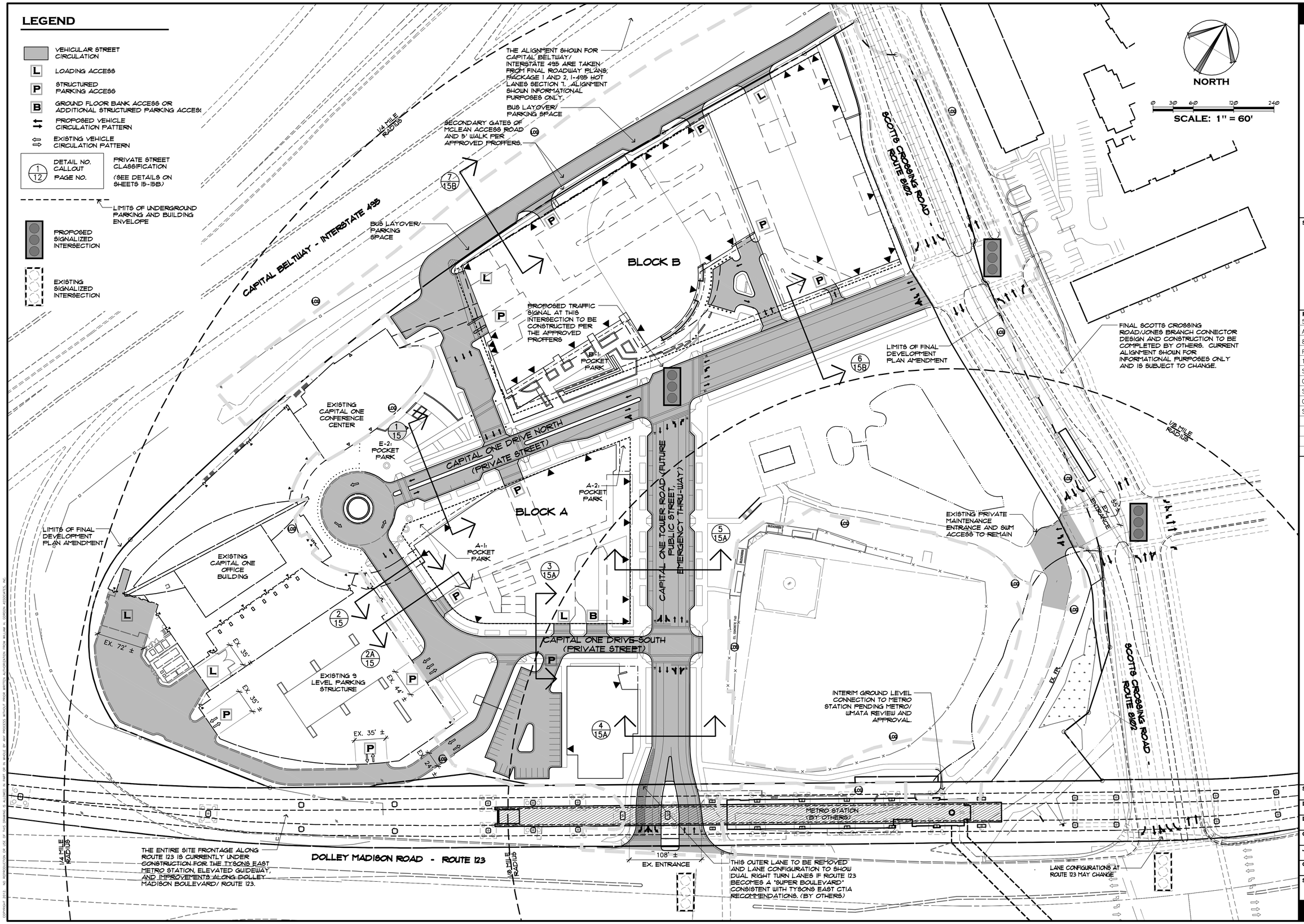
JOB #	1798-2001
CAD FILE	2001F-PKG.dwg
SHEET #	8B of 33

LEGEND

- VEHICULAR STREET CIRCULATION
- L — LOADING ACCESS
- P — STRUCTURED PARKING ACCESS
- B — GROUND FLOOR BANK ACCESS OR ADDITIONAL STRUCTURED PARKING ACCESS
- PROPOSED VEHICLE CIRCULATION PATTERN
- EXISTING VEHICLE CIRCULATION PATTERN
- DETAIL NO. / CALLOUT / PAGE NO. (1/12) — PRIVATE STREET CLASSIFICATION (SEE DETAILS ON SHEETS 15-15B)
- LIMITS OF UNDERGROUND PARKING AND BUILDING ENVELOPE
- PROPOSED SIGNALIZED INTERSECTION
- EXISTING SIGNALIZED INTERSECTION



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VEHICULAR CIRCULATION PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

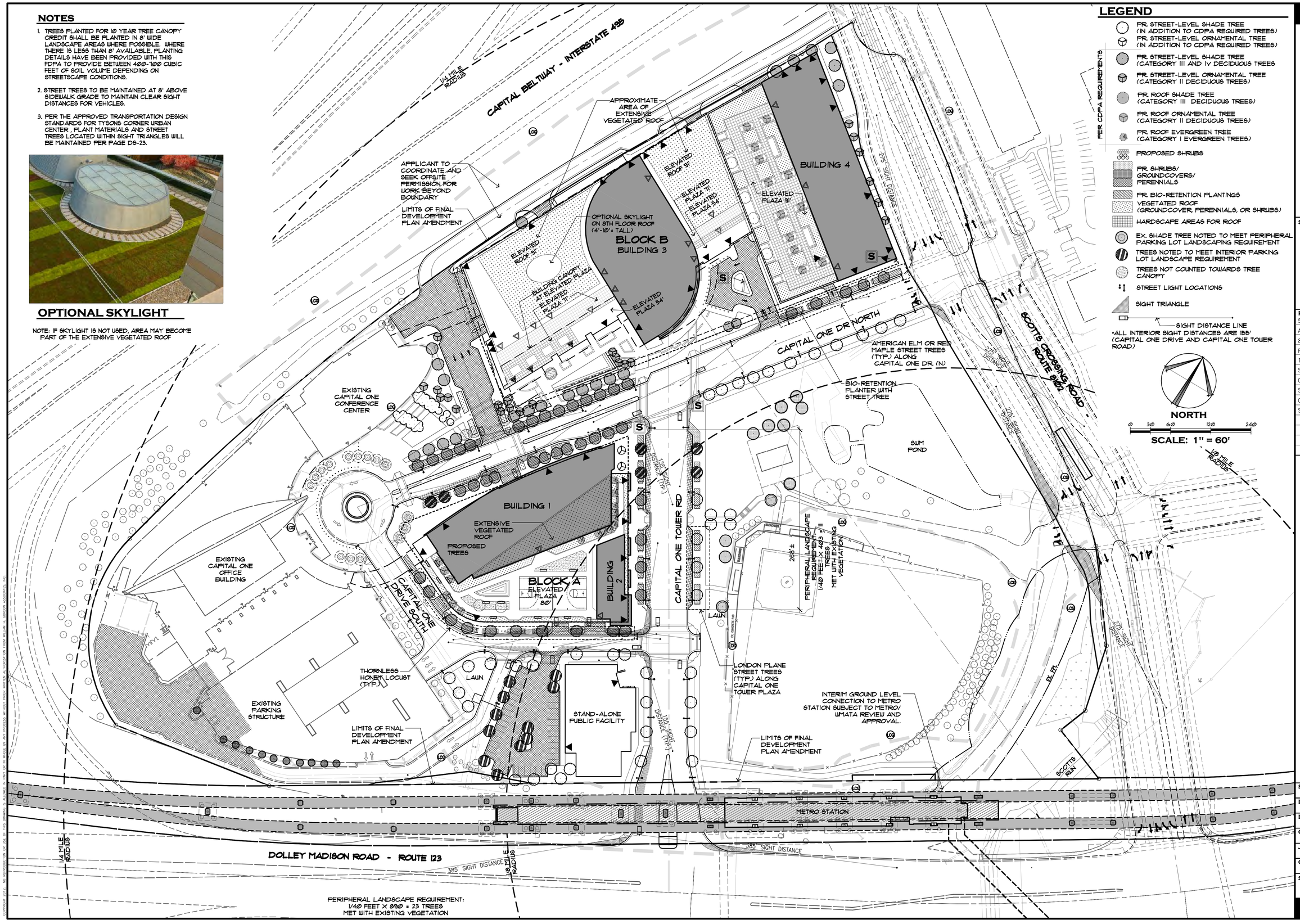
SCALE	1"=60'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001F-PKG.dwg
SHEET #	9 of 33

NOTES

1. TREES PLANTED FOR 10 YEAR TREE CANOPY CREDIT SHALL BE PLANTED IN 8' WIDE LANDSCAPE AREAS WHERE POSSIBLE. WHERE THERE IS LESS THAN 8' AVAILABLE, PLANTING DETAILS HAVE BEEN PROVIDED WITH THIS FDPA TO PROVIDE BETWEEN 400-700 CUBIC FEET OF SOIL VOLUME DEPENDING ON STREETSCAPE CONDITIONS.
2. STREET TREES TO BE MAINTAINED AT 8' ABOVE SIDEWALK GRADE TO MAINTAIN CLEAR SIGHT DISTANCES FOR VEHICLES.
3. PER THE APPROVED TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER , PLANT MATERIALS AND STREET TREES LOCATED WITHIN SIGHT TRIANGLES WILL BE MAINTAINED PER PAGE DS-23.

OPTIONAL SKYLIGHT

NOTE: IF SKYLIGHT IS NOT USED, AREA MAY BECOME PART OF THE EXTENSIVE VEGETATED ROOF



PERIPHERAL LANDSCAPE REQUIREMENT:
1/40 FEET X 890 = 23 TREES
MET WITH EXISTING VEGETATION

LEGEND

FOR CDPA REQUIREMENTS

- PR. STREET-LEVEL SHADE TREE (IN ADDITION TO CDPA REQUIRED TREES)
- PR. STREET-LEVEL ORNAMENTAL TREE (IN ADDITION TO CDPA REQUIRED TREES)
- PR. STREET-LEVEL SHADE TREE (CATEGORY III AND IV DECIDUOUS TREES
- PR. STREET-LEVEL ORNAMENTAL TREE (CATEGORY II DECIDUOUS TREES)
- PR. ROOF SHADE TREE (CATEGORY III DECIDUOUS TREES)
- PR. ROOF ORNAMENTAL TREE (CATEGORY II DECIDUOUS TREES)
- PR. ROOF EVERGREEN TREE (CATEGORY I EVERGREEN TREES)
- PROPOSED SHRUBS
- PR. SHRUBS/ GROUNDCOVERS/ PERENNIALS
- PR. BIO-RETENTION PLANTINGS
- VEGETATED ROOF (GROUNDCOVER, PERENNIALS, OR SHRUBS)
- HARDSCAPE AREAS FOR ROOF
- EX. SHADE TREE NOTED TO MEET PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT
- TREES NOTED TO MEET INTERIOR PARKING LOT LANDSCAPE REQUIREMENT
- TREES NOT COUNTED TOWARDS TREE CANOPY
- STREET LIGHT LOCATIONS
- SIGHT TRIANGLE
- SIGHT DISTANCE LINE

*ALL INTERIOR SIGHT DISTANCES ARE 155' (CAPITAL ONE DRIVE AND CAPITAL ONE TOWER ROAD)

NORTH

0 30 60 120 240

SCALE: 1" = 60'

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LANDSCAPE PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

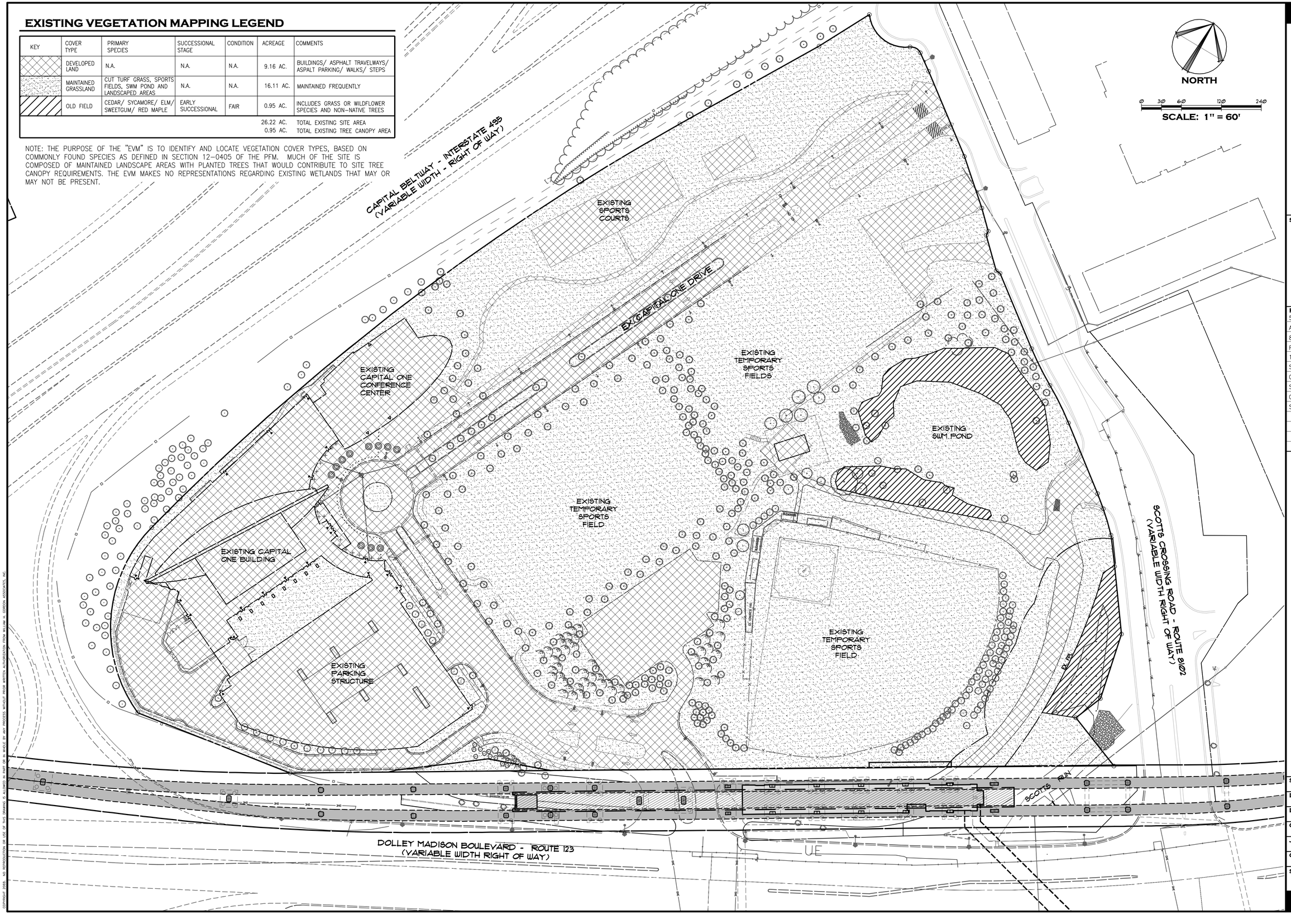
SCALE	1"=60'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001F-GOL.dwg
SHEET #	10 of 33

THE INFORMATION PROVIDED ON THIS PLAN, INCLUDING BUT NOT LIMITED TO, DIMENSIONS, SIZES, AND LOCATIONS OF LAND, BUILDINGS, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS MAY BE ESTIMATED OR APPROXIMATE AND MAY NOT REFLECT THE ACTUAL CONDITIONS ON SITE. GORDON ASSUMES NO LIABILITY FOR ANY DAMAGES RESULTING FROM THE USE OF THIS INFORMATION.

EXISTING VEGETATION MAPPING LEGEND

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
	DEVELOPED LAND	N.A.	N.A.	N.A.	9.16 AC.	BUILDINGS/ ASPHALT TRAVELWAYS/ ASPALT PARKING/ WALKS/ STEPS
	MAINTAINED GRASSLAND	CUT TURF GRASS, SPORTS FIELDS, SWM POND AND LANDSCAPED AREAS	N.A.	N.A.	16.11 AC.	MAINTAINED FREQUENTLY
	OLD FIELD	CEDAR/ SYCAMORE/ ELM/ SWEETGUM/ RED MAPLE	EARLY SUCCESSIONAL	FAIR	0.95 AC.	INCLUDES GRASS OR WILDFLOWER SPECIES AND NON-NATIVE TREES
					26.22 AC.	TOTAL EXISTING SITE AREA
					0.95 AC.	TOTAL EXISTING TREE CANOPY AREA

NOTE: THE PURPOSE OF THE "EVM" IS TO IDENTIFY AND LOCATE VEGETATION COVER TYPES, BASED ON COMMONLY FOUND SPECIES AS DEFINED IN SECTION 12-0405 OF THE PFM. MUCH OF THE SITE IS COMPOSED OF MAINTAINED LANDSCAPE AREAS WITH PLANTED TREES THAT WOULD CONTRIBUTE TO SITE TREE CANOPY REQUIREMENTS. THE EVM MAKES NO REPRESENTATIONS REGARDING EXISTING WETLANDS THAT MAY OR MAY NOT BE PRESENT.



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EXISTING VEGETATION MAP (EVM)

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001F-EVM.dwg
SHEET #	10A of 33

Table 12.3 Tree Preservation Target Calculations and Statement		
A	Pre-development area (SF) of existing tree canopy (from Existing Vegetation Map) =	1,141,884 or 26.22 AC.
B	Percentage of gross site area covered by existing tree canopy =	19.1%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	10%/ PTC District
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	19%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	4%
F	Has the Tree Preservation Target minimum been met?	NO
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	Deviation Request to Tree Preservation Target shown on Sheet 30
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	N/A
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	See 10-Year Tree Canopy Calcs below

NOTE: A REVISION TO DEVIATION REQUEST FOR THE TREE PRESERVATION TARGET IS BEING REQUESTED AS PART OF THIS CDPA 2010-PR-021 AND IS SHOWN HERE FOR APPROVAL.

Table 12.10 10-year Tree Canopy Calculation Worksheet			
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	19.1%	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	403,126	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and		§ 12-0511.1B
B2a	Road Dedication: Scotts Crossing Road	-	(No dedication with this FDP)
B2b	Road Dedication: Internal Roads	-	(No dedication with this FDP)
B3	Subtract area of exemptions =	-	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 – B2) =	403,126	
B5	Identify site's zoning and/or use	PTC/ Mixed Use	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	**40,313**	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	7,700	(19.1% x B7)
C2	Total canopy area meeting standards of § 12-02400 =	-	
C3	C2 x 1.25 =	-	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	-	
C5	C4 x 1.5 =	-	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	-	
C7	C6 x 1.5 to 3.0 =	-	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	-	
C9	C8 x 1.0 =	-	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	-	If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	40,313	
D2	Area of canopy planted for air quality benefits =	7,475	
D3	x 1.5 =	**11,213**	§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	-	
D5	x 1.5 =	-	§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	-	
D7	x 1.25 =	-	§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	7,475	
D9	x 1.5 =	**11,212**	§ 12-0510.4B(4)
D10	Area of canopy provided by native trees =	-	
D11	x 1.5 =	-	§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	7,475	
D13	x 1.25 =	**9,344**	§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	-	
	x 1.0 =	-	§ 12-0510.4D(1)
D15	Area of canopy provided through native shrubs or woody seed mix =	-	
	x 1.0 =	-	§ 12-0510.4D(1)(a)
D16	Percentage of D14 represented by D15=	-	Must not exceed 33% of D14
D17.0	Area of canopy planted for no additional credits (x 1.0)=	-	(Included Reduced Credits)
D17	Total of canopy area provided through tree planting =	**31,769**	
D18	Is an offsite planting relief requested?	No	Yes or No
D19	Tree Bank or Tree Fund?	N/A	§ 12-0512
D20	Canopy area requested to be provided through offsite banking or tree fund	N/A	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	-	
E2	Total of canopy area provided through tree planting (D17) =	**31,769**	
E3	Total of canopy area provided through offsite mechanism (D19) =	N/A	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	**31,769**	Total of E1 through E3. Area should meet or exceed area required by B7

FOR INFORMATION ONLY, TAKEN FROM PCA 2010-PR-021

Gordon

~~November 17, 2011~~
~~Revised April 23, 2012~~
~~Revised May 24, 2012~~
Revised August 13, 2013

Mr. Michael P. Knapp, Director
Urban Forest Management Division
Land Development Services
Department of Public Works and Environmental Services
Fairfax County Government Center
12055 Government Center Pkwy, Suite 518
Fairfax VA 22035-5503
(703) 324-1770

Re: Capital One Bank, CDPA 2010-PR-021/FDPA 2010-PR-021
Tax Map 29-4 ((5)) Parcel A2
Gordon Project No. 1798-1101

Subject: Requested Revised Deviation to Tree Preservation Target

Dear Mr. Knapp:

On behalf of the applicant, Capital One, Gordon hereby requests a deviation to the Tree Preservation Target for the subject property identified as Tax Map 29-4 ((5)) Parcel A2 and located at the intersection of Dolley Madison Boulevard/ Route 123 and Scotts Crossing Road/ Route 2108. The site is currently zoned PTC (Planned Tysons Corner) zoning district. The PTC zoning district requires the applicant to provide a ten percent 10-Year Tree Canopy for the site.

The applicant's 10-Year Tree Canopy requirement for the site is 93,428 SF of which 17,845 SF (19.1% as shown on the Existing Vegetation Map) is to be provided through Tree Preservation. The applicant is not proposing any tree preservation due to the anticipated density of the development. The applicant is proposing to meet the 10-Year Tree Canopy Requirements for the site through proposed tree plantings.

The justification for this deviation is based on Public Facilities Manual 12-0508.3A(1) which states: *"Meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance."* Meeting the tree preservation target for the site would result in a loss of allowable building floor area and parking that is needed to achieve the density recommendations as noted in the comprehensive plan for Tysons Corner. We appreciate your attention to this request.

We appreciate your attention to this matter. If you have any questions or comments please contact me at 703.263.1900 or you can reach me via email at osyed@gordon.us.com.

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LANDSCAPE COMPUTATIONS
4-708: OPEN SPACE

OPEN SPACE REQUIRED — N/A FOR PTC DISTRICT

13-201: INTERIOR PARKING LOT LANDSCAPE

PARKING LOT AREA (INLCUDES ON-STREET PARKING, LOADING ENTRANCES, AND PARKING GARAGE ENTRANCES) SEE VEHICULAR CIRCULATION PLAN FOR AREAS

SURFACE AREAS =	68,285 SF
EXISTING GARAGE SURFACE AREA =	59,240 SF
TOTAL =	127,525 SF
X PERCENTAGE OF TREE COVER REQUIRED	5%
TREE COVER REQUIRED	6,377 SF
TOTAL SHADE TREE COVER PROVIDED: (18 TREES @ 250 SF x 1.5 MULTIPLIER) =	6,750 SF
TREE COVER PROVIDED	6,750 SF

TREE AREA PROVIDED > TREE AREA REQUIRED

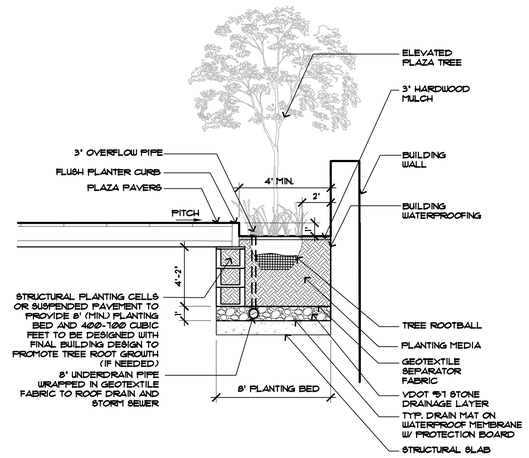
13-202: PERIPHERAL PARKING LOT LANDSCAPE

LANDSCAPE STRIP NOT ABUTTING RIGHT OF WAY
TOTAL LINEAR FEET OF FRONTAGE:
NUMBER OF TREES REQUIRED (1/50 LF)
890' x 1/50= 18 TREES
MET WITH PROPOSED VEGETATION

LANDSCAPE STRIP NOT ABUTTING RIGHT OF WAY
TOTAL LINEAR FEET OF FRONTAGE:
NUMBER OF TREES REQUIRED (1/50 LF)
268' X 1/50 = 6 TREES
MET WITH EXISTING VEGETATION

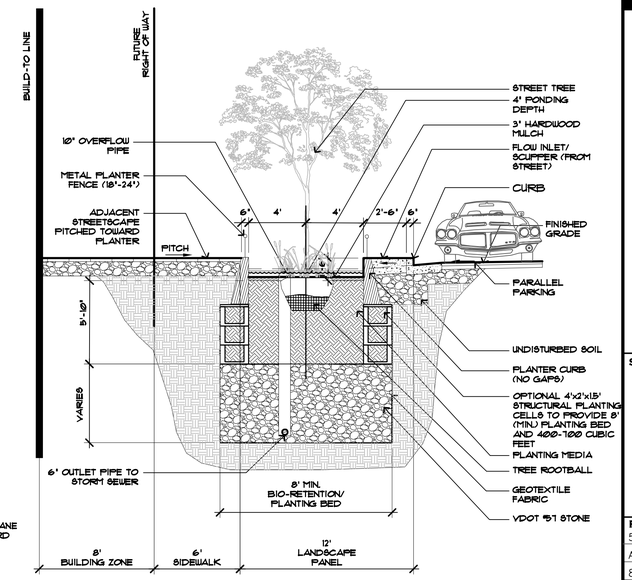
13-301: TRANSITIONAL SCREENING AND BARRIERS

THIS SITE IS NOT SUBJECT TO THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT SINCE TRANSITIONAL SCREENING AND BARRIERS SHALL ONLY APPLY AT THE PERIPHERAL BOUNDARY OF THE TYSON'S CORNER URBAN CENTER AS IDENTIFIED IN THE ADOPTED COMPREHENSIVE PLAN.



CONCEPT TREE PLANTER ON ROOF STRUCTURE

SCALE: 1" = 5'-0"



CONCEPT BIO-RETENTION PLANTER

SCALE: 1" = 5'-0"

TREE COVER CALCULATION

CDPA TREE COVER CALCULATIONS FOR BLOCK A AND B

FDPA TREE COVER CALCULATIONS FOR BLOCK A AND B

CDPA SITE AREA	1,141,884	SF	26.21	ACRES
FDPA AREA	403,126	SF		
(FOR CALCULATING 10-YEAR TREE CANOPY BASED ON CDPA)				
10-YEAR TREE CANOPY REQUIRED				
10% FOR PTC District	40,313	SF	0.93	ACRES

	CATEGORY II Deciduous (Ornamental) Qty	Credit	CATEGORY III Deciduous (Medium Shade) Qty	Credit	CATEGORY IV Deciduous (large shade) Qty	Credit	CATEGORY I Evergreen (Columnar) Qty	Credit	Block Canopy Total with Additional Credit	Block Canopy Total with Additional Credit	Block Area (Acres)	% Tree Canopy by Block provided
	x	125	x	175	x	250	x	75				
Block A												
Street Level					30	7,500			7,500			
Elevated Plaza	6	750	2	350			10	750	1,850			
Block A Total									9,350	13,246	2.59	12%
Block B												
Street Level	16	2,000	2	350	25	6,250	-	-	8,600			
Elevated Plaza	12	1,500	17	2,975					4,475			
Block B Total									13,075	18,523	5.00	9%
									22,425	31,769		

Addtion Credit Multipliers: All proposed trees to be selected for Air Quality benefits, Wildlife Benfits, or Improved Cultivars. The breakdown below is an approximate calculation for additonal credit taken for tree selections. Final tree selection and allocation of additional credit may vary at the time of Site Plan.

				Canopy Credits
Air Quality Benefits (Approximate)	7,475	X	1.50	11,213
Wildlife Benefits (Approximate)	7,475	X	1.50	11,213
Improved Cultivars (Approximate)	7,475	X	1.25	9,344
				31,769

NOTE:
THERE ARE SEVERAL EXISTING TREES TO REMAIN AND ADDITIONAL TREES WILL BE PLANTED IN AREAS OUTSIDE OF THE FDPA AREA AS DEPICTED ON SHEET 10 OF THIS FDPA. AS ADDITIONAL BLOCKS ARE DEVELOPED, THE TREES DEPICTED ON SHEET 10C WILL CONTRIBUTE TO THE OVERALL SITE'S 10 YEAR TREE CANOPY REQUIREMENT.

PLANTING LIST *

CATEGORY II DECIDUOUS TREES (3" CALIPER)

AMELANCHIER ARBOREA	SERVICEBERRY
CARPINUS CAROLINIANA	AMERICAN HORNBEAM
CERCIS CANADENSIS	EASTERN REDBUD
CORNUS KOUSA	DOGWOOD
PRUNUS SP.	CHERRY

CATEGORY III DECIDUOUS TREES (3" CALIPER)

BETULA NIGRA	RIVER BIRCH
GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST
NYSSA SYLVATICA	BLACK GUM
PRUNUS SP.	CHERRY
OXYDENDRUM ARBOREUM	SOURWOOD
TILIA AMERICANA	LINDEN

CATEGORY IV DECIDUOUS TREES (3" CALIPER)

ACER RUBRUM	RED MAPLE
GINKGO BILOBA (MALE ONLY)	GINKGO
PLATANUS ACERIFOLIA	LONDON PLANETREE
QUERCUS PALUSTRIS	PIN OAK
QUERCUS PHELLOS	WILLOW OAK
QUERCUS RUBRA	NORTHERN RED OAK
ULMUS PARVIFOLIA	CHINESE ELM
ZELKOVA SERRATA	ZELKOVA

CATEGORY I EVERGREEN TREES (3" CALIPER)

ILEX X NELLIE STEVENS	NELLIE STEVENS HOLLY

CATEGORY II EVERGREEN TREES (3" CALIPER)

JUNIPERUS VIRGINIANA	EASTERN REDCEDAR
ILEX OPACA	AMERICAN HOLLY

CATEGORY III EVERGREEN TREES (3" CALIPER)

PICEA ABIES	NORWAY SPRUCE

* PROPOSED PLANT LIST MAY BE CHANGED BASED ON AVAILABILITY AT TIME OF SITE PLAN

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COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

REVISIONS
5-24-13
ACCEPTANCE COMMENTS
8-13-13
PRE. STAFFING COMMENTS
12-02-13
STAFFING COMMENTS
01-28-14
STAFFING COMMENTS
02-18-14
STAFFING COMMENTS

LANDSCAPE NOTES, DETAILS, AND TABULATIONS

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE
DATE MAY 6, 2013
DRAWN OS/JPW/KK/DW
CHECKED OS/RW
JOB # 1798-2001
CAD FILE 2001F-GOL.dwg
SHEET # 10B of 33

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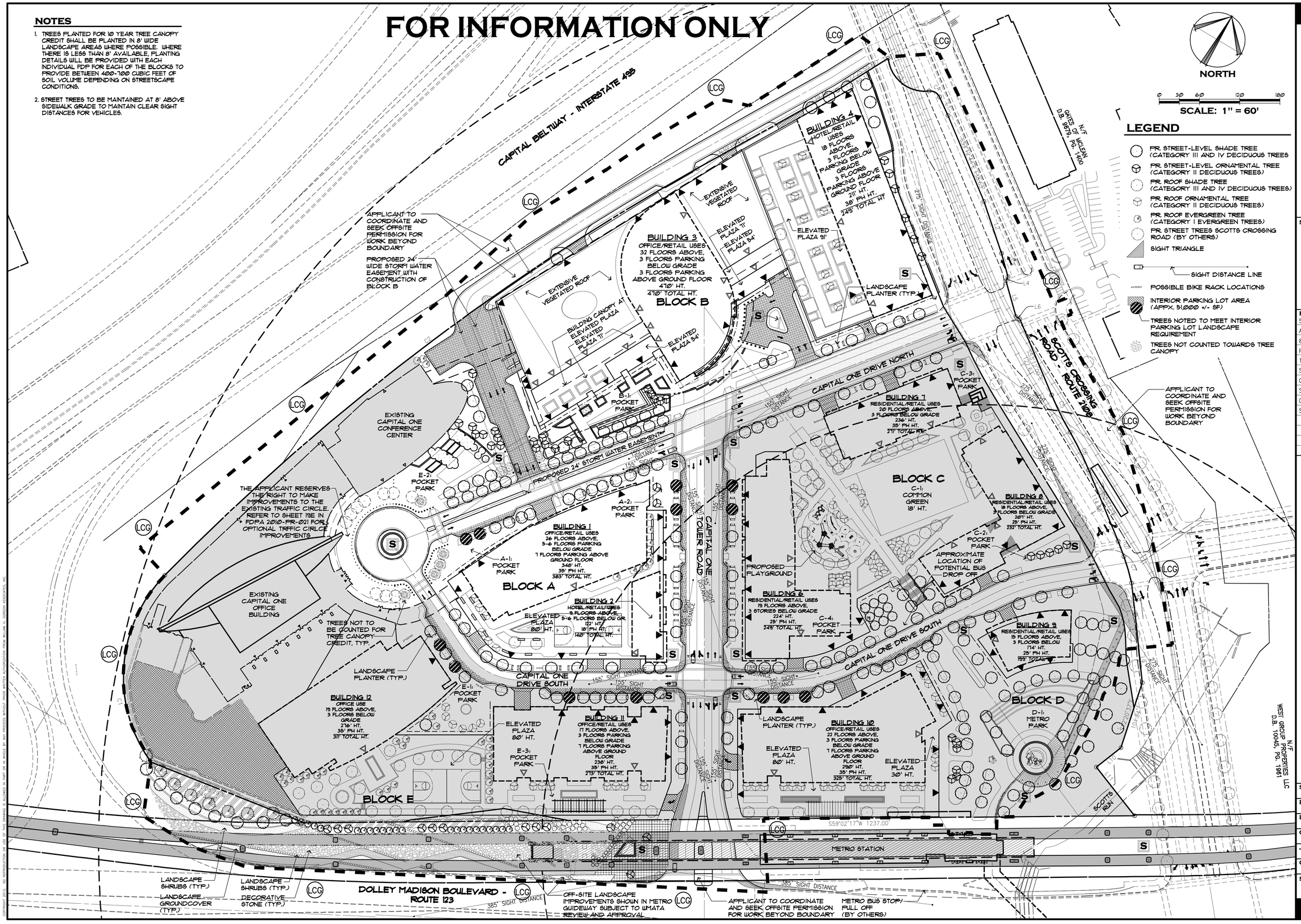
FOR INFORMATION ONLY

NOTES

1. TREES PLANTED FOR 10 YEAR TREE CANOPY CREDIT SHALL BE PLANTED IN 8' WIDE LANDSCAPE AREAS WHERE POSSIBLE. WHERE THERE IS LESS THAN 8' AVAILABLE, PLANTING DETAILS WILL BE PROVIDED WITH EACH INDIVIDUAL FDP FOR EACH OF THE BLOCKS TO PROVIDE BETWEEN 400-700 CUBIC FEET OF SOIL VOLUME DEPENDING ON STREETSCAPE CONDITIONS.

2. STREET TREES TO BE MAINTAINED AT 8' ABOVE SIDEWALK GRADE TO MAINTAIN CLEAR SIGHT DISTANCES FOR VEHICLES.



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CDPA LANDSCAPE PLAN

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
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CHECKED	OS/RW
JOB #	1798-2001
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SHEET #	10C of 33

Table 12.3 Tree Preservation Target Calculations and Statement		
A	Pre-development area (SF) of existing tree canopy (from Existing Vegetation Map) =	1,141,884 or 26.22 AC.
B	Percentage of gross site area covered by existing tree canopy =	19.1%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	10%/ PTC District
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	19%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0%
F	Has the Tree Preservation Target minimum been met?	NO
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	Deviation Request to Tree Preservation Target shown on Sheet 30
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	N/A
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	See 10-Year Tree Canopy Calcs below

Table 12.10 10-year Tree Canopy Calculation Worksheet			
Step		**Totals**	**Reference**
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	19.1%	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	1,141,884	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and		§ 12-0511.1B
B2a	Road Dedication: Scotts Crossing Road	72,412	
B2b	Road Dedication: Internal Roads	135,189	
B3	Subtract area of exemptions =	207,601	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 – B2) =	934,283	
B5	Identify site's zoning and/or use	PTC/ Mixed Use	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	**93,428**	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	17,845	(19.1% x B7)
C2	Total canopy area meeting standards of § 12-02400 =	-	
C3	C2 x 1.25 =	-	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	-	
C5	C4 x 1.5 =	-	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	-	
C7	C6 x 1.5 to 3.0 =	-	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	-	
C9	C8 x 1.0 =	-	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	-	If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	93,428	
D2	Area of canopy planted for air quality benefits =	30,583	
D3	x 1.5 =	**45,875**	§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	-	
D5	x 1.5 =	-	§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	-	
D7	x 1.25 =	-	§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	30,583	
D9	x 1.5 =	**45,875**	§ 12-0510.4B(4)
D10	Area of canopy provided by native trees =	-	
D11	x 1.5 =	-	§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	30,583	
D13	x 1.25 =	**38,229**	§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	-	
	x 1.0 =	-	§ 12-0510.4D(1)
D15	Area of canopy provided through native shrubs or woody seed mix =	-	
	x 1.0 =	-	§ 12-0510.4D(1)(a)
D16	Percentage of D14 represented by D15=	-	Must not exceed 33% of D14
D17.0	Area of canopy planted for no additional credits (x 1.0)=	-	(Included Reduced Credits)
D17	Total of canopy area provided through tree planting =	**129,979**	
D18	Is an offsite planting relief requested?	No	Yes or No
D19	Tree Bank or Tree Fund?	N/A	§ 12-0512
D20	Canopy area requested to be provided through offsite banking or tree fund	N/A	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	-	Deviation is sought for tree preservation
E2	Total of canopy area provided through tree planting (D17) =	**129,979**	
E3	Total of canopy area provided through offsite mechanism (D19) =	N/A	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	**129,979**	Total of E1 through E3. Area should meet or exceed area required by B7

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NOTE:

A REVISION TO DEVIATION REQUEST FOR THE TREE PRESERVATION TARGET IS BEING REQUESTED AS PART OF THIS CDPA 2010–PR–021 AND IS SHOWN HERE FOR APPROVAL.

LANDSCAPE COMPUTATIONS

4–708: OPEN SPACE

OPEN SPACE REQUIRED — N/A FOR PTC DISTRICT

13–201: INTERIOR PARKING LOT LANDSCAPE

PARKING LOT AREA (INCLUDES ON–STREET PARKING, LOADING ENTRANCES, AND PARKING GARAGE ENTRANCES) SEE LANDSCAPE PLAN FOR AREAS — 5% 64,375 SF

X PERCENTAGE OF TREE COVER REQUIRED

TREE COVER REQUIRED — 3,219 SF

TOTAL SHADE TREE COVER PROVIDED:

(13 TREES @ 250 SF) = — 3,250 SF

TREE COVER PROVIDED — 3,250 SF

TREE AREA PROVIDED > TREE AREA REQUIRED

13–202: PERIPHERAL PARKING LOT LANDSCAPE

LANDSCAPE STRIP ABUTTING RIGHT OF WAY

TOTAL LINEAR FEET OF FRONTAGE:

NUMBER OF TREES REQUIRED (1/40 LF) — N/A

LANDSCAPE STRIP NOT ABUTTING RIGHT OF WAY

TOTAL LINEAR FEET OF FRONTAGE:

NUMBER OF TREES REQUIRED (1/50 LF)

13–301: TRANSITIONAL SCREENING AND BARRIERS

THIS SITE IS NOT SUBJECT TO THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT SINCE TRANSITIONAL SCREENING AND BARRIERS SHALL ONLY APPLY AT THE PERIPHERAL BOUNDARY OF THE TYSON'S CORNER URBAN CENTER AS IDENTIFIED IN THE ADOPTED COMPREHENSIVE PLAN.

Gordon

~~November 17, 2011~~
~~Revised April 23, 2012~~
~~Revised May 21, 2012~~
Revised August 13, 2013

Mr. Michael P. Knapp, Director
Urban Forest Management Division
Land Development Services
Department of Public Works and Environmental Services
Fairfax County Government Center
12055 Government Center Pkwy, Suite 518
Fairfax VA 22035-5503
(703) 324-1770

Re: Capital One Bank, CDPA 2010-PR-021/FDPA 2010-PR-021
Tax Map 29-4 ((5)) Parcel A2
Gordon Project No. 1798-1101

Subject: Requested Revised Deviation to Tree Preservation Target

Dear Mr. Knapp:

On behalf of the applicant, Capital One, Gordon hereby requests a deviation to the Tree Preservation Target for the subject property identified as Tax Map 29-4 ((5)) Parcel A2 and located at the intersection of Dolley Madison Boulevard/ Route 123 and Scotts Crossing Road/ Route 2108. The site is currently zoned PTC (Planned Tysons Corner) zoning district. The PTC zoning district requires the applicant to provide a ten percent 10-Year Tree Canopy for the site.

The applicant's 10-Year Tree Canopy requirement for the site is 93,428 SF of which 17,845 SF (19.1% as shown on the Existing Vegetation Map) is to be provided through Tree Preservation. The applicant is not proposing any tree preservation due to the anticipated density of the development. The applicant is proposing to meet the 10-Year Tree Canopy Requirements for the site through proposed tree plantings.

The justification for this deviation is based on Public Facilities Manual 12-0508.3A(1) which states: *"Meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance."* Meeting the tree preservation target for the site would result in a loss of allowable building floor area and parking that is needed to achieve the density recommendations as noted in the comprehensive plan for Tysons Corner. We appreciate your attention to this request.

We appreciate your attention to this matter. If you have any questions or comments please contact me at 703.263.1900 or you can reach me via email at osyed@gordon.us.com.

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TREE COVER CALCULATION

SITE AREA	**1,141,884**	**SF**	**26.21**	**ACRES**
Road Dedication Scotts Crossing Road/ JBC	**(72,412)**	**SF**	**-1.66**	**ACRES**
Road Dedication Internal Streets	**(135,189)**	**SF**	**-3.10**	
Gross Site Area	**934,283**	**SF**	**21.45**	**ACRES**
10-YEAR TREE CANOPY REQUIRED				
10% FOR PTC District	**93,428**	**SF**	**2.14**	**ACRES**

	CATEGORY II Deciduous (Ornamental)		CATEGORY III Deciduous (Medium Shade)		CATEGORY IV Deciduous (large shade)		CATEGORY I Evergreen (Columnar)		Block Canopy Total (BEFORE ADDITIONAL CREDIT)	Block Canopy Total with Additional Credit	Block Area (Acres)	% Tree Canopy by Block provided
	Qty	Credit	Qty	Credit	Qty	Credit	Qty	Credit				
	x	125	x	175	x	250	x	75				
Block A												
Street Level					30	7,500			7,500			
Elevated Plaza	6	750	2	350			10	750	1,850			
Block A Total									9,350	13,548	2.59	12%
Block B												
Street Level	16	2000	2	350	25	6,250			8,600			
Elevated Plaza	12	1,500	17	2,975					4,475			
Block B Total									13,075	18,523	5.00	9%
Block C												
Street Level	5	625	9	1575	34	8,500			10,700			
Elevated Plaza	24	3,000	37	6,475	30	7500			16,975			
Block C Total									27,675	39,206	4.02	22%
Block D												
Street Level	6	750			69	17,250			18,000			
Elevated Plaza	24	3,000	6	1,050					4,050			
Block D Total									22,050	31,238	3.56	20%
Block E												
Street Level	15	1875			32	8,000	5	375	10,250			
Elevated Plaza	8	1,000	0	-	25	6,250	15	2,100	9,350			
Block E Total									19,600	27,464.67	7.70	8%
Totals									**91,750**	**129,979**	**22.87**	**13.0%**

Addtion Credit Multipliers: All proposed trees to be selected for Air Quality benefits, Wildlife Benfits, or Improved Cultivars. The breakdown below is an approximate calculation for additonal credit taken for tree selections. Final tree selection and a				**Canopy Credits**
Air Quality Benefits (Approximate)	30,583	X	1.50	45,875
Wildlife Benefits (Approximate)	30,583	X	1.50	45,875
Improved Cultivars (Approximate)	30,583	X	1.25	38,229
				129,979

PLANTING LIST

CATEGORY II DECIDUOUS TREES (3" CALIPER)
- AMELANCHIER ARBOREA — SERVICEBERRY
- CARPINUS CAROLINIANA — AMERICAN HORNBEAM
- CERCIS CANADENSIS — EASTERN REDBUD
- CORNUS KOUSA — DOGWOOD
- PRUNUS SP. — CHERRY

CATEGORY III DECIDUOUS TREES (3" CALIPER)
- BETULA NIGRA — RIVER BIRCH
- GLEDITSIA TRIACANTHOS INERMIS — THORNLESS HONEYLOCUST
- NYSSA SYLVATICA — BLACK GUM
- PRUNUS SP. — CHERRY
- OXYDENDRUM ARBOREUM — SOURWOOD
- TILIA AMERICANA — LINDEN

CATEGORY IV DECIDUOUS TREES (3" CALIPER)
- ACER RUBRUM — RED MAPLE
- GINKGO BILOBA (MALE ONLY) — GINKGO
- PLATANUS ACERIFOLIA — LONDON PLANETREE
- QUERCUS PALUSTRUS — PIN OAK
- QUERCUS PHELLOS — WILLOW OAK
- QUERCUS RUBRA — NORTHERN RED OAK
- ULMUS PARVIFOLIA — CHINESE ELM
- ZELKOVA SERRATA — ZELKOVA

CATEGORY I EVERGREEN TREES (3" CALIPER)
- ILEX X NELLIE STEVENS — NELLIE STEVENS HOLLY

CATEGORY II EVERGREEN TREES (3" CALIPER)
- JUNIPERUS VIRGINIANA — EASTERN REDCEDAR
- ILEX OPACA — AMERICAN HOLLY

CATEGORY III EVERGREEN TREES (3" CALIPER)
- PICEA ABIES — NORWAY SPRUCE

NOTE: PROPOSED PLANT LIST MAY BE CHANGED BASED ON AVAILABILITY AT TIME OF SITE PLAN

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CDPA LANDSCAPE TABULATIONS

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FINAL DEVELOPMENT PLAN AMENDMENT
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LEGEND

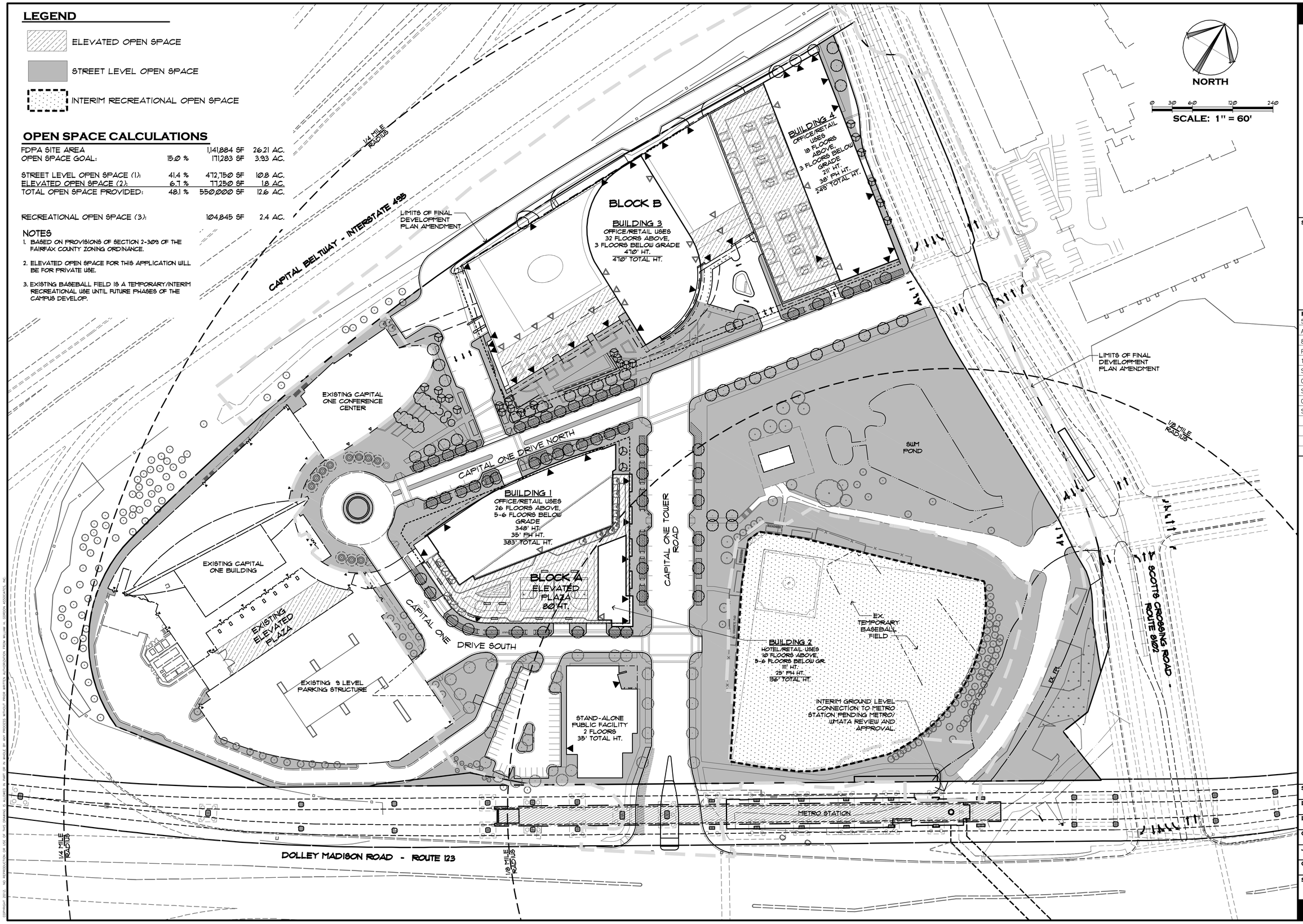
- ELEVATED OPEN SPACE
- STREET LEVEL OPEN SPACE
- INTERIM RECREATIONAL OPEN SPACE

OPEN SPACE CALCULATIONS

FDPA SITE AREA		1,141,884 SF	26.21 AC.
OPEN SPACE GOAL:	15.0 %	171,283 SF	3.93 AC.
STREET LEVEL OPEN SPACE (1):	41.4 %	472,750 SF	10.8 AC.
ELEVATED OPEN SPACE (2):	6.7 %	77,250 SF	1.8 AC.
TOTAL OPEN SPACE PROVIDED:	48.1 %	550,000 SF	12.6 AC.
RECREATIONAL OPEN SPACE (3):		104,845 SF	2.4 AC.

NOTES

1. BASED ON PROVISIONS OF SECTION 2-309 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
2. ELEVATED OPEN SPACE FOR THIS APPLICATION WILL BE FOR PRIVATE USE.
3. EXISTING BASEBALL FIELD IS A TEMPORARY/INTERIM RECREATIONAL USE UNTIL FUTURE PHASES OF THE CAMPUS DEVELOP.



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OPEN SPACE PLAN

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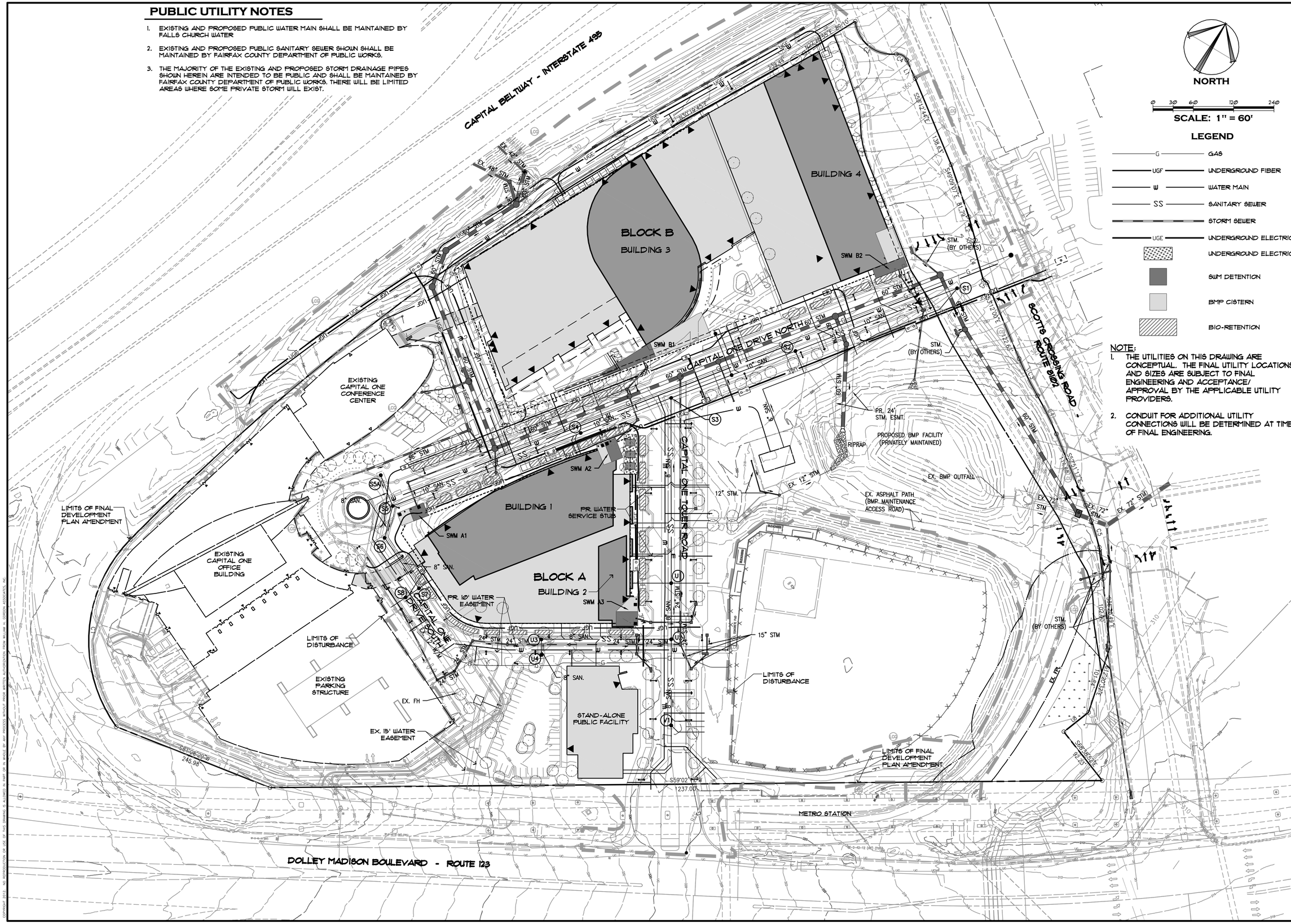
PUBLIC UTILITY NOTES

1. EXISTING AND PROPOSED PUBLIC WATER MAIN SHALL BE MAINTAINED BY FALLS CHURCH WATER
2. EXISTING AND PROPOSED PUBLIC SANITARY SEWER SHOWN SHALL BE MAINTAINED BY FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS.
3. THE MAJORITY OF THE EXISTING AND PROPOSED STORM DRAINAGE PIPES SHOWN HEREIN ARE INTENDED TO BE PUBLIC AND SHALL BE MAINTAINED BY FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS. THERE WILL BE LIMITED AREAS WHERE SOME PRIVATE STORM WILL EXIST.



NORTH

0 30 60 120 240

SCALE: 1" = 60'

LEGEND

G	GAS
UGF	UNDERGROUND FIBER
W	WATER MAIN
SS	SANITARY SEWER
	STORM SEWER
UGE	UNDERGROUND ELECTRIC
	UNDERGROUND ELECTRIC
	SWM DETENTION
	BMP CISTERN
	BIO-RETENTION

NOTE:

1. THE UTILITIES ON THIS DRAWING ARE CONCEPTUAL. THE FINAL UTILITY LOCATIONS AND SIZES ARE SUBJECT TO FINAL ENGINEERING AND ACCEPTANCE/ APPROVAL BY THE APPLICABLE UTILITY PROVIDERS.
2. CONDUIT FOR ADDITIONAL UTILITY CONNECTIONS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING.

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UTILITIES PLAN

CAPITAL ONE MASTERPLAN

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LEGEND

LAND AREA TO BE DEDICATED FOR FUTURE STREET IMPROVEMENTS

LIMITS OF POCKET PARK (CIVIC USES ONLY)

PARK/ PLAZA AREAS

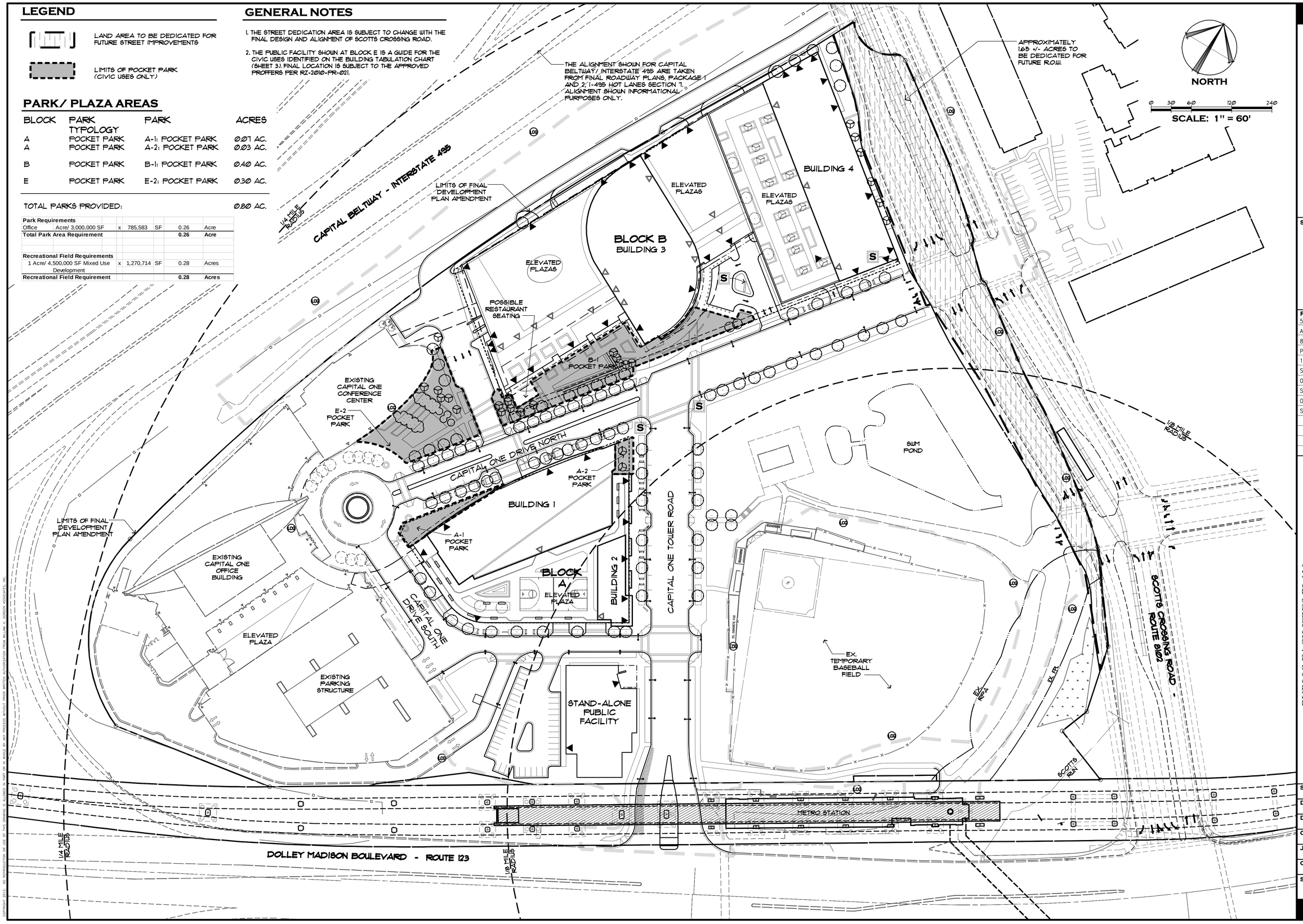
BLOCK	PARK TYPOLOGY	PARK	ACRES
A	POCKET PARK	A-1: POCKET PARK	0.07 AC.
A	POCKET PARK	A-2: POCKET PARK	0.03 AC.
B	POCKET PARK	B-1: POCKET PARK	0.40 AC.
E	POCKET PARK	E-2: POCKET PARK	0.30 AC.

TOTAL PARKS PROVIDED: 0.80 AC.

Park Requirements						
Office	Acre/ 3,000,000 SF	x	785,583	SF	0.26	Acre
Total Park Area Requirement					**0.26**	**Acre**
Recreational Field Requirements						
1 Acre/ 4,500,000 SF Mixed Use Development		x	1,270,714	SF	0.28	Acres
Recreational Field Requirement					**0.28**	**Acres**

GENERAL NOTES

1. THE STREET DEDICATION AREA IS SUBJECT TO CHANGE WITH THE FINAL DESIGN AND ALIGNMENT OF SCOTTS CROSSING ROAD.
2. THE PUBLIC FACILITY SHOWN AT BLOCK E IS A GUIDE FOR THE CIVIC USES IDENTIFIED ON THE BUILDING TABULATION CHART (SHEET 3). FINAL LOCATION IS SUBJECT TO THE APPROVED PROFFERS PER RZ-2010-PR-021.



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COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

REVISIONS
5-24-13
ACCEPTANCE COMMENTS
8-13-13
PRE. STAFFING COMMENTS
12-02-13
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STAFFING COMMENTS

PUBLIC FACILITIES PLAN

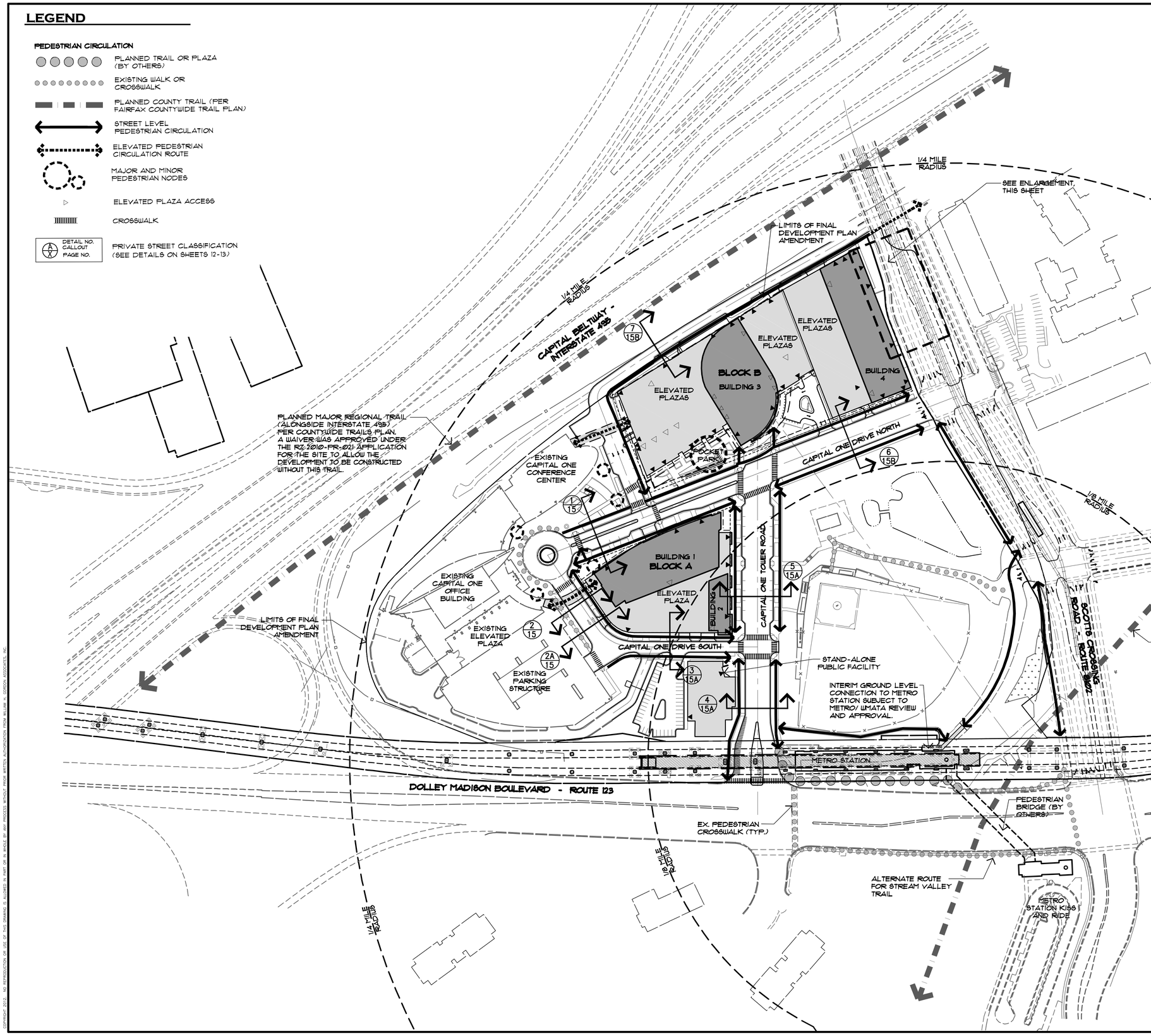
CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

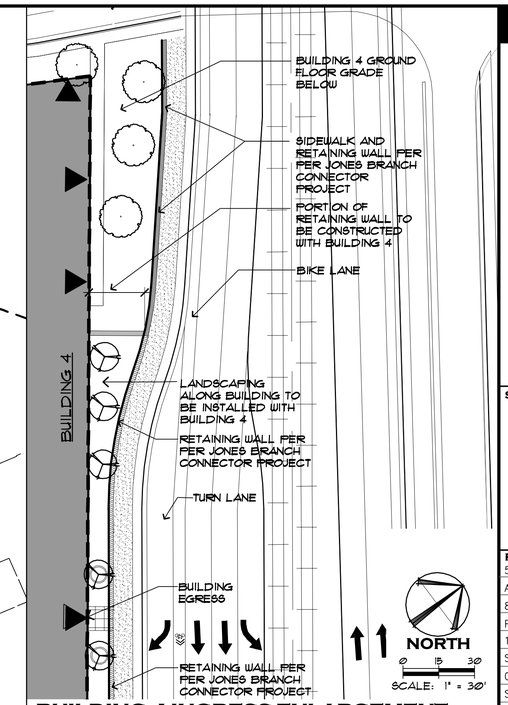
SCALE	1" = 60'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001F-PF.dwg
SHEET #	13 of 33

LEGEND

PEDESTRIAN CIRCULATION

- PLANNED TRAIL OR PLAZA (BY OTHERS)
- EXISTING WALK OR CROSSWALK
- PLANNED COUNTY TRAIL (PER FAIRFAX COUNTYWIDE TRAIL PLAN)
- STREET LEVEL PEDESTRIAN CIRCULATION
- ELEVATED PEDESTRIAN CIRCULATION ROUTE
- MAJOR AND MINOR PEDESTRIAN NODES
- ELEVATED PLAZA ACCESS
- CROSSWALK
- DETAIL NO. CALLOUT PAGE NO. — PRIVATE STREET CLASSIFICATION (SEE DETAILS ON SHEETS 12-13)





BUILDING 4 INGRESS ENLARGEMENT
SCALE: 1"=30'

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PEDESTRIAN CIRCULATION PLAN

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001F-PD.dwg
SHEET #	14 of 33

THE SUBDIVISION PROVIDED IN THIS PLAN, TRANSPORTATION FACILITIES, PUBLIC ROADS, LOCATION, SIZE AND AREA OF PLOTS IN ANY GIVEN PHASE, IS BASED ON CURRENT PLANNING, ZONING, SITE AND SUBDIVISION ORDINANCE REGULATIONS. ALL SUCH DESIGNS ARE SUBJECT TO CHANGE WITHOUT NOTICE AND MAY NOT BE ACCEPTED BY THE COUNTY OF FAIRFAX.

NOTES:

1. ALL STREETS PRESENTED ON THIS SHEET ARE PRIVATELY OWNED AND MAINTAINED. THE SECTIONS FEATURE ON-STREET PARKING, WALKWAYS, AND STREET TREES AND WILL BE DESIGNED CONSISTENTLY WITH SECTION 7 (PRIVATE STREETS) OF THE PUBLIC FACILITIES MANUAL (PFM).
2. SEE VEHICULAR CIRCULATION PLAN SHEET 9 FOR SPECIFIC LOCATIONS OF ROADWAY CROSS SECTIONS.
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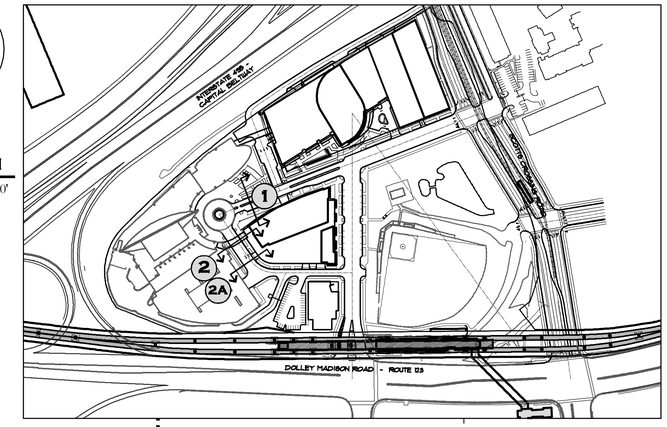
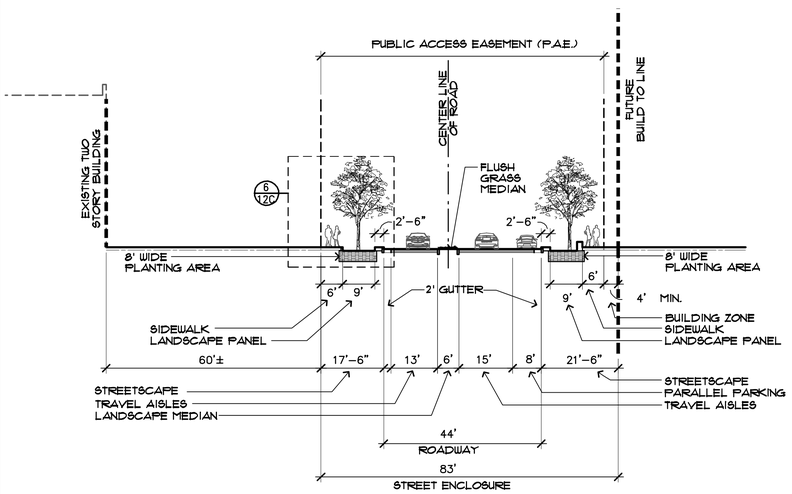
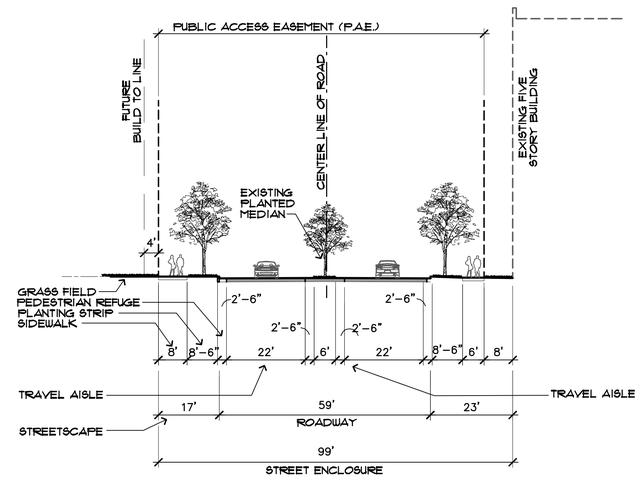
NORTH

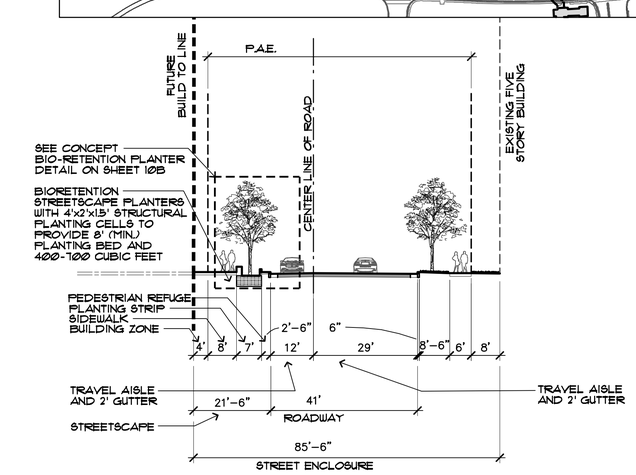
KEY PLAN

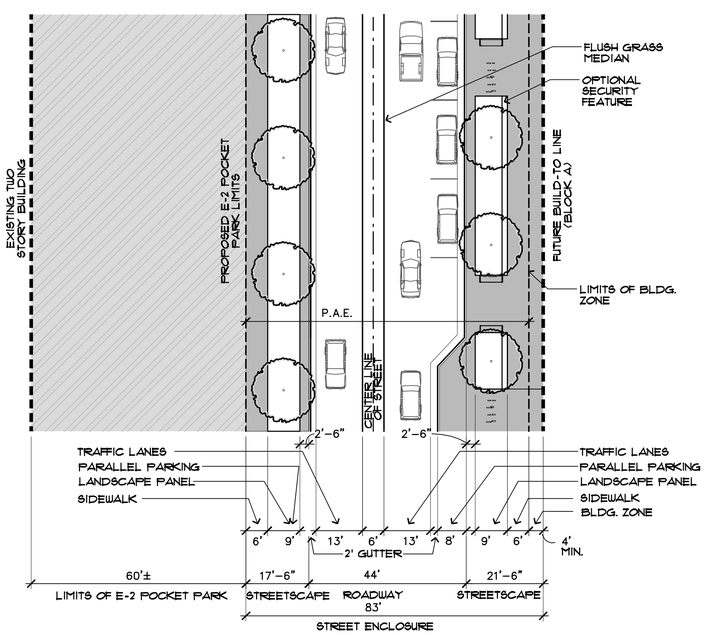
SCALE: 1" = 250'

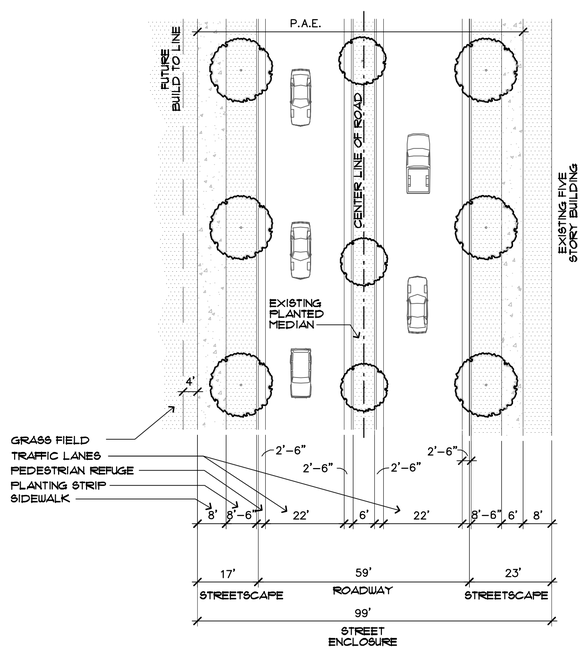


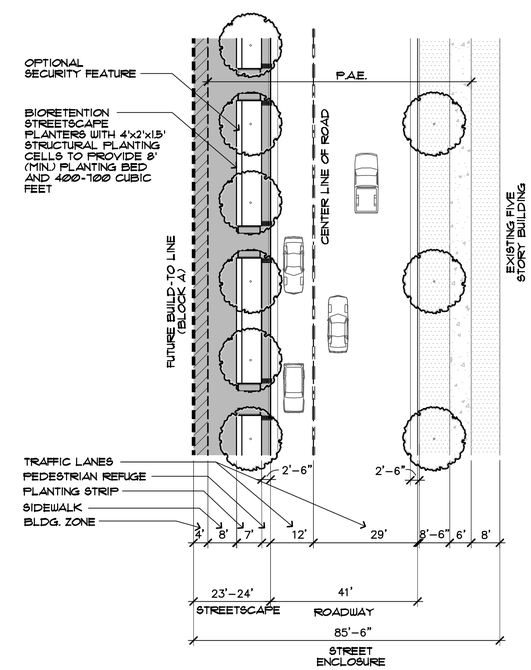












1 CAPITAL ONE DRIVE NORTH - 2 LANE (WITH PARKING)

SCALE: 1" = 20' (INFRASTRUCTURE PHASE, CAPITAL ONE HQ EXPANSION, CAPITAL ONE EXPANSION II AND HOTEL PHASE)

2 INTERIM CAPITAL ONE DRIVE SOUTH - 2 LANE (NO PARKING)

SCALE: 1" = 20' (INFRASTRUCTURE PHASE, CAPITAL ONE HQ EXPANSION PHASE)

2A INTERIM CAPITAL ONE DRIVE SOUTH - 2 LANE (WITH PARKING)

SCALE: 1" = 20' (CAPITAL ONE EXPANSION II AND HOTEL PHASE)

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STREET SECTIONS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	AS NOTED
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001F-SECT1.dwg
SHEET #	15 of 33

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NOTES:

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2. SOME OF THE STREETS PRESENTED ON THIS SHEET ARE PRIVATELY OWNED AND MAINTAINED. THE SECTIONS FEATURE ON-STREET PARKING, WALKWAYS, AND STREET TREES AND WILL BE DESIGNED CONSISTENTLY WITH SECTION 7 (PRIVATE STREETS) OF THE PUBLIC FACILITIES MANUAL (PFM).

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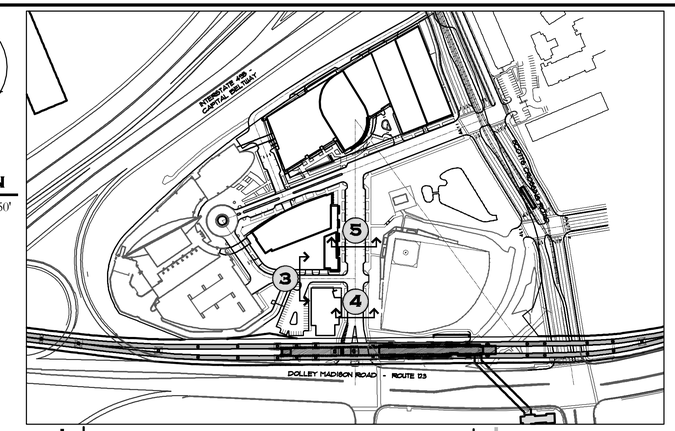
VDOT NOTE:

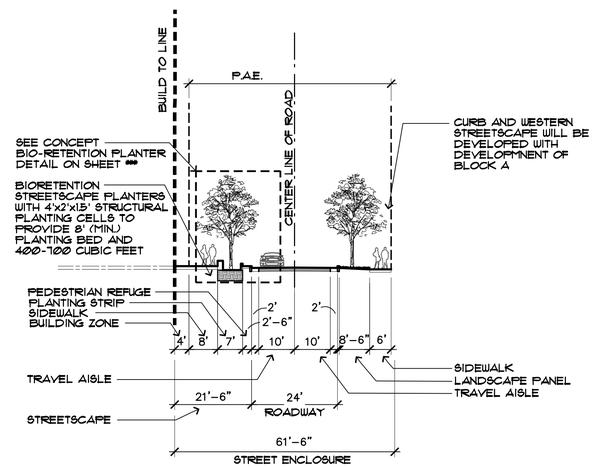
THE TIMING OF THE DEDICATION OF THE PUBLIC ROADS, AS WELL AS VDOT'S ACCEPTANCE OF THE MAINTENANCE IS TO BE COMPLETED PER THE PHASING PLANS ON SHEETS 28-30 AND THE PROFFERS. THE PROPOSED LIMITS OF VDOT MAINTENANCE IS FROM BACK OF CURB TO BACK OF CURB.

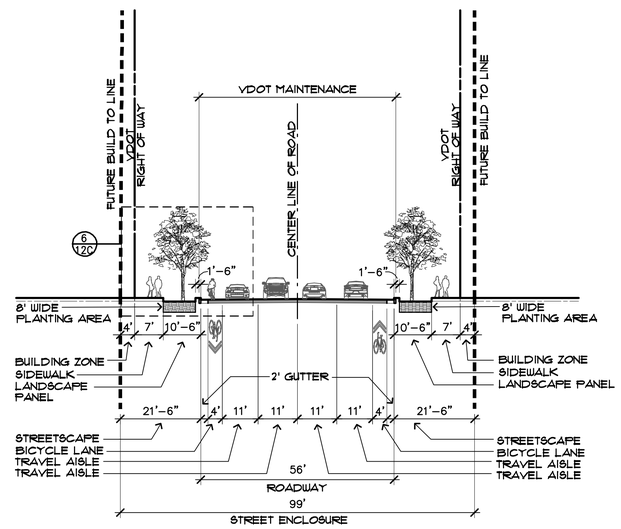
NORTH

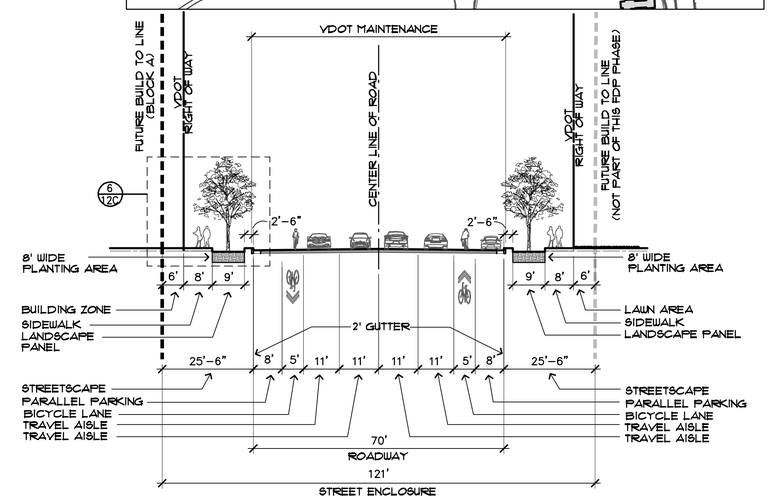
KEY PLAN

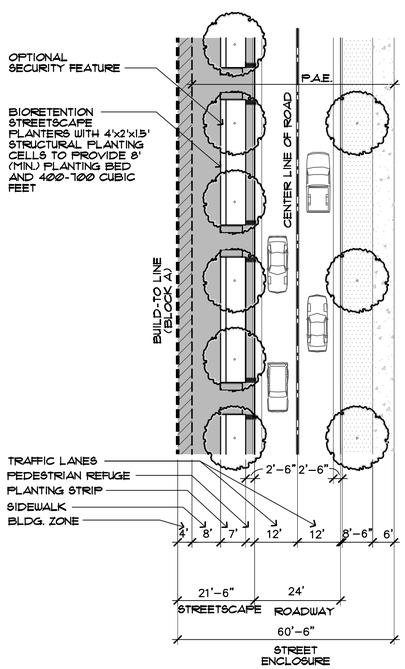
SCALE: 1" = 250'

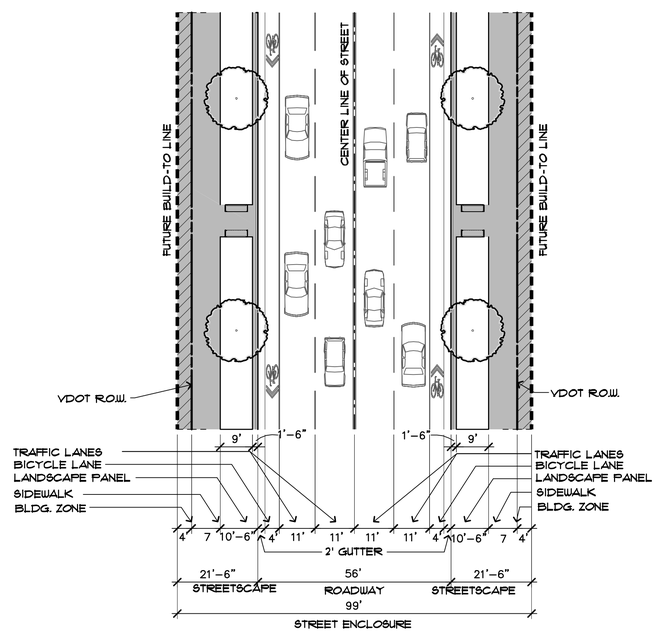


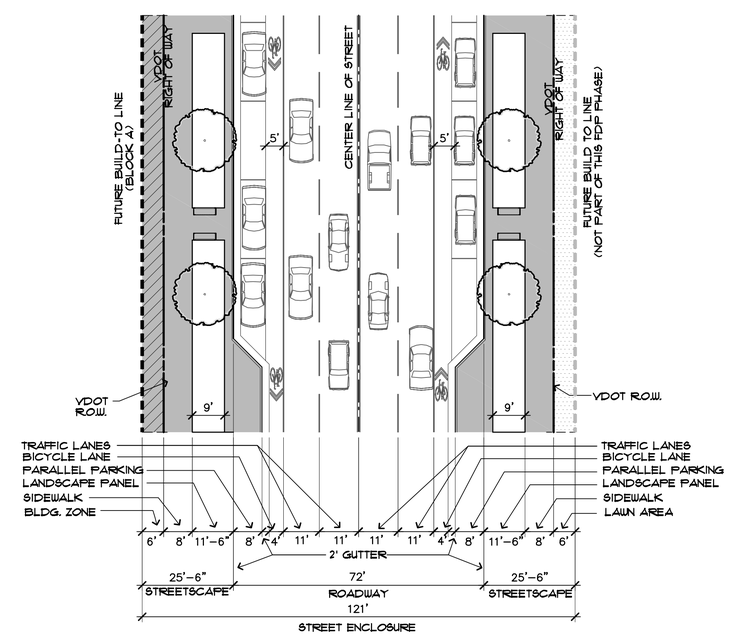












3 INTERIM CAPITAL ONE DRIVE SOUTH - 2 LANE (WITHOUT PARKING)

SCALE: 1" = 20' (INFRASTRUCTURE PHASE, CAPITAL ONE HQ EXPANSION, CAPITAL ONE EXPANSION II AND HOTEL PHASE)

4 CAPITAL ONE TOWER ROAD - 4 LANE (NO PARKING)

SCALE: NOT TO SCALE (INFRASTRUCTURE PHASE, CAPITAL ONE HQ EXPANSION, CAPITAL ONE EXPANSION II AND HOTEL PHASE)

5 CAPITAL ONE TOWER ROAD - 4 LANE (WITH PARKING)

SCALE: NOT TO SCALE (INFRASTRUCTURE PHASE, CAPITAL ONE HQ EXPANSION, CAPITAL ONE EXPANSION II AND HOTEL PHASE)

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SEAL

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ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

REVISIONS

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STREET SECTIONS

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	AS NOTED
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001F-SECT1.dwg
SHEET #	15A of 33

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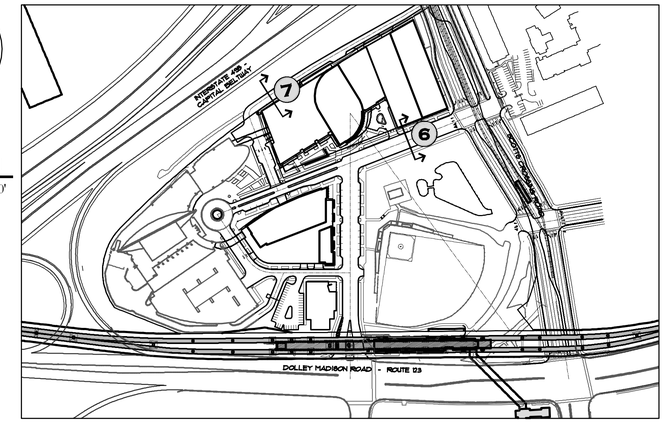
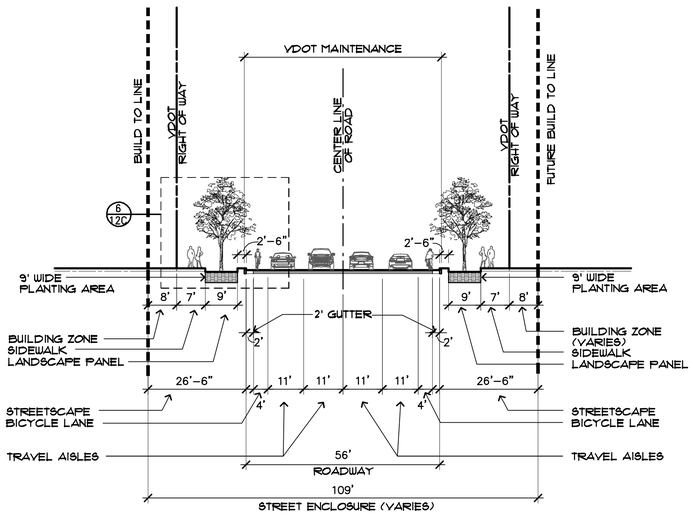
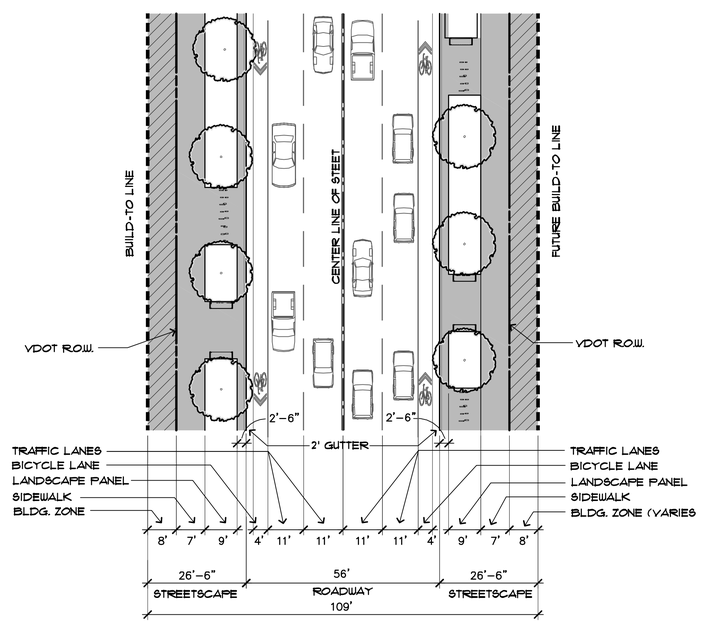
NORTH

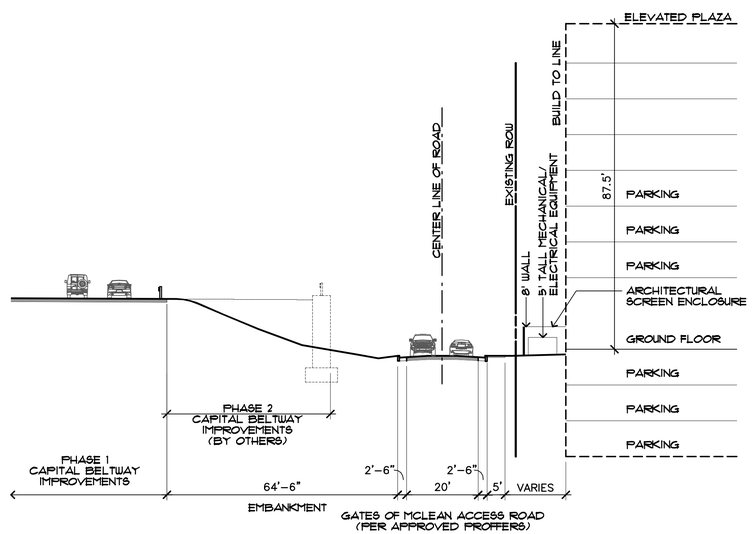
KEY PLAN

SCALE: 1" = 250'









6 CAPITAL ONE DRIVE NORTH - 4 LANE (NO PARKING)

SCALE: NOT TO SCALE (INFRASTRUCTURE PHASE, CAPITAL ONE HQ EXPANSION, CAPITAL ONE EXPANSION II AND HOTEL PHASE)

7 CAPITAL BELTWAY AT BLOCK B

SCALE: 1" = 20' (CAPITAL ONE HQ EXPANSION, CAPITAL ONE EXPANSION II AND HOTEL PHASE)

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CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	AS NOTED
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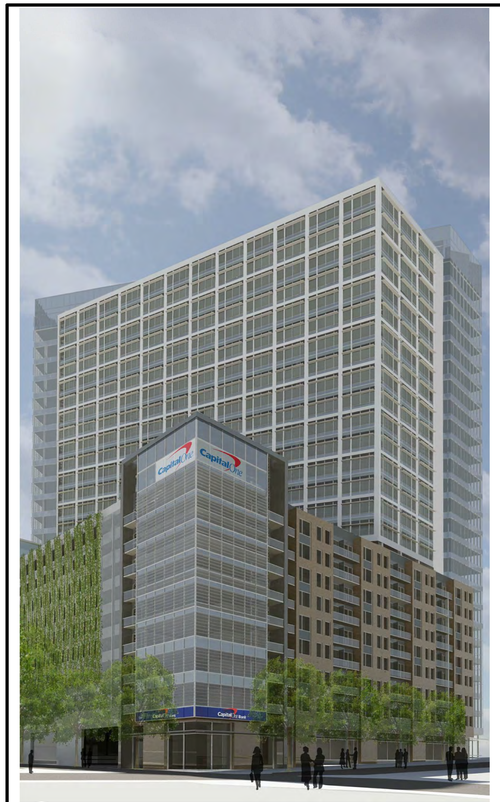


1 VIEW - SOUTHEAST

2 VIEW - NORTHWEST

3 VIEW - NORTHWEST

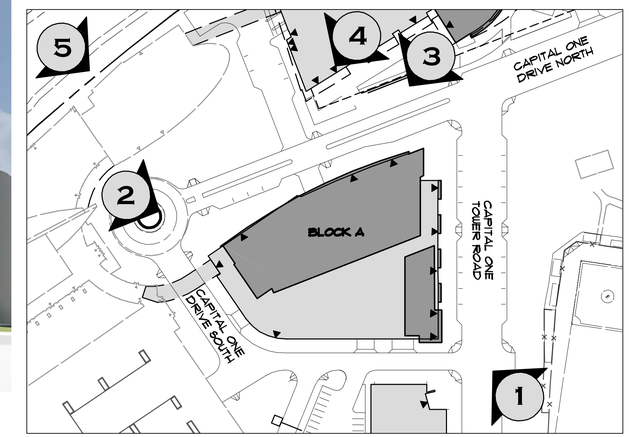
***NOTE:**
GROUND PLANE IS JUST A REPRESENTATION, FOR DETAILED INFORMATION REFER TO SHEET 19

PERSPECTIVE VIEWS ARE PROVIDED TO ILLUSTRATE THE GENERAL CHARACTER, SCALE, BUILDING MASSING, GENERAL BUILDING ENVELOPE AND FENESTRATION TREATMENT, RELATIONSHIP TO THE SITE AND ADJACENT BUILDINGS, AND MATERIAL QUALITY LEVEL OF THE DEVELOPMENT. OTHER DETAILS OF THE BUILDING DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN AMENDMENT ARE SUBJECT TO CHANGE IN FINAL ARCHITECTURAL AND SITE PLANS.

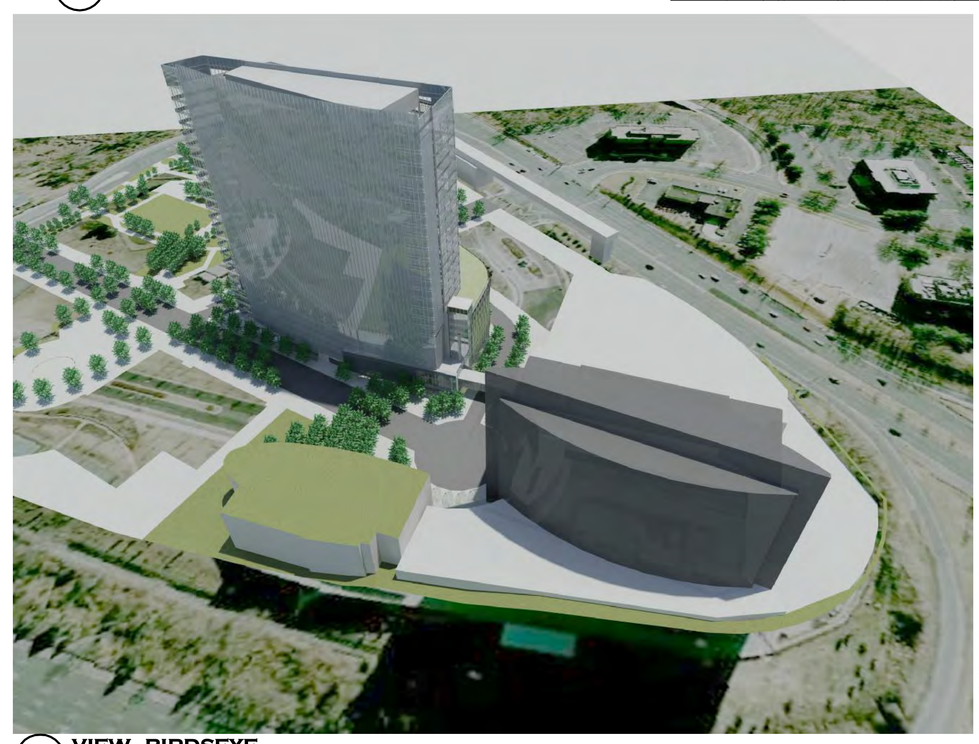
NORTH

KEY PLAN
SCALE: 1" = 100'

Bonstra | Haresign ARCHITECTS



4 VIEW - BIRDSEYE



5 VIEW - BIRDSEYE

PERSPECTIVE VIEWS OVERLAY THE FUTURE STREET GRID AT FULL BUILD-OUT ATOP THE EXISTING/INTERIM STREET CONFIGURATION FOR THE PURPOSES OF ILLUSTRATION. SEE THE VEHICULAR CIRCULATION PLAN ON SHEET 9 FOR DETAILS OF THE FDPA STREET CONFIGURATION.

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ARCHITECTURAL PERSPECTIVES (BLOCK A)

CAPITAL ONE MASTERPLAN
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PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	Not to Scale
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1 VIEW - NORTH PERSPECTIVE - STREET LEVEL

2 VIEW - PERSPECTIVE FROM PARK E-2

PERSPECTIVE VIEWS ARE PROVIDED TO ILLUSTRATE THE GENERAL CHARACTER, SCALE, BUILDING MASSING, GENERAL BUILDING ENVELOPE AND FENESTRATION TREATMENT, RELATIONSHIP TO THE SITE AND ADJACENT BUILDINGS, AND MATERIAL QUALITY LEVEL OF THE DEVELOPMENT. OTHER DETAILS OF THE BUILDING DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN AMENDMENT ARE SUBJECT TO CHANGE IN FINAL ARCHITECTURAL AND SITE PLANS.

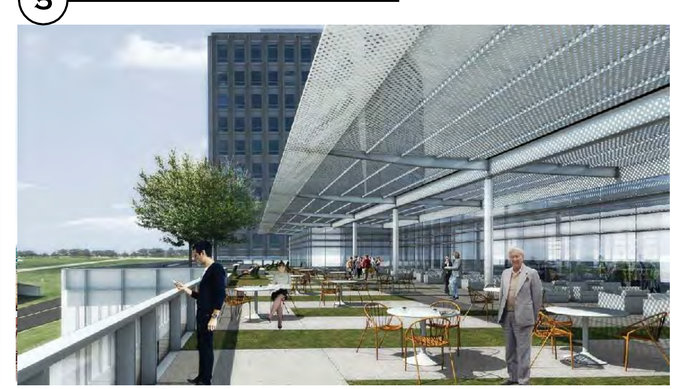
*NOTE: GROUND PLANE IS JUST A REPRESENTATION, FOR DETAILED INFORMATION REFER TO SHEET 19

PERSPECTIVE VIEWS OVERLAY THE FUTURE STREET GRID AT FULL BUILD-OUT ATOP THE EXISTING/INTERIM STREET CONFIGURATION FOR THE PURPOSES OF ILLUSTRATION. SEE THE VEHICULAR CIRCULATION PLAN ON SHEET 9 FOR DETAILS OF THE FDPA STREET CONFIGURATION.

3 VIEW - NORTHEAST FACADE

4 VIEW - SOUTH FACADE

5 VIEW - WEST FACADE



6 VIEW - TERRACE

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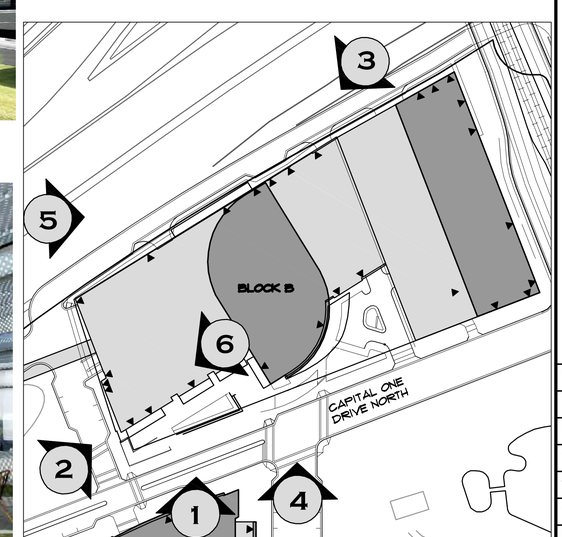
HKS

NORTH

KEY PLAN

SCALE: 1" = 100'



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ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

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ARCHITECTURAL PERSPECTIVES (BLOCK B)

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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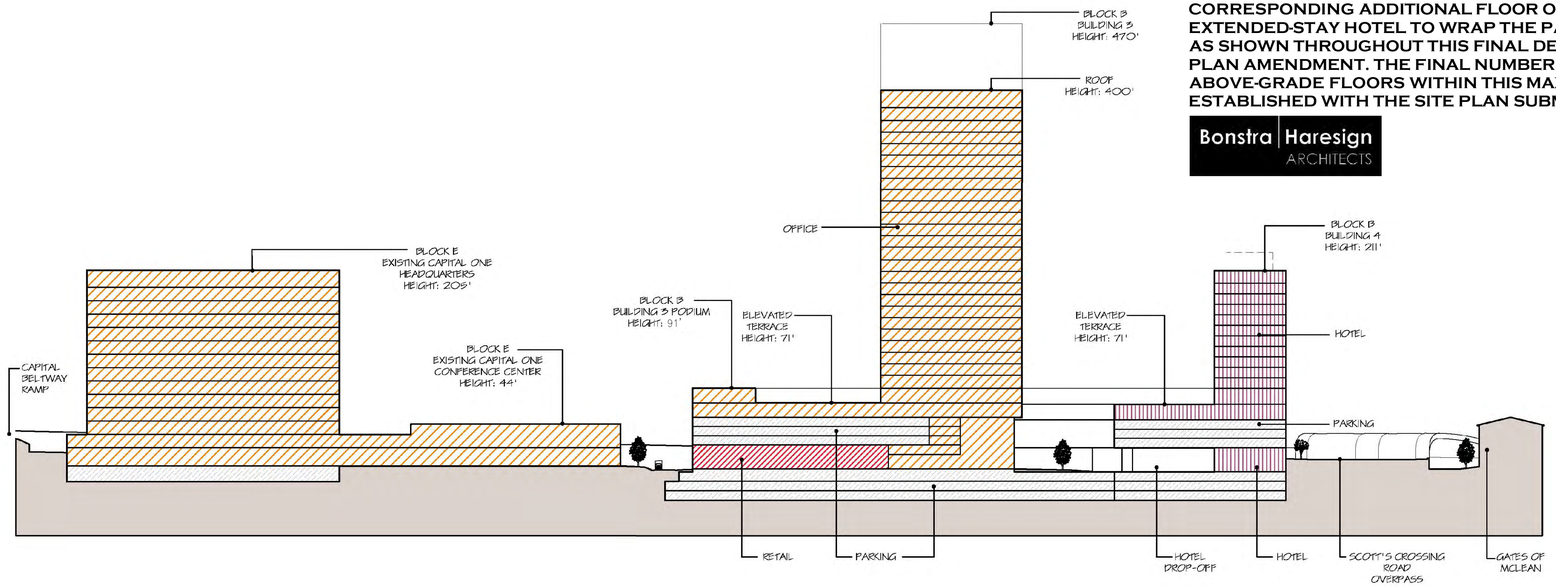
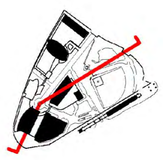
SITE AND BUILDING SECTIONS ARE PROVIDED TO ESTABLISH THE SCALE, MASSING, BUILDING HEIGHTS, USE CONFIGURATION AND DIMENSIONAL RELATIONSHIPS BETWEEN THE BUILDINGS, LANDSCAPE FEATURES, STREETS AND ADJACENT LANDFORMS. OTHER DETAILS OF SITE DEVELOPMENT SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN AMENDMENT ARE SUBJECT TO CHANGE IN FINAL ARCHITECTURAL AND SITE PLANS.

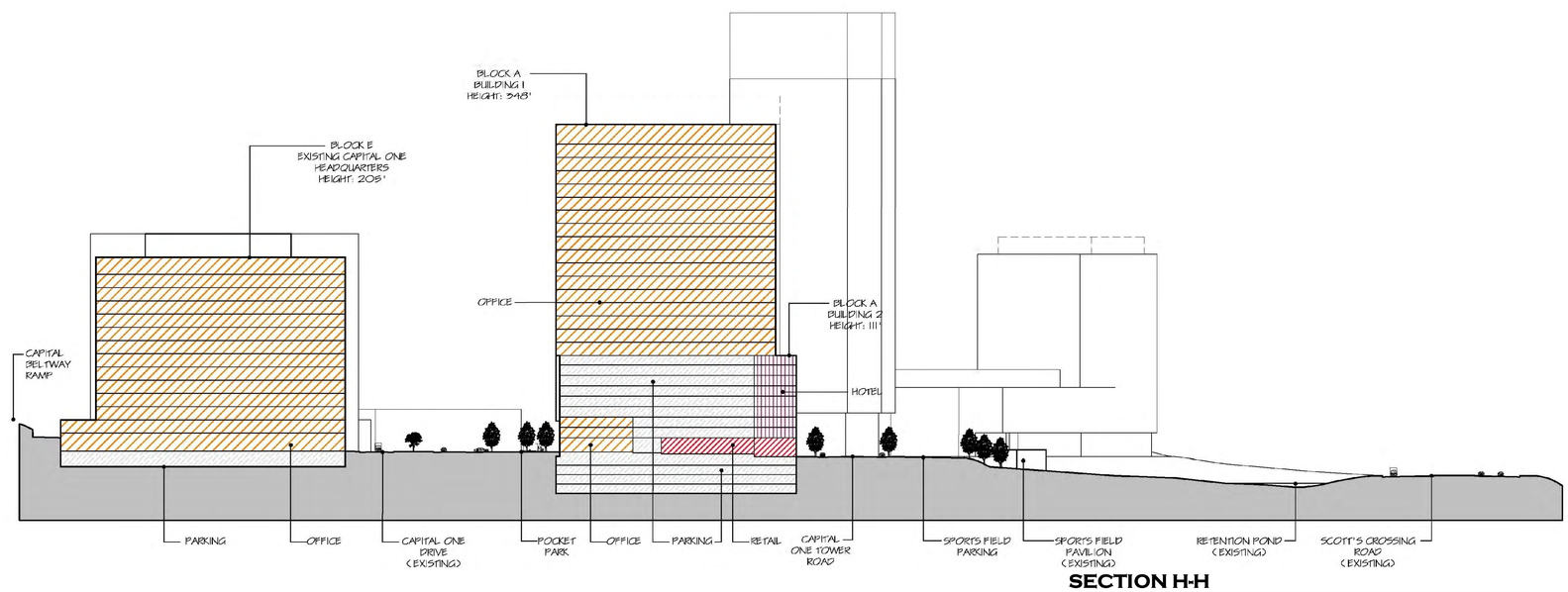
MAXIMUM BUILDING HEIGHTS FOR BUILDINGS 1 &2 NOTED ON SHEET 3 ALLOW FOR UP TO ONE (1) ADDITIONAL FLOOR OF ABOVE-GRADE PARKING AND ONE (1) CORRESPONDING ADDITIONAL FLOOR OF EXTENDED-STAY HOTEL TO WRAP THE PARKING PLINTH, AS SHOWN THROUGHOUT THIS FINAL DEVELOPMENT PLAN AMENDMENT. THE FINAL NUMBER OF ABOVE-GRADE FLOORS WITHIN THIS MAXIMUM WILL BE ESTABLISHED WITH THE SITE PLAN SUBMISSION.

Bonstra | Haresign ARCHITECTS



SECTION G-G





SECTION H-H

LEGEND

	COMMERCIAL
	RETAIL
	RESIDENTIAL
	HOTEL
	PUBLIC FACILITY
	PARKING
	EARTH / FILL

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ARCHITECTURAL BUILDING SECTIONS

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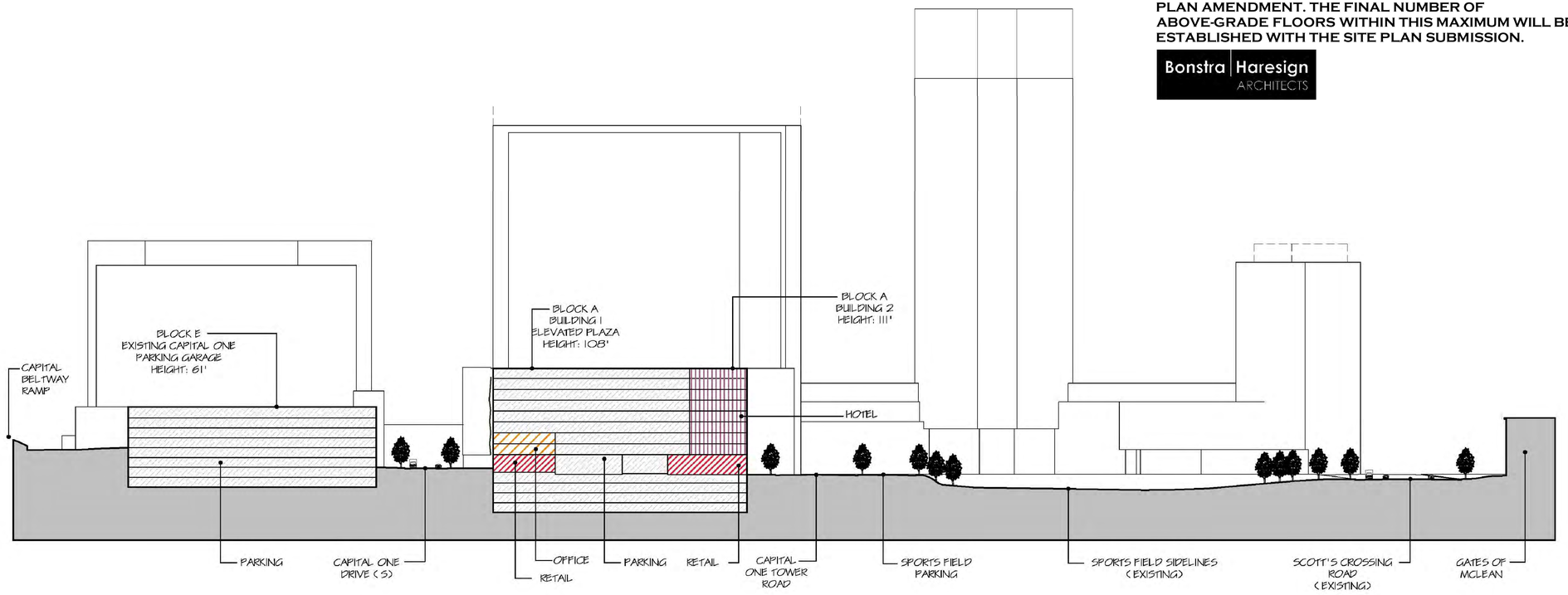

SECTION J-J

LEGEND	
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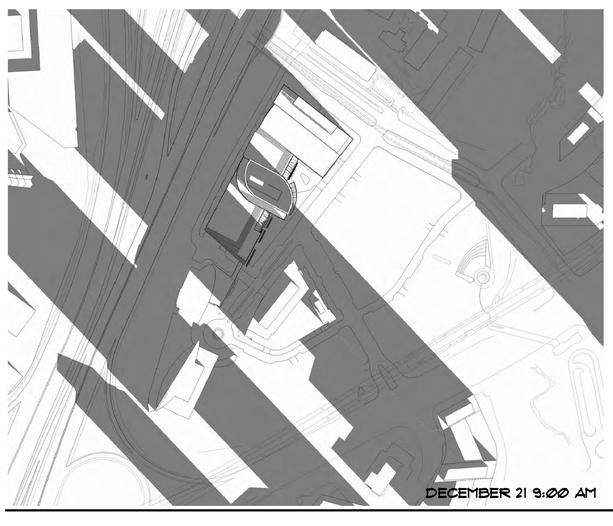
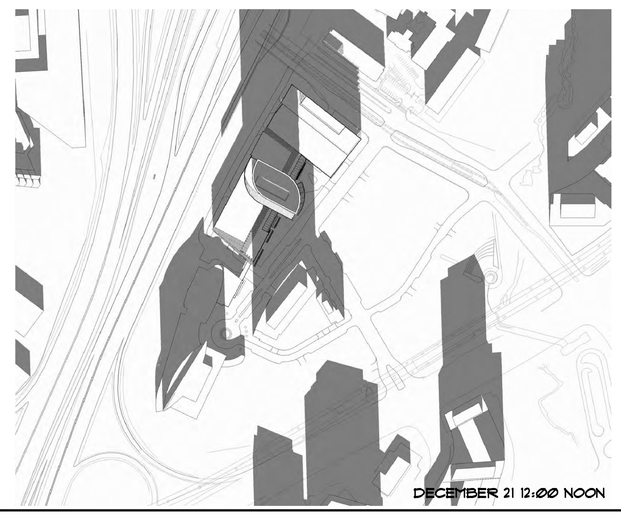
SUMMER

SPRING/ FALL





WINTER

NORTH

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SHADOW ANALYSIS

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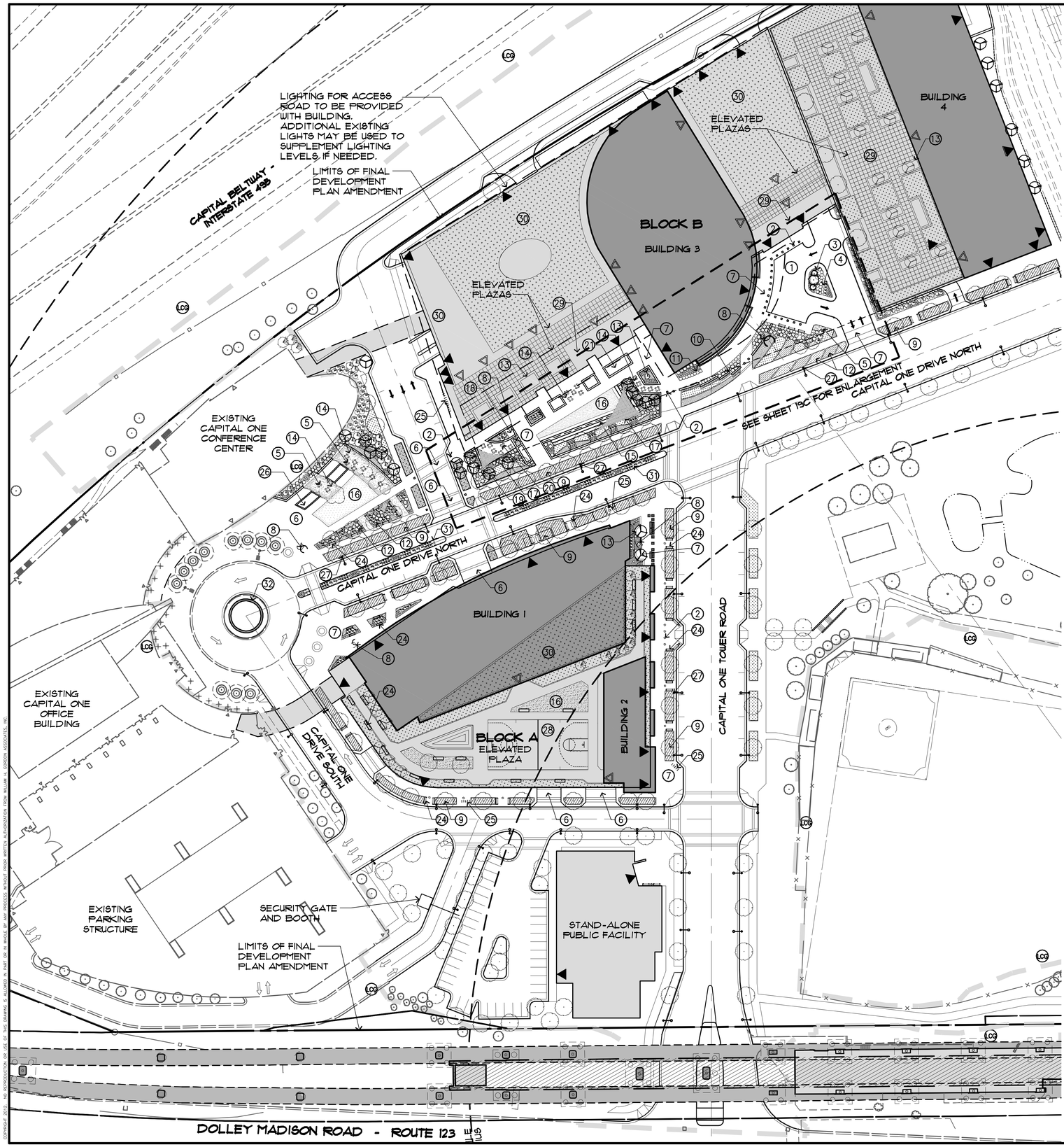

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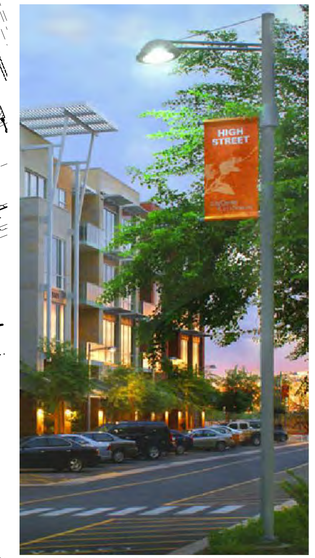


SE'LUX: ARC MINI SPANNER ARM SERIES

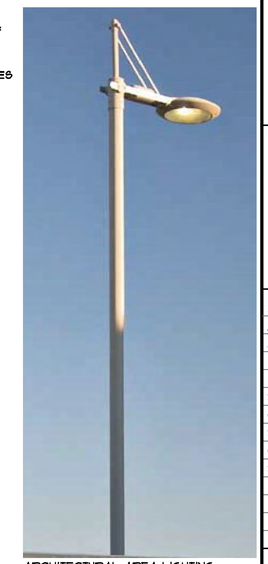
PEDESTRIAN SCALE STREETSCAPE LIGHTING OPTIONS (STREET LAMPS):

OPTION A
SE'LUX
- -ARC MINI SPANNER ARM SERIES
- -SILVER FINISH
- -HID OR LED LAMP
- -MOUNTING HEIGHT 18'-30'
- -TEMPERED FLAT GLASS LENS

OPTION B
ARCHITECTURAL AREA LIGHTING
- -FLEX SERIES
- -MATTE ALUMINUM FINISH
- -MOUNTING HEIGHT 18'-30'
- -HID OR LED LAMP

OPTION C
APPROVED EQUAL

*NOTE: STREET LIGHT LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING AND DESIGN.



ARCHITECTURAL AREA LIGHTING: FLEX SERIES

LIGHTING

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- ORNAMENTAL SHRUBS
- ORNAMENTAL GROUND COVERS
- BIORETENTION PLANTERS
- BENCH
- BIKE RACKS
- STREET LIGHT

1. OFFICE DROP-OFF WITH SPECIALTY PAVING
2. STONE OR METAL BOLLARDS
3. FLAGPOLE LOCATION
4. MONUMENT SIGN LOCATION
5. BOSQUE OF TREES
6. DECORATIVE CROSSWALK
7. DECORATIVE PAVING
8. FOCAL ELEMENT (I.E. SCULPTURE, ART, ETC)
9. BIORETENTION GARDEN ALONG STREETSCAPE
10. 18-24" TALL STONE SECURITY WALL
11. WATER FEATURE WITHIN 18" SEATWALL
12. ORNAMENTAL LANDSCAPE PLANTER (AT GRADE)
13. 18" RAISED PLANTER WALL/ SEATWALL WITH ORNAMENTAL LANDSCAPING
14. CAFÉ SEATING
15. STACKED STONE WALL FOR SEATING IN 18" LIFTS
16. FORMAL LAWN
17. OPTIONAL SAIL/ FABRIC CANOPY
18. WATER ELEMENT OR PLANTER BETWEEN PARK AND RESTAURANT SEATING
19. LANDSCAPE BUFFER
20. RESTAURANT SEATING
21. POSSIBLE WATER FEATURE WITH GENTLE JETS
22. SPECIMEN TREE IN RAISED PLANTER
23. STAGE FOR SPECIAL EVENTS
24. BENCHES
25. BIKERACKS
26. POSSIBLE WATER ELEMENT (AT-GRADE)
27. STREET LIGHT
28. FULL SIZE BASKETBALL COURT
29. ROOF PAVERS
30. EXTENSIVE GREEN ROOF
31. FLUSH MEDIAN WITH LANDSCAPING
32. POSSIBLE 18"-24" WALL WITH OPTIONAL FOUNTAIN

NORTH

0 25 50 100 150
SCALE: 1" = 50'

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URBAN DESIGN AMENITIES

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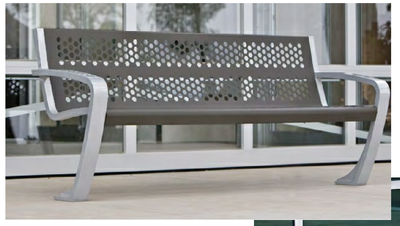


PROPOSED BENCHES SHOULD BE POWDER COATED OR STAINLESS STEEL FINISHES TO COMPLIMENT EXISTING GRAY COLORED URBAN FURNITURE ON-SITE.

BENCHES

FIELD PAVING - POURED IN PLACE CONCRETE

LOCATION: BUILDING ZONE, SIDEWALK, AND PARKS.
PRODUCT DESCRIPTION: POURED IN PLACE CONCRETE
COLOR: COOL GREY, LIMESTONE GREY, AND BUFF (MEET SOLAR REFLECTIVE INDEX OF 29 OR BETTER)
SUGGESTED SCORING PATTERNS: 3' X 3' SQUARE OR 2' X 3' RECTANGULAR LONDON BOND. CREATIVE SCORING PATTERNS USED TO HIGHLIGHT BUILDING ENTRANCES OR OTHER STREETSCAPE ELEMENTS ARE ENCOURAGED.

FIELD PAVING - UNIT PAVERS

LOCATION: LANDSCAPE AMENITY PANEL, SIDEWALK, BUILDING ZONE, AND PARKS.
PRODUCT DESCRIPTION: 1' X 1' X 2" MIN. PRECAST CONCRETE, STONE PAVERS, OR PERMEABLE PAVERS. MUST MEET ADA, AND PROVIDE NON-SLIP FINISH.
COLOR: LIMESTONE GREY OR LIMESTONE GREY WITH BLACK AGGREGATE (SHOULD MEET SOLAR REFLECTIVE INDEX OF 29 OR BETTER).

ACCENT PAVING - SMALL UNIT PAVERS

LOCATION: LANDSCAPE AMENITY PANEL, BUILDING ZONE (SELECT ACCENTS THAT MAKE UP NO MORE THAN 25% OF THE STREETSCAPE), AND PARKS.
PRODUCT DESCRIPTION: BRICK, CONCRETE, STONE, OR PERMEABLE PAVERS (OR UNIT PAVERS SET IN PERVIOUS SETTING BED) WITH NON-SLIP FINISH.
COLOR: COOL GREY, WARM GREY, AND BUFF (SHOULD MEET SOLAR REFLECTIVE INDEX OF 29 IF POSSIBLE)

TREE GRATES

LOCATION: LANDSCAPE AMENITY PANEL, BUILDING ZONE (NOT IN SIDEWALK ZONES), AND PARKS.
PRODUCT DESCRIPTION: CAST IRON, OR BRONZE. SET ON FRAME. GRATES MUST BE 2 FEET MINIMUM CLEAR FROM ANY TREE TRUNK.

ADA ACCESSIBLE RAMP PAVING

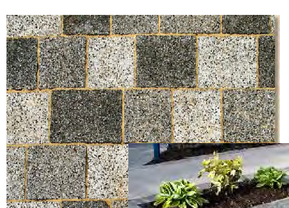
LOCATION: ADA CURB RAMPS
PRODUCT DESCRIPTION: PRE-CAST DETECTABLE WARNING PAVERS CHARCOAL GREY SUGGESTED BUT COLOR TO BE DETERMINED BY PROJECT SUCH THAT ADA REQUIREMENTS ARE MET.

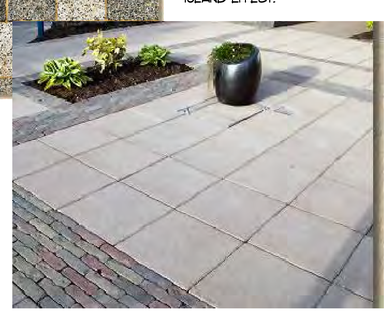
CROSSWALK PAVING - MASONRY UNIT PAVERS

LOCATION: STREET CROSSWALKS AT PRIMARY PEDESTRIAN ZONES, MID BLOCK CROSSINGS, AND DRIVEWAYS.
PRODUCT DESCRIPTION: PRE-CAST CONCRETE, STONE UNIT PAVERS, OR PAVER SETS.

STAMPED CONCRETE (ONLY UNDER REVIEW OF ARCHITECTURAL REVIEW BOARD)

LOCATION: STREET CROSSWALKS AT PRIMARY PEDESTRIAN ZONES, MID BLOCK CROSSINGS, AND DRIVEWAYS.
PRODUCT DESCRIPTION: STAMPED AND COLORED CONCRETE.





TO MEET THE GOALS OF A LEED PROJECT, LIGHT COLORED PAVEMENTS SUCH AS WHITE CONCRETE, LIGHT COLORED CLAY AND GRANITE PAVERS SHOULD BE USED TO REDUCE HEAT ISLAND EFFECT.

PAVEMENT

EXISTING LIGHT FIXTURES

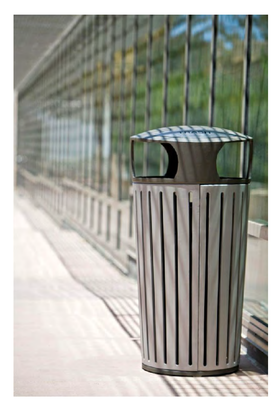
TRIO PEDESTRIAN COLUMN LIGHT
-MANUFACTURED BY FORMS+SURFACES
-SILVER FINISH
-10'-15' HEIGHT

APPROVED EQUAL

PLAZA LIGHT FIXTURE

PLANTERS SHOULD BE CHOSEN TO BLEND WITH ARCHITECTURAL STYLE AND OTHER STREET FURNITURE. FIBERGLASS PLANTERS SHOULD BE SPECIFIED ON THE ROOF TERRACE WITH CONCRETE OR DURABLE FIBERGLASS PLANTERS ALONG THE STREETSCAPE.

PLANTERS



PROPOSED TRASH AND RECYCLING SHOULD BE PLACED IN CONVENIENT LOCATIONS ALONG THE STREETSCAPE.

TRASH & RECYCLING RECEPTACLES

STREETSCAPE BIKE PARKING MATCH EXISTING SITE FURNISHING STYLE AND PROVIDE INTEREST TO THE STREETSCAPE WHEN NOT IN USE.

NOTE:
ADDITIONAL BICYCLE PARKING TO BE PROVIDED WITHIN THE PARKING GARAGE TO MEET OR EXCEED LEED STANDARDS.

BIKE RACKS

UTILITY VAULT COVERS TO BE OVERLAID WITH PAVING ELEMENTS TO BLEND IN TO THE STREETSCAPE.

UTILITY VAULT COVERS

STREETSCAPE PLANTERS AND TREE PITS SERVING AS URBAN BIORETENTION PLANTERS TO FILTER STORMWATER AND PROMOTE HEALTHY TREE GROWTH.

THE GREEN ROOF ON TOP OF THE EX. CONFERENCE CENTER IS AN EXAMPLE OF AN EXISTING LID AT THE SITE. THE PROPOSED BUILDINGS WILL HAVE ELEVATED OPEN SPACE INCORPORATING VEGETATED ROOFS AND GRID PAVEMENT TO MEET LEED CREDITS AND HELP WITH FILTERING RAIN WATER.

LOW IMPACT DESIGN (LID'S)

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LEGEND

— 18'-24' TALL ANTI-RAM WALL (OPTIONAL)

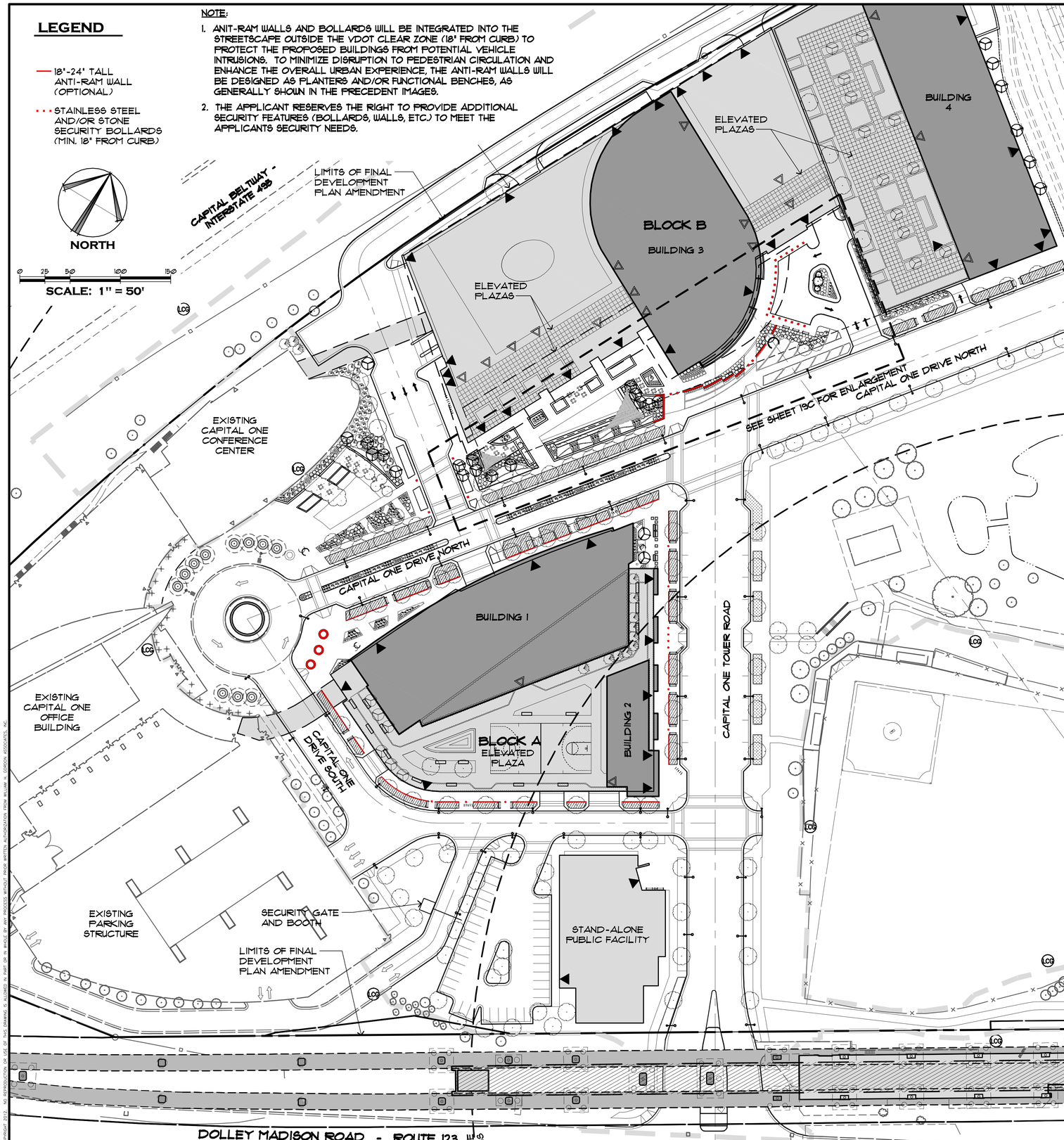
• • • STAINLESS STEEL AND/OR STONE SECURITY BOLLARDS (MIN. 18" FROM CURB)

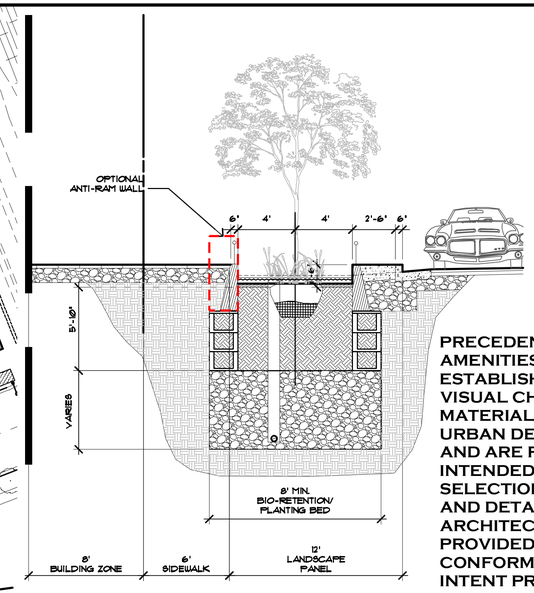
NORTH

SCALE: 1" = 50'

NOTE:

1. ANIT-RAM WALLS AND BOLLARDS WILL BE INTEGRATED INTO THE STREETSCAPE OUTSIDE THE VDOT CLEAR ZONE (18' FROM CURB) TO PROTECT THE PROPOSED BUILDINGS FROM POTENTIAL VEHICLE INTRUSIONS. TO MINIMIZE DISRUPTION TO PEDESTRIAN CIRCULATION AND ENHANCE THE OVERALL URBAN EXPERIENCE, THE ANTI-RAM WALLS WILL BE DESIGNED AS PLANTERS AND/OR FUNCTIONAL BENCHES, AS GENERALLY SHOWN IN THE PRECEDENT IMAGES.
2. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL SECURITY FEATURES (BOLLARDS, WALLS, ETC.) TO MEET THE APPLICANTS SECURITY NEEDS.





CONCEPT BIO-RETENTION PLANTER / ANTI-RAM WALL

SCALE: 1"=5'-0"

PRECEDENT IMAGES AND SITE AMENITIES ARE PROVIDED TO ESTABLISH THE BASELINE STANDARD, VISUAL CHARACTER, SCALE, AND MATERIAL QUALITY LEVEL OF THE URBAN DESIGN FEATURES NOTED, AND ARE REPRESENTATIVE OF THE INTENDED DESIGN. SPECIFIC PRODUCT SELECTIONS, AMENITY LOCATIONS, AND DETAILING MAY VARY WITH FINAL ARCHITECTURAL AND SITE PLANS, PROVIDED THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE DESIGN INTENT PRESENTED IN THE CDPA, THE PROFFERS AND THE FINAL DEVELOPMENT PLAN AMENDMENT.

REINFORCED ANTI-RAM SEAT WALL AND ANTI-RAM LIGHT BOLLARDS

SECURITY GATE AND BOOTH

EXISTING SITE BOLLARDS

REINFORCED ANTI-RAM SEAT WALL/ PLANTER WALL

SECURITY/ ANTI-RAM LIGHT BOLLARDS

SECURITY/ ANTI-RAM BOLLARDS TO MATCH EXISTING BOLLARD STYLE

SITE SECURITY FEATURES

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ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

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SITE SECURITY FEATURES

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=50'
DATE	MAY 6, 2013
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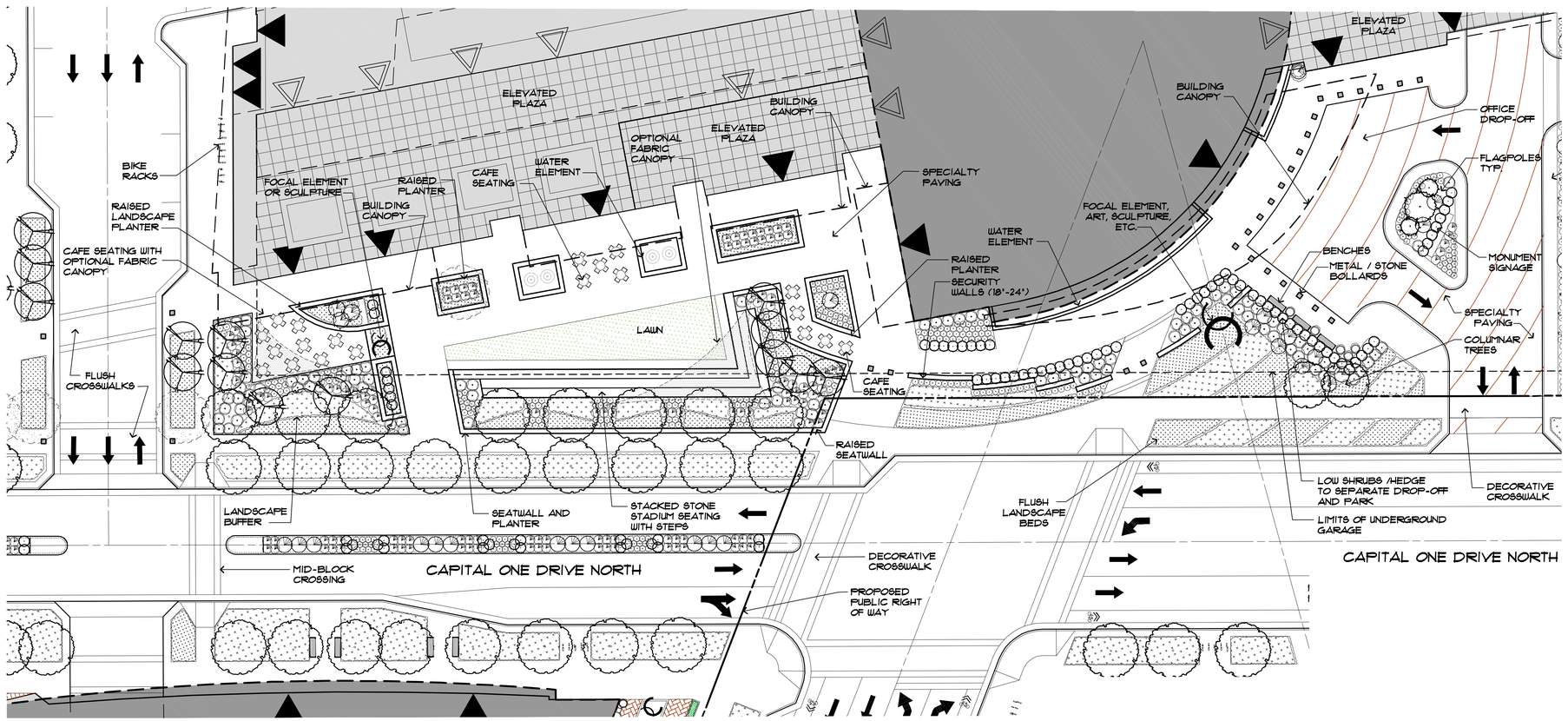
LEGEND

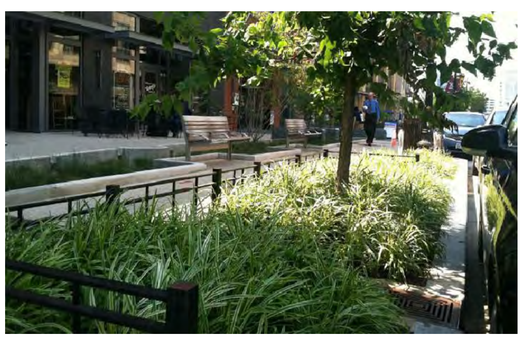
- PR. STREET-LEVEL SHADE TREE
- PR. STREET-LEVEL ORNAMENTAL TREE
- PR. ROOF SHADE TREE
- PR. ROOF ORNAMENTAL TREE
- PR. EVERGREEN TREE
- ORNAMENTAL LANDSCAPING (SMALL SHRUBS, GROUND COVER, ETC.)
- SPECIALTY PAVING

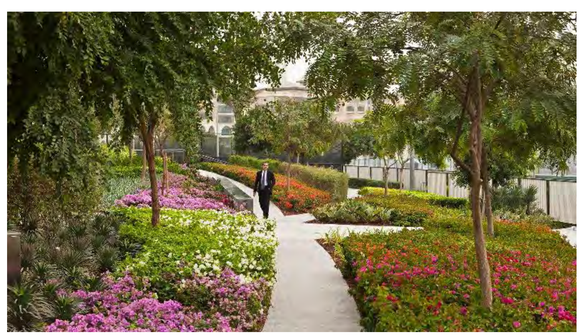
NORTH

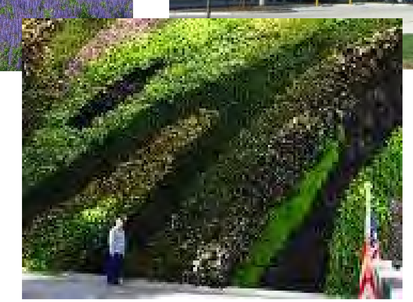
0 10 20 40 80

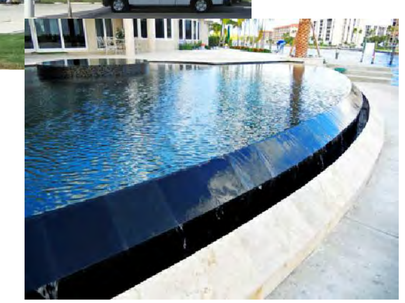
SCALE: 1" = 20'











B-1: POCKET PARK ENLARGEMENT

SCALE: 1" = 20'

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POCKET PARK ENLARGEMENTS

CAPITAL ONE MASTERPLAN
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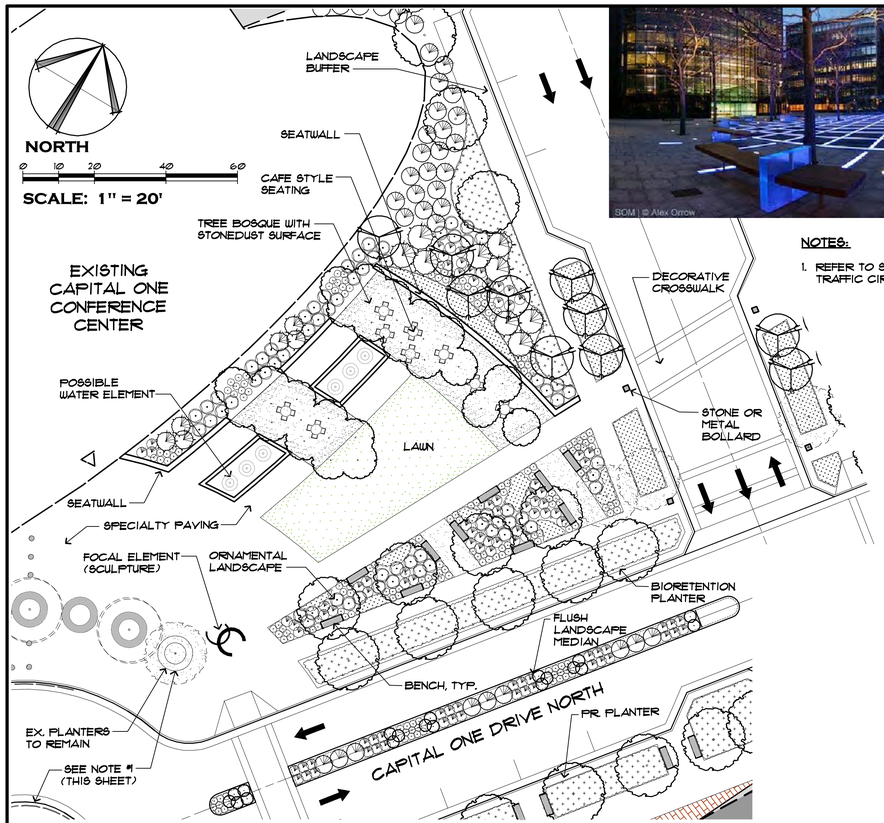

NOTES:

1. REFER TO SHEET 19E FOR OPTIONAL TRAFFIC CIRCLE IMPROVEMENTS.

E-2: POCKET PARK ENLARGEMENT

SCALE: 1" = 20'

LEGEND

- EX. STREET-LEVEL SHADE TREE - TRANSPLANT
- PR. STREET-LEVEL SHADE TREE
- PR. STREET-LEVEL ORNAMENTAL TREE
- PR. ROOF SHADE TREE
- PR. ROOF ORNAMENTAL TREE
- PR. EVERGREEN TREE
- ORNAMENTAL LANDSCAPING (SMALL SHRUBS, GROUND COVER, ETC.)
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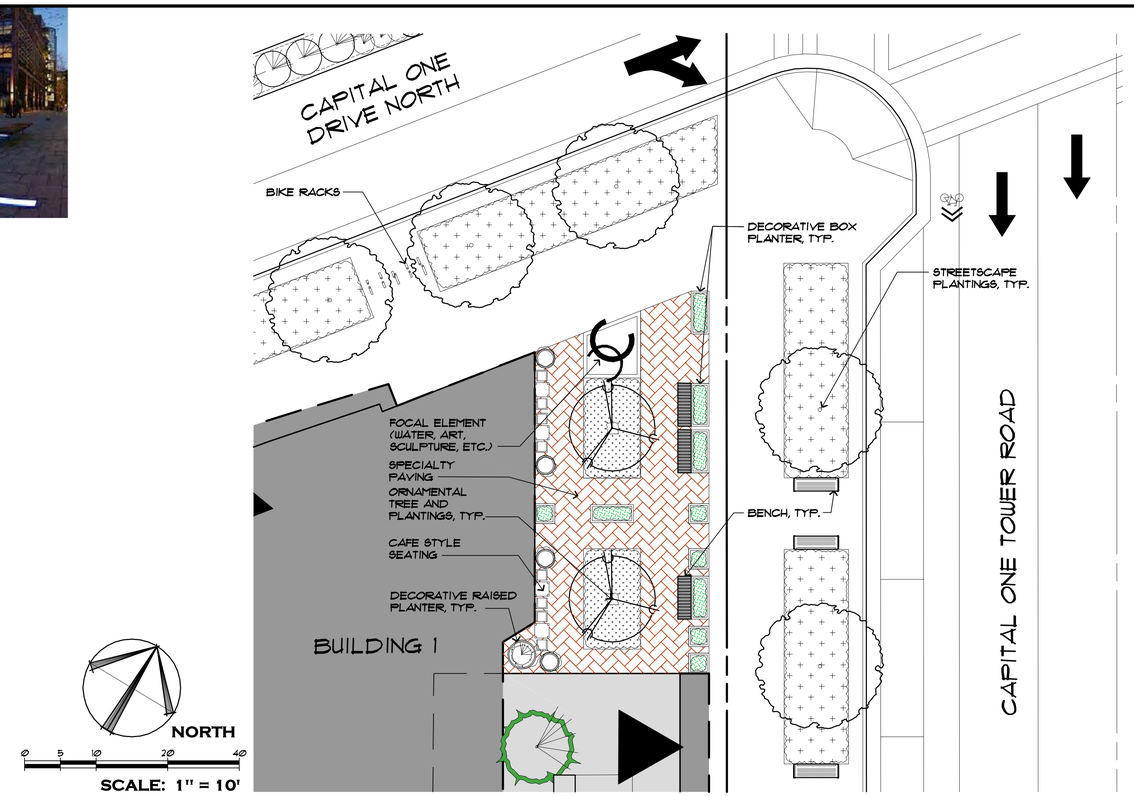
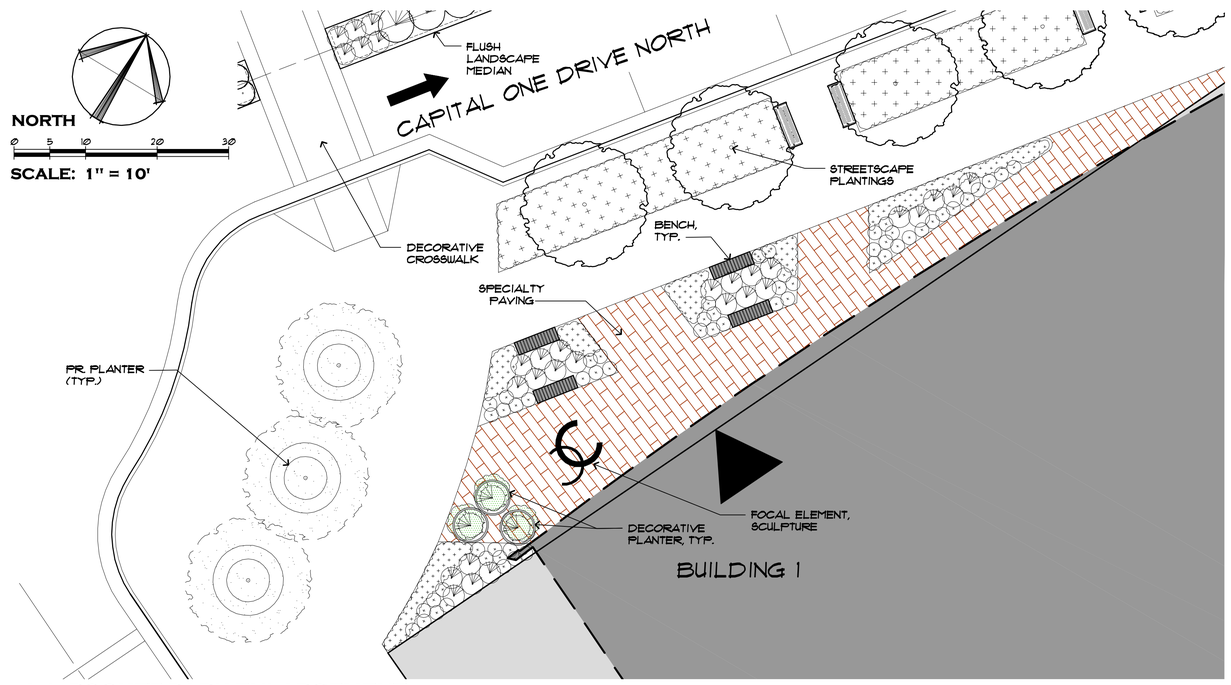


A-2: POCKET PARK ENLARGEMENT

SCALE: 1" = 10'



A-1: POCKET PARK ENLARGEMENT

SCALE: 1" = 10'

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POCKET PARK ENLARGEMENTS

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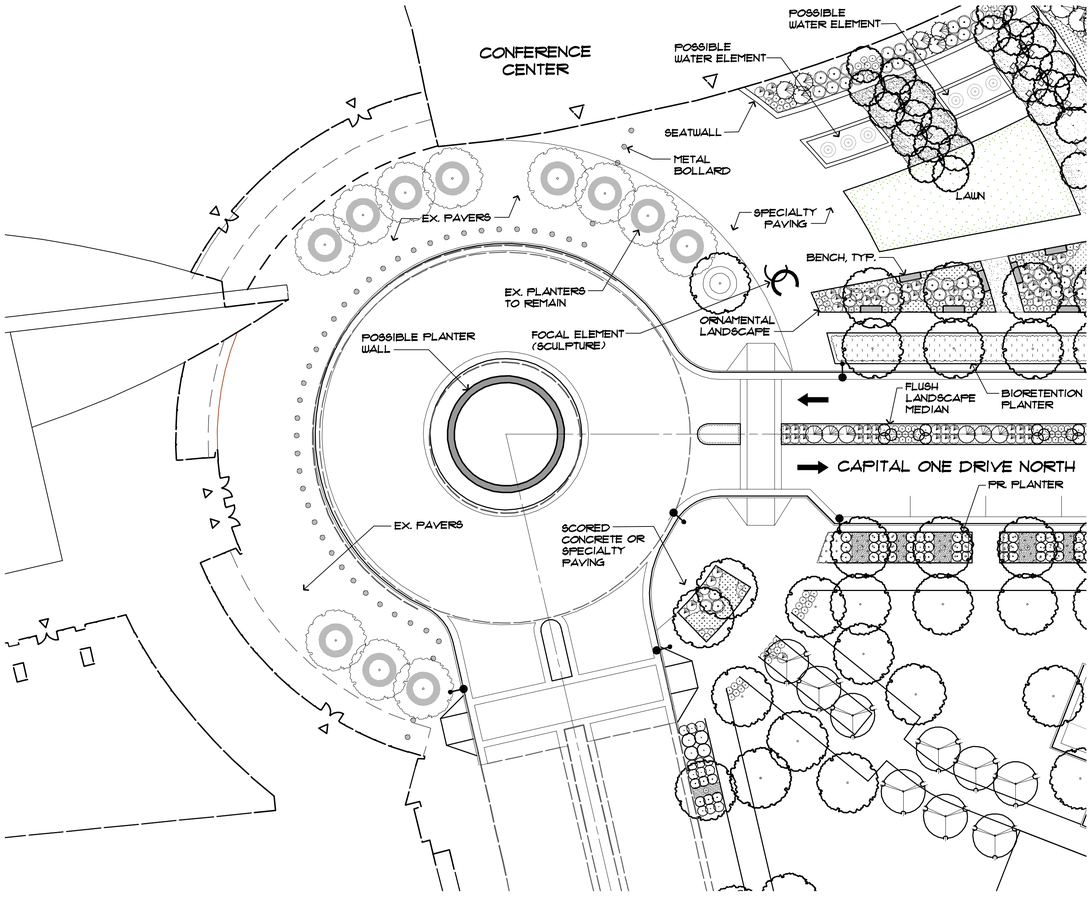
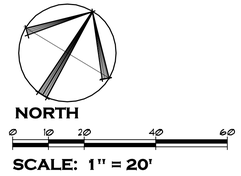


CURRENT TRAFFIC CIRCLE DESIGN

SCALE: 1" = 20'



LEGEND

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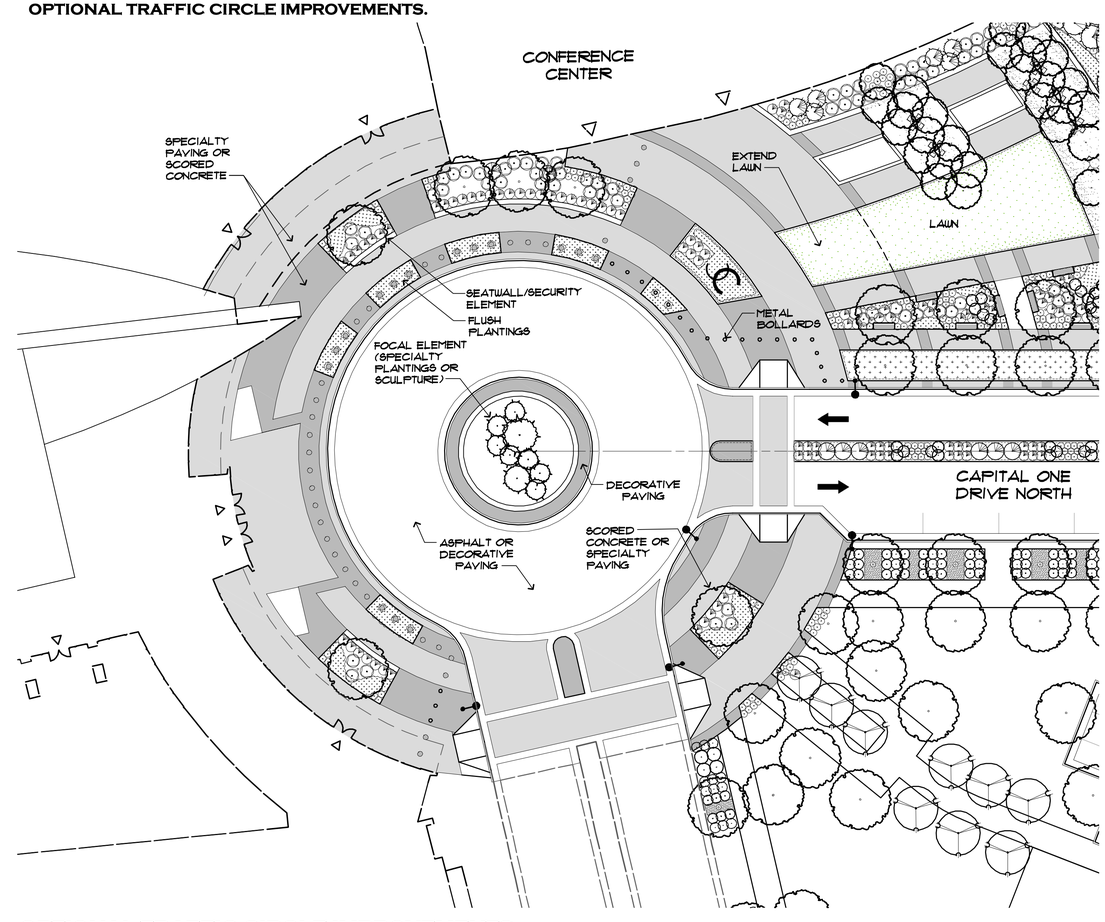
- PR. STREET-LEVEL SHADE TREE
- PR. STREET-LEVEL ORNAMENTAL TREE
- PR. ROOF SHADE TREE
- PR. ROOF ORNAMENTAL TREE
- PR. EVERGREEN TREE
- ORNAMENTAL LANDSCAPING (SMALL SHRUBS, GROUND COVER, ETC.)

THE CONCEPT PLAN PROVIDED BELOW IS PRELIMINARY AND SUBJECT TO REVISION BASED ON FINAL DESIGN DURING SITE PLAN. THE INTENTION OF THE RENOVATION AT THE EXISTING CIRCLE IS TO PROVIDE AN OPTION TO POTENTIALLY RE-SURFACE THE PAVING, MATERIALS, AND LANDSCAPING TO BLEND WITH THE ADJACENT POCKET PARKS. NOTE THERE IS AN INTERIM CONDITION SHOWN AT BLOCK A BASED ON THE CAPITAL ONE HQ EXPANSION PHASE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE EITHER THE CURRENT TRAFFIC CIRCLE DESIGN OR THE OPTIONAL TRAFFIC CIRCLE IMPROVEMENTS.



OPTIONAL TRAFFIC CIRCLE IMPROVEMENTS

SCALE: 1" = 20'

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BMP/SWM NARRATIVE AND ANALYSIS

BACKGROUND

THIS APPLICATION IS PART OF THE CAMPUS WIDE STORMWATER MANAGEMENT PROGRAM, HEREIN ENTITLED "THE PROGRAM", SEE OVERALL FACILITIES MAP AND TABLE THIS SHEET 20A. THE PROGRAM HAS BEEN DEVELOPED TO MEET THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM) AND TYSONS CORNER URBAN CENTER – FAIRFAX COUNTY COMPREHENSIVE PLAN (TCUC–FCCP) REQUIREMENTS. THE SWM REQUIREMENTS OF THE PFM INCLUDES ADEQUATE OUTFALL, SWM QUANTITY CONTROL, AND SWM QUALITY CONTROL. THE SWM REQUIREMENTS OF TCUC–FCCP INCLUDES RETENTION OF THE FIRST INCH OF RAINFALL FROM THE SITE, LEED SSc6.1, AND LEED SSc6.2. THE PROGRAM FOR THIS PROJECT INCLUDES SIX DISTINCT TIERS CORRESPONDING TO THE SWM REQUIREMENTS OF THE PFM AND TCUC–FCCP. THESE TIERS WILL BE IMPLEMENTED IN A LAYERED APPROACH TO ENHANCE THE PROGRAM FOR THE CAMPUS.

EXISTING CONDITIONS

THE PROGRAM HAS BEEN BASED ON THE EXISTING SWM DESIGN AS PREVIOUSLY APPROVED WITH SITE PLAN # 6835–SP–04 PRIOR TO THE DEVELOPMENT OF THE CAPITAL ONE CAMPUS. THE PRE–DEVELOPMENT CONDITION FOR THE APPROVED SWM PROGRAM CONSISTED OF APPROXIMATELY NINE BUILDINGS AND ASSOCIATED SURFACE PARKING LOTS AND ROADWAYS, SEE SHEET 21A "EXISTING CONDITION". THE PREVIOUSLY APPROVED SWM DESIGN ESTABLISHES THE BASELINE CONDITION FOR THIS DEVELOPMENT SINCE THE PRESENT CAPITAL ONE BUILDING (EXISTING BUILDING #1) AND THE PRESENT INFRASTRUCTURE HAVE PREVIOUSLY BEEN IMPLEMENTED BASED ON THAT PLAN. THEREFORE, THE EXISTING CONDITION IS THE SAME EXISTING CONDITIONS PLAN THAT AND IS THE BASIS FOR OUR STORMWATER MANAGEMENT COMPUTATIONS HEREIN. THE SITE IS LOCATED IN D SOIL AREA BASED ON FAIRFAX COUNTY 2011 SOIL MAP. THEREFORE, INFILTRATION PRACTICES WERE NOT CONSIDERED FEASIBLE UNTIL FURTHER ANALYSIS IS COMPLETED. THE TOTAL APPLICABLE SITE AREA IS 19.84 AC. THE EXISTING CONDITIONS IN THE APPROVED PLAN (SITE PLAN 6835–SP–004) HAVE BEEN CONSISTENTLY USED FOR THIS APPLICATION. THE EXISTING IMPERVIOUSNESS IS 69%.

PROPOSED CONDITIONS

A VARIETY OF BMP/SWM PRACTICES ARE PRESENTLY PROPOSED INCLUDING THE PROPOSED WET POND TO FULFILL THE OVERALL STORMWATER MANAGEMENT PROGRAM. THE PROPOSED PRACTICES SHOWN HEREIN INCLUDE, BUT NOT LIMITED TO, WET POND, RAINWATER HARVESTING (CISTERNS), STORAGE VAULTS, GREEN ROOFS, BIORETENTION WITH STORAGE, AND STORMFILTER (OR EQUIVALENT). PLEASE NOTE THAT OTHER PRACTICES, SUCH AS INFILTRATION, BIOFILTERS, AND INJECTION WELL, ETC., MAY BE APPLIED TO SUBSTITUTE/SUPPLEMENT THE AFOREMENTIONED PROPOSED PRACTICES WHEN IT COMES TO THE FINAL ENGINEERING. THE PROPOSED WET POND IS AN INTERIM CONDITION AND WILL BE REMOVED WHEN BY ULTIMATE BUILT–OUT. ALL BMP/SWM FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. THE SWM PROGRAM FOR THIS PROJECT WILL INCLUDE SIX DISTINCT TIERS (SEE BELOW), HOWEVER, THESE WILL BE IMPLEMENTED IN A LAYERED APPROACH TO ENHANCE THE OVERALL PROGRAM FOR THE CAMPUS. THE REQUIREMENTS AND COMPLIANCE ARE DESCRIBED IN DETAILS IN THE FOLLOWING SECTIONS. THE PROPOSED IMPERVIOUSNESS PERCENTAGE IS 69% (TREATING GREEN ROOFS AS IMPERVIOUS AREA).

TIER I: PFM ADEQUATE OUTFALL

THE SITE HAS TWO OUTFALLS AND HAVE BEEN DESIGNATED OUTFALL A AND OUTFALL B AS DEPICTED ON SHEET 21, "EXTENT OF REVIEW DRAINAGE MAP". OUTFALL A BEGINS UPSTREAM OF THE "EXISTING 72" STORM" SYSTEM, THEN FLOWS UNDER SCOTTS CROSSING ROAD INTO THE "MINOR TRIBUTARY", THEN CONFLUENCES WITH "SCOTTS RUN". THE CONFLUENCE OF THE MINOR TRIBUTARY AND SCOTTS RUN IS THE EXTENT OF REVIEW FOR OUTFALL A. THE EXISTING 72" STORM HAS SUFFICIENT CAPACITY FOR THIS SITE, WHILE THE MINOR TRIBUTARY IS INCISED INDICATING INSUFFICIENT CAPACITY.

THE SECOND OUTFALL, OUTFALL B, BEGINS UPSTREAM OF THE "EXISTING 36' WIDE X10' HIGH ARCH CULVERT". THE EXISTING STORM SEWER SYSTEM IN ROUTE 123 (AT STORM STRUCTURE 5–3) AS SHOWN ON VDOT PLAN 0123–029–133, PE 101 BY DEWBERRY AND DAVIS COLLECTS ON–SITE AND OFF–SITE RUNOFF THAT ULTIMATELY DRAINS TO OUTFALL B. THE EXISTING STORM SYSTEM IN ROUTE 123 IS THE ONLY PORTION OF OUTFALL B THAT COLLECTS DRAINAGE FROM ON–SITE DEVELOPMENT. AT THE CONFLUENCE OF THESE TWO OUTFALLS THE DRAINAGE AREA IS AT LEAST ONE SQUARE MILE WHICH IS THE EXTENT OF REVIEW FOR OUTFALL B.

FOR OUTFALL A, IT IS ASSUMED THAT THE EXISTING OUTFALL IS NOT ADEQUATE IN THE DOWNSTREAM DRAINAGE SYSTEM, THEREFORE THE DETENTION METHOD HAS BEEN UTILIZED TO ADDRESS THE ADEQUATE OUTFALL ISSUE FOR THE "FDPA SWM APPLICABLE AREA" THROUGH THE PROPOSED POND TO ACHIEVE THE ADEQUACY. FOR OUTFALL B, THE CRITERIA OF 100 TIMES OF THE ON–SITE CONTRIBUTING AREA WILL BE ADOPTED TO DEMONSTRATE THE ADEQUACY.

TIER II: PFM STORMWATER QUANTITY CONTROL – RUNOFF RATE CONTROL FOR 2–YR AND 10–YR DESIGN STORMS

THE SECOND GOAL OF THE STORMWATER PROGRAM IS TO MEET REQUIREMENTS OF SECTION 6–0101.3A OF THE PFM. THE POST–DEVELOPMENT RUNOFF RATES FOR 2–YR AND 10–YR DESIGN STORMS SHALL NOT EXCEED THE PRE–DEVELOPMENT RUNOFF RATES FOR THE 2–YR AND 10–YR DESIGN STORMS (REFER TO SECTION 5–3 OF VIRGINIA STORMWATER MANAGEMENT HANDBOOK).

THE REQUIREMENT IS BEING ACHIEVED THROUGH THE REDUCTION OF THE IMPERVIOUSNESS AND THE USE OF GREEN ROOFS, WHICH REDUCE THE RUNOFF CURVE NUMBER FROM 92 FOR THE EXISTING CONDITION TO 89 FOR THE PROPOSED CONDITION. SEE THE ANALYSIS ON SHEET 21A.

TIER III: PFM STORMWATER QUALITY CONTROL – 40% PHOSPHORUS REMOVAL

THE GOAL OF THE THIRD TIER IS TO MEET THE REQUIREMENTS OF SECTION 6–0401.2D OF PFM. EVEN THOUGH PROPOSED CONSTRUCTION WITHIN FDPA AREA CAN BE CLAIMED AS "REDEVELOPMENT" SINCE THE NET INCREASE IN IMPERVIOUS AREA IS LESS THAN 20%, THE DEVELOPMENT OF FDPA AREA IS STILL TREATED AS "NEW DEVELOPMENT" FOR WATER QUALITY CONTROL PURPOSE TO BE CONSISTENT WITH THE OVERALL PROGRAM. FOR NEW DEVELOPMENT, THE PROJECTED TOTAL PHOSPHORUS RUNOFF POLLUTION LOAD FOR THE PROPOSED DEVELOPMENT SHALL BE REDUCED BY NO LESS THAN 40% COMPARED TO PHOSPHORUS LOADS PROJECTED FOR DEVELOPMENT WITHOUT BMPs.

THE RUNOFF FROM MOST OF THE SITE WILL EVENTUALLY ENTER THE PROPOSED WET POND. THE WET STORAGE OF THE PROPOSED WET POND IS SUFFICIENT TO PROVIDES FOUR TIME OF WATER QUALITY VOLUME FOR THE PROPOSED DEVELOPMENT AND THE PHOSPHORUS REMOVAL EFFICIENCY OF 50% CAN BE ACHIEVED. THEREFOR, THE 40% PHOSPHORUS REMOVAL REQUIREMENT WILL BE MET THROUGH THE PROPOSED WET POND. SEE THE ANALYSIS ON SHEET 22.

TIER IV: COMPREHENSIVE PLAN – FIRST 1" RAINFALL RETENTION TO THE EXTENT POSSIBLE

THE FOURTH GOAL OF THE STORMWATER PROGRAM IS TO RETAIN THE FIRST INCH OF RAINFALL ON–SITE. THROUGHOUT THE CAPITAL ONE APPLICATION PROCESS, OUR DESIGN TEAM HAS CONTINUALLY EVALUATED STORMWATER CONTROL MEASURES (SCM) THAT UTILIZE INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE OF RAINFALL TO MEET THE RETENTION RECOMMENDATION OF THE FAIRFAX COUNTY'S APPROVED COMPREHENSIVE PLAN FOR TYSONS CORNER. IN ADDITION, WE HAVE MET WITH STAFF ON NUMEROUS OCCASIONS DETAILING THE VARIOUS REGULATORY CHALLENGES AND THE COMPLEX TECHNICAL CONSIDERATIONS AFFECTING OUR APPLICANT'S COMPLIANCE.

AFTER AN EXHAUSTIVE PROCESS, AND PREDICATED ON OUR UNDERSTANDING OF THE RETENTION CREDITS FAIRFAX COUNTY DPW&ES WILL ACCEPT FOR THE VARIOUS SCM AND OUR UNDERSTANDING THAT VDOT WILL ALLOW THE USE OF BIORETENTION WITH THEIR RIGHT–OF–WAY (ROW) WE BELIEVE THIS APPLICATION WILL RETAIN 95% OF THE FIRST ONE INCH OF RAINFALL FROM THE PORTION OF FDPA AREA BEING CONSTRUCTED TO THE ULTIMATE CONDITIONS FOR THIS FINAL DEVELOPMENT PLAN AS SHOWN ON SHEET 20A. SINCE THIS LEVEL OF COMPLIANCE IS BASED ON MANY FACTORS, MANY OF WHICH ARE BEYOND CONTROL OF THE APPLICANT, WE BELIEVE IT IS INCUMBENT TO DETAIL THOSE FACTORS BELOW AND STATE THAT THE LEVEL OF COMPLIANCE AT THE SUBSEQUENT SITE PLAN STAGE MAY CHANGE IF THE FACTORS STATED BELOW CHANGE.

IN ORDER TO CAPTURE OR REUSE RAINFALL, THERE ARE A NUMBER OF MEASURES THAT ARE CURRENTLY AVAILABLE, INCLUDING BUT NOT LIMITED TO: GREEN ROOFS, BIORETENTION AND RAINWATER HARVESTING (CISTERNS). THERE ARE TWO KEY FACTORS AFFECTING THE ABILITY OF EACH MEASURE TO RETAIN THE FIRST INCH OF RAINFALL. THE FIRST IS THE EFFICIENCY LEVEL OF EACH MEASURE AT RETAINING RAINFALL, REFERRED TO AS THE "RETENTION CREDIT". THE SECOND FACTOR AFFECTING THE ABILITY OF EACH MEASURE TO RETAIN THE FIRST INCH OF RAINFALL IS THE SPECIFIC DESIGN DETAILS OF EACH MEASURE.

THE FOLLOWING MEASURES AND ASSOCIATED RETENTION CREDITS HAVE BEEN UTILIZED WITHIN THE PROJECT TO ACHIEVE COMPLIANCE.

STORMWATER CONTROL MEASURE	RETENTION CREDIT
VEGETATED "GREEN" ROOFS	100%
URBAN BIORETENTION W/ MINIMUM 12 INCHES STONE SUMP BELOW OUTLET INVERT	100%
RAINWATER HARVESTING (CISTERNS) UP TO 1.4 INCHES RAINFALL	UP TO 95%

AT THE TIME OF THIS APPLICATION THE RETENTION CREDITS FOR EACH MEASURE HAVE ONLY BEEN RECOGNIZED WITHIN THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET– BETA VERSION 4–18–2012" AND HAVE NOT BEEN FULLY ADOPTED BY DPW&ES. WE HAVE CONCERNS THAT DPW&ES DURING COMPLIANCE ANALYSIS AT SITE PLAN REVIEW MAY NOT ACCEPT THESE RETENTION CREDITS OR THAT THESE CREDITS MAY SUBSEQUENTLY CHANGE. THEREFORE, THE COMPUTATIONS AND THE COMPLIANCE CONTAINED WITHIN FUTURE DEVELOPMENT PLANS ARE SUBJECT TO CHANGE IF DIFFERENT GUIDANCE IS RECEIVED FROM DPW&ES AT THE TIME OF FINAL ENGINEERING.

REGARDING THE DESIGN DETAILS OF THE MEASURES, THEY ARE GENERALLY CONSISTENT WITH THE VIRGINIA STORMWATER BMP CLEARINGHOUSE AS REQUESTED BY STAFF, ALTHOUGH SOME MEASURES MAY BE ENHANCED TO PROVIDE SLIGHTLY MORE STORAGE TO MEET THE REQUIREMENTS TO RETAIN THE FIRST INCH OF RAINFALL. FOR EXAMPLE, THE BIORETENTION PROVIDED WILL BE CONSISTENT WITH THE URBAN BIORETENTION MEASURE, SPECIFICATION NO. 9 FROM THE CLEARINGHOUSE, BUT ENHANCED TO PROVIDE ADDITIONAL STORAGE BY THE INCLUSION OF A MINIMUM 12 INCH STONE SUMP BELOW THE OUTLET INVERT IN ORDER TO ACHIEVE THE 100% RETENTION CREDIT. THE STORAGE SUMP TECHNIQUE IS USED IN THE BIORETENTION BASIN, SPECIFICATION NO. 9 FROM THE CLEARINGHOUSE AND THE COUNTY CONFORMANCE SPREADSHEET HAS MADE AN ALLOWANCE FOR ENHANCED STORAGE WITHIN BIORETENTION. IN ADDITION, AT THE TYSONS CORNER STORMWATER DESIGN INFORMATION SESSION OF APRIL 18, 2012 THE TOPIC OF ENHANCED STORAGE WITHIN URBAN BIORETENTION WAS DISCUSSED AND ENDORSED BY STAFF.

IN ADDITION TO THE KEY FACTORS AFFECTING COMPLIANCE OF EACH MEASURE, RETENTION OF THE FIRST INCH OF RAINFALL ALSO RELIES ON TREATING ON–SITE ROW UTILIZING BIORETENTION. IT IS OUR UNDERSTANDING THAT VDOT WILL ACCEPT BIORETENTION, SUBJECT TO CAPITAL ONE MAINTENANCE OF THESE BIORETENTION MEASURES. THEREFORE, ACHIEVING RETENTION OF THE FIRST INCH OF RAINFALL IS CONTINGENT UPON VDOT ACCEPTING BIORETENTION TO TREAT AND RETAIN VDOT STORMWATER.

AT THIS TIME, WE BELIEVE THIS APPLICATION WILL RETAIN 95% OF THE FIRST ONE INCH OF RAINFALL ONSITE FOR THE PORTION OF FDPA AREA BEING CONSTRUCTED TO THE ULTIMATE CONDITIONS AS SHOWN ON SHEET 20A, ALTHOUGH UNCERTAINTY OF THE FINAL RETENTION CREDITS THAT WILL BE APPROVED FOR EACH MEASURE IN THE COMPLIANCE ANALYSIS, THE DETAILS OF EACH MEASURE AND THE LOCATION OF THE BIORETENTION MEASURES WITHIN THE ROW MAY PRESENT SIGNIFICANT CHALLENGES DOWN THE ROAD. ULTIMATELY, COMPLIANCE WITH THE TYSONS PLAN GOALS MAY BE AFFECTED IF THE ASSUMPTIONS USED IN THIS APPLICATION ARE ALTERED.

SEE THE ANALYSIS ON SHEET 22A.

TIER V: LEED SS CREDIT 6.2 STORMWATER DESIGN – QUALITY CONTROL – 1" RAINFALL TREATMENT

THE GOAL OF THE FIFTH TIER OF THE STORMWATER PROGRAM IS TO MEET CURRENT LEED REQUIREMENTS (CREDIT 6.2) IN WHICH TO IMPLEMENT A PLAN TO CAPTURE AND TREAT THE STORMWATER RUNOFF FROM 1" RAINFALL USING ACCEPTABLE BMPs WITH 80% TSS REMOVAL EFFICIENCY.

AS STATED IN TIER III, THE RUNOFF FROM MOST OF THE SITE WILL EVENTUALLY ENTER THE PROPOSED WET POND. THE WATER QUALITY VOLUME OF WET POND IS 4 TIMES OF THE RUNOFF FROM 0.4" RAINFALL, OR EQUIVALENT TO THE RUNOFF FROM 1.6" RAINFALL. THIS ENSURES THE TSS REMOVAL EFFICIENCY OF THE WET IS AT LEAST 80%. THE REQUIREMENT OF LEED SS C6.2 IS MET BY THE PROPOSED WET POND. SEE THE ANALYSIS ON SHEET 22.

TIER VI: LEED SS CREDIT 6.1 STORMWATER DESIGN – QUANTITY CONTROL – 25% REDUCTION

THE GOAL OF THE LAST TIER IS TO MEET CURRENT LEED REQUIREMENTS (CREDIT 6.1) IN WHICH THE POST–DEVELOPMENT RUNOFF DISCHARGE RATE AND VOLUME WILL BE DESIGNED TO BE 25% LESS THAN THE PRE–DEVELOPMENT VALUES FOR THE 2–YR 24–HR DESIGN STORM.

AS STATED IN TIER II, THE REDUCTION OF THE IMPERVIOUSNESS AND THE USE OF GREEN ROOFS REDUCES THE RUNOFF CURVE NUMBER FROM 92 FOR THE EXISTING CONDITION TO 89 FOR THE PROPOSED CONDITION. THE RUNOFF REDUCTION BY THE RAINWATER HARVESTING AND BIORETENTION FURTHER REDUCES THE RUNOFF CURVE NUMBER FROM 89 TO 85 FOR 2–YR 24–HR STORM. IN ADDITION, DETENTION VOLUME IS ALSO PROVIDED TO FURTHER REDUCE THE PEAK DISCHARGE. CONSIDERING THE REDUCED RUNOFF CURVE NUMBER AND THE DETENTION VOLUME, THE REQUIREMENT OF LEED SS C6.1 IS ACHIEVED. SEE THE ANALYSIS ON SHEET 21A.

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

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

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12)&(14))
Development Plans PRC District (16-302 2 & 4L)	PRC Plan (16-303 1E & 10)
FDP - P Districts (except PRC) 916-502 1F & 1Q)	Amendments (18-202 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 to 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 21A & 22A

✓ 3. Provide:

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site are served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (cf.)	If pond, dam height (ft.)
GREEN ROOFS	2.00	0	2.00	87,120	N/A	
(e.g., dry pond A. infilt. trench, underground vault, etc.)						
CISTERNS	3.02	0	3.02	4,939	80,316	
DETENTION FACILITIES	7.97	0	7.97	11,953	86,229	
WET POND	18.1	5.9	57.0	45,766	421,105	
STORMFILTER (OR EQUIVALENT)	0.7	0	0.7		Totals 587,650	

✓ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 22&22A
Pond inlet and outlet pipe systems are shown on Sheet 22.

✓ 5. Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet 22.
Type of maintenance access road surface noted on the plat is 22 (asphalt, geoblock, gravel, etc.)

✓ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 10.

✓ 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 20.

✓ 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 20&21

✓ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 20.

✓ 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 4.

11. A submission waiver is requested for PERMIT TO USE PUMP SYSTEMS FOR UNDERGROUND DETENTION FACILITIES

12. Stormwater management is not required because N/A.

Revised 2-21-2006

18

NOTE:
THE APPLICANT RESERVES THE RIGHT TO VARY THE TYPE, NUMBER, SIZE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY DPWES, AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION.

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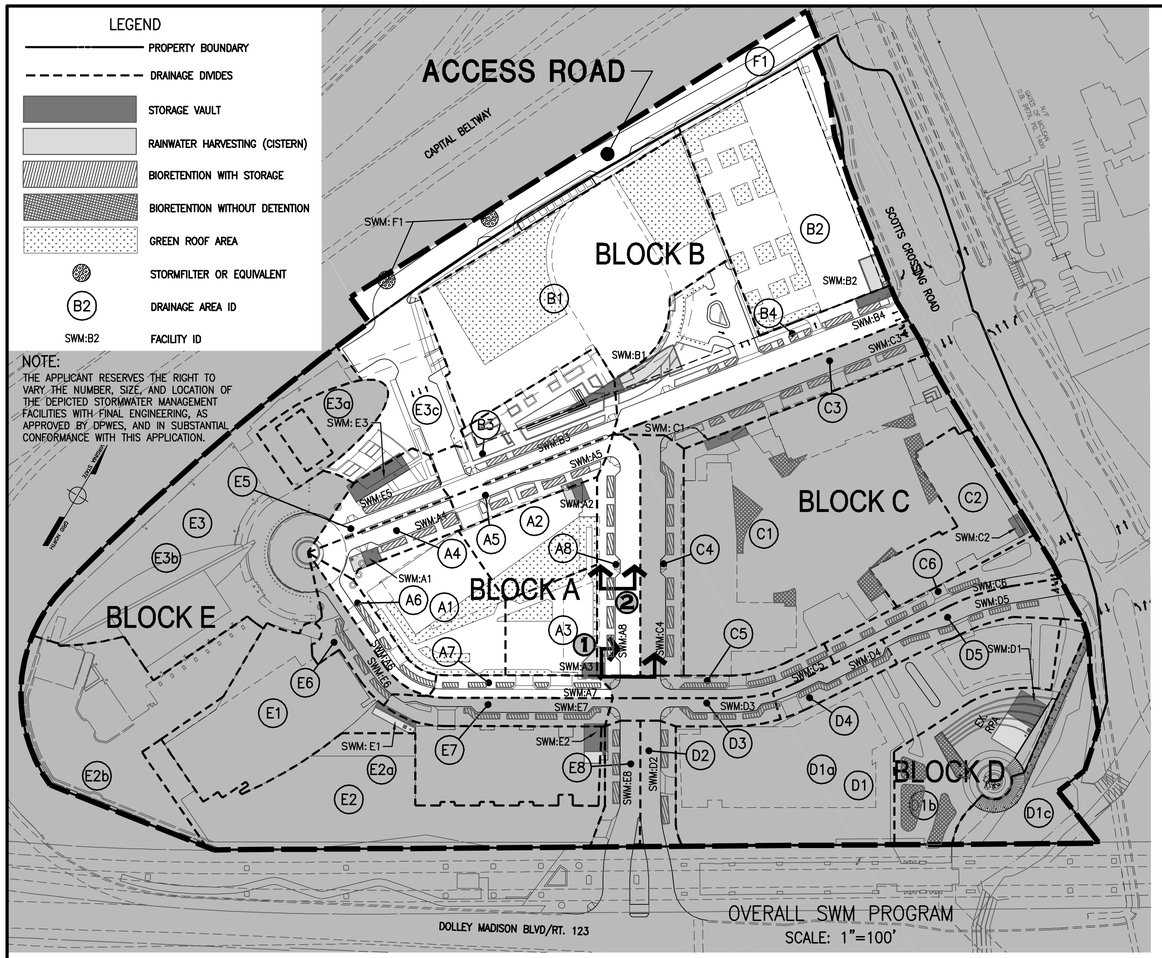
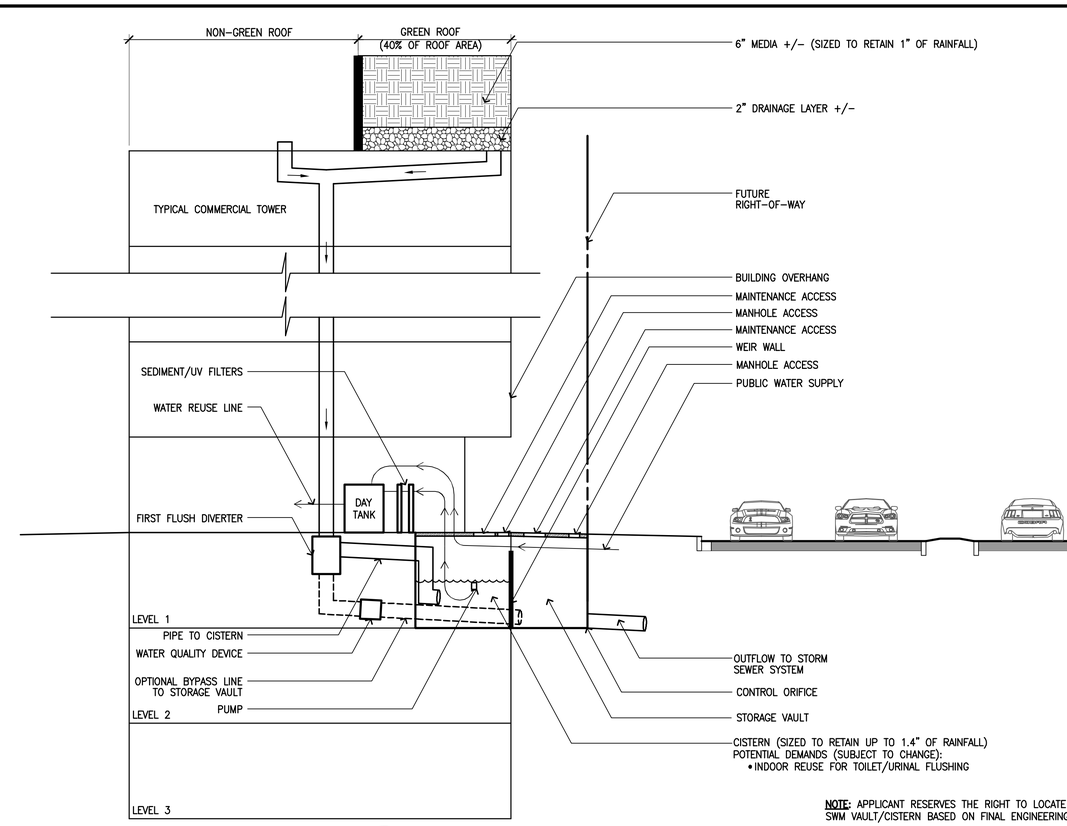
REVISIONS
5–24–13
ACCEPTANCE COMMENTS
8–13–13
PRE. STAFFING COMMENTS
12–02–13
STAFFING COMMENTS
01–28–14
STAFFING COMMENTS
02–18–14
STAFFING COMMENTS

OVERALL SWM-BMP PROGRAM

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	Not to Scale
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001F-SWM-1-Overall.dwg
SHEET #	20 of 33





1 SCHEMATIC COMMERCIAL SWM PROGRAM

NOT TO SCALE

Drainage Area ID	Required Runoff Retention: Area (ac)	Impervious Area including Green Roof Rv=0.95 (ac)	Turf Area - Rv=0.25 (ac)	Natural Open Space - Rv=0.05 (ac)	Runoff Volume from 1" Rainfall (cf)	Runoff Reduction Practices: Green Roof	Bioretention	Rainwater Harvesting (Cistern)	Runoff Reduction by Green Roof - 100% Reduction Efficiency: Green Roof - Rv=0.95 (ac)	Generated Runoff Volume (cf)	Runoff Reduction by Green Roof (cf)	Reduction Contribution Percentage	Runoff Reduction by Bioretention - 100% Reduction Efficiency: Drainage Area Generated Runoff Volume (cf)	Runoff Reduction By Upstream Green Roof (cf)	Runoff Volume to Bioretention (cf)	Runoff Reduction by Bioretention (cf)	Reduction Contribution Percentage	Runoff Reduction by Rainwater Harvesting (Cistern): Rainwater Collect Area (ac)	Design Rainfall for RWH (in)	Runoff Volume to Rainwater Harvesting (Cistern) from Design Rainfall (cf)	*Runoff Reduction Volume Credit	Runoff Reduction by Rainwater Harvesting (Cistern) (cf)	Reduction Contribution Percentage	Provided Runoff Retention: Total Runoff Reduction Volume (cf)	Reduction Percentage
A1	0.67	0.67	0.00		2,310	√		√	0.26	897	897	39%	0	0	0	0	0%	0.41	1.2	1,753	95%	1,666	72%	2,562	111%
A2	0.45	0.45	0.00		1,552	√		√	0.18	621	621	40%	0	0	0	0	0%	0.27	1.2	1,155	95%	1,097	71%	1,718	111%
A3	0.38	0.38	0.00		1,310	√		√	0.15	517	517	39%	0	0	0	0	0%	0.23	1.2	984	95%	934	71%	1,452	111%
A4	0.21	0.19	0.02		673		√		0.00	0	0	0%	673	0	673	673	100%	0.00	1.2	0	0%	0	0%	673	100%
A5	0.25	0.22	0.03		786		√		0.00	0	0	0%	786	0	786	786	100%	0.00	1.2	0	0%	0	0%	786	100%
A6	0.16	0.14	0.02		501		√		0.00	0	0	0%	501	0	501	501	100%	0.00	1.2	0	0%	0	0%	501	100%
A7	0.17	0.15	0.02		535		√		0.00	0	0	0%	535	0	535	535	100%	0.00	1.2	0	0%	0	0%	535	100%
A8	0.44	0.40	0.04		1,416		√		0.00	0	0	0%	1,416	0	1,416	1,416	100%	0.00	1.2	0	0%	0	0%	1,416	100%
Block A Subtotal					**9,084**																			**9,643**	**106%**
B1	2.01	2.01	0.00		6,931	√		√	0.81	2,793	2,793	40%	0	0	0	0	0%	1.20	1.2	5,131	95%	4,875	70%	7,668	111%
B2	1.51	1.51	0.00		5,207	√		√	0.60	2,069	2,069	40%	0	0	0	0	0%	0.91	1.2	3,891	95%	3,697	71%	5,766	111%
B3	0.59	0.43	0.16		1,628		√		0.00	0	0	0%	1,628	0	1,628	1,628	100%	0.00	1.2	0	0%	0	0%	1,628	100%
B4	0.86	0.72	0.14		2,610		√		0.00	0	0	0%	2,610	0	2,610	2,610	100%	0.00	1.2	0	0%	0	0%	2,610	100%
Block B Subtotal					**16,377**																			**17,672**	**108%**
C1	2.68	2.68	0.00		9,242	√	√		1.07	3,690	3,690	40%	9,242	3,690	5,552	5,552	60%	0.00	1.2	0	0%	0	0%	9,242	100%
C2	0.56	0.56	0.00		1,931	√	√		0.22	759	759	39%	1,931	759	1,172	1,172	61%	0.00	1.2	0	0%	0	0%	1,931	100%
C3	0.49	0.44	0.05		1,563		√		0.00	0	0	0%	1,563	0	1,563	1,563	100%	0.00	1.2	0	0%	0	0%	1,563	100%
C4	0.47	0.42	0.05		1,494		√		0.00	0	0	0%	1,494	0	1,494	1,494	100%	0.00	1.2	0	0%	0	0%	1,494	100%
C5	0.23	0.21	0.02		742		√		0.00	0	0	0%	742	0	742	742	100%	0.00	1.2	0	0%	0	0%	742	100%
C6	0.30	0.28	0.02		984		√		0.00	0	0	0%	984	0	984	984	100%	0.00	1.2	0	0%	0	0%	984	100%
Block C Subtotal					**15,956**																			**15,956**	**100%**
D1-a	1.88	1.88	0.00		6,483	√		√	0.75	2,586	2,586	40%	0	0	0	0	0%	1.13	1.2	4,832	95%	4,590	71%	7,177	111%
D1-b	0.76	0.48	0.28		1,909		√		0.00	0	0	0%	1,909	0	1,909	1,909	100%	0.00	1.2	0	0%	0	0%	1,909	100%
D1-c	0.54	0.00	0.00	0.54	98				0.00	0	0	0%	0	0	0	0	0%	0.00	1.2	0	0%	0	0%	0	0%
D2	0.20	0.18	0.02		639		√		0.00	0	0	0%	639	0	639	639	100%	0.00	1.2	0	0%	0	0%	639	100%
D3	0.20	0.18	0.02		639		√		0.00	0	0	0%	639	0	639	639	100%	0.00	1.2	0	0%	0	0%	639	100%
D4	0.16	0.14	0.02		501		√		0.00	0	0	0%	501	0	501	501	100%	0.00	1.2	0	0%	0	0%	501	100%
D5	0.27	0.25	0.02		880		√		0.00	0	0	0%	880	0	880	880	100%	0.00	1.2	0	0%	0	0%	880	100%
Block D Subtotal					**11,150**																			**11,745**	**105%**
E1	1.60	1.60	0.00		5,518	√		√	0.63	2,173	2,173	39%	0	0	0	0	0%	0.97	1.2	4,148	95%	3,940	71%	6,113	111%
E2-a	1.30	1.30	0.00		4,483	√		√	0.52	1,793	1,793	40%	0	0	0	0	0%	0.78	1.2	3,335	95%	3,169	71%	4,962	111%
E3-c	0.74	0.50	0.24		1,942				0.00	0	0	0%	0	0	0	0	0%	0.00	1.2	0	0%	0	0%	0	0%
E5	0.27	0.25	0.02		880		√		0.00	0	0	0%	880	0	880	880	100%	0.00	1.2	0	0%	0	0%	880	100%
E6	0.20	0.18	0.02		639		√		0.00	0	0	0%	639	0	639	639	100%	0.00	1.2	0	0%	0	0%	639	100%
E7	0.27	0.24	0.03		855		√		0.00	0	0	0%	855	0	855	855	100%	0.00	1.2	0	0%	0	0%	855	100%
E8	0.21	0.19	0.02		673		√		0.00	0	0	0%	673	0	673	673	100%	0.00	1.2	0	0%	0	0%	673	100%
Block E Subtotal					**14,990**																			**14,122**	**94%**
F1	0.69	0.46	0.23		1,795				0.00	0	0	0%	0	0	0	0	0%	0.00	1.2	0	0%	0	0%	0	0%
Access Road Subtotal					**1,795**																			**0**	**0%**
Total	21.72	19.69	1.49	0.54	**69,351**				5.19	17,898	17,898	**26%**	31,721	4,449	27,272	27,272	**39%**	5.90		25,229	95%	23,968	**35%**	**69,138**	**100%**

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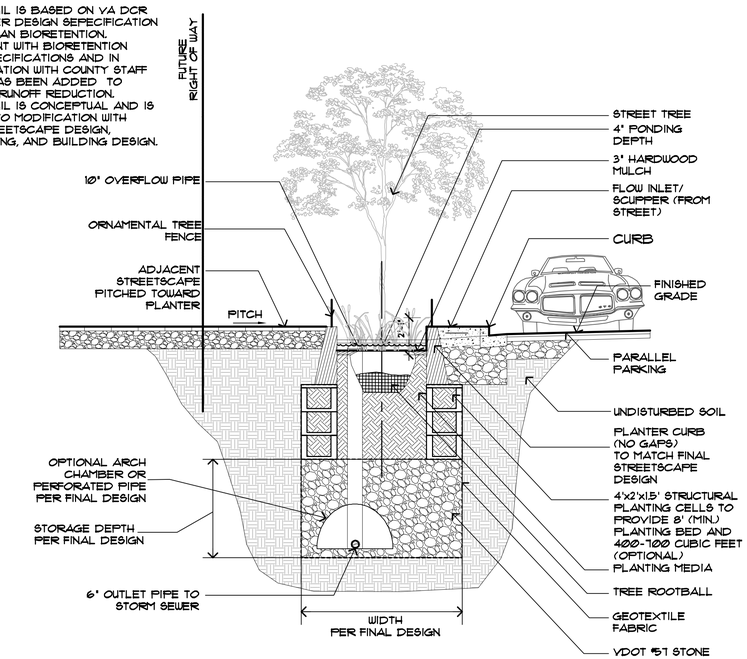
THIS DETAIL IS BASED ON VA DCR STORMWATER DESIGN SEPECIFICATION NO. 9, URBAN BIORETENTION. CONSISTENT WITH BIORETENTION BASIN SPECIFICATIONS AND IN COORDINATION WITH COUNTY STAFF A SUMP HAS BEEN ADDED TO ENHANCE RUNOFF REDUCTION. THIS DETAIL IS CONCEPTUAL AND IS SUBJECT TO MODIFICATION WITH FINAL STREETSCAPE DESIGN, ENGINEERING, AND BUILDING DESIGN.



2 CONCEPT BIO-RETENTION PLANTER

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SEAL

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02-18-14
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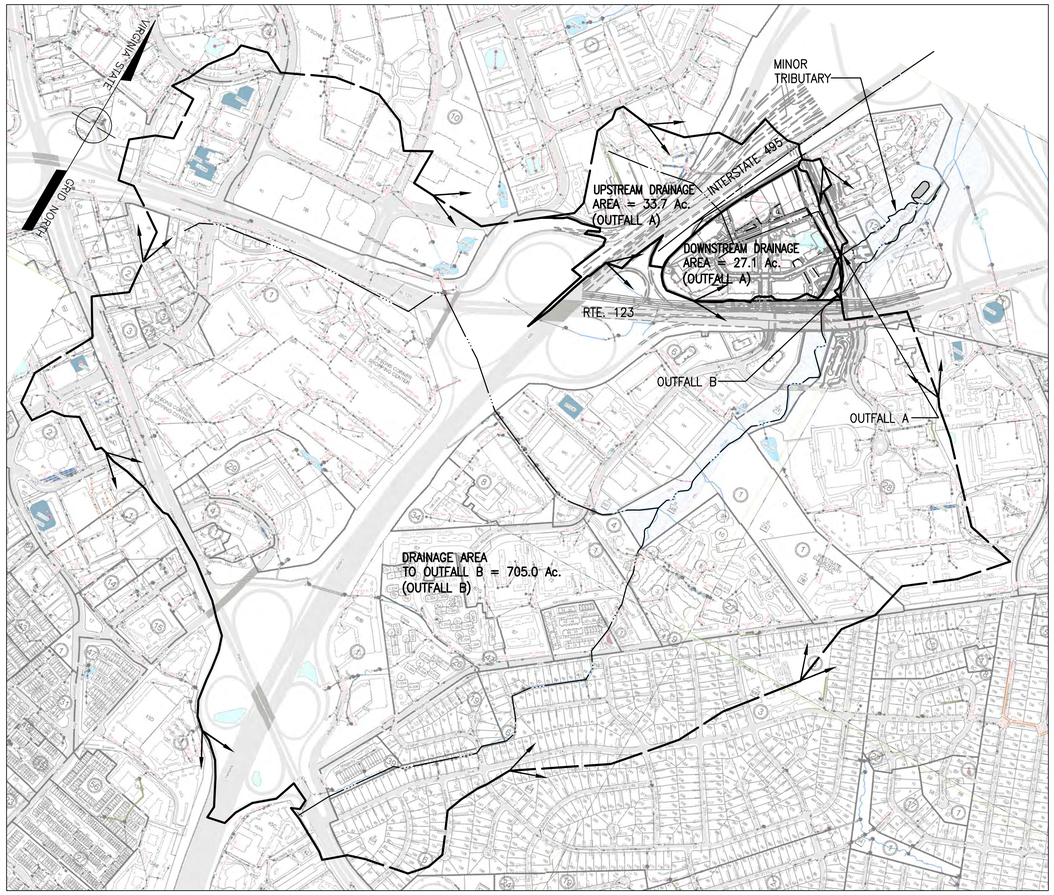
SWM PROGRAM DETAILS

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

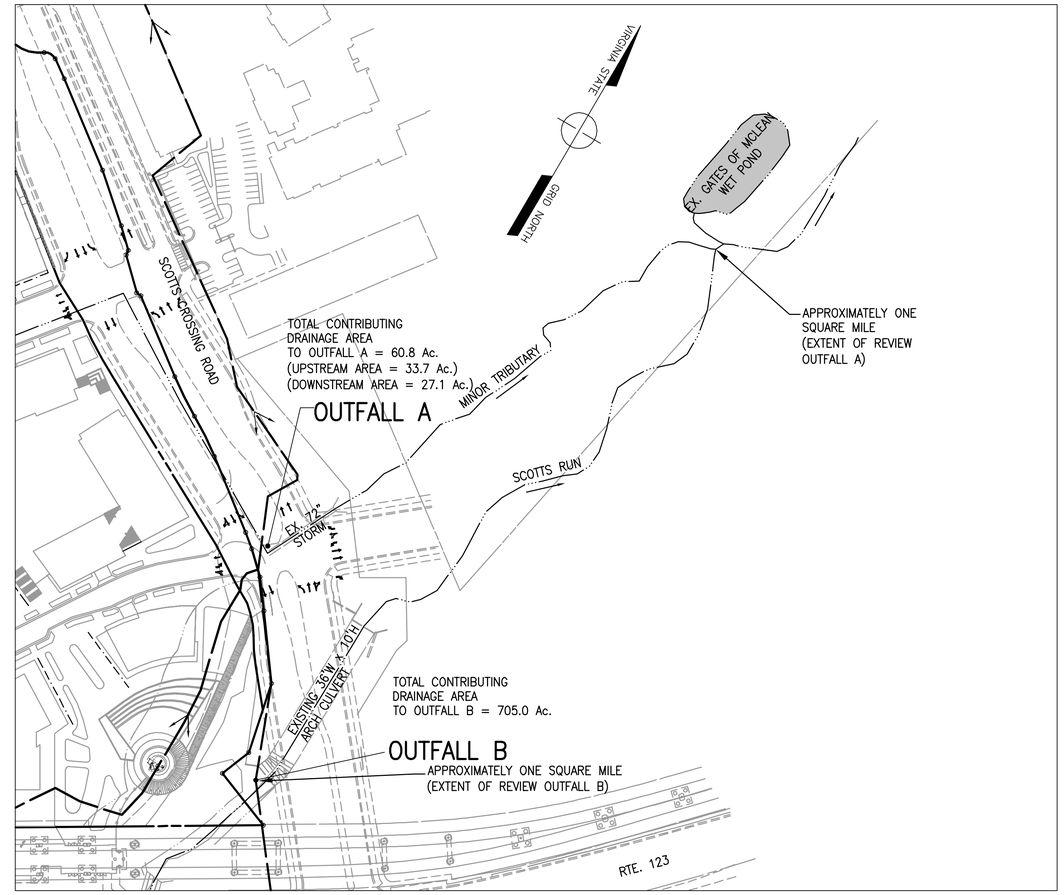
SCALE: Not to Scale
DATE: MAY 6, 2013
DRAWN: OS/JPW/KK/DW
CHECKED: OS/RW
JOB #: 1798-2001
CAD FILE: 2001F-SWM-1-Overall.dwg
SHEET #: 20A of 33



OVERALL DRAINAGE MAP

600 300 0 600 1200 1800

GRAPHICAL SCALE: 1" = 600'



EXTENT OF REVIEW DRAINAGE MAP

100 50 0 100 200 300

GRAPHICAL SCALE: 1" = 100'

LEGEND

WATERSHED DIVIDE

FLOW PATH

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STAFFING COMMENTS
02-18-14
STAFFING COMMENTS

SWM PROGRAM - TIER I

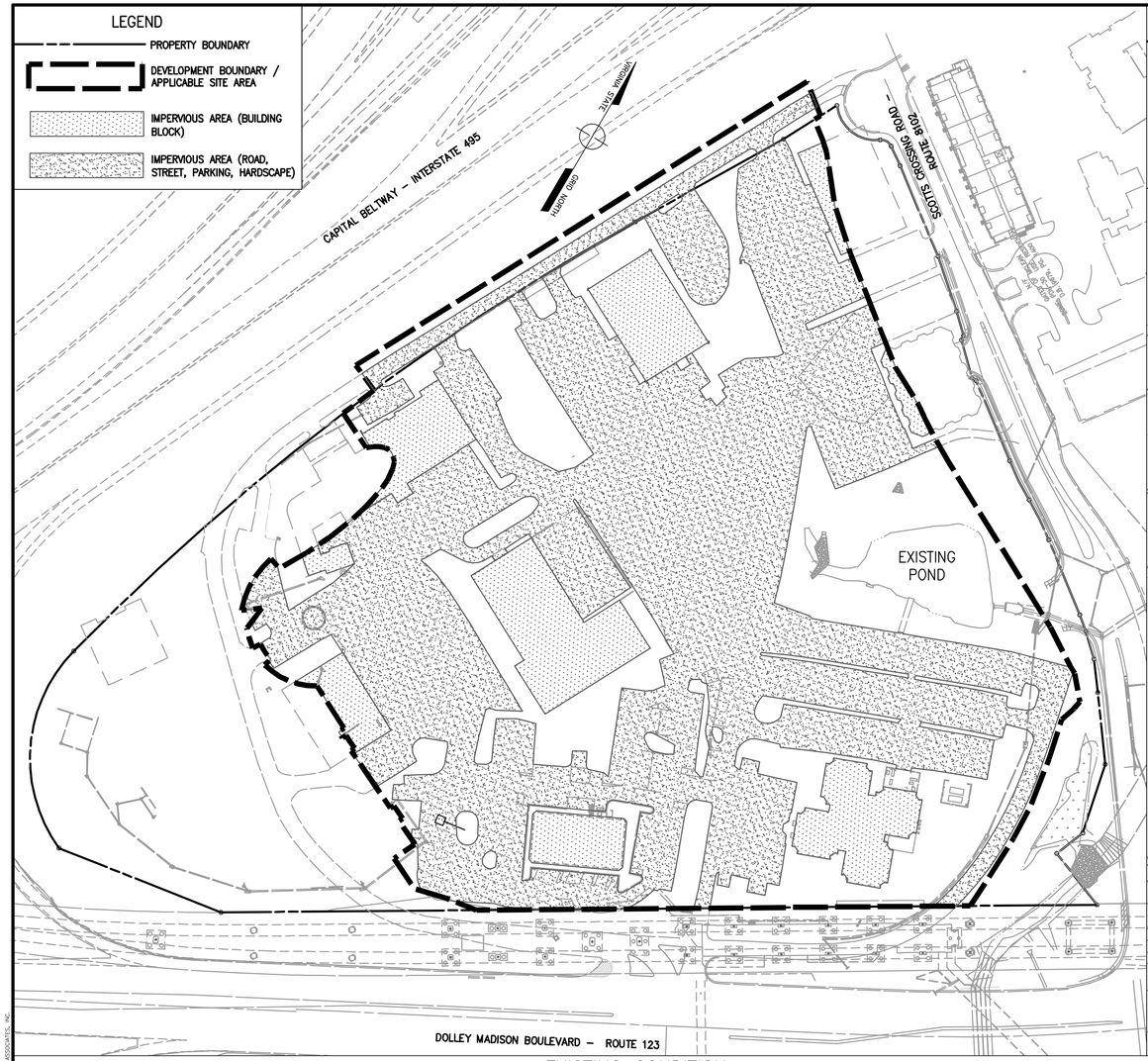
CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT

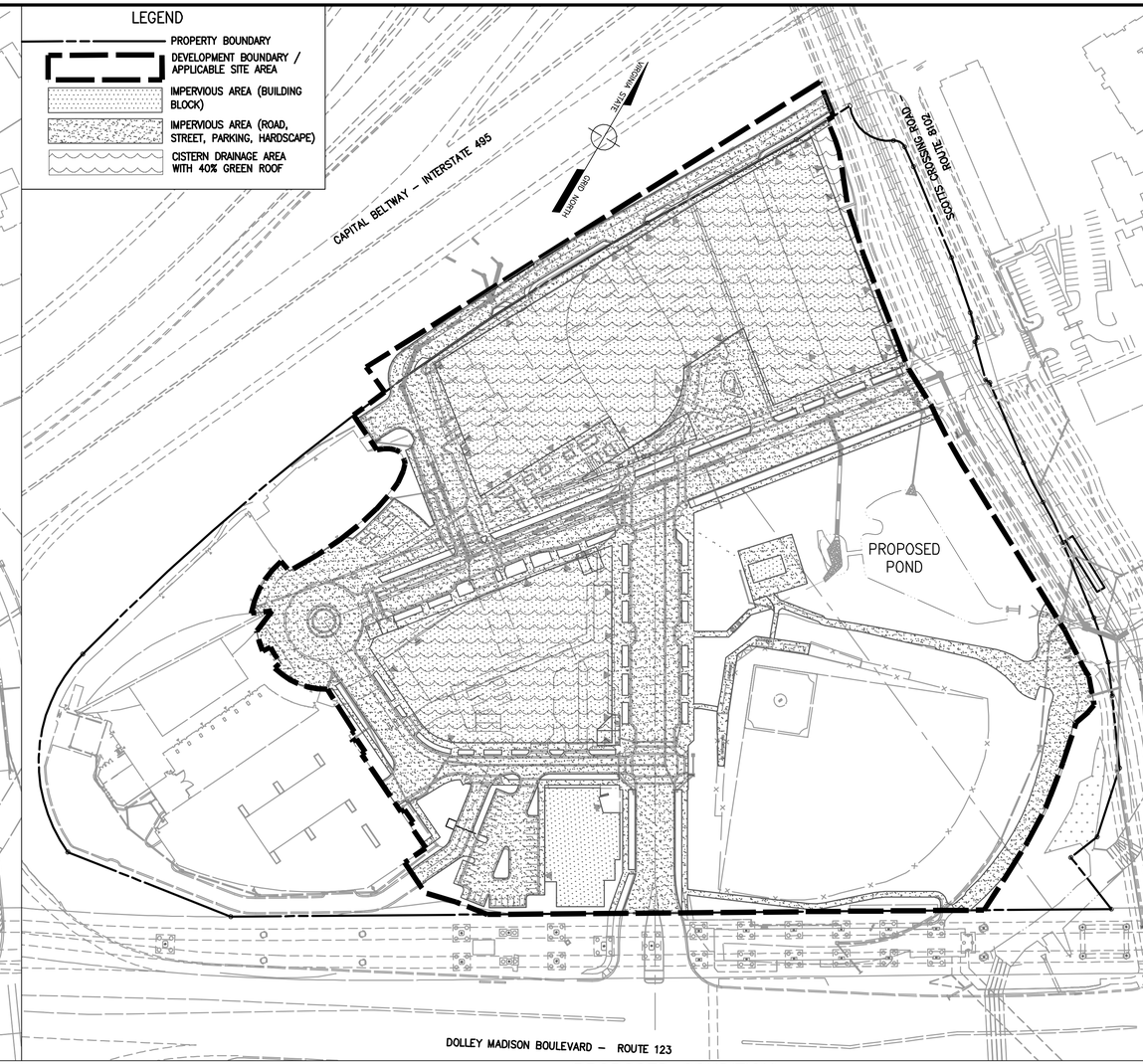
FDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	AS NOTED
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001F-SWM-2-I.dwg
SHEET #	21 of 33



EXISTING CONDITION
SCALE: 1"=100'



PROPOSED CONDITION
SCALE: 1"=100'

TIER II: PFM STORMWATER QUANTITY CONTROL – RUNOFF RATE CONTROL FOR 2–YR AND 10–YR DESIGN STORMS

AREA (ac)	Existing Condition						Proposed Condition						
	Impervious Area (ac) CN=98	Pervious Area (ac) CN=80	Weighted CN	Tc (min)	Q2 (cfs)	Q10 (cfs)	Green Roof (ac) CN=65	Non-Green Roof Impervious Area (ac) CN=98	Pervious Area (ac) CN=80	Weighted CN	Tc (min)	Q2 (cfs)	Q10 (cfs)
19.84	**13.73**	**6.11**	**92**	**5**	**81.83**	**143.53**	**2.00**	**10.30**	**7.54**	**88**	**5**	**71.73**	**133.98**

TIER VI: LEED SS CREDIT 6.1 STORMWATER DESIGN – QUANTITY CONTROL – 25% REDUCTION

AREA (ac)	2-YR 24-HR Rainfall (in)	Existing Condition						Allowable		Proposed Condition									
		Impervious Area (ac) CN=98	Pervious Area (ac) CN=80	Weighted CN	Tc (min)	Qe2 (cfs)	Ve2 (cf)	Qa2 (cfs) (Qe2 X 75%)	Va2(cf) (Ve2 X 75%)	Green Roof (ac) CN=65	Non-Green Roof Impervious Area (ac) CN=98	Pervious Area (ac) CN=80	Weighted CN before Adjustment	Runoff Reduction through Bioretention and Rainwater Harvesting (cf)	*Weighted CN after Adjustment	Tc (min)	Provided Detention Volume (cf)	Qp2 (cfs)	Vp2 (cfs)
19.84	**3.20**	**13.73**	**6.11**	**92**	**5**	**81.83**	**174,580**	**61.37**	**130,935**	**2.00**	**10.30**	**7.54**	**88**	**21,298**	**84**	**5**	**86,229**	**48.37**	**130,527**

* The method used to adjust the curve number due to the runoff reduction is the same as that in Virginia Runoff Reduction Method Worksheet, which is based on TR-55 method.

NOTE:
THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY DPWES, AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION.

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SWM PROGRAM - TIERS II AND VI

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE: Not to Scale
DATE: MAY 6, 2013
DRAWN: OS/JPW/KK/DW
CHECKED: OS/RW
JOB #: 1798-2001
CAD FILE: 2001F-SWM-3-II-VI-IV.dwg
SHEET #: 21A of 33

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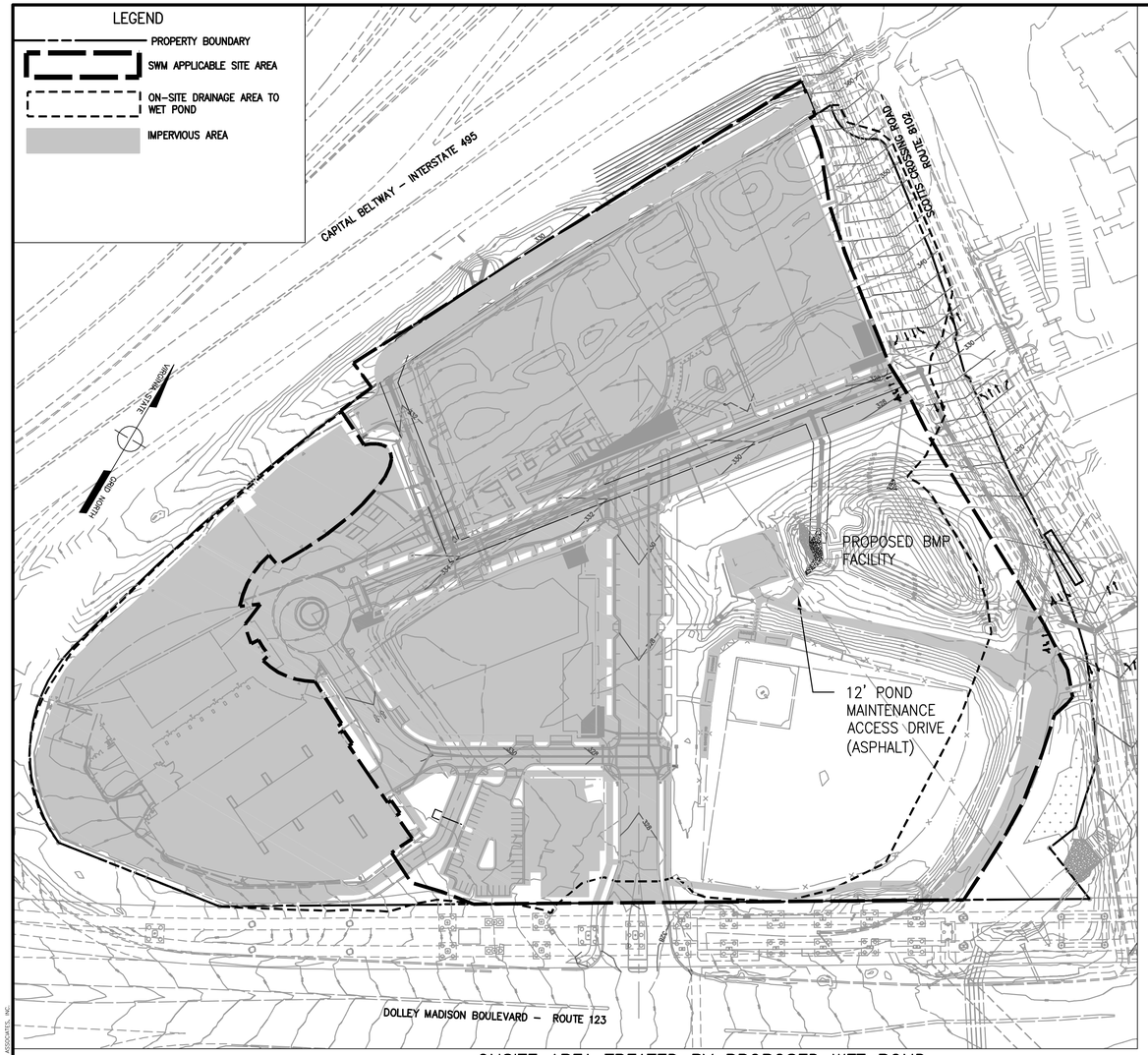

ONSITE AREA TREATED BY PROPOSED WET POND

SCALE: 1"=100'

TIER III: PFM STORMWATER QUALITY CONTROL – 40% PHOSPHORUS REMOVAL

AREA (ac) A	Removal Requirement			Removal Achievement			
				Proposed Wet Pond			
	Proposed Impervious Area including green roof (ac)	Runoff Coefficient C	40% X A X C	Treatment Area (ac) A	Runoff Coefficient C	Removal Efficiency E	Achieved Removal A X C X E
19.84	12.30	0.67	**5.33**	18.10	0.69	50%	6.24

TIER V: LEED SS CREDIT 6.2 STORMWATER DESIGN – QUALITY CONTROL – 1" RAINFALL TREATMENT

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

Site Name: Capital One - FDPA

Description:

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	0.00
Managed Turf (acres)				0.92	0.92
Impervious Cover (acres)				8.48	8.48
				Total	**9.40**

Drainage Area B

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

Drainage Area C

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

Drainage Area D

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

Drainage Area E

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

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

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

Land Cover Summary

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	0.92
Weighted Rv (turf)	0.25
% Managed Turf	10%
Impervious Cover (acres)	8.48
Rv (impervious)	0.95
% Impervious	90%
Total Site Area (acres)	**9.40**
Site Rv	**0.88**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	**34,122**
Volume Not Converted to Runoff (cf)	**4,044**
1-inch Runoff Volume for entire site (cf)	**30,078**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	30,078
Runoff Reduction Volume Achieved (cf)	28,195
Total Runoff Volume Retained (cf)	32,239
Total Area of Site Captured in a BMP (acres)	7.97

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%)	**85%**
Rainfall Depth Retained Onsite (inch)	**0.94**

WET POND WATER QUALITY VOLUME VERIFICATION:

APPROXIMATELY 23.3 AC. OF DRAINAGE AREA WITHIN THE PROPERTY BOUNDARY AND GATES OF MCLEAN ACCESS ROAD IS DRAINED TO THE WET POND UNDER THE PROPOSED CONDITION. INCLUDING 17.6 AC. OF IMPERVIOUS AREA AND 6.4 AC. OF PERVIOUS AREA. THE COMPOSITE RUNOFF COEFFICIENT C=0.74.

OF THIS 24.0 AC, 5.9 AC IS OUTSIDE THE "SWM APPLICABLE SITE AREA" REFLECTING THE EXISTING DEVELOPMENT AND OFF-SITE ROADWAY. SINCE THE EXISTING POND PROVIDING TREATMENT FOR THIS AREA IS UPGRADED BY THE INTERIM WET POND, THE AREA HAS BEEN INCLUDED IN THE WATER QUALITY VOLUME VERIFICATION CALCULATIONS.

REQUIRED WATER QUALITY VOLUME V_{WQ}=4 x 0.4 x 24.0 x 0.74 x 43,560 / 12 = 103,150 CF
AVAILABLE WATER QUALITY VOLUME =112,467 CF > V_{WQ}=103,150 CF

Forebay Volume

EL (FT)	DEPTH (FT)	AREA (SF)	AVE AREA (SF)	VOL (CF)	TOTAL VOLUME (CF)	TOTAL VOLUME (AF)	REMAARKS
[1]	[2]	[3]	[4]	[5]	[6]	[9]	[10]
300.00	0.00	626	0	0	0	0.00	
302.00	2.00	1,357	992	1,983	1,983	0.05	
303.00	1.00	1,808	1,583	1,583	3,566	0.08	
304.00	1.00	2,315	2,062	2,062	5,627	0.13	
306.00	2.00	3,498	2,907	5,813	11,440	0.26	

Total Volume

EL (FT)	DEPTH (FT)	AREA (SF)	AVE AREA (SF)	VOL (CF)	TOTAL VOLUME (CF)	TOTAL VOLUME (AF)	REMARKS
[1]	[2]	[3]	[4]	[5]	[6]	[9]	[10]
292.00	0.00	4,314	0.00	0.00	0.00	0.00	
294.00	2.00	6,343	5,329	10,657	10,657	0.24	
296.00	2.00	8,750	7,547	15,093	25,750	0.59	
298.00	2.00	11,462	10,106	20,212	45,962	1.06	
300.00	2.00	15,032	13,247	26,494	72,456	1.66	
302.00	2.00	19,768	17,400	34,800	107,256	2.46	
303.00	1.00	22,098	20,933	20,933	128,189	2.94	BMP WSE
304.00	1.00	24,602	23,350	23,350	151,539	3.48	
306.00	2.00	30,461	27,532	55,063	206,602	4.74	
308.00	2.00	35,922	33,192	66,383	272,985	6.27	
310.00	2.00	40,795	38,359	76,717	349,702	8.03	
312.00	2.00	46,635	43,715	87,430	437,132	10.04	
314.00	2.00	54,500	50,568	101,135	538,267	12.36	
316.00	2.00	60,521	57,511	115,021	653,288	15.00	

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SWM PROGRAM - TIERS III AND V

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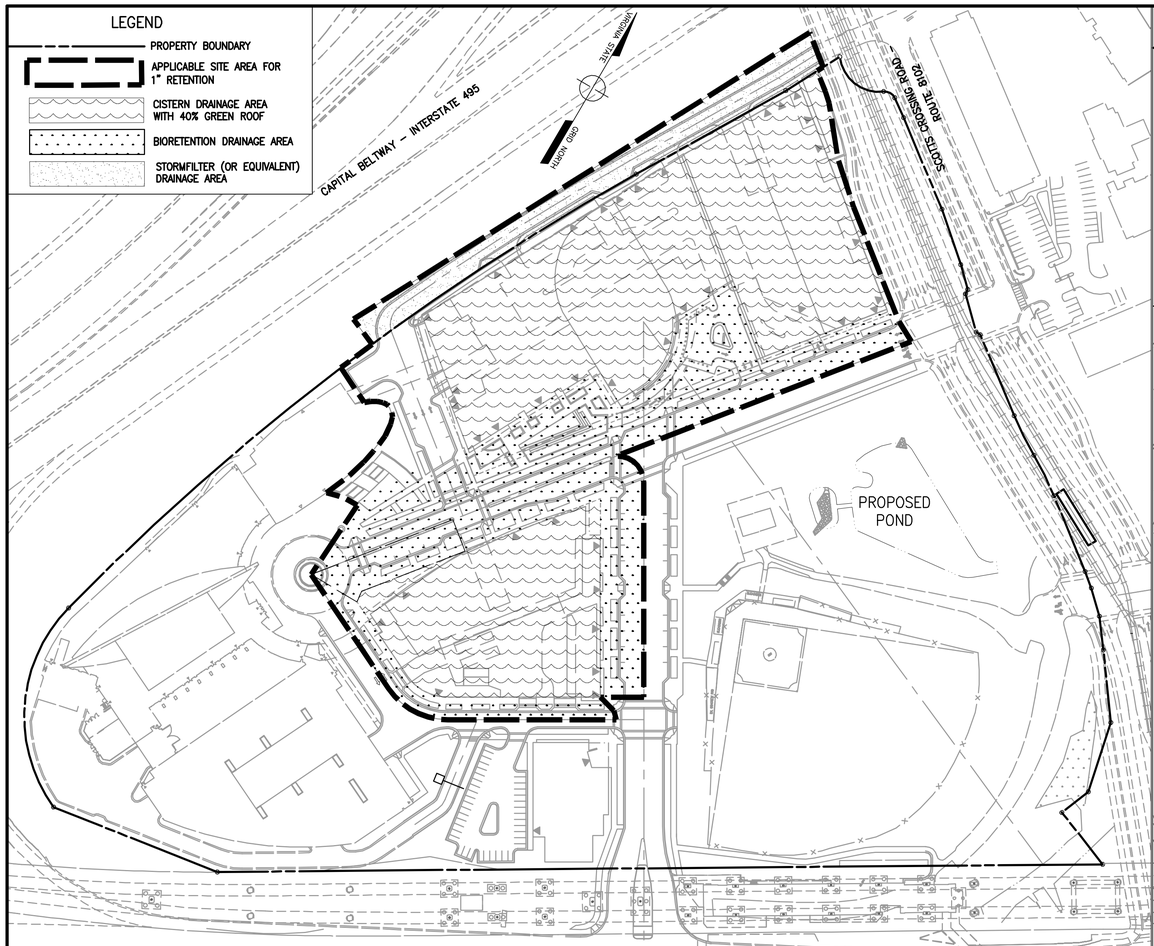
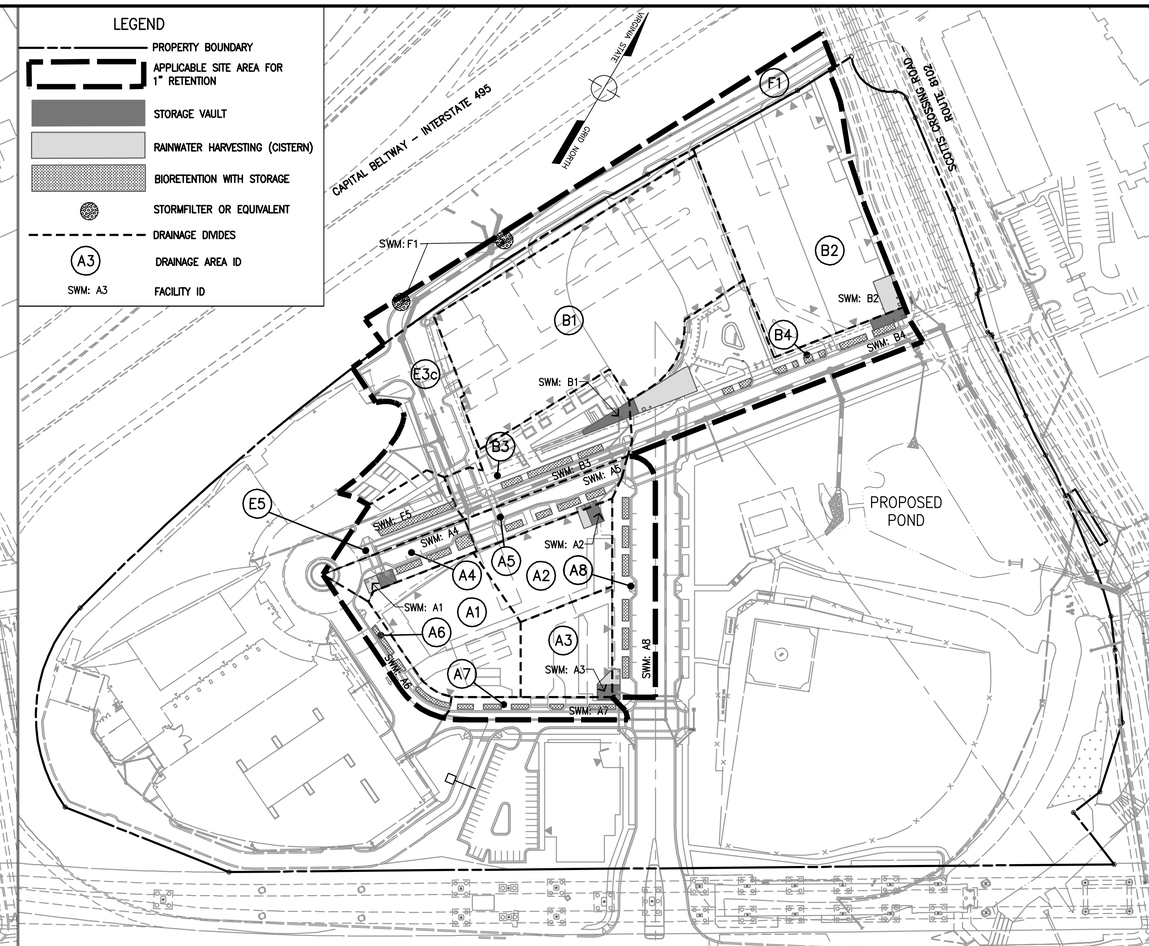


COVERAGE

SCALE: 1"=100'



FACILITIES

SCALE: 1"=100'

TIER IV: COMPREHENSIVE PLAN – FIRST 1" RAINFALL RETENTION TO THE EXTENT POSSIBLE

Drainage Area ID	Required Runoff Retention: Area (ac)	Impervious Area including Green Roof Rv=0.95 (ac)	Turf Area Rv=0.25 (ac)	Runoff Volume from 1" Rainfall (cf)	Runoff Reduction Practices: Green Roof	Bio-retention	Rainwater Harvesting (Cistern)	Runoff Reduction by Green Roof - 100% Reduction: Green Roof Rv=0.95 (ac)	Generated Runoff Volume (cf)	Runoff Reduction by Green Roof (cf)	Reduction Contribution Percentage	Runoff Reduction by Bioretention - 100% Reduction Efficiency: Drainage Area Generated Runoff Volume (cf)	Runoff Volume to Bioretention (cf)	Runoff Reduction by Bioretention (cf)	Reduction Contribution Percentage	Runoff Reduction by Rainwater Harvesting (Cistern): Rainwater Collect Area (ac)	Runoff Volume to Rainwater Harvesting (Cistern) from 1.2" rainfall (cf)	*Runoff Reduction Volume Credit	Runoff Reduction by Rainwater Harvesting (Cistern) (cf)	Reduction Contribution Percentage	Provided Runoff: Total Runoff Reduction Volume (cf)	Reduction Percentage
A1	0.67	0.67	0.00	2,310	√		√	0.26	897	897	39%	0	0	0	0%	0.41	1,753	95%	1,666	72%	2,562	111%
A2	0.45	0.45	0.00	1,552	√		√	0.18	621	621	40%	0	0	0	0%	0.27	1,155	95%	1,097	71%	1,718	111%
A3	0.38	0.38	0.00	1,310	√		√	0.15	517	517	39%	0	0	0	0%	0.23	984	95%	934	71%	1,452	111%
A4	0.21	0.19	0.02	673		√		0.00	0	0	0%	673	673	673	100%	0.00	0	95%	0	0%	673	100%
A5	0.25	0.22	0.03	786		√		0.00	0	0	0%	786	786	786	100%	0.00	0	95%	0	0%	786	100%
A6	0.16	0.14	0.02	501		√		0.00	0	0	0%	501	501	501	100%	0.00	0	95%	0	0%	501	100%
A7	0.17	0.15	0.02	535		√		0.00	0	0	0%	535	535	535	100%	0.00	0	95%	0	0%	535	100%
A8	0.44	0.40	0.04	1,416		√		0.00	0	0	0%	1,416	1,416	1,416	100%	0.00	0	95%	0	0%	1,416	100%
Block A Subtotal				**9,084**																	**9,643**	**106%**
B1	2.01	2.01	0.00	6,931	√		√	0.81	2,793	2,793	40%	0	0	0	0%	1.20	5,131	95%	4,875	70%	7,668	111%
B2	1.51	1.51	0.00	5,207	√		√	0.60	2,069	2,069	40%	0	0	0	0%	0.91	3,891	95%	3,697	71%	5,766	111%
B3	0.59	0.43	0.16	1,628		√		0.00	0	0	0%	1,628	1,628	1,628	100%	0.00	0	95%	0	0%	1,628	100%
B4	0.86	0.72	0.14	2,610		√		0.00	0	0	0%	2,610	2,610	2,610	100%	0.00	0	95%	0	0%	2,610	100%
Block B Subtotal				**16,377**																	**17,672**	**108%**
E3-c	0.74	0.50	0.24	1,942				0.00	0	0	0%	0	0	0	0%	0.00	0	95%	0	0%	0	0%
E5	0.27	0.25	0.02	880		√		0.00	0	0	0%	880	880	880	100%	0.00	0	95%	0	0%	880	100%
Block E Subtotal				**2,822**																	**880**	**31%**
F1	0.69	0.46	0.23	1,795				0.00	0	0	0%	0	0	0	0%	0.00	0	95%	0	0%	0	0%
Access Road Subtotal				**1,795**																	**0**	**0%**
Total	9.40	8.48	0.92	**30,078**				2.00	6,897	6,897	**23%**	9,030	9,030	9,030	**30%**	3.02	12,914	95%	12,268	**41%**	**28,195**	**94%**

***The runoff reduction credit is calculated using Tysons Stormwater Compliance Spreadsheet Beta 2012_0418.**

Runoff Reduction Credit for Rainwater Harvesting

Block	Cistern ID	Supply: Rainwater Collect Area (ac)	Rainwater Collect Area (sf)	Design Rainfall for RWH (in)	Max Volume Captured by Cistern (cf)	Demand: Building # Served	Lowest Monthly Demand (January) (gallons)	Avg Daily Drawdown in Lowest Demand Month (gallons)	Cistern Volume: Footprint (sf)	Height (ft)	Volume (cf)	Volume (gallons)	*Runoff Reduction Credit: Estimated % Credit	Runoff Reduction Volume (cf)
A	A1	0.41	17,860	1.2	1,753	#1	334,582	10,793	549	9.0	4,941	36,959	95%	3,697
	A2	0.27	11,761	1.2	1,155				390	9.0	3,510	26,255		
	A3	0.23	10,019	1.2	984				470	9.0	4,230	31,640		
	SubTotal	0.91	39,640		3,891				1,409		12,681	94,854		
B	B1	1.20	52,272	1.2	5,131	#3	435,710	14,055	2,400	19.0	45,600	341,088	95%	4,875
	B2	0.91	39,640	1.2	3,891	#4	233,225	7,523	1,130	19.5	22,035	164,822	95%	3,697
Total		3.02	131,551		12,914		1,003,517	32,372	4,939		80,316	600,764		12,268

*The runoff reduction credit is calculated using Tysons Stormwater Compliance Spreadsheet Beta 2012_0418.

PROPOSED DETENTION FACILITIES

Drainage Area / Facility ID	Facility Type	Drainage Area (ac)	Facility Sizing: Footprint (sf)	Equivalent Depth (ft)	Provided Detention Volume (cf)
A1	Storage Vault	0.67	460	8.0	3,680
A2	Storage Vault	0.45	550	8.0	4,400
A3	Storage Vault	0.38	666	8.0	5,328
A4	Bioretention with Storage	0.21	833	4.0	3,332
A5	Bioretention with Storage	0.25	818	4.0	3,272
A6	Bioretention with Storage	0.16	832	4.0	3,328
A7	Bioretention with Storage	0.17	879	4.0	3,516
A8	Bioretention with Storage	0.44	1,620	4.0	6,480
B1	Storage Vault	2.01	1,180	18.0	21,240
B2	Storage Vault	1.51	625	19.5	12,188
B3	Bioretention with Storage	0.59	1,175	5.5	6,463
B4	Bioretention with Storage	0.86	1,497	6.5	9,731
E5	Bioretention with Storage	0.27	818	4.0	3,272
Total		7.97	11,953	7.2	86,229

NOTE:
THE PROPOSED DEVELOPMENT SITE FOR THIS SUBMISSION IS PART OF THE OVERALL CAMPUS DEVELOPMENT. THE REQUIREMENT OF FIRST 1" RAINFALL RETENTION ON–SITE IS ADDRESSED IN THE OVERALL STORMWATER MANAGEMENT PRORAM. THEREFORE THIS SUBMISSION CONTRIBUTES TO ULTIMATE CONDITION OF THE OVERALL PROGRAM FOR THE REQUIREMENT OF THE FIRST 1" RAINFALL RETENTION ON–SITE. ULTIMATELY, AS THE REST OF THE CAMPUS INFRASTRUCTURE IS CONSTRUCTED AND OTHER BLOCKS ARE DEVELOPED THE CAMPUS WILL ACHIEVE RETENTION OF THE FIRST 1" RAINFALL TO THE EXTENT POSSIBLE AS OUTLINED IN OVERALL CAMPUS STORMWATER PROGRAM

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

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SWM PROGRAM - TIER IV

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE: Not to Scale
DATE: MAY 6, 2013
DRAWN: OS/JPW/KK/DW
CHECKED: OS/RW
JOB #: 1798-2001
CAD FILE: 2001F-SWM-3-II-VI-IV.dwg
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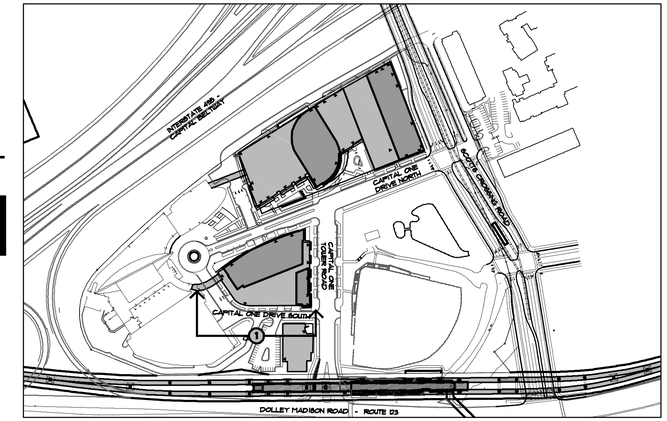
NORTH

KEY PLAN

SCALE: 1" = 250'

Bonstra | Haresign ARCHITECTS



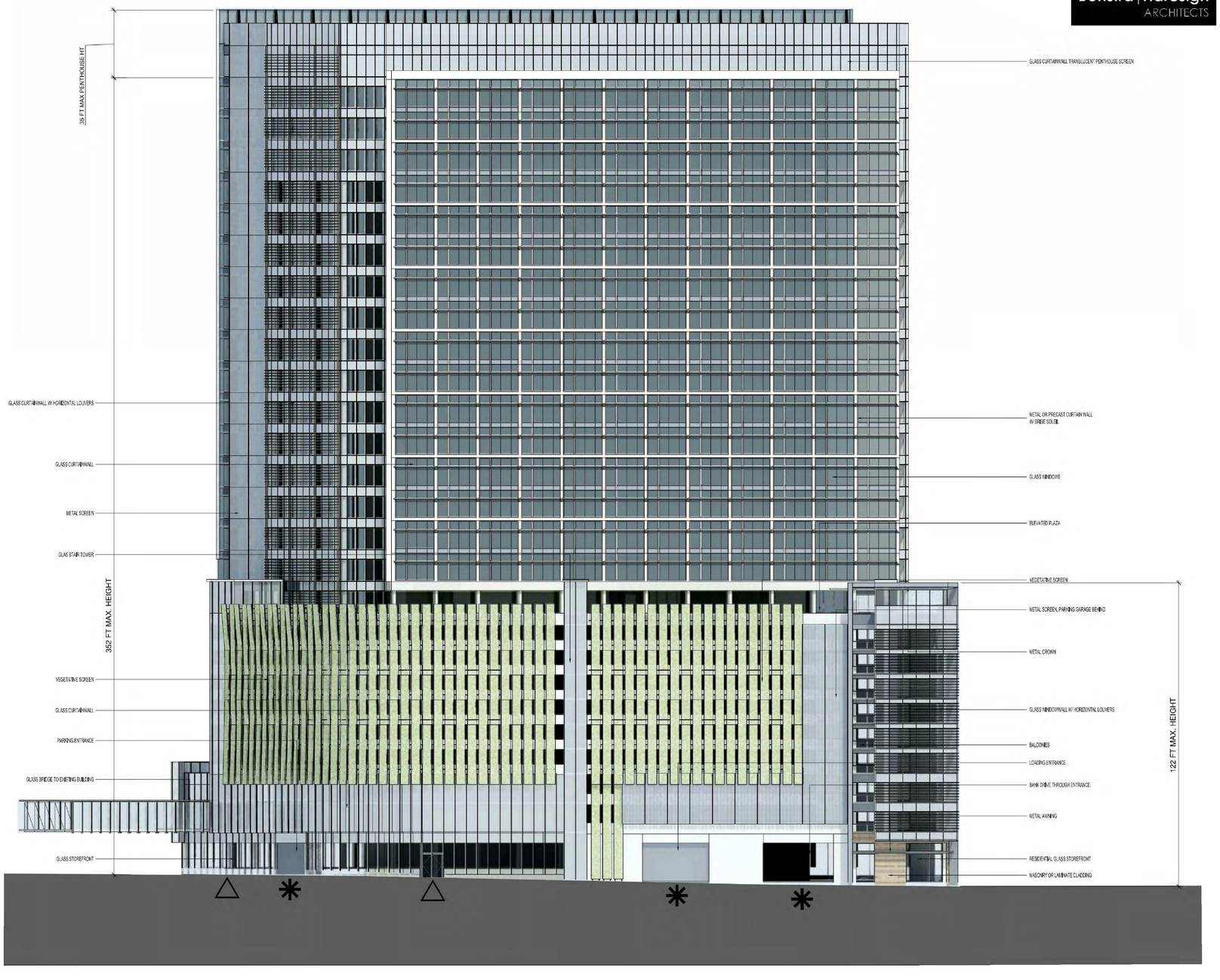
LEGEND

▲ PEDESTRIAN ENTRANCE

✱ VEHICULAR ENTRANCE

NOTE:

SEE SHEET *** FOR DETAILS OF VEGETATIVE SCREEN AND DESIGN INTENT FOR ALTERNATIVE PARKING STRUCTURE SCREENING SYSTEMS.



1 **ELEVATION - SOUTHEAST (VIEW FROM CAPITAL ONE DRIVE SOUTH AND ROUTE 123)**

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ARCHITECTURAL BUILDING ELEVATIONS (BLOCK A)

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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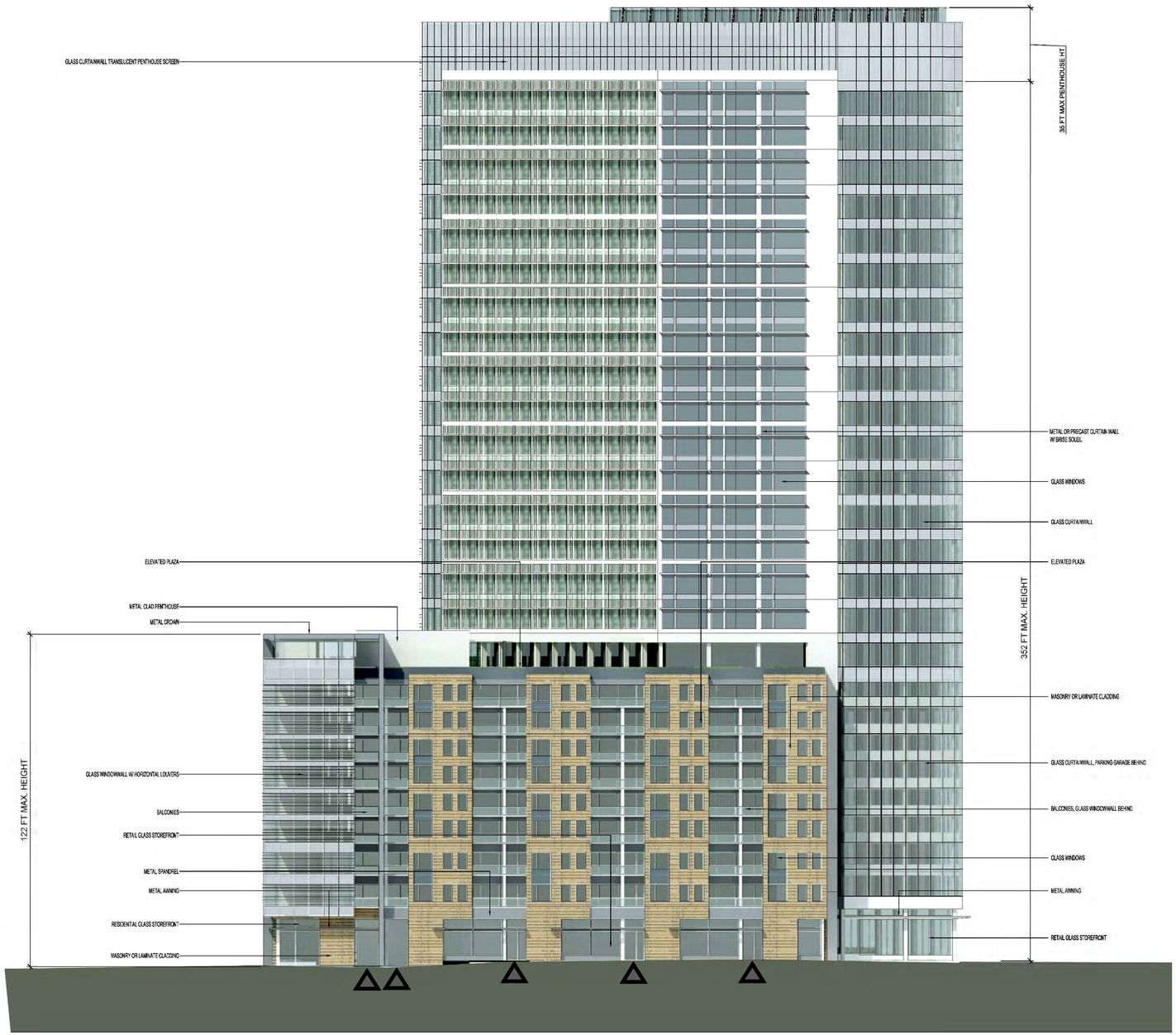
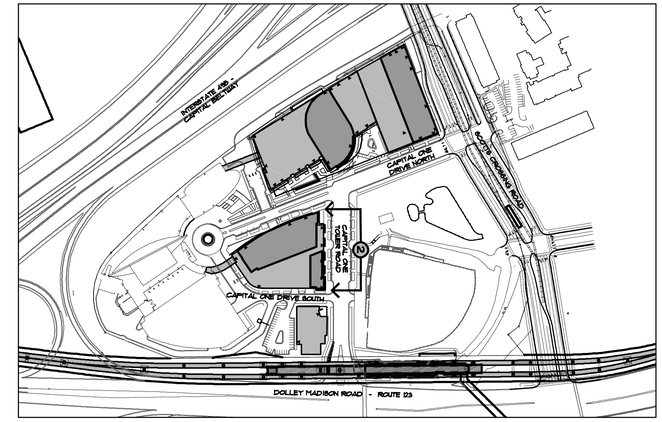


2 ELEVATION - NORTHEAST (VIEW FROM PROPOSED CAPITAL ONE TOWER ROAD)

NORTH

KEY PLAN

SCALE: 1" = 250'



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LEGEND

▲ PEDESTRIAN ENTRANCE

✳ VEHICULAR ENTRANCE

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ARCHITECTURAL BUILDING ELEVATIONS (BLOCK A)

CAPITAL ONE MASTERPLAN

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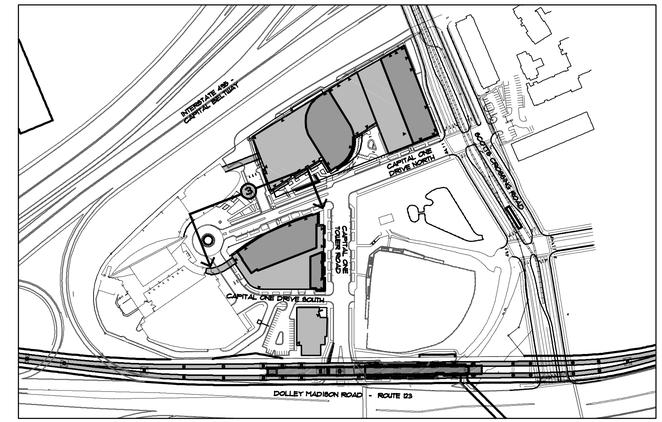
NORTH

KEY PLAN

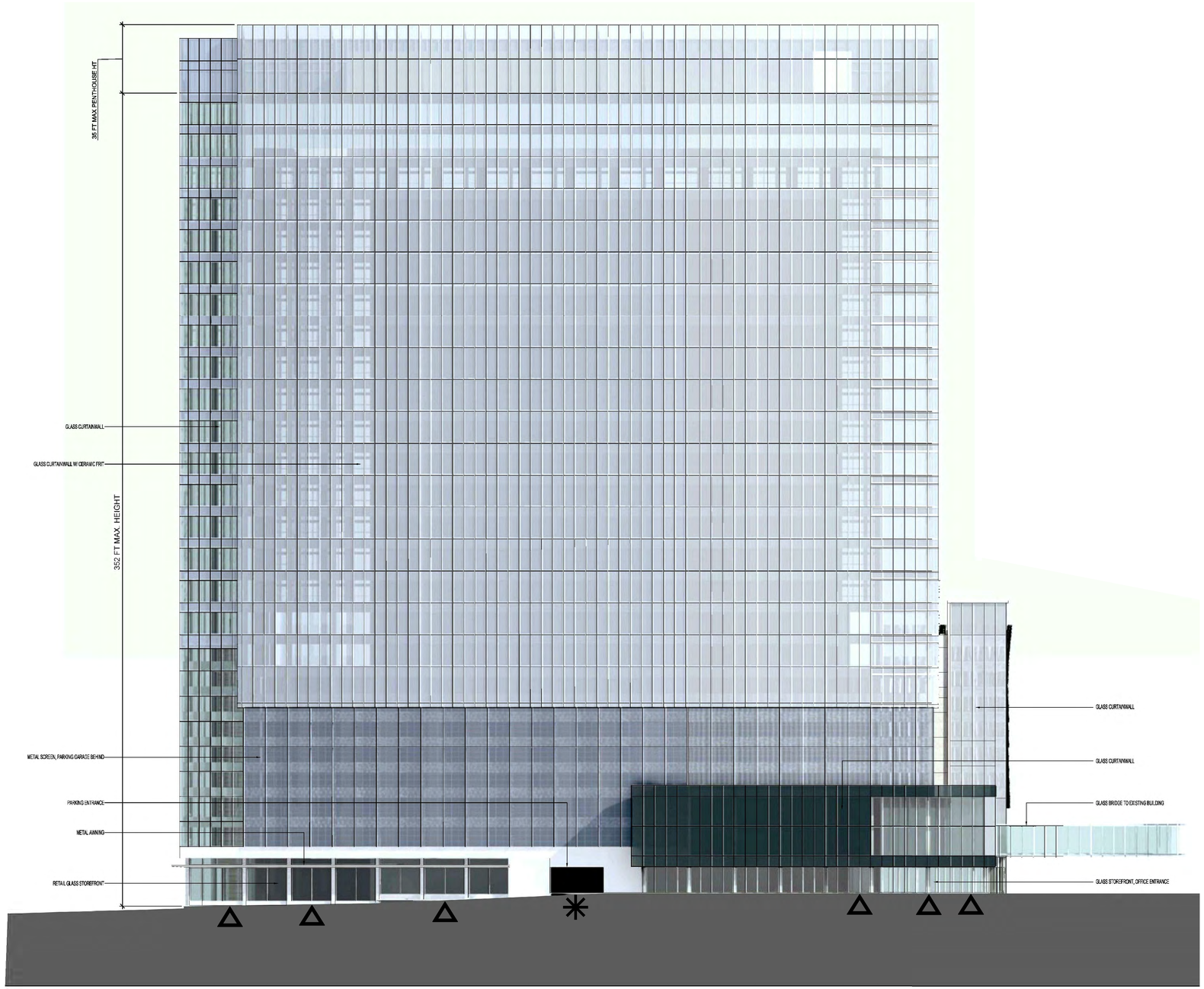
SCALE: 1" = 250'



LEGEND

PEDESTRIAN ENTRANCE

VEHICULAR ENTRANCE



3 **ELEVATION - NORTHWEST (VIEW FROM CAPITAL ONE DRIVE NORTH)**

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CAPITAL ONE MASTERPLAN

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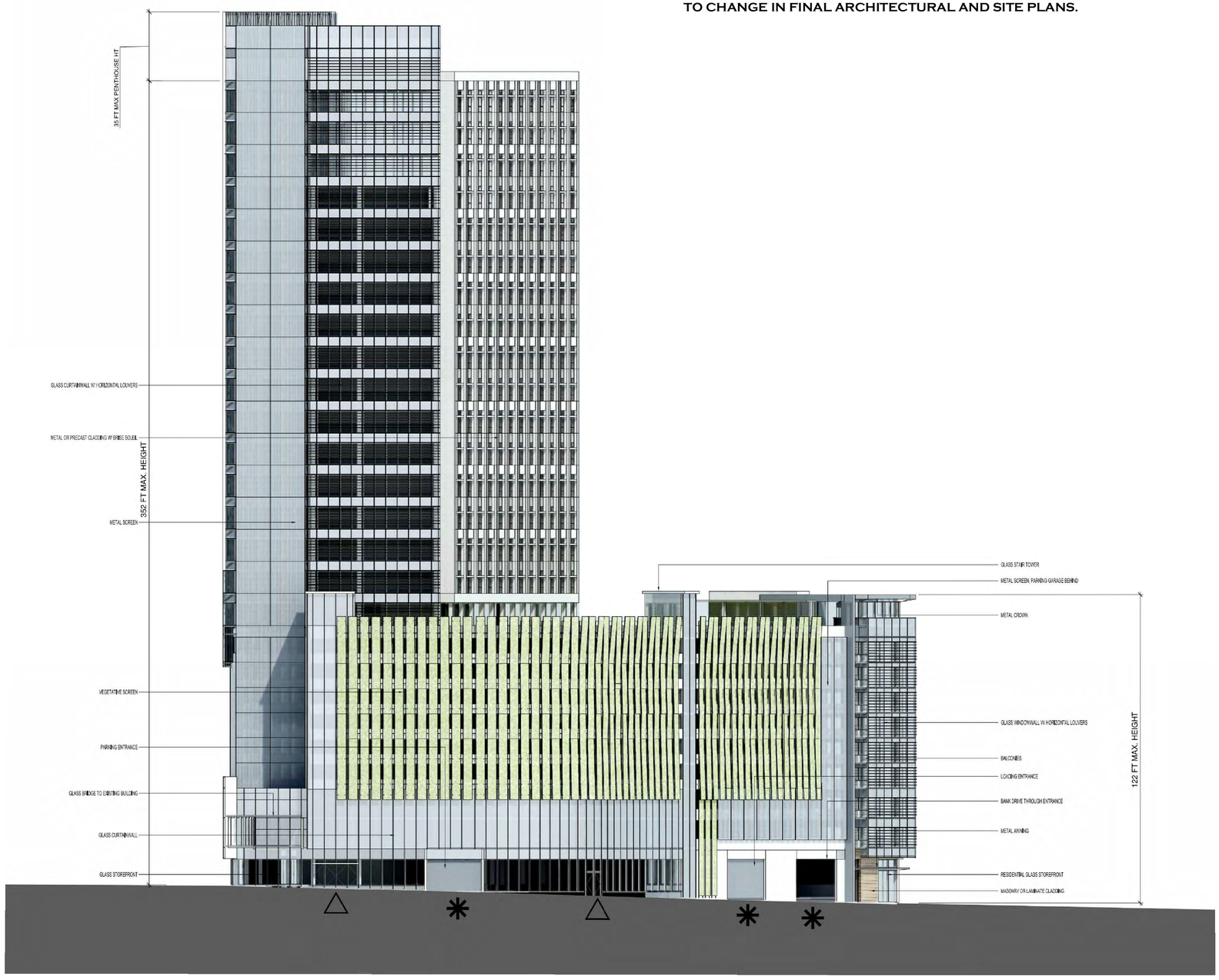
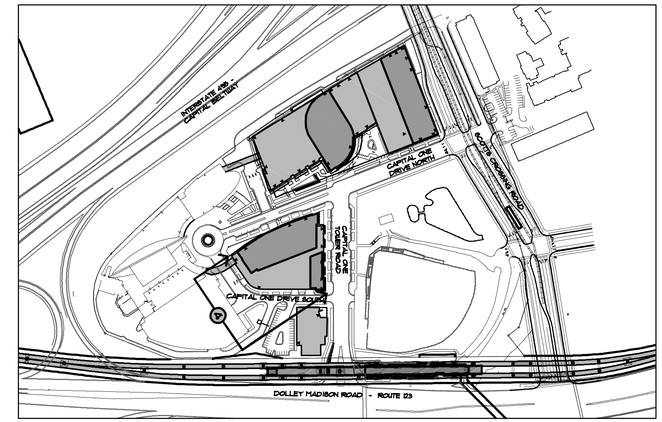


4 ELEVATION - SOUTHWEST (VIEW FROM EXISTING PARKING GARAGE & CAPITAL ONE DRIVE SOUTH

NORTH

KEY PLAN

SCALE: 1" = 250'



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LEGEND

▲ PEDESTRIAN ENTRANCE

✱ VEHICULAR ENTRANCE

NOTE:

SEE SHEET *** FOR DETAILS OF VEGETATIVE SCREEN AND DESIGN INTENT FOR ALTERNATIVE PARKING STRUCTURE SCREENING SYSTEMS.

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ARCHITECTURAL BUILDING ELEVATIONS (BLOCK A)

CAPITAL ONE MASTERPLAN
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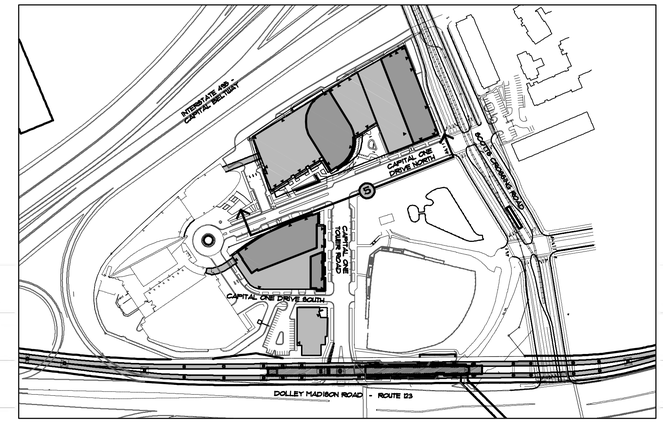
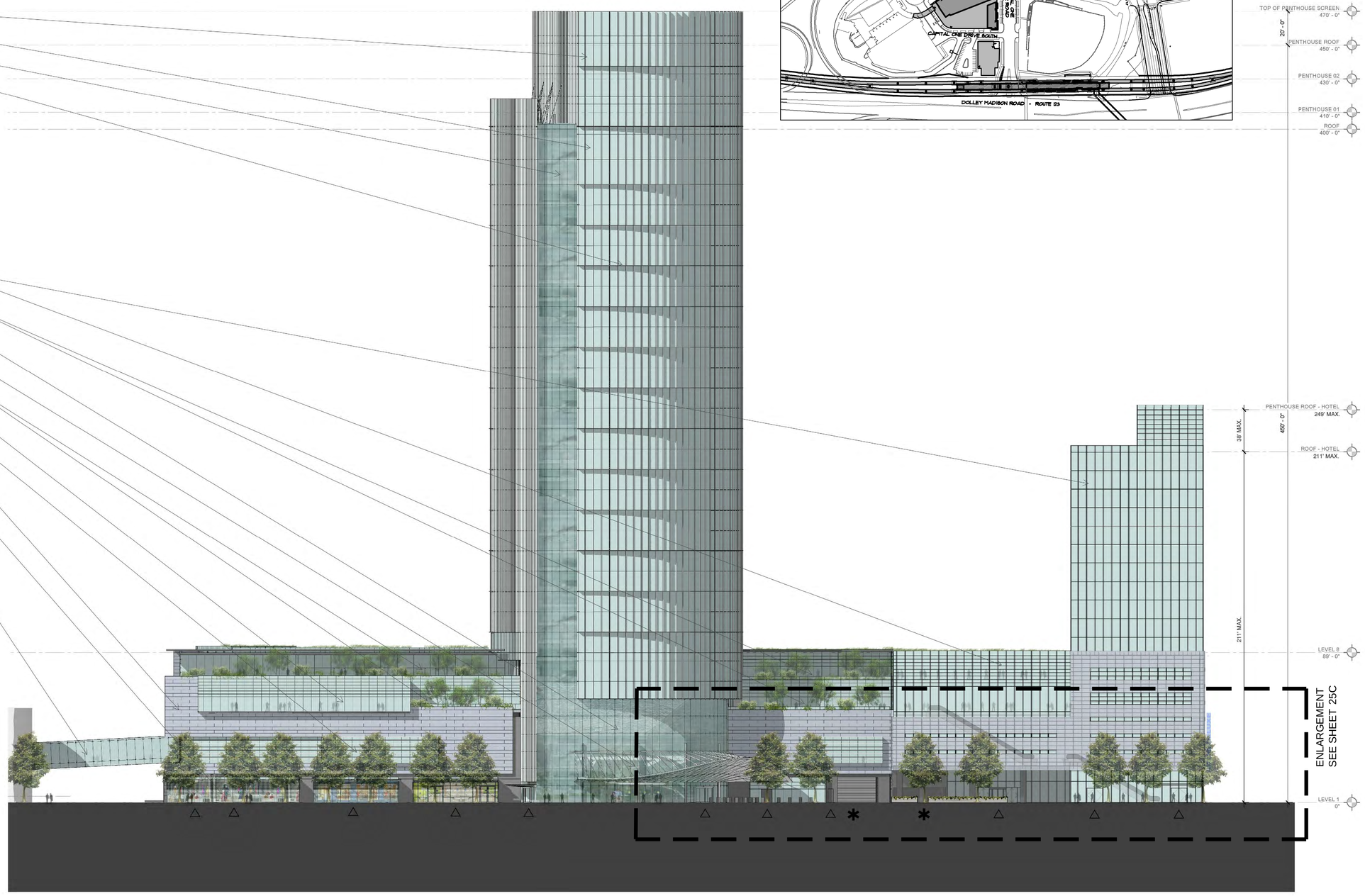
LEGEND

- PEDESTRIAN ENTRANCE
- VEHICULAR ENTRANCE



NORTH

KEY PLAN
SCALE: 1" = 250'



5 ELEVATION - SOUTHEAST

0' 30'

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ARCHITECTURAL BUILDING ELEVATIONS (BLOCK B)

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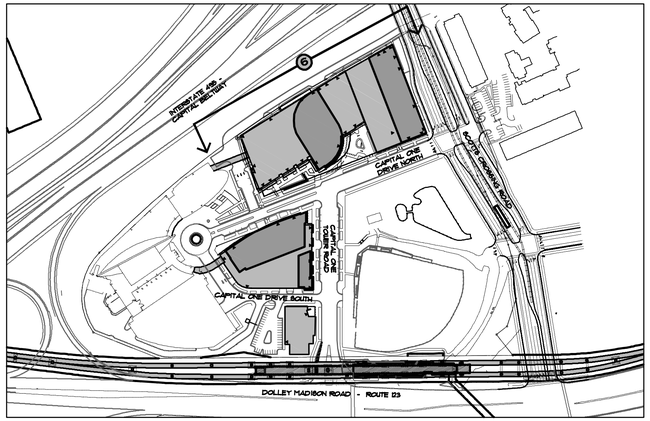

NORTH

LEGEND

- PEDESTRIAN ENTRANCE
- VEHICULAR ENTRANCE

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KEY PLAN

SCALE: 1" = 250'

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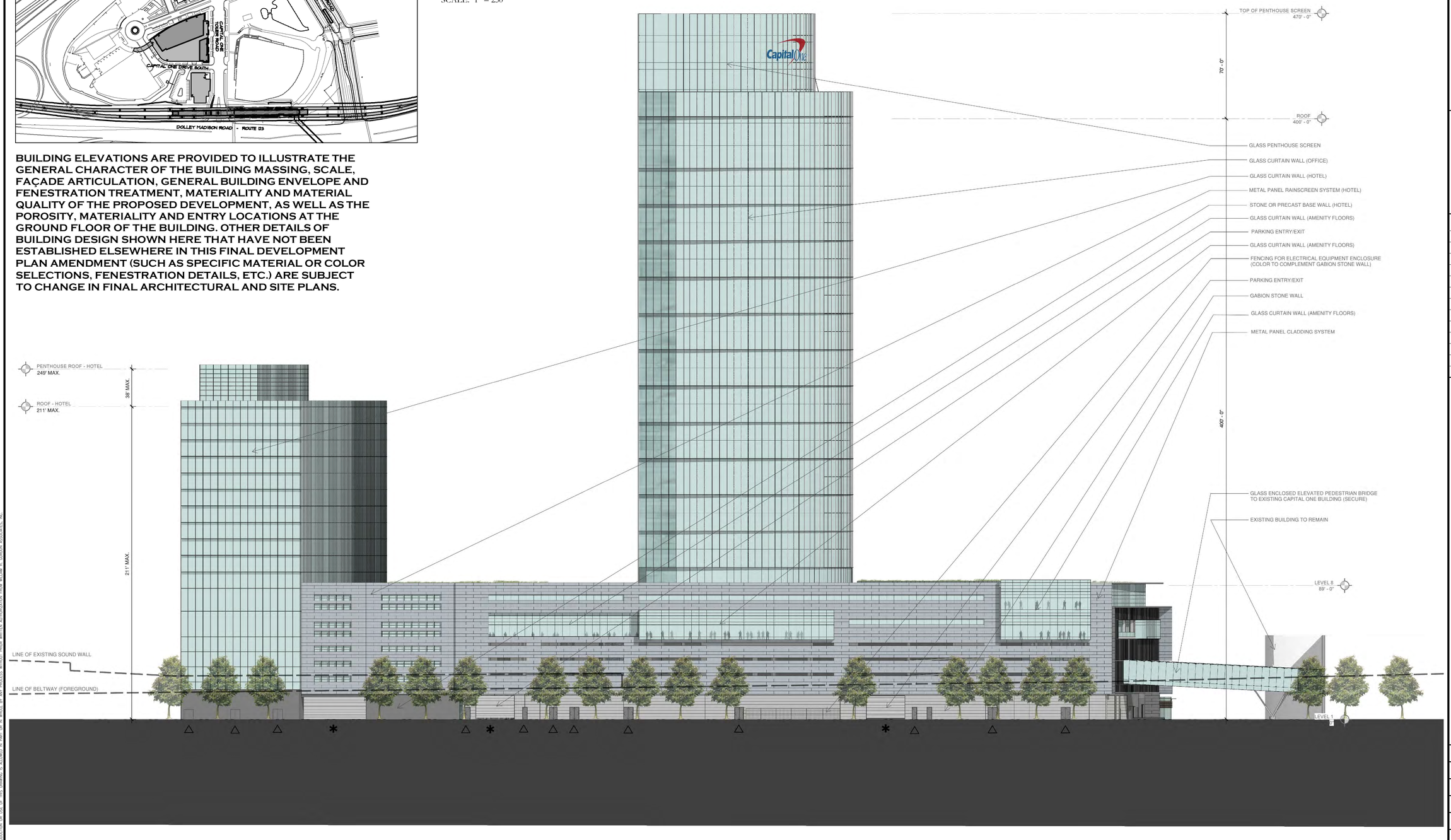

6 ELEVATION - NORTHEAST

0' 30'

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ARCHITECTURAL BUILDING ELEVATIONS (BLOCK B)

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LEGEND

▲ PEDESTRIAN ENTRANCE

✳ VEHICULAR ENTRANCE

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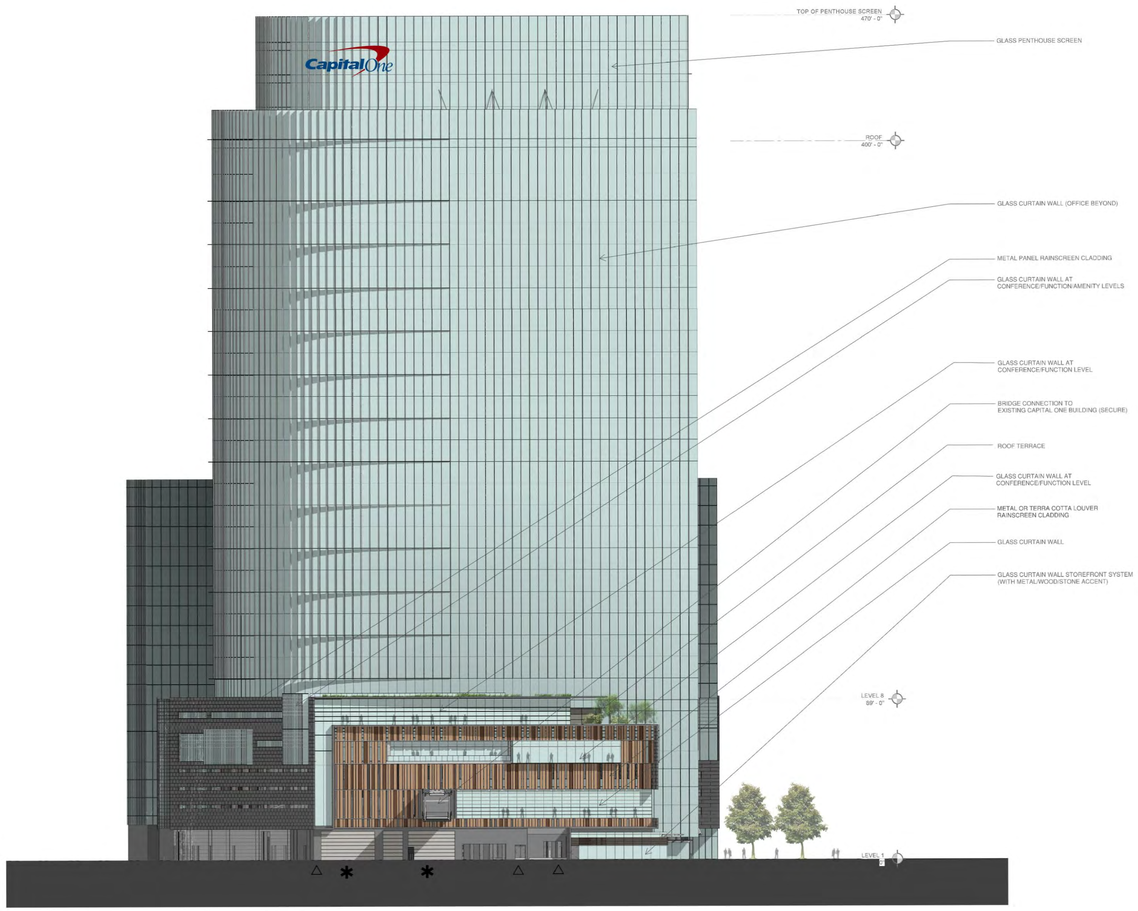
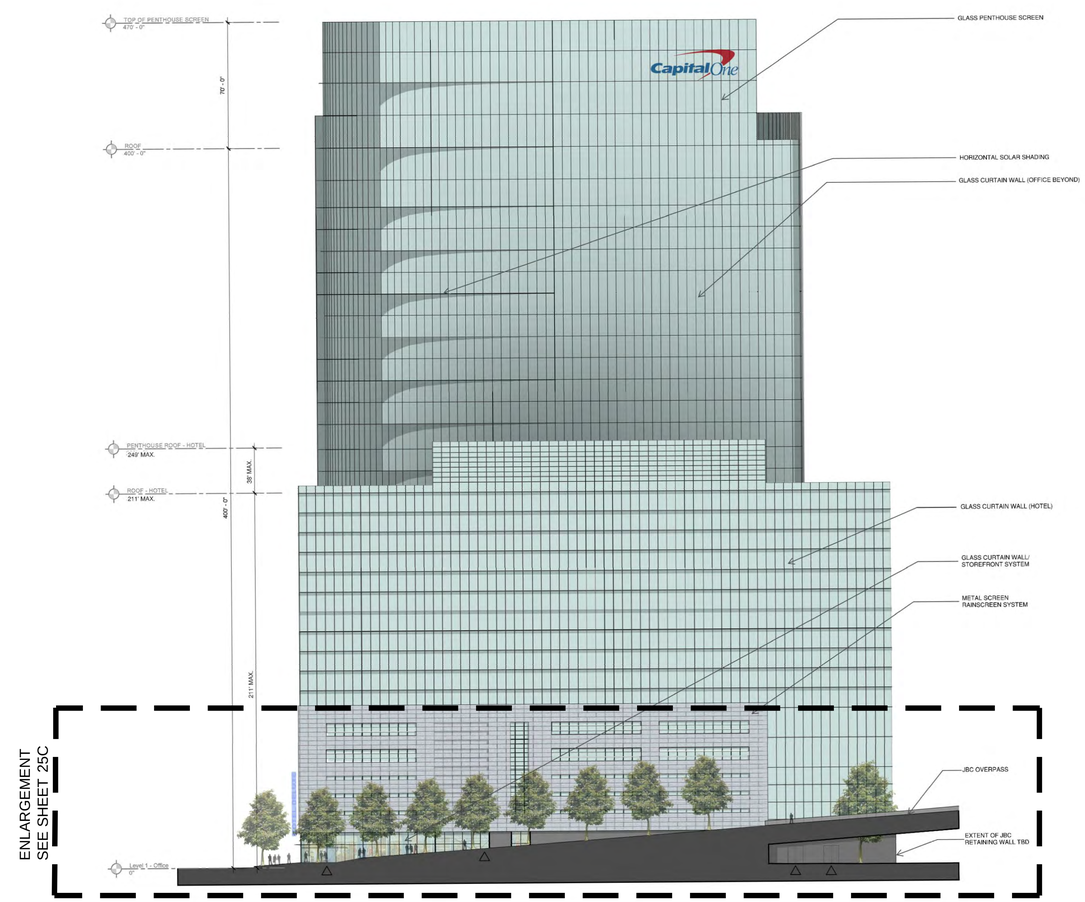


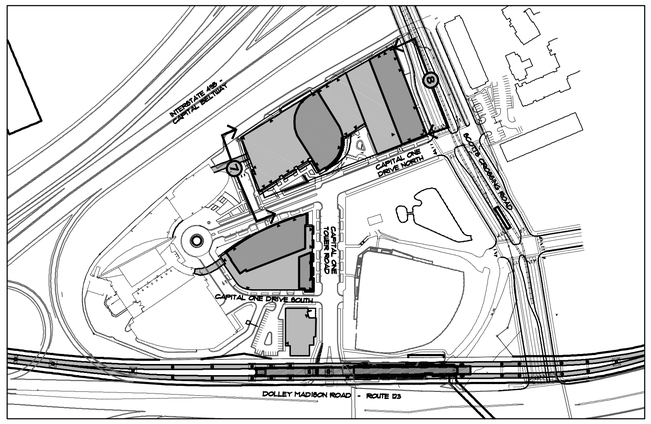
7 ELEVATION - SOUTHWEST

NOT TO SCALE



8 ELEVATION - NORTHWEST

NOT TO SCALE



NORTH

KEY PLAN

SCALE: 1" = 250'

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LEGEND

PEDESTRIAN ENTRANCE

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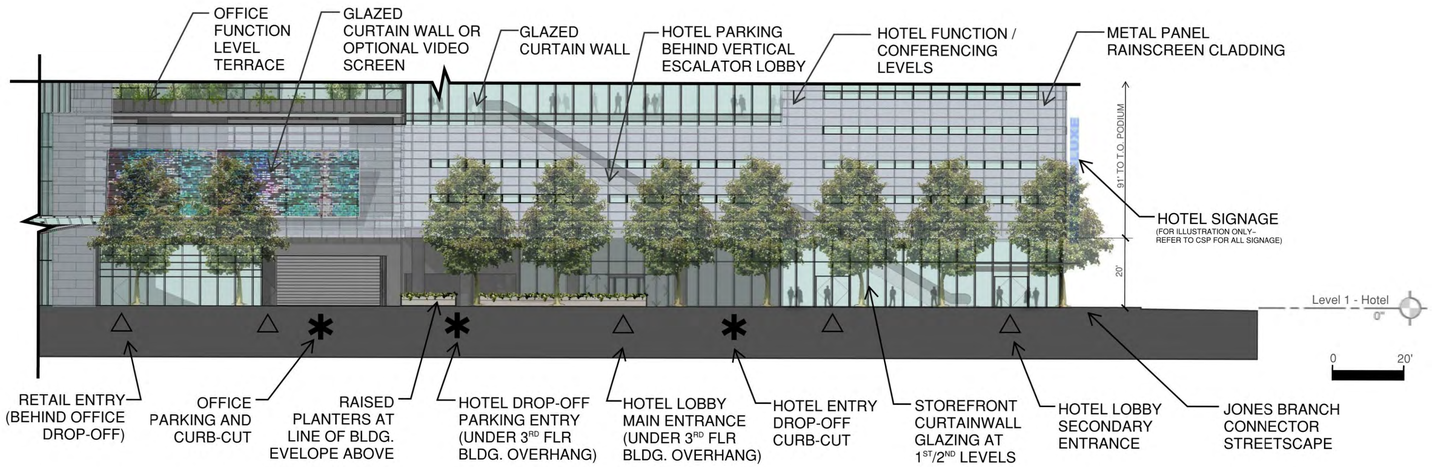
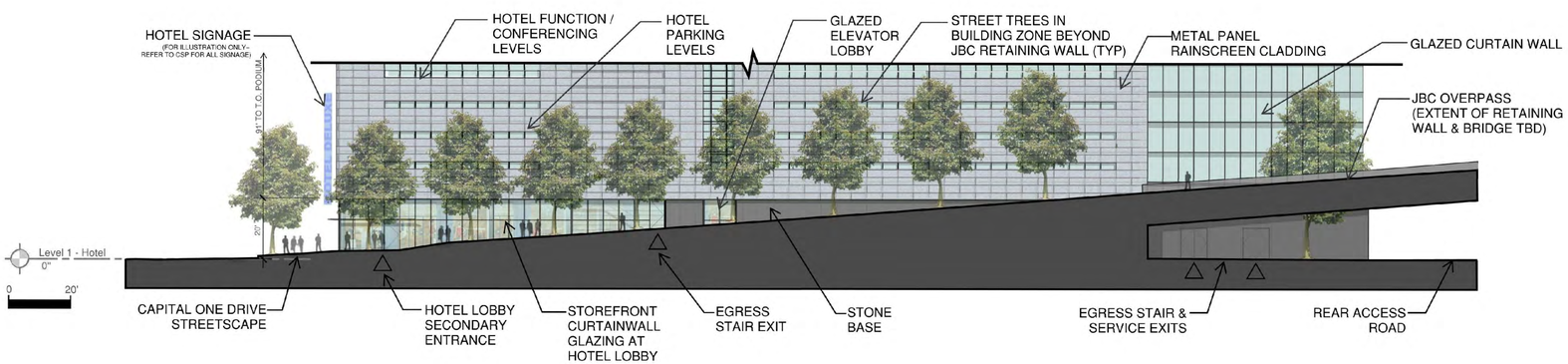


ENLARGEMENT - SOUTHEAST ELEVATION

SEE SHEET 25 FOR OVERALL ELEVATION

SCALE: 1" = 20'



ENLARGEMENT - NORTHWEST ELEVATION

SEE SHEET 25B FOR OVERALL ELEVATION

NOT TO SCALE

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BUILDING ELEVATION ENLARGEMENTS

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PODIUM CLADDING & SCREENING OF STRUCTURED PARKING

Podium cladding and screening of the structured parking will be accomplished by a variety of treatments depending on the exposure and location within the block and site, creating varied experiences that help define differing uses at the ground and upper levels. Parking screening is intended to provide visually interesting facades that integrate with the architectural façade treatment of the activated upper floors of the podium and towers, as well as to complement the activated and porous ground/2nd floor pedestrian experience.

The Block A parking plinth will be wrapped on the East along Capital One Tower Road in its entirety by Building 2 (single-loaded corporate/extended stay hotel with ground floor retail – see sheet 23A). Along the northern leg of Capital One Drive, a variety of metal mesh screens, massing overlays and curtain wall treatments consistent with materials/detailing of the office structure will integrate the façade treatment of the parking levels with that of the co-planar office tower above (see sheet 24). The parking structure enclosure along the southern leg of Capital One Drive will employ a composite system of green wall panels and architectural panels (final material TBD) at floors 4-7. Floors 2-3 will be largely wrapped by active uses employing a visually porous curtain wall system consistent with that used at the building's ground floor retail/lobby areas.

Much of the Block B podium that is not glazed curtain wall or storefront will be sheathed with a system of metal panels in a zinc patina color, adjustable louvered wall systems, massing overlays and curtain wall treatments consistent with the materials and detailing of the activated floors of the podium (see accompanying photos of representative materials). A gabion cladding system is proposed for the building base at the Beltway façade and service areas.

In the central section of Block B, parking levels will lie entirely behind the 6-story office lobby that extends from the park level to the 6th/7th floor sky lobby and conference center occupying the upper levels of the podium. The intermediate parking levels will be partially wrapped at the southwest corner and at the primary hotel façades by active vertical transportation that is featured on the face of the podium as façade elements, connecting the lower grade levels to the conferencing, cafeteria and function levels/terraces on the upper floors of the podium.

Digitally programmed screening may also be employed facing the Block B park to add temporal variety, color and the potential for additional public programming above the activated retail levels. The SW façades of the podium facing the existing conference center and of the hotel facing toward the park areas will employ a composite system of green wall panels and architectural panels, punctuated by large glazed openings corresponding to specific views or internal spaces.

THE ACCOMPANYING PRECEDENT IMAGES AND TECHNICAL DIAGRAMS ILLUSTRATE THE OVERALL VISUAL CHARACTER, TECHNICAL FEASIBILITY AND GENERAL DESIGN PARAMETERS OF THE CLADDING/SCREENING SYSTEMS, AS DETAILED IN THE SPECIFIC NOTES AND CAPTIONS. SPECIFIC PROPRIETARY SYSTEM DESIGN AND OTHER DETAILS PERTAINING TO THE COMBINATION OF THE OPTIONAL VEGETATIVE LIVING WALL AND/OR OTHER CLADDING/SCREENING SYSTEMS NOTED (INCLUDING FINAL MATERIAL/PLANT SELECTIONS) MAY VARY WITH FINAL ARCHITECTURAL AND SITE PLANS. WHILE THESE PRECEDENT IMAGES AND DIAGRAMS DO NOT REPRESENT FINALIZED DESIGNS. THEY ARE REPRESENTATIVE OF THE INTENDED APPLICATION AND QUALITY LEVEL OF THE STATED DESIGN PRINCIPLES AND SYSTEMS

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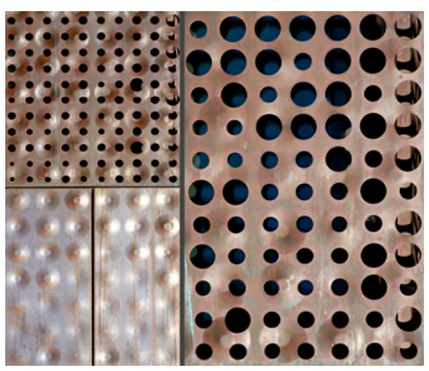
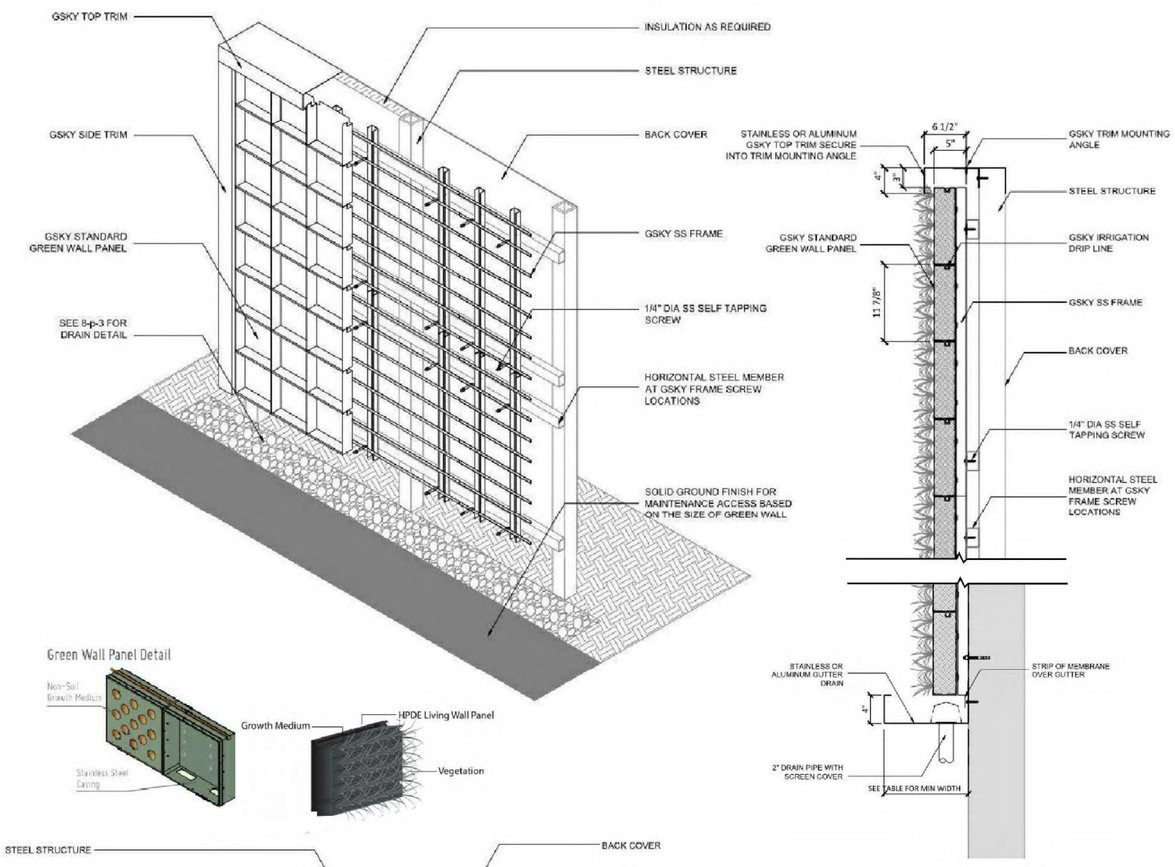
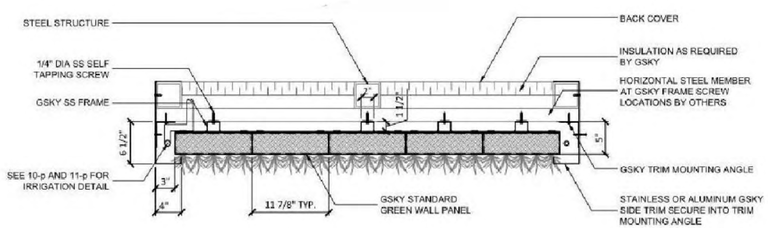


SAMPLE FACADE MATERIAL





VEGETATED SCREEN WALL EXAMPLES

GREEN WALL CONCEPT / DESIGN INTENT

The design intent of the green wall screen employs a grid system of self-contained vegetated modules that will be attached to and irrigated from the substrate enclosure wall (steel and/or precast concrete framing and panels). Vegetated sections will be integrated with open louver panels to provide natural ventilation as well as a varied vertical landscape that will not be entirely dependent on the vegetated surfaces to provide visual interest. Plant selections will also allow for a varied effect of color and texture throughout the year, taking advantage of seasonal variations.

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SEAL

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

REVISIONS
5-24-13
ACCEPTANCE COMMENTS
8-13-13
PRE. STAFFING COMMENTS
12-02-13
STAFFING COMMENTS
01-28-14
STAFFING COMMENTS
02-18-14
STAFFING COMMENTS

ARCHITECTURAL PODIUM CLADDING

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	Not to Scale
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001F-ELEV.dwg
SHEET #	25D of 33

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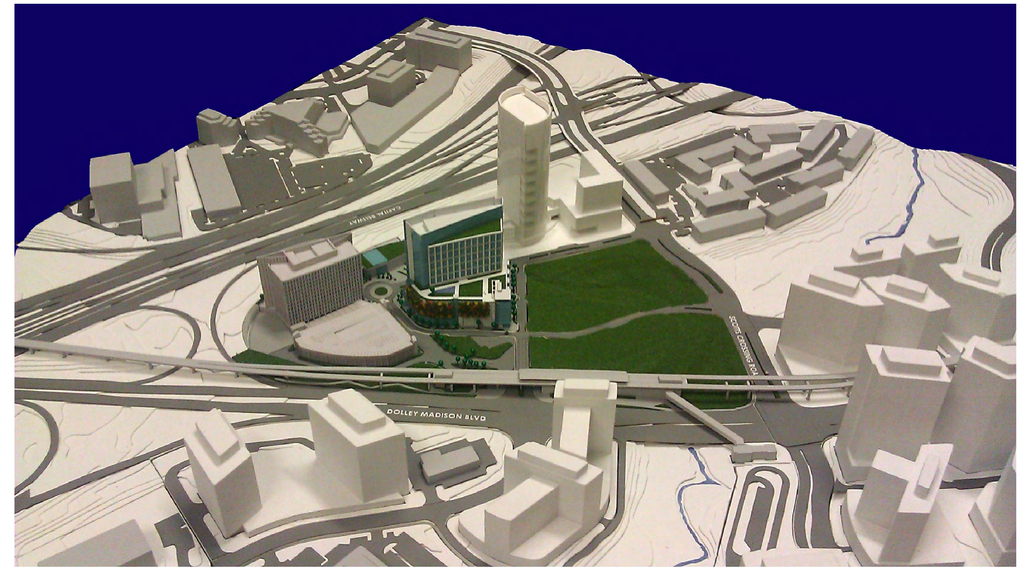
MODEL PHOTOGRAPHS ARE PROVIDED TO ILLUSTRATE THE GENERAL CHARACTER, SCALE, AND BUILDING MASSING OF THE DEVELOPMENT. IN PARTICULAR, THEY ARE INTENDED TO SHOW THE PROPOSED DEVELOPMENT IN THE CONTEXT OF ADJACENT PLANNED BUILDING AND TRANSPORTATION DEVELOPMENT IN THE TYSONS EAST AREA. OTHER DETAILS OF BUILDING AND LANDSCAPE DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN AMENDMENT ARE SUBJECT TO CHANGE IN FINAL ARCHITECTURAL PLANS.

Bonstra | Haresign
ARCHITECTS

VIEW LOOKING NORTHWEST



VIEW LOOKING NORTH THROUGH CAPITAL ONE TOWER ROAD

VIEW LOOKING SOUTHEAST

VIEW LOOKING WEST

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3D SITE MODEL

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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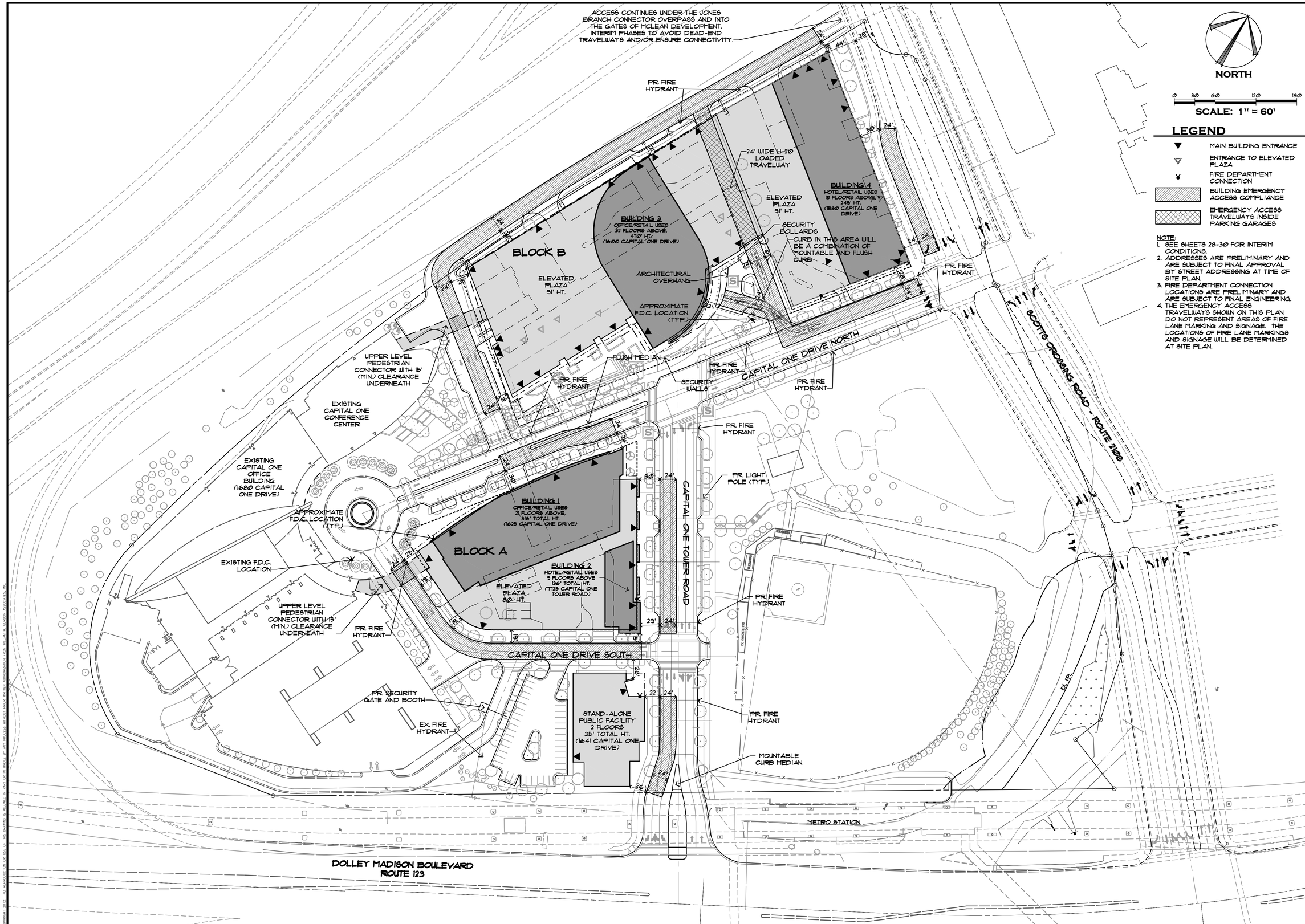
CAD FILE	2001F-3D.dwg
SHEET #	26 of 33



NORTH

0 30 60 120 180

SCALE: 1" = 60'

LEGEND

- ▼ MAIN BUILDING ENTRANCE
- ▽ ENTRANCE TO ELEVATED PLAZA
- FIRE DEPARTMENT CONNECTION
- BUILDING EMERGENCY ACCESS COMPLIANCE
- EMERGENCY ACCESS TRAVELWAYS INSIDE PARKING GARAGES

NOTE:
1. SEE SHEETS 28-30 FOR INTERIM CONDITIONS.
2. ADDRESSES ARE PRELIMINARY AND ARE SUBJECT TO FINAL APPROVAL BY STREET ADDRESSING AT TIME OF SITE PLAN.
3. FIRE DEPARTMENT CONNECTION LOCATIONS ARE PRELIMINARY AND ARE SUBJECT TO FINAL ENGINEERING.
4. THE EMERGENCY ACCESS TRAVELWAYS SHOWN ON THIS PLAN DO NOT REPRESENT AREAS OF FIRE LANE MARKING AND SIGNAGE. THE LOCATIONS OF FIRE LANE MARKINGS AND SIGNAGE WILL BE DETERMINED AT SITE PLAN.

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EMERGENCY ACCESS PLAN

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=60'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
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CAD FILE	2001F-FM.dwg
SHEET #	27 of 33

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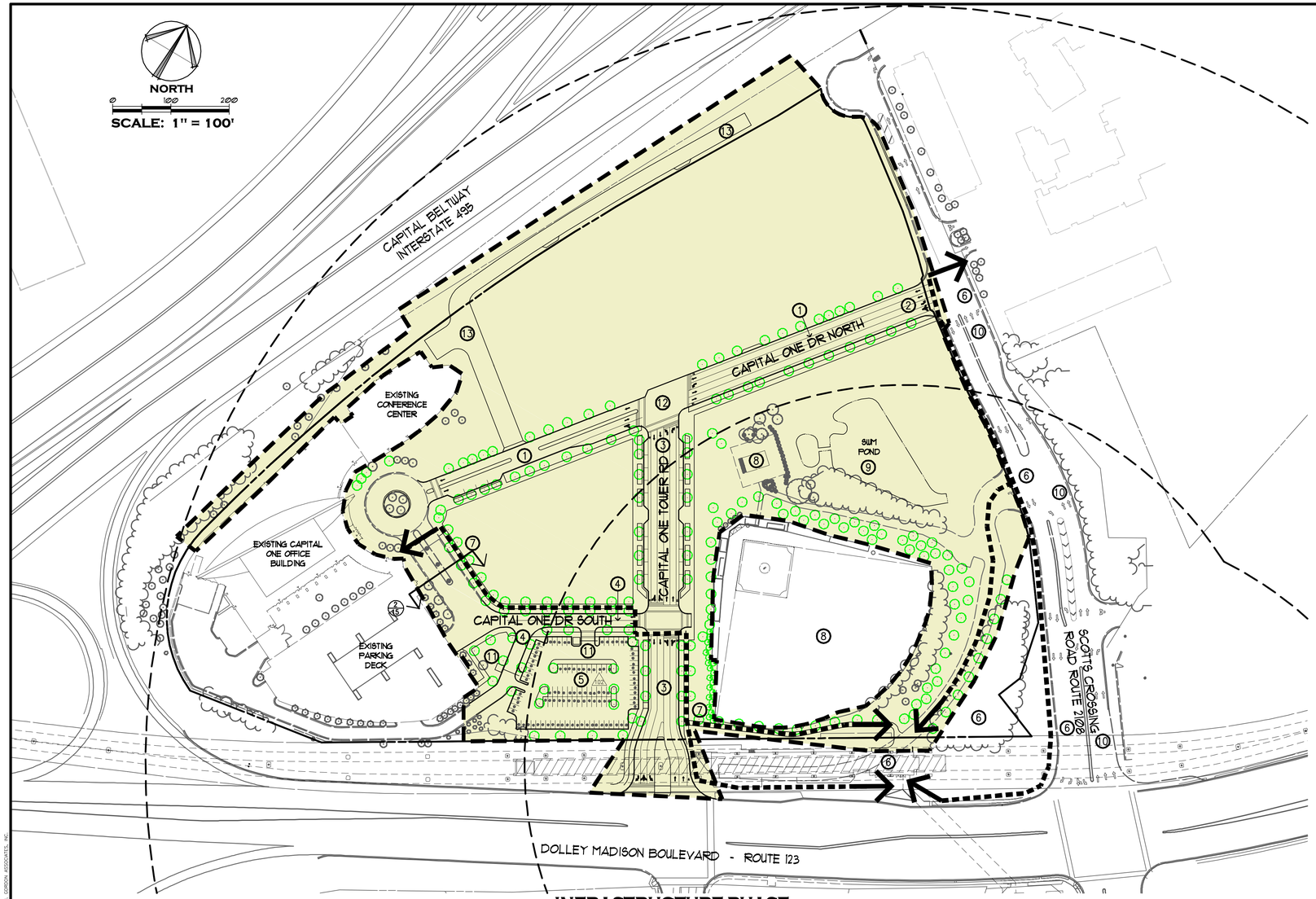

INFRASTRUCTURE PHASE

NOTES:

1. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE-ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
2. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 10.
3. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
4. PHASING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE AFFECTED AREA(S).
5. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.
6. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH.
7. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES.

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- STREET/ROOF TREES

1. CONSTRUCTION OF RE-ALIGNED CAPITAL ONE DRIVE WITH INTERIM STREETSCAPES.
2. INTERIM CONNECTION TO SCOTTS CROSSING ROAD PRIOR TO JONES BRANCH CONNECTOR CONSTRUCTION.
3. CONSTRUCTION OF CAPITAL ONE TOWER ROAD WITH INTERIM STREETSCAPES.
4. CONSTRUCTION OF PARTIAL EXTENSION OF THE SOUTHERN LEG OF CAPITAL ONE DRIVE WITH INTERIM STREETSCAPES.
5. CONSTRUCTION OF TEMPORARY PARKING AREA WITH POSSIBLE SECURITY GATES TO SERVE TEMPORARY SPORTS FIELDS.
6. GATES OF MCLEAN PEDESTRIAN ACCESS TO METRO STATION SUBJECT TO APPROVAL BY WMATA AND THE TIMING OUTLINED IN THE PROFFERS.
7. METRO STATION ACCESS FOR EMPLOYEES FROM EXISTING BUILDING SUBJECT TO APPROVAL BY WMATA AND THE TIMING OUTLINED IN THE PROFFERS.
8. TEMPORARY SPORTS FIELD AND PAVILION MAY BE RETAINED BY CAPITAL ONE POST CONSTRUCTION.
9. CONSTRUCTION OF EXPANDED SWM POND.
10. EXTENSION OF UTILITIES OFF-SITE INTO EXISTING SCOTTS CROSSING ROAD RIGHT OF WAY TO CONNECT TO EXISTING UTILITIES.
11. SECURITY GATES AND BOOTH
12. STREETS WILL BE PRIVATELY MAINTAINED WITH THIS PHASE OF DEVELOPMENT AND PUBLIC ACCESS EASEMENTS WILL BE PROVIDED.
13. CONSTRUCTION OF GATES OF MCLEAN ACCESS ROAD.

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INFRASTRUCTURE PHASE

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	MAY 6, 2013
DRAWN	OS/JPW/KK/DW
CHECKED	OS/RW
JOB #	1798-2001
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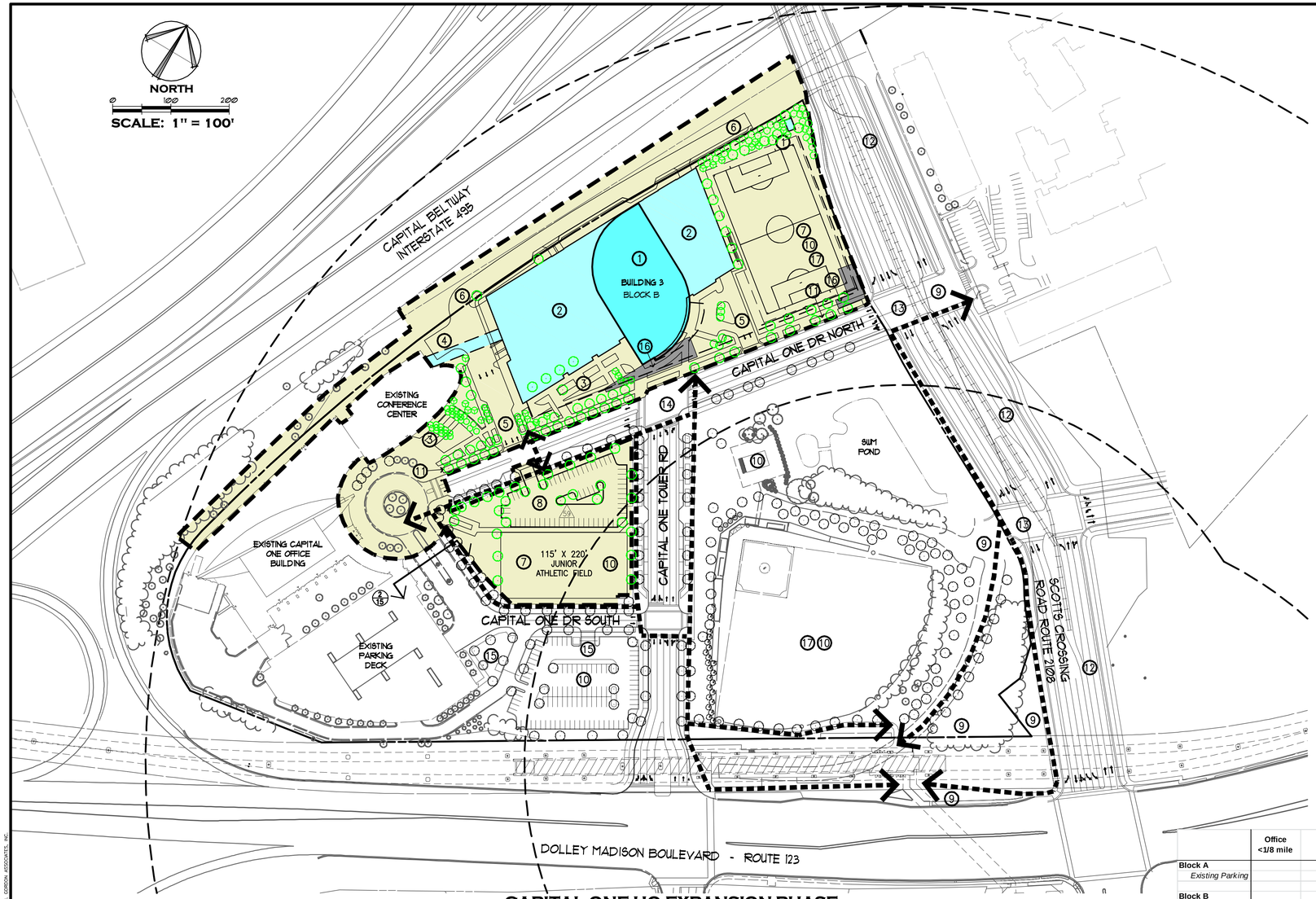

CAPITAL ONE HQ EXPANSION PHASE

NOTE:

1. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE–ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
2. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 10.
3. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
4. PHASING OF PUBLIC FACILITIES AND OFF–SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SITE PLAN.
5. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE SITE PLANS.
6. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH, BUT ONLY THE STREETSCAPE ON THE BUILDING SIDE PER THE PHASING DIAGRAMS.
7. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES.

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- STREET/ROOF TREES
- BIO–RETENTION PLANTERS
- STORMWATER MANAGEMENT VAULT

1. CONSTRUCTION OF BUILDING 3 (WITH ASSOCIATED STRUCTURED PARKING).
2. CONSTRUCTION OF ELEVATED TERRACE WITH BUILDING 3.
3. CONSTRUCTION OF LINEAR PARK/ PLAZA IN FRONT OF CONFERENCE CENTER AND BUILDING 3.
4. ELEVATED PEDESTRIAN CONNECTION, 15' MIN. CLEARANCE BELOW TO EXISTING CONFERENCE CENTER AND OFFICE BUILDING.
5. CONSTRUCTION OF DRIVEWAYS TO SERVE BLOCK B.
6. CONSTRUCTION OF GATES OF MCLEAN ACCESS ROAD.
7. TEMPORARY JUNIOR GRASS ATHLETIC FIELD.
8. CONSTRUCTION OF TEMPORARY PARKING AREA FOR TEMPORARY SPORTS FIELDS.
9. GATES OF MCLEAN PEDESTRIAN ACCESS TO METRO STATION SUBJECT TO APPROVAL BY WMATA AND THE TIMING OUTLINED IN THE PROFFERS.
10. TEMPORARY SPORTS FIELDS, PARKING, AND PAVILION MAY BE RETAINED BY CAPITAL ONE POST CONSTRUCTION.
11. BIORETENTION PLANTERS (TYPICAL).
12. SCOTTS CROSSING ROAD RE–ALIGNMENT TO JONES BRANCH CONNECTOR OVER BELTWAY (BY OTHERS). APPROXIMATELY 1.65 ACRES OF LAND TO BE DEDICATED FOR THE CONSTRUCTION OF JONES BRANCH CONNECTOR.
13. EXTENSION OF UTILITIES OFF–SITE INTO FUTURE JONES BRANCH CONNECTOR RIGHT OF WAY TO CONNECT TO EXISTING UTILITIES.
14. STREETS WILL BE PRIVATELY MAINTAINED WITH THIS PHASE OF DEVELOPMENT AND PUBLIC ACCESS EASEMENTS WILL BE PROVIDED.
15. SECURITY GATES AND BOOTH.
16. CONSTRUCTION OF STORMWATER MANAGEMENT VAULT.
17. CAPITAL ONE RESERVES THE RIGHT TO PROVIDE FIELD LIGHTING, SEE PROFFERS FOR DETAILS.

	Office <1/8 mile	Office >1/8 mile	Resid. <1/8 mile	Resid. >1/8 mile	Retail* <1/8 mile	Retail* >1/8 mile	Public Facility <1/8 mile	Hotel <1/8 mile	Hotel >1/8 mile	TOTALS
Block A										
Existing Parking						*58*				*58*
Block B										
Bldg. 3		940,550 SF				30,150 SF				970,700 SF
New Parking		*1,643*								*1,643*
New Loading		*4*								*4*
Block C										
Existing Accessory	1,247 SF									1,247 SF
Existing Parking										*0*
New Parking										*0*
Block E										
Existing Bldg.		505,500 SF								505,500 SF
Existing Parking	*25*	*1,529*				*46*				*1,600*
Existing Loading		*5*								*5*
New Parking	*30*									
TOTALS										
Existing FAR SF	1,247 SF	505,500 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	506,747 SF
Existing Parking	*25*	*1,529*	*0*	*0*	*0*	*104*	*0*	*0*	*0*	*1,658*
Existing Loading	*0*	*5*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*5*
Existing Parking Ratio	*(sports fields)*	*3.0:1000*								
New FAR SF	*0* SF	940,550 SF	0 SF	0 SF	0 SF	30,150 SF	0 SF	0 SF	0 SF	970,700 SF
New Parking	*30*	*1,643*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1,673*
New Loading	*0*	*4*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*4*
New Parking Ratio	*(sports fields)*	*1.7:1000*							*1.0:room*	
Total FAR SF	1,247 SF	1,446,050 SF	0 SF	0 SF	0 SF	30,150 SF	0 SF	0 SF	0 SF	1,477,447 SF
Total Parking	55	*3,172*	*0*	*0*	*0*	*104*	*0*	*0*	*0*	*3,331*
Total Loading	*0*	*9*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*9*
Parking Ratio	*(sports fields)*	*2.2:1000*				**1:200 for 1st 1000 + 4.1:1000 for remainder;*			*1.0:room*	

* Retail units occupying & served by a common block retail/parking plinth are calculated as one retail structure; i.e., retail use in Blocks A, B, C, D and E are calculated for the purposes of parking ratios (exempted SF and initial 1,000 SF rate) as one retail parcel each. Parking ratios for the <1/8 and >1/8 mile rings are pro-rated in Blocks A and C based on the percentage of total parking in each block within the respective rings.

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CAPITAL ONE HQ EXPANSION PHASE

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=100'
DATE MAY 6, 2013
DRAWN OS/JPW/KK/DW
CHECKED OS/RW
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PERSPECTIVE VIEW AND ELEVATIONS ARE PROVIDED TO ILLUSTRATE THE GENERAL CHARACTER, SCALE, BUILDING MASSING, GENERAL BUILDING ENVELOPE AND FENESTRATION TREATMENT, RELATIONSHIP TO THE SITE AND ADJACENT BUILDINGS, AND MATERIAL QUALITY LEVEL OF THE DEVELOPMENT. OTHER DETAILS OF THE BUILDING DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN AMENDMENT ARE SUBJECT TO CHANGE IN FINAL ARCHITECTURAL AND SITE PLANS.

Bonstra | Haresign ARCHITECTS

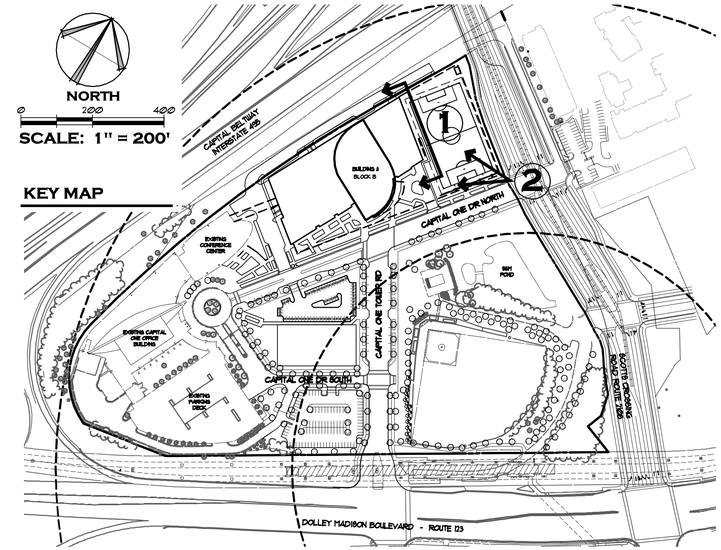
HKS

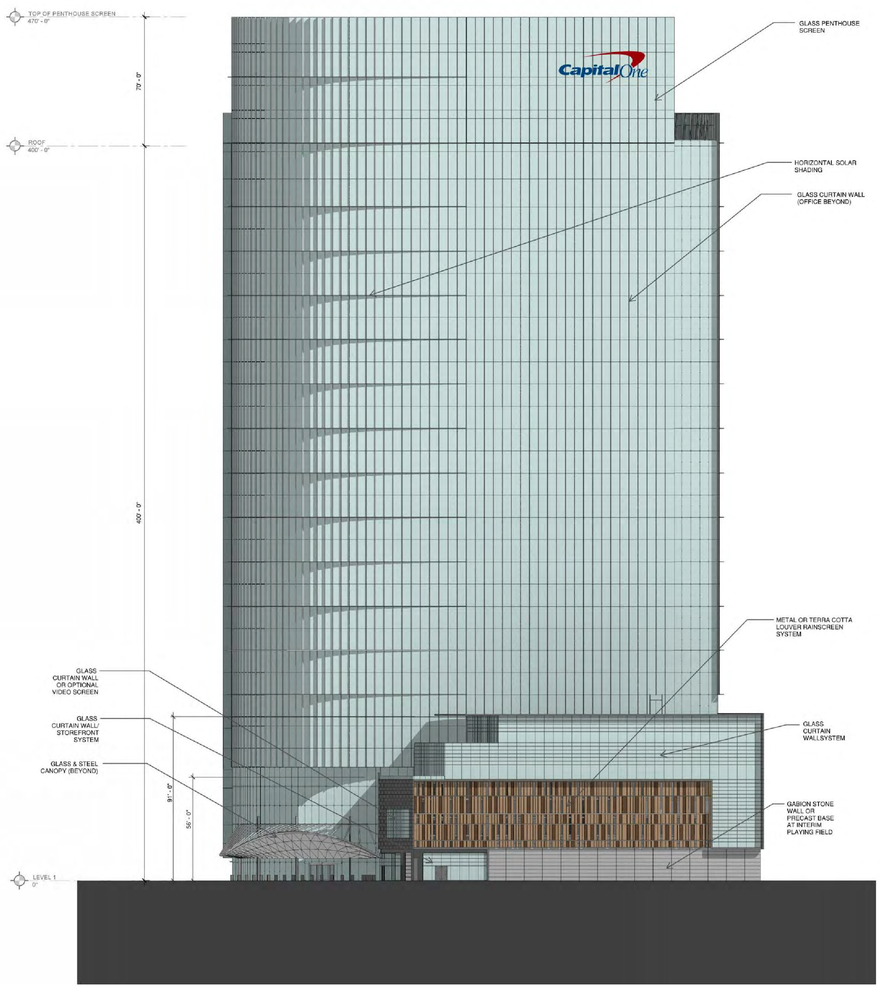
NORTH

0 200 400

SCALE: 1" = 200'

KEY MAP





1 ELEVATION - NORTHWEST INTERIM CONDITION

NOT TO SCALE

2 PERSPECTIVE- NORTHWEST INTERIM CONDITION

NOT TO SCALE

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INTERIM PODIUM FACADE

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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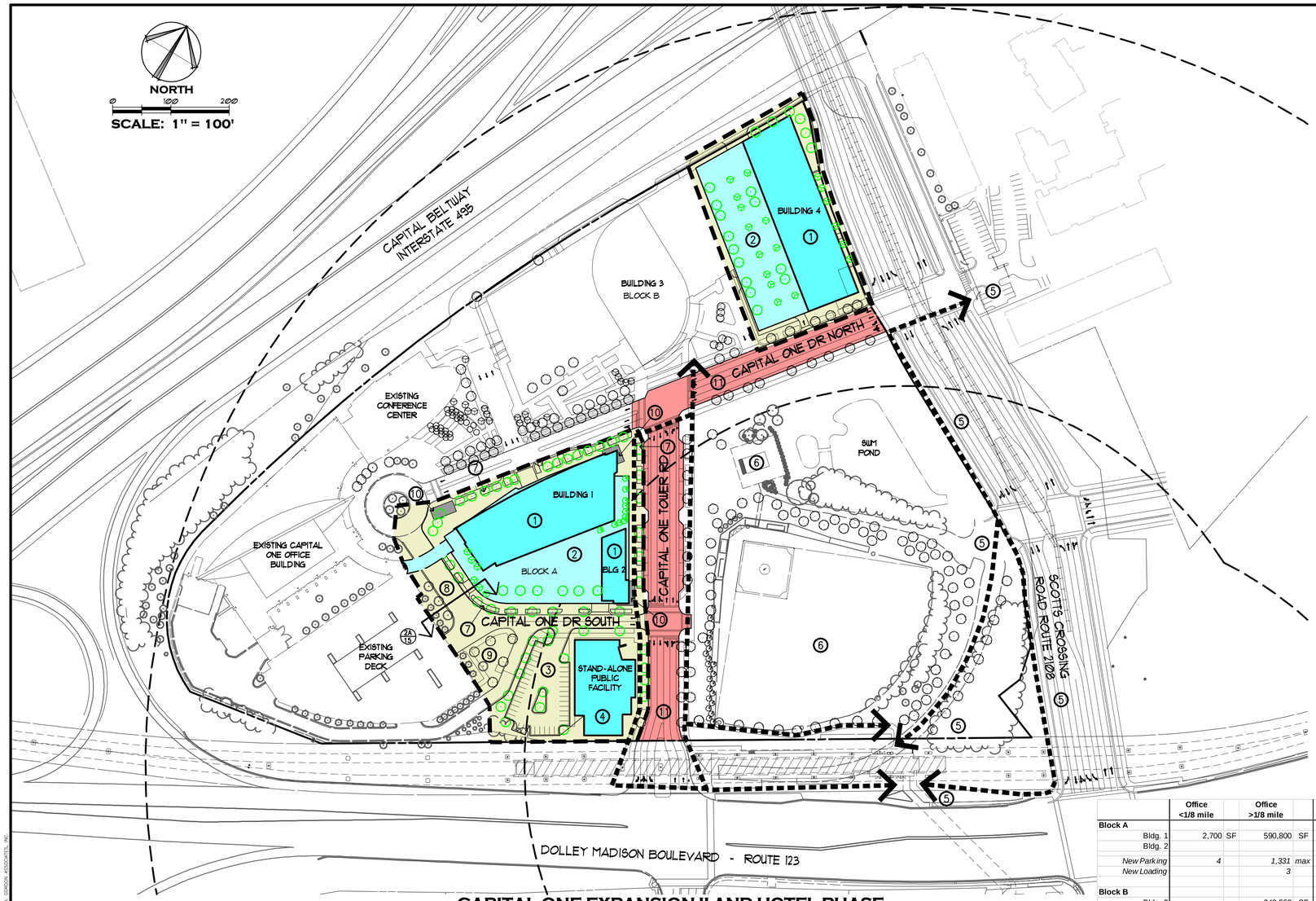

CAPITAL ONE EXPANSION II AND HOTEL PHASE

LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- PUBLIC ROADWAY
- STREET/ROOF TREES
- BIO–RETENTION PLANTERS
- STORMWATER MANAGEMENT VAULT

1. CONSTRUCTION OF BUILDINGS 1, 2 AND 4 (WITH ASSOCIATED STRUCTURED PARKING).
2. CONSTRUCTION OF ELEVATED TERRACE WITH BUILDINGS 1, 2 AND 4.
3. RENOVATION OF SURFACE PARKING AREA.
4. CONSTRUCTION OF STAND–ALONE CIVIC/ COMMUNITY CENTER. SEE PROFFERS FOR DETAILS AND TIMING.
5. GATES OF MCLEAN PEDESTRIAN ACCESS TO METRO STATION SUBJECT TO APPROVAL BY WMATA AND THE TIMING OUTLINED IN THE PROFFERS.
6. TEMPORARY SPORTS FIELDS, PARKING, AND PAVILION MAY BE RETAINED BY CAPITAL ONE POST CONSTRUCTION.
7. BIO–RETENTION PLANTERS (TYP.)
8. STREETS WILL BE PRIVATELY MAINTAINED WITH THIS PHASE OF DEVELOPMENT AND PUBLIC ACCESS EASEMENTS WILL BE PROVIDED.
9. SECURITY GATES AND BOOTH
10. CONSTRUCTION OF STORMWATER MANAGEMENT VAULT
11. CAPITAL ONE TO DEDICATE CAPITAL ONE TOWER ROAD AND PORTIONS OF CAPITAL ONE DRIVE NORTH AS PUBLIC ROADS WITH THIS PHASE OF DEVELOPMENT, IF ACCEPTED BY VDOT OR ANOTHER PUBLIC AGENCY. SEE PROFFERS FOR DETAILS AND TIMING.

	Office <1/8 mile	Office >1/8 mile	Resid. <1/8 mile	Resid. >1/8 mile	Retail* <1/8 mile	Retail* >1/8 mile	Public Facility <1/8 mile	Hotel <1/8 mile	Hotel >1/8 mile	TOTALS
Block A										
Bldg. 1	2,700 SF	590,800 SF				10,345 SF				603,845 SF
Bldg. 2					6,789 SF	1,460 SF		63,366 SF	18,022 SF	89,637 SF
New Parking	*4*	*1,331 max*			*25*	*100*		*69*	*31*	*1,560 max*
New Loading		*3*						*2*		*5*
Block B										
Bldg. 3		940,550 SF				30,150 SF				970,700 SF
Bldg. 4									325,374 SF	325,374 SF
New Parking		*1,643*							*350*	*1,993*
New Loading		*4*							*3*	*7*
Block C										
Existing Accessory	1,247 SF									1,247 SF
New Parking										*0*
Block E										
Bldg. 11							30,000 SF			0 SF*
Existing Bldg.		505,500 SF								505,500 SF
Existing Parking		*1,529*								*1,529*
Existing Loading		*5*								*5*
New Parking							*35*			*35*
TOTALS										
Existing FAR SF	*1,247 SF*	*505,500 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*506,747 SF*
Existing Parking	*0*	*1,529*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1,529*
Existing Loading	*0*	*5*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*5*
Existing Parking Ratio	*-*	*3:1000*	*-*	*-*	*-*	*-*	*-*	*-*	*-*	
New FAR SF	*2,700 SF*	*1,531,350 SF*	*0 SF*	*0 SF*	*6,789 SF*	*41,955 SF*	*30,000 SF*	*63,366 SF*	*343,396 SF*	*1,989,556 SF**
New Parking	*4*	*2,974 max*	*0*	*0*	*25*	*100*	*35*	*69*	*381*	*3,588 max*
New Loading	*0*	*7*	*0*	*0*	*0*	*0*	*0*	*2*	*3*	*12*
New Parking Ratio	*1.5:1000*	*1.9:1000*			***1:200 for 1st 1000 + 5.2:1000 for remainder; 1st 5000 exempt*	***1:200 for 1st 1000 + 2.8:1000 for remainder; 1st 5000 exempt*	*1.2:1000*	*0.9:room (average room 554 SF)*	*1.0:room (average room 554 SF)*	
Total FAR SF	3,947 *SF*	2,036,850 *SF*	0 *SF*	0 *SF*	6,789 *SF*	41,955 *SF*	30,000 *SF*	63,366 *SF*	343,396 *SF*	2,496,303 *SF**
Total Parking	4	4,503 *max*	0	0	25	100	35	69	381	*5,117 max*
Total Loading	0	12	0	0	0	0	0	2	3	*17*

* Total GSF does not include 30,000 SF non-FAR Public Facility, for consistency with FAR tabulations

** Retail units occupying & served by a common block retail/parking plinth are calculated as one retail structure; i.e., retail use in Blocks A, B, C, D and E are calculated for the purposes of parking ratios (exempted SF and initial 1,000 SF rate) as one retail parcel each. Parking ratios for the <1/8 and >1/8 mile rings are pro-rated in Blocks A and C based on the percentage of total parking in each block within the respective rings.

NOTE:

1. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE–ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
2. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 10.
3. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
4. PHASING OF PUBLIC FACILITIES AND OFF–SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME SITE PLAN.
5. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE SITE PLANS.
6. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH, BUT ONLY THE STREETSCAPE ON THE BUILDING SIDE PER THE PHASING DIAGRAMS.
7. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES.

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COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
02/18/2014
PROFESSIONAL ENGINEER

REVISIONS
5–24–13
ACCEPTANCE COMMENTS
8–13–13
PRE. STAFFING COMMENTS
12–02–13
STAFFING COMMENTS
01–28–14
STAFFING COMMENTS
02–18–14
STAFFING COMMENTS

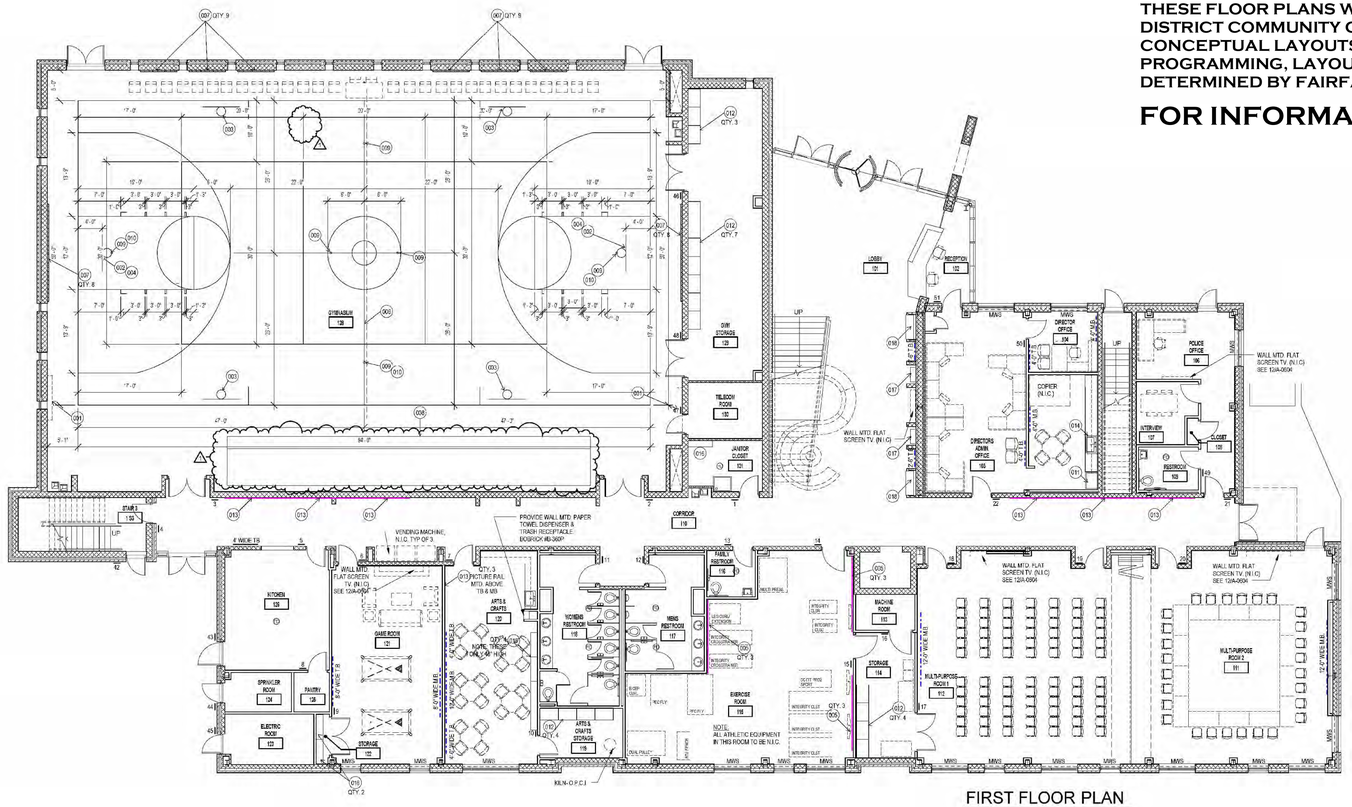
CAPITAL ONE EXPANSION II AND HOTEL PHASE

CAPITAL ONE MASTERPLAN
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=100'
DATE MAY 6, 2013
DRAWN OS/JPW/KK/DW
CHECKED OS/RW
JOB # 1798-2001
CAD FILE 2001F-PH.dwg
SHEET # 30 of 33

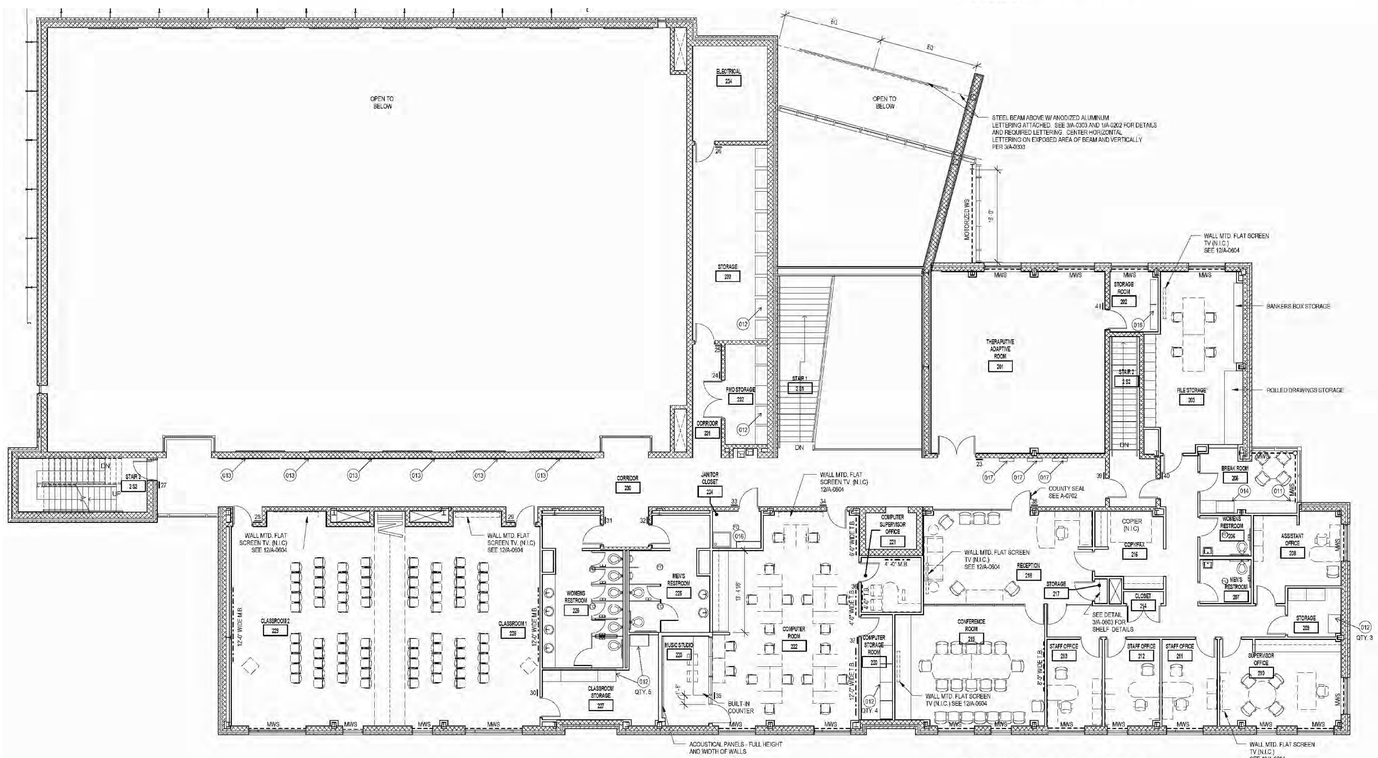
THESE FLOOR PLANS WERE UTILIZED TO CONSTRUCT THE PROVIDENCE DISTRICT COMMUNITY CENTER. THEY ARE PROVIDED HERE AS ILLUSTRATIVE CONCEPTUAL LAYOUTS FOR THE STAND-ALONE PUBLIC FACILITY. FINAL PROGRAMMING, LAYOUTS AND INTERNAL CONFIGURATIONS TO BE DETERMINED BY FAIRFAX COUNTY.

FOR INFORMATION PURPOSES ONLY



FIRST FLOOR PLAN

NOT TO SCALE



SECOND FLOOR PLAN

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TYPICAL PUBLIC FACILITY BUILDING PLANS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT

FDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	Not to Scale
DATE	MAY 6, 2013
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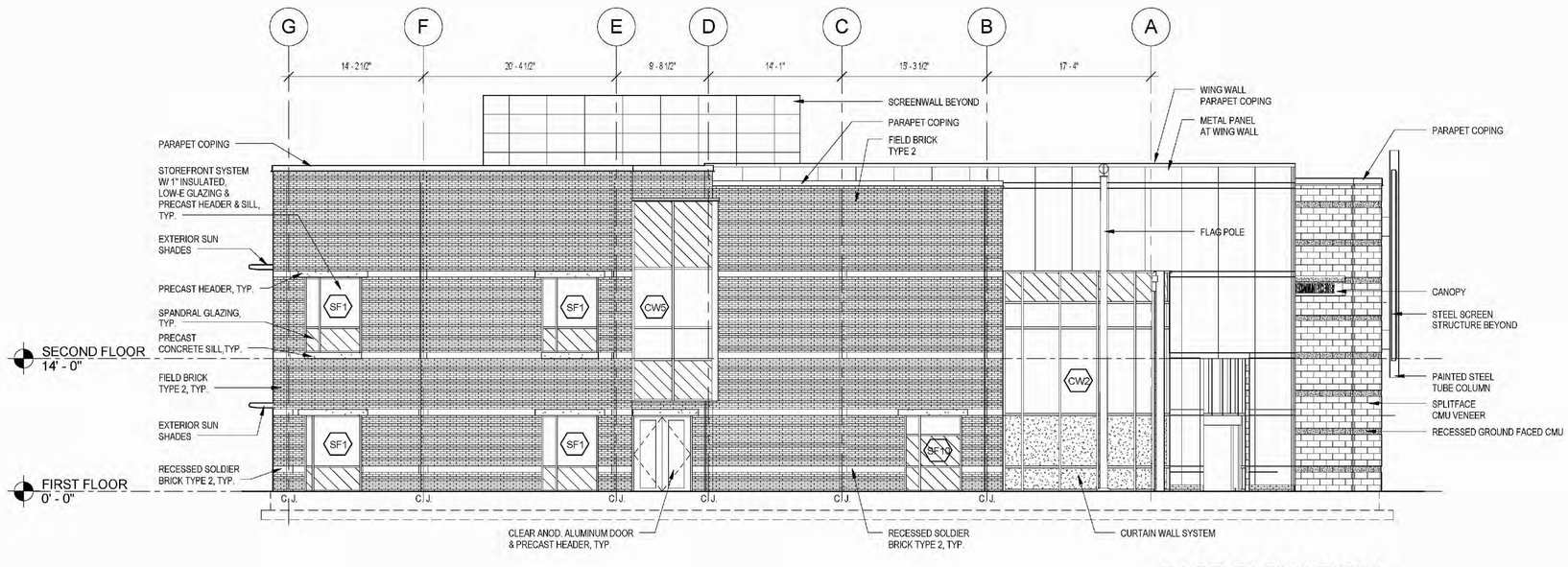
CHECKED	OS/RW
JOB #	1798-2001
CAD FILE	2001F-ELEV.dwg
SHEET #	31 of 33

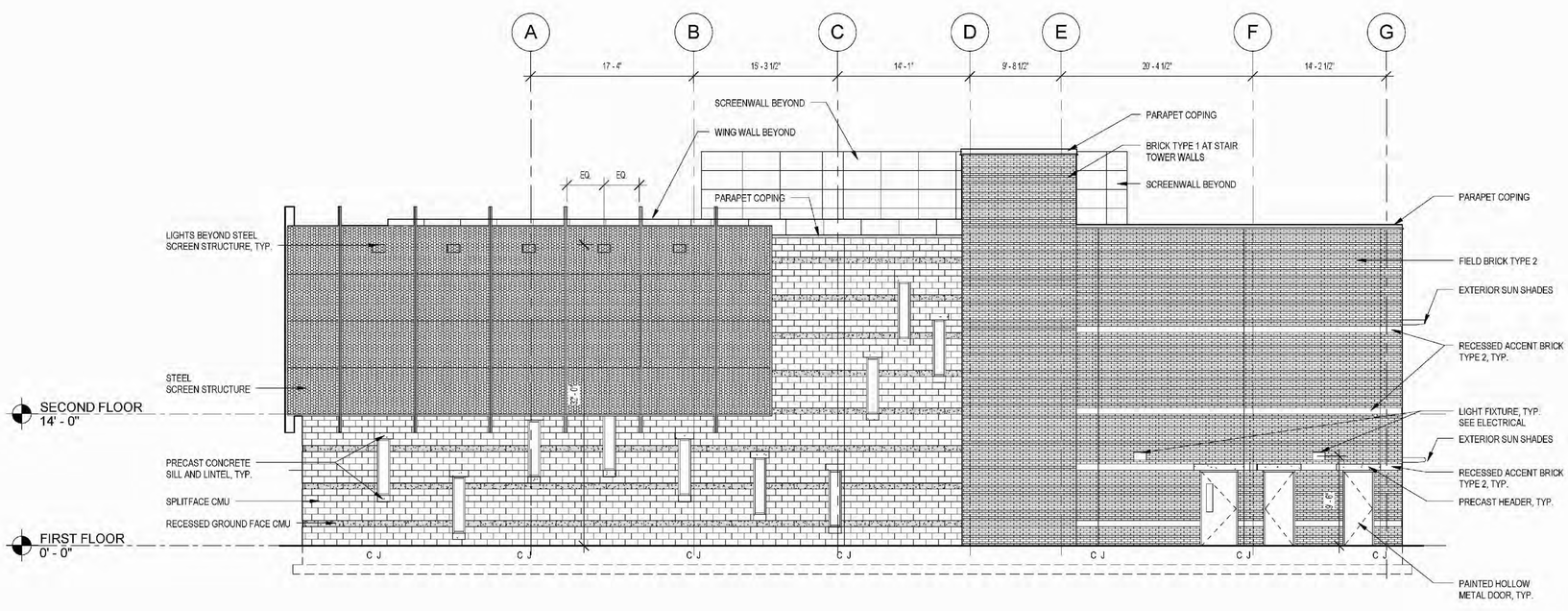
THESE ARCHITECTURAL ELEVATIONS WERE USED TO CONSTRUCT THE PROVIDENCE DISTRICT COMMUNITY CENTER. THEY ARE INDICATIVE OF THE POTENTIAL MIX OF MATERIALS FOR THE STAND -ALONE PUBLIC FACILITY, WHICH WILL INCLUDE BRICK, PRECAST, GLASS AND STEEL. FINAL ARCHITECTURAL DETAILS TO BE DETERMINED BY FAIRFAX COUNTY, SUBJECT TO CONFIRMATION BY THE ZONING ADMINISTRATOR, THE PROVIDENCE DISTRICT SUPERVISOR, AND THE PROVIDENCE DISTRICT PLANNING COMMISSIONER THAT THE EXTERIOR ARCHITECTURE IS CONSISTENT WITH THE FDP, THE PROFFERS, THE TYSONS DESIGN GUIDELINES AND THE CAPITAL ONE DESIGN GUIDELINES.

FOR INFORMATION PURPOSES ONLY



EAST ELEVATION

NOT TO SCALE



WEST ELEVATION

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TYPICAL PUBLIC FACILITY ELEVATIONS

CAPITAL ONE MASTERPLAN

FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2010-PR-021
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

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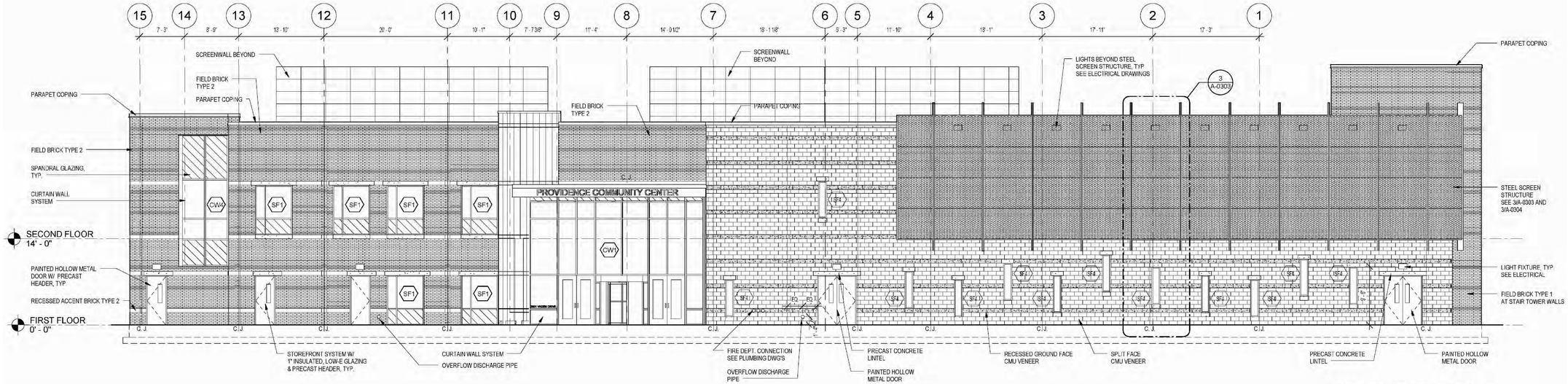
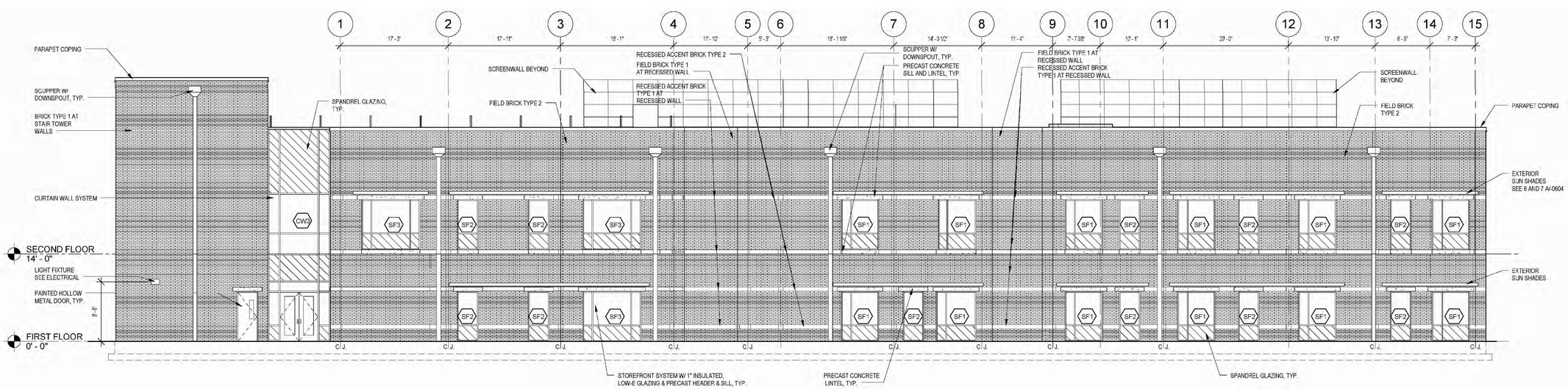


NORTH ELEVATION

NOT TO SCALE



SOUTH ELEVATION

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TYPICAL PUBLIC FACILITY ELEVATIONS

CAPITAL ONE MASTERPLAN

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SHEET #	33 of 33

A GLOSSARY OF TERMS FREQUENTLY USED IN STAFF REPORTS WILL BE FOUND AT THE BACK OF THIS REPORT

DESCRIPTION OF THE APPLICATION

The subject Proffer Condition Amendment/Final Development Plan Amendment (PCA/FDPA) applications involve the continued efforts to redevelop Capital One Bank's property [Tax Map 29-4 ((5)) A2], which is adjacent to the Mclean Metro Station in Tysons Corner. On September 25, 2012 the Board of Supervisors approved the rezoning of this property to the Planned Tysons Corner Urban Center (PTC) district in order to permit a transit-oriented mixed-use development with office, residential, hotel and residential uses within ¼ mile of the Metro station. The approved rezoning included flexibility in the allocation of Gross Floor Area (GFA), height and phasing of development across the site. However, soon after the rezoning approval, the applicant realized that greater design changes were desired to redevelop the site (in particular, the relocation of a new Capital one office building). It is those changes that are under consideration here. The changes proposed, discussed at greater length in the body of this report include: reallocation of GFA from the site to Block B; redesign of some of the public park spaces; addition of a temporary standalone community center; and changes in phasing of the development. Since the Plan makes the form of any development key to determining if the higher densities are warranted, each PCA requires a new determination that the neighborhood, including its form, warrants the requested level of development.

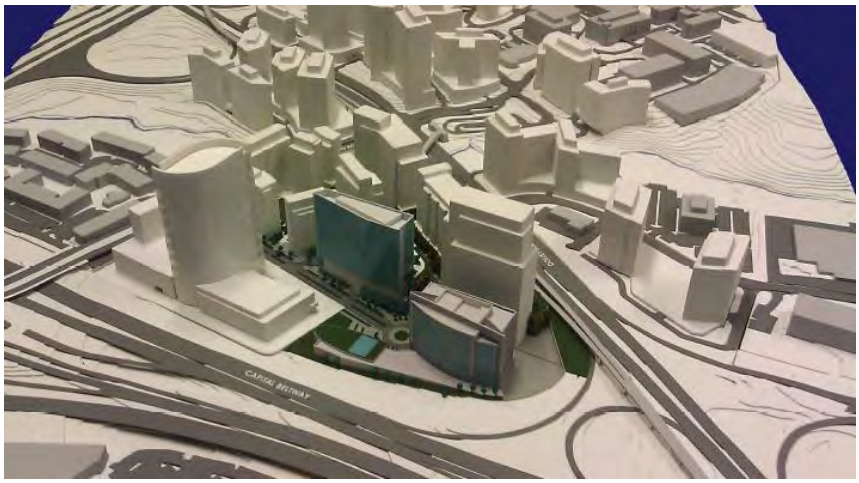

Figure 1. Photograph of 3-D model created by applicant of their development proposal

Overview

The site is currently developed with a 14-story office building (Capital One's business headquarters), adjoining one-story conference center and associated parking structure, as well as several temporary playing fields. As approved in the original rezoning, the office building and conference center would remain, and the existing parking structure would be ultimately razed for redevelopment. The temporary fields will also be removed as development comes on-line. The proposed amount of square footage requested with this application is unchanged from the approved rezoning and continues

to include approximately 4.4 million square feet (SF) of new development including 3.1 million SF of office space, 1.2 million SF new residential development (a minimum of 800 units), 406,762 SF of hotel space, 128,781 SF of retail space along the streets, and a 30,000 SF of civic space (a possible community center) for an overall floor area ratio (FAR) of 3.88.

Proffer Condition Amendment (PCA)

As in the previously approved rezoning application, the PCA application presents a plan for a mixed-use, transit-oriented development located adjacent to the McLean Metro station in the Tysons Corner Urban Center. With the PCA, the applicant proposes to redesign Block B and to reorder the phasing of the development proposed on the site. Specifically, the applicant proposes to reallocate some of the square footage on the entire site to a larger building on Block B which will result in changes to the previous Block B layout. The block now features two buildings—a 470-foot tall office building (which is anticipated to serve as new office space for Capital One) and 249-foot tall hotel - instead of the three buildings originally approved. The two proposed buildings would be served by a single parking podium. Block B's new layout also changes the previously approved park spaces. Instead of a centrally-located civic plaza, the applicant proposes a neighborhood park to be located between the new office building and the existing conference center.

Based on the reallocation of square footage, there will be resulting changes to Block E. Specifically, the applicant proposes to move office square footage from Buildings 5, 8, 11 and 12 in Block E to Buildings 1 and 3 in Block B.

The changes in height and square footage are described on the following table:

Building	Approved Maximum Square Feet	Proposed Maximum Square Feet	Approved Height	Proposed height (includes penthouse)
Bldg. 1 (office)	519,000 SF	600,000 SF*	281 feet	383 feet*
Retail	8,500 SF	13,000 SF*		
Building 2 (hotel)	81,500 SF	81,500 SF	111 feet	140 feet*
Retail	10,500 SF	10,500 SF		
Bldg. 3 (office)	292,500 SF	975,000 SF*	225 feet	470 feet*
Retail	0 (30,000 SF public facility)	44,600 SF*		
Bldg. 4 (hotel)	367,500 SF	340,000 SF*	225 feet	249 feet*
Retail	2,300 SF	0**		
Bldg. 5 office	396,500 SF	0**	207 feet	
Retail	10,350 SF	0**		
Bldg. 6 (res)	518,000 SF	518,000 SF	221 feet	236 feet*
Retail	26,300 SF	30,670 SF**		
Bldg. 7 (res)	274,800 SF	274,800 SF	221 feet	261 feet*
Retail	5,000 SF	5,000 SF		
Bldg. 8 (res)	386,900 SF	370,000 SF **	231 feet	232 feet
Retail	12,500 SF	12,500 SF		
Bldg. 9 (res)	124,250 SF	124,250 SF	175 feet	199 feet
Retail	3,850 SF	3,850 SF		
Bldg. 10 (office)	484,000 SF	484,000 SF	305 feet	325 feet
Retail	28,100 SF	28,100 SF		
Bldg. 11 (office)	329,850 SF	260,500 SF **	266 feet	273 feet
Public facility	(6650 retail)	30,000 SF		
Bldg.12 (office)	786,000 SF	508,000 SF**	427 feet	311 feet**
Retail	0	0		
Total	4,969,523 SF (office—3,182,153 SF)	4,969,523 SF (office—3,179,747 SF)		

* increased from RZ 2010-PR-21
**decreased from RZ 2010-PR-021

Final Development Plan Amendment (FDPA)

The approved FDP was limited to the area around the existing office building, its garage and Block A, which had proposed an office building and hotel which were envisioned to serve as an expansion of the Capital One headquarters. The remainder of the site was not covered by FDP. In this amendment request, the applicant has included the entire site in the FDPA. However, the area covered now includes the buildings in two blocks (Block A and B), a larger part of the road network, and a standalone temporary community center. The remainder of the site does not show the ultimate build out condition for the entire site. As such, an FDPA would be required prior to development of Block C, D, or E.

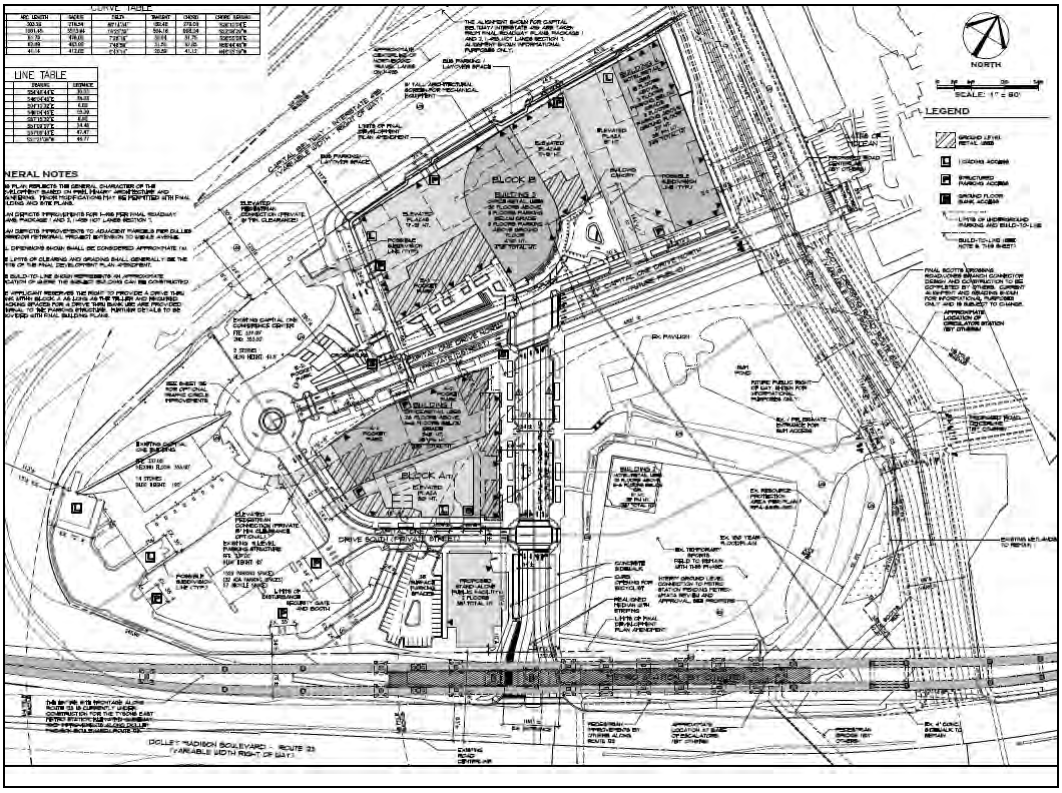

Figure 2 FDPA layout

Waivers and Modifications

The requested waivers and modifications include the following (previously approved waivers/modifications noted with an asterisk*):

- Waiver of Sect. 2-505 of the Zoning Ordinance to permit structures and vegetation on a corner lot as shown on the CDP and FDP;
- Modification of Section 2-414(B) of the Zoning Ordinance requiring a 75-foot setback of commercial buildings from Interstate 495;*
- Deviation from tree preservation target to allow tree canopy to be provided through new tree planting including in the right of way;*
- Waiver of underground stormwater management (SWM) detention in a residential area;*
- Modification of the PFM to reduce planting width from 8 feet to 4 feet with structural planting cells;*
- Waiver of the Countywide Trails Plan requirement in lieu of the sidewalks shown on the CDP/FDP;*
- Waiver of Par. 2 of Sect. 6-505 to permit a site plan for public improvements plans associated with public roadway, infrastructure, metro improvements or other park spaces to be filed without an approved FDP; and
- 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.

A reduced copy of the proposed Conceptual and Final Development Plan (CDP/FDP) is included in the front of this report.

The draft proffers are included as Appendix 1. Proposed FDPA Development Conditions are found at Appendix 2. The applicant's affidavit is Appendix 3 and the applicant's statement of justification is included as Appendix 4.

LOCATION AND CHARACTER

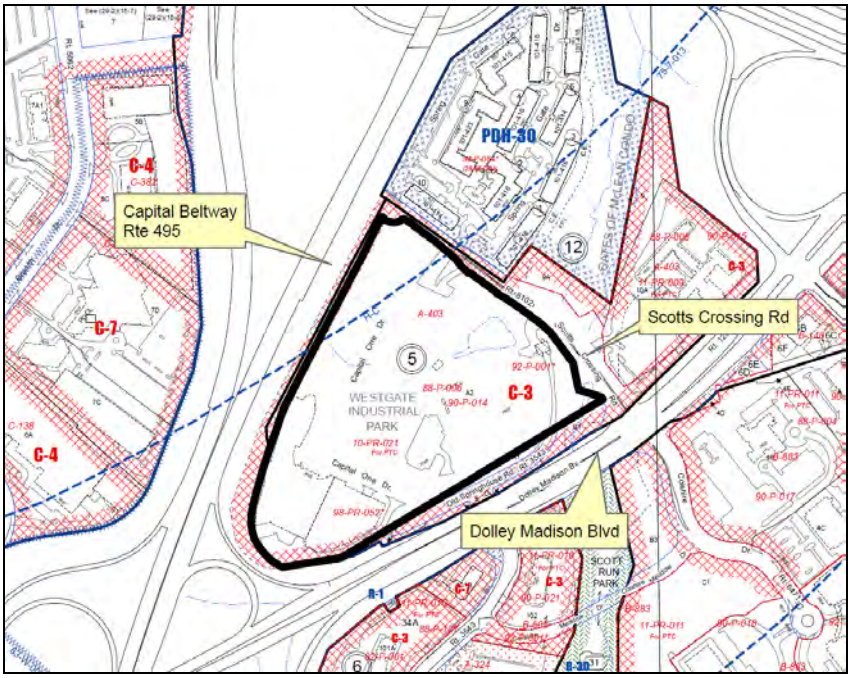

Figure 3 Tax Map

As depicted above, the application property, which is located on the eastern side of Tysons, is bounded by three roads, including Dolley Madison Boulevard (Route 123) to the south, the Capital Beltway (Interstate 495) to the north and west, and Scotts Crossing Road to the east. Scotts Crossing Road is planned to ultimately become the Jones Branch Connector, connecting Dolley Madison Boulevard to Jones Branch Drive across the Beltway. The site's Dolley Madison Boulevard frontage is also framed by the Mclean Metro Station on the Silver Line near the intersection of Dolley Madison Boulevard and Scotts Crossing Road.

The site is currently developed with a 14-story (205-foot tall) office building, an adjoining one-story conference center and parking structure. In addition, the site has several sports fields of varying size, including one baseball diamond and several rectangular fields as well as several sports courts. The site also contains an existing stormwater management (SWM) wet pond. The topography of the site is fairly flat in the center of the site, with the highest point along the Beltway and the lowest point at the corner of the site adjacent to the Scotts Run stream and the intersection of Dolley Madison Boulevard and Scotts Crossing Road. Scotts Run has a Resource Protection Area (RPA), Environmental Quality Corridor (EQC) and is associated floodplain, which also impact the site [although the stream is located almost entirely within Virginia Department of Transportation (VDOT) right of way].

In addition, since the approval of RZ 2010-PR-021, the applicant has secured approval of an infrastructure site plan for the site (SP 006835-SP-005-3), which depicts some of the future streets associated with this development. Site work for construction of these streets has commenced on the site. Since the applicant has revised their phasing in

order to develop Block B before Block A, the site plan shows only the proposed infrastructure improvement but none of the proposed buildings.

A chart describing the surrounding uses is provided below:

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan Map**
North	Multifamily Residential (Gates of Mclean); Commercial Offstreet Parking (Wthe Cleveland site of the West*Gate Office Park)	PDH-30 C-3 (PTC request pending)	Residential Mixed-use; Transit Station Mixed-use
South	Scotts Run Station South	PTC	Transit Station Mixed-use; Open Space
East	Scotts Run Station South	PTC	Transit Station Mixed-use
West	Office (across Beltway)	C-4, C-7	Office

BACKGROUND

This site was originally a part of RZ 92-P-001, which rezoned 128 acres from the I-3, I-4, C-2, C-7, R-1 and Highway Corridor (HC) Districts to the C-3 and HC Districts on June 22, 1992 subject to proffers dated June 19, 1992.

On September 25, 2012, the Board of Supervisors approved PCA 92-P-001-08 to remove the subject land area from the land area associated with RZ 92-P-001. RZ 92-P-001 remains in effect for other areas of the original rezoning, but is no longer in effect for the Capital One site.

On that same day, the Board approved RZ/FDP 2010-PR-021 to rezone the property from C-3 and HC to the PTC and HC Districts to permit a mixed-use development consisting of 12 buildings adjacent to the Mclean Metrorail Station. The FAR was approved at 3.90.

In addition, on November 18, 2002, the Board approved **SE 2002-PR-017** to permit a waiver of certain sign regulations for proposed signage within the Capital One campus. Also, on October 17, 2005, the Board approved **SEA 2002-PR-17** to allow further waivers of sign regulations on the Capital One campus.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area:	Area II
Planning District:	Tysons Corner Urban Center
Tysons Corner Urban Center District:	Tysons East District (Scotts Run Crossing Subdistrict)

The Comprehensive Plan Map shows the application property for this case to be planned for Transit Station Mixed Use and Park/Open Space. On page 152-154 of the Tysons Corner Urban Center of the 2011 edition of the Area II Plan, under the heading, Scotts Run Crossing and Colshire Subdistrict the Plan states:

SCOTTS RUN CROSSING SUBDISTRICT

The Scotts Run Crossing Subdistrict is comprised of about 58 acres and is bounded by the Dulles Airport Access Road (DAAR) on the north, Dolley Madison Boulevard on the east and south, and the Capital Beltway on the west.

Base Plan

The two subdistricts are planned for and developed with office use at varying intensities up to 1.0 FAR. The multifamily development in the Scotts Run Crossing Subdistrict (Gates of McLean) is developed and planned for 30 dwelling units per acre.

(The subject applications were filed under the redevelopment option.)

Redevelopment Option

Both subdistricts are planned to substantially redevelop with a mix of uses, with office as the predominant use. Each subdistrict is envisioned to become a mixed use area with an increased intensity and diversity of land use including more office and the addition of hotel, residential, support retail, and public and institutional uses. Because a key feature in both subdistricts is Scotts Run, redevelopment proposals should be designed in a manner that ensure this open space will become a more accessible resource-based urban park and areawide amenity. Redevelopment in these subdistricts should also contribute to stream and riparian buffer restoration efforts along Scotts Run.

To achieve this vision, development proposals should address the Areawide Recommendations and provide for the following.

- *As indicated above, the vision for these subdistricts is to redevelop with significantly more intense office development, with the highest intensities near the Metro station. These subdistricts are also envisioned to become more diverse in land uses, to include hotel, residential and support retail*

uses. The intensities and land use mix should be consistent with the Areawide Land Use Recommendations.

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

- *In these subdistricts, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.*

- *When a consolidation includes land located in the first intensity tier (within 1/8 mile of a Metro station), it should also include land in the second intensity tier (between 1/8 and 1/4 mile of a station), in order to ensure connectivity to the Metro station.*

- *Redevelopment should occur in a manner that fosters vehicular and pedestrian access and circulation. Development proposals should show how the proposed development will be integrated within the subdistrict as well as the abutting districts/subdistricts through the provision of the grid of streets.*

- *In the Scotts Run Crossing Subdistrict, two circulation improvements are planned -- a new ramp from the DAAR and the extension of Scotts Run Road over the Beltway. The location and configuration of Scotts Run Road may be adjusted at the time of development approval so as to preserve and make use of the existing right-of-way. Redevelopment along these alignments should provide right-of-way or otherwise accommodate these improvements, and should make appropriate contributions toward their construction costs*

- *For both subdistricts, 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 provided consistent with guidance in 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 Areawide Environmental Stewardship Recommendations.*

- *When redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, as well as affordable/workforce housing as indicated in the Areawide Land Use Recommendations.*

- *Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify 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.*

- *In addition, a specific public facility need is the provision of a fire station; this facility should be accommodated in this area's redevelopment.*

- *Building heights in these subdistricts range from 105 feet to 400 feet, depending upon location, as described below and conceptually shown on the Building Height Map in the Areawide Urban Design Recommendations…*

- *The Scotts Run Crossing Subdistrict is separated from suburban neighborhoods by the extensive right-of-way of the DAAR and Dolley Madison Boulevard. It is positioned along the Capital Beltway, and has an average grade 25 to 35 feet below the Beltway, the planned extension of Scotts Run Road over the Beltway, and the elevated Metro station. As a result, this subdistrict's building heights are between 175 and 400 feet. Building heights should be highest closest to the Metro station or along the Capital Beltway.*

- *A potential circulator alignment extends through these subdistricts, as described in the Areawide Transportation Recommendations. In addition to the above guidance for this area, redevelopment proposals along the alignment should provide right-of-way or otherwise accommodate this circulator and should make appropriate contributions toward its construction cost. See the Intensity section of the Areawide Land Use Recommendations.*

<u>Urban Design Guidelines</u>

On January 24, 2012, the Board of Supervisors endorsed the Tysons Urban Design Guidelines (TUDG). Although not a part of the Comprehensive Plan, the

County envisions these guidelines as helpful to designers and planners who are faced with the challenge of designing a redevelopment in Tysons Corner by offering a base palette from which to start. As described later in this report, the applicant in this case has also proffered to follow their own complementary design guidelines which provide internal guidance to site design, layout and furnishings on-site, referred to in this text as the Capital One Urban Design Guidelines (COUDG).

DESCRIPTION OF THE DEVELOPMENT PLANS

Conceptual Development Plan (reduction at front of staff report)

Title of Conceptual Development Plan:	Capital One Bank Masterplan
Prepared By:	William H. Gordon Associates, Inc.
Original and Revision Date:	May 6, 2010 as revised through February 18, 2014

Final Development Plan (reduction at front of staff report)

Title of Final Development Plan:	Capital One Bank Masterplan FDP
Prepared By:	William H. Gordon Associates, Inc.
Original and Revision Dates:	May 6, 2013 as revised through February 18, 2014

Development Plans

The CDP and FDP are separate plans but will be described together since they feature a consolidated development plan and one phase therein.

CDP

The CDP consists of 57 sheets which show the site layout, massing, basic architecture and engineering used to design the proposed mixed-use development.

CDP Sheet	Description
Sheet 1	Cover sheets with contact information, soils and vicinity maps
Sheet 2	Notes
Sheet 2A-13A	Civil Sheets including existing conditions, layout, landscape tabulations, street sections and Jones Branch Connector plans
Sheet 14-15E	Phasing Sheets
Sheet 16-19A	Shadow analysis and Architecturals
Sheet 20--22B	Stormwater Tabulations
Sheets 23-24	Adjacent Street Sections and Road Network Analysis
Sheet 25-28B	Parks Information
Sheets 29	3D Site Model
Sheets 30-31A	Waivers
Sheets 31	Emergency Access Plan
Sheet 32	Concept Utility Plan
Sheet 33-34	Building Massing and Articulation
Sheet 35	Super Boulevard Design

FDP

The FDP contains 59 sheets which show the details of site layout, engineering and architecture of Blocks A, B and interim conditions throughout the site (including the standalone temporary community center) as noted on the CDP.

FDP Sheet	Description
Sheet 1	Cover sheets with contact information, soils and vicinity maps
Sheet 2	Notes
Sheets 3 &4	Civil Sheets including existing conditions, layout, and building tabulations
Sheet 5	FDPA Layout
Sheet 6-8B	Parking Structure Layouts
Sheet 9	Vehicular Circulation Plan
Sheets 10-11	Landscaping and Open Space Sheets
Sheet 12	Utilities Plan
Sheets 13	Public Facilities Plan
Sheets 14	Pedestrian Circulation Plan
Sheets 15-15B	Street Sections
Sheets 16-18	Elevations, Cross Sections and Shadow Studies
Sheets 19-19A	Urban Amenities
Sheet 19B	Security Features
Sheets 19C-19E	Park Enlargements
Sheets 20-22A	Stormwater Information
Sheets 23-26	Architectural Elevations
Sheet 27	Emergency Access Plan
Sheet 28-30	Phasing Plans
Sheet 31-33	Precedent Information (Providence Community Center)

Overall Development

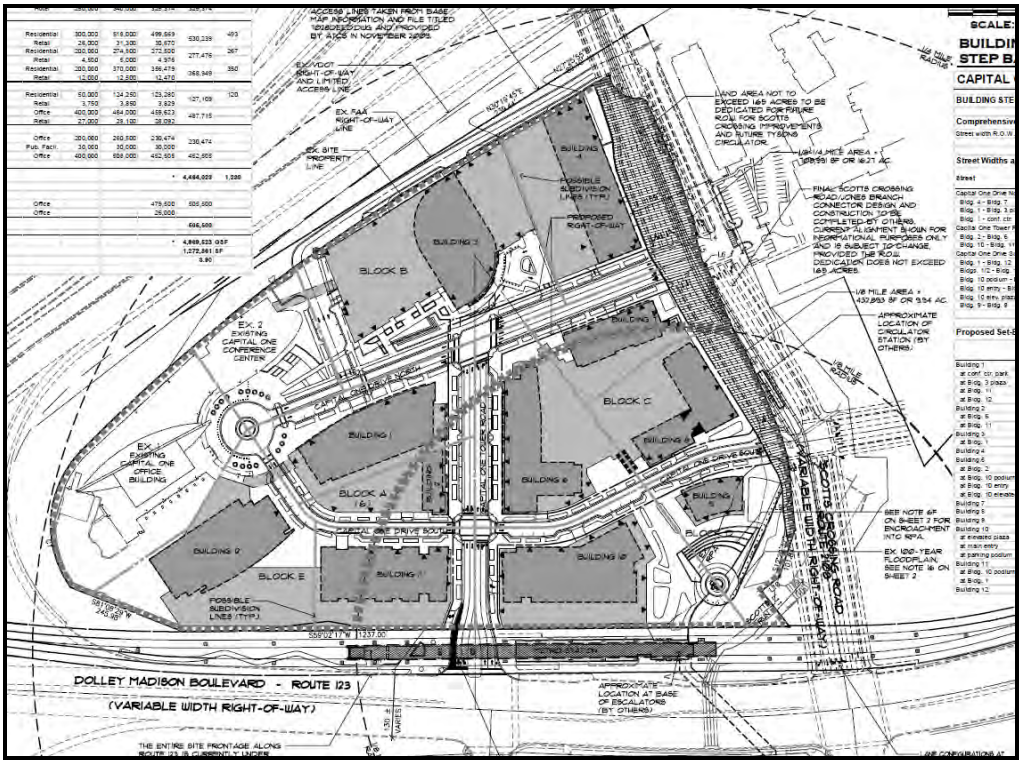

Figure 4 Conceptual Development Plan

- *<u>Proposed Site Layout, Six Blocks.</u>* The applicant now proposes a building program of 11 new buildings (instead of 12). The existing 205-foot tall office building and adjoining one-story conference center will continue to be retained. In total, the 13 buildings will result in almost 5 million square feet (4,969,523 SF) of development on this 26 acre site within ¼ mile of the Mclean Metro station. The overall FAR would be 3.90. The buildings are all considered high-rise; that is, the minimum height of any of the buildings would be 75 feet, with the tallest building (Building 3) proposed at a maximum height of 470 feet. The buildings are organized into a series of five blocks, oriented toward the new streets and public spaces.

  The site layout follows the previously approved site layout pattern in terms of setting up the five new blocks with three new streets. Blocks A, C, and D are largely the same as previously approved. Block A, the Capital One Expansion Phase, still proposes two buildings on a shared parking podium. Building 1 is a proposed 348 tall office building with 603,845 SF, which represents an increase from the previously approved 527,181 SF 316 foot tall building. The hotel is proposed at 122-feet tall with 89,637 SF, which will be slightly smaller than the originally approved 136-foot tall, 89,637 SF building.

  Block C proposes three residential buildings surrounding a common green. Buildings 6, 7, and 8 range in height from 232 feet to 261 feet with GFA ranging

from 269,976 to 522,739 SF. Each building faces onto a public street and has ground floor retail at the base. As previously approved, the buildings are built on a shared parking podium with the podium wrapped by retail or built into the grade at the northern edge. The proposed square footage of all three buildings is slightly higher in the approved rezoning.

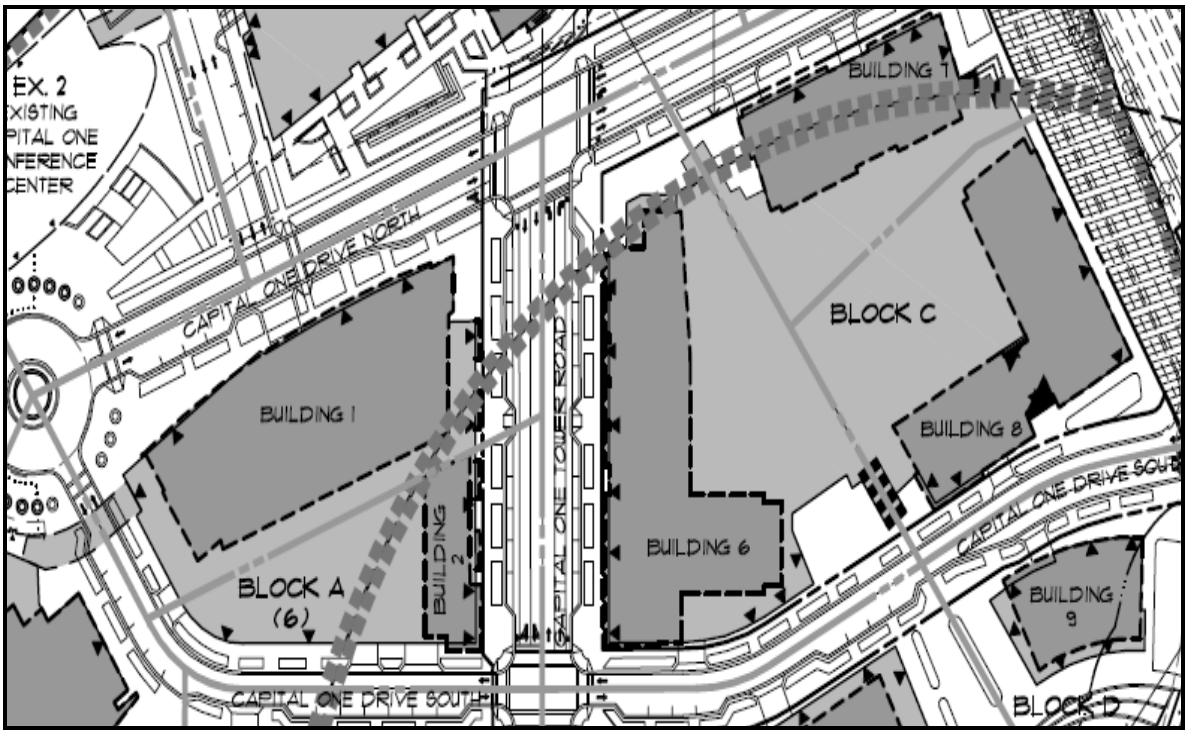

Figure 5 Blocks A and C

Block D proposes two buildings (an office and residential building) which are oriented toward a new grid street and features access to the new Metro Plaza. Building 9 is residential and is proposed to be 199 feet tall with 122,014 SF. Building 10 is proposed to be an office building at 325 feet tall with a parking podium with 487,715 SF. Block D is unchanged from the approved rezoning.

As previously noted, Block E again is proposed to contain two office buildings ranging in height from 273 feet to 311 feet tall, with a shared parking podium. The Block E buildings are smaller than those which were previously approved because the reallocation of square footage has been transferred from this Block and given to Block B. Building 11 was approved as a 287-foot tall 320,468 SF office building, but it now proposed to be a 237-foot tall 230,474 SF office building. Building 12 was approved as a 427 foot tall, 732,100 SF office building but is now proposed as a 311-foot tall, 452,505 SF office building.

As previously approved, the proposed parking podiums range in height across the application, but can extend up to eight stories and will be typically treated at street level with active uses, architectural enhancements or park spaces.

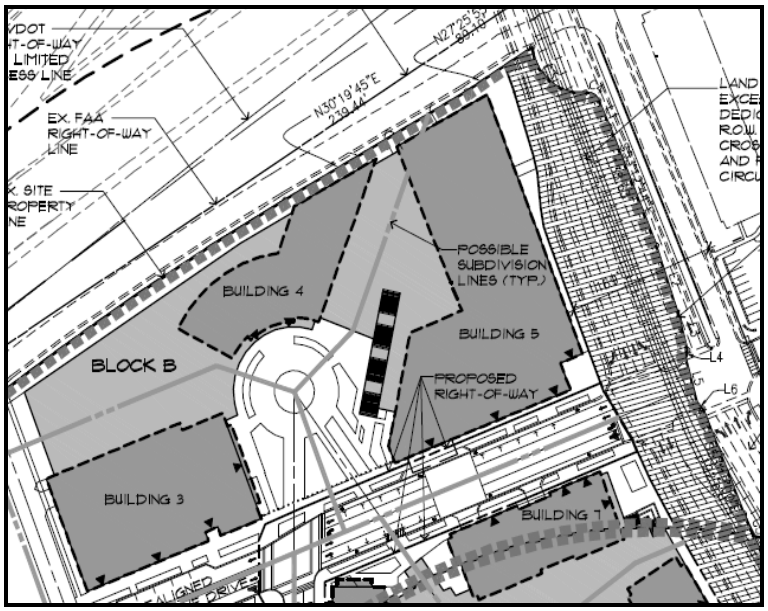

Figure 6 Block B, as approved

As mentioned above, this PCA/FDPA request deals largely with changes proposed for Block B. This block previously featured three buildings oriented around a central civic plaza. The uses included two office buildings and a hotel and ranged in height from 207 to 317 feet and in size from 277,096 SF to 396,000 SF.

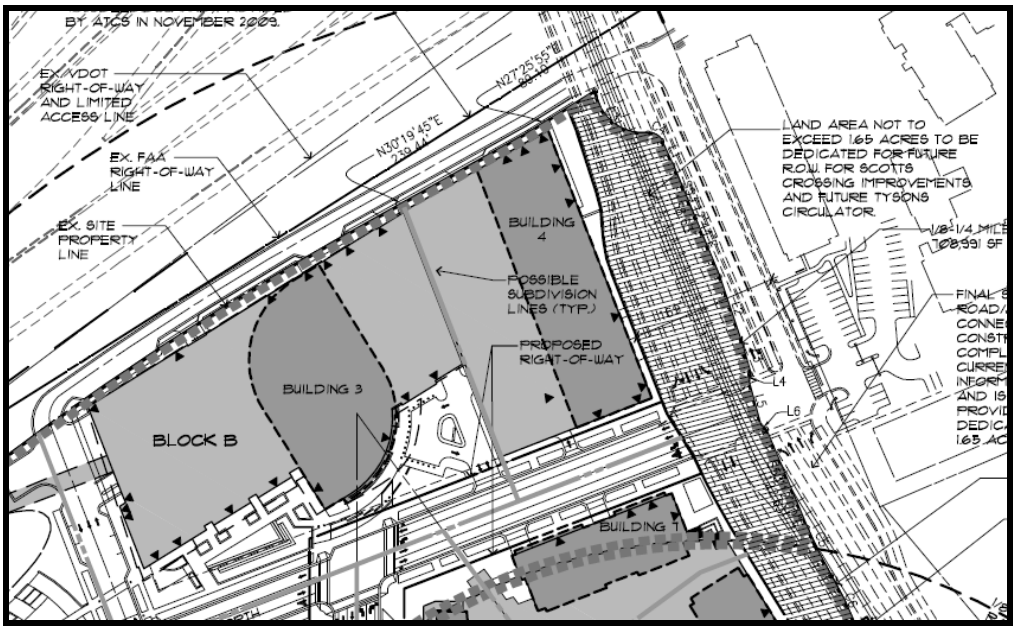

Figure 7 Proposed Block B

Block B now features two buildings, a 975,000 SF office building and a 325,374 SF hotel. The proposed height for the office building is 470 feet and the hotel is proposed at 211 feet. The site layout also features a linear park along the front of the building and its accompanying parking structure. The garage for the office and hotel are

accessed by a vehicle turn-around located off of Capital One Drive North and between Buildings 3 and 4.

- *Urban Design* As noted previously in this report, this application does not seek to alter the basic urban form as previously approved. The application seeks to create an urban form adjacent to the Mclean Metro Station. To further that vision, the CDP/FDP, proffers and Capital One Urban Design Guidelines (COUDG) contain design principles to govern the architectural design, park layout and streetscapes on the site. The COUDG can be found online at: http://www.fairfaxcounty.gov/tysons/development/cases/download/capone_designguidelines.pdf

  Images, conceptual elevations, and use diagrams are located within the CDP and FDP to illustrate potential layouts and architecture for the site. The plans and proffers also contain proposed streetscape layouts for the site. Though the COUDG are not proffered, they build upon these base designs contained in the CDP and FDP to provide further guidance on streetscape, open spaces, signs, and architectural standards. The COUDG also describe the design philosophy of the site and describe the proposed internal design review board for the development and are generally in conformance with the TUDGs as well.

- *Street Grid and Vehicular Access.* Currently, the subject site is accessed from Dolley Madison Boulevard via Old Meadow Road and from Scotts Crossing Road via Capital One Drive North. Both streets are private with access restricted by security gates. Under the approved CDP, the site would be accessed through several new grid streets which intersect with Scotts Crossing Road and Dolley Madison Boulevard. No significant changes to the previously approved grid are proposed. The applicant continues to provide these new streets—now called Capital One Drive North and South and Capital One Tower Road. Capital One Drive North and South would parallel Dolley Madison Boulevard connecting the site to Scotts Crossing Road. These roads have both public and private sections. The private portions of these roads are located to the northwest of Capital One Tower Road and would include those portions of the site that access the existing Capital One facilities. The public portions of Capital One Drive North and South are located between Capital One Tower Road and Scotts Crossing Road. The entirety of Capital One Tower Road, which runs perpendicular to Dolley Madison Boulevard, would be public. With the redesign of the site, the applicant was able to provide a wider street section for many of the grid streets, to accommodate wider lanes and bike lanes.

  The application property is directly adjacent to Scotts Crossing Road, which, when reconstructed, will be called the Jones Branch Connector (JBC). Ultimately, this road is proposed to connect Dolley Madison Boulevard to Jones Branch Drive and provide a new crossing of the Beltway. This major transportation improvement was listed in Table 7 of the Comprehensive Plan as necessary to accommodate traffic volumes associated with Tysons redevelopment. The applicant has proposed to dedicate 1.65 acres to accommodate road widths and a future transit line (the Tysons Circulator) in the median of the Jones Branch Connector. The JBC project is funded and is

proceeding through the design process. The CDP depicts the ultimate lane configurations as currently envisioned. The applicant is also providing a road to the rear of the site, the Gates of Mclean Access Road, which will provide Block B with loading and parking entrances along a service-oriented street. This street will also provide a secondary access for the Gates of Mclean since the JBC project would eliminate one existing access point.

- *Streetscape.* The applicant proposes streetscape along all of the proposed streets which will consist of a building zone, a sidewalk and a landscape amenity panel. The applicant has provided street sections within the CDP which depict the streetscape on Capital One Drive North and South and Capital One Tower Road. There is also treatment along the Jones Branch Connector and Dolley Madison Boulevard.

- *Urban Open Space.* The applicant shows 4.42 acres of urban open space on the CDP which will be located throughout the site. Precedential photographs are shown on the park enlargement sheets in the CDP to detail the location and amenities of the proposed urban space areas. At the time of FDP, refining details for the parks within each block will be provided. The proffers commit to providing the park and appropriate public access easements at issuance of the first RUP or Non-RUP for the final building in the phase.

- *Private Open Space.* As noted above, the proposed parking podiums can extend up to 7-8 stories on this site, creating rooftops 70-80 feet high. The applicant has proposed to use these rooftops to create plazas, which are mostly private spaces for employees, residents or hotel visitors of the site.

- *Transit*. The site is immediately adjacent to the Tysons East Metro station. Block D (which will contain Buildings 9 and 10) is the block closest to the new station and features an urban park to the north of the station. No change is proposed in this block. The Metro station is proposed to have two entrances, including one along the north side of Dolley Madison Boulevard and one into the proposed Kiss and Ride on the south side of Dolley Madison Boulevard by pedestrian bridge. As previously approved, the applicant continues to propose to create a new entrance on the back side of the station which would lead directly into the site at ground-level and open into the proposed Metro park between Buildings 9 and 10.

  The Comprehensive Plan also shows a conceptual plan for a Tysons Circulator on Scotts Run Crossing Road. The Tysons Circulator would provide transit within the Tysons Corner Urban Center and would be rubber-tired in dedicated right of way. Since the adoption of the Comprehensive Plan, further circulator studies have been conducted, which identified the possible need for a station along Scotts Crossing Road. As described above, the applicant has agreed to dedicate land along the site's Scotts Crossing Road frontage for a possible future circulator route and station. Bus bays for use by the applicant have been added to the rear of Block B, but these spaces are primarily for buses operated by the applicant. As previously stated during the original rezoning, a bus stop

continues to be needed along Capital One Drive South between Capital Tower Road and Scotts Crossing Road.

- *Transportation Demand Management (TDM).* The applicant continues to commit to reducing vehicle trips by establishing a TDM program which will encourage the use of different transportation modes, as well as monitor the vehicle trips made to and from the site. The program establishes a remedy fund to provide further trip mitigation should the trip reduction goals not be met. There is also a penalty fund if the goals are not met; however, the penalty fund it is not proposed to be escalated.

- *Pedestrian Access.* Sheet 11 describes the pedestrian circulation plan for the entire site at full build-out. At full build-out, pedestrians can access each of the buildings from the sidewalks which will surround each building. In addition, a pedestrian path is shown through the Metro park, to the Common Green and on to its terminus at Building 3 and the redesigned Block B. As noted earlier, the approved design of the Metro station features only one entrance along the north side of Dolley Madison Boulevard which is located directly on Dolley Madison Boulevard. The applicant continues to depict a new, second pedestrian access at ground level on the other side of the station, which would access directly into the Capital One site. The applicant continues to commit to work with the County and WMATA to add this pedestrian access prior to the issuance of the first Non-RUP for the hotel associated with the Capital One Expansion II and Hotel Phase (the phase in FDPA at this time), once the station is to be conveyed to WMATA and so long as the cost of the entrance does not exceed $300,000. Pedestrian access, with temporary linkages, is also shown on the phasing plans as each block develops. As before, the applicant is requesting a waiver of the paved trails shown on the Trails Map of the Comprehensive Plan in favor of the proposed on-site sidewalks.

- *Parking.* At the time of ultimate build-out of the proposed development, most of the parking for the site will be located within the proposed underground and above-ground parking structures which will be integrated into the various blocks. The applicant continues to proffer to meet the PTC parking requirements, which mandate maximum numbers of spaces instead of the traditional parking minimums. While the proffers allow the applicant to meet the Zoning Ordinance, the applicant has provided tabulations that would permit the provision of less parking than described by the Zoning Ordinance. At this time, the parking tabulation shows a total of 7,520 parking spaces to support the roughly 5 million SF of office, residential retail, hotel and public uses on site.

- *Athletic Fields.* The Comprehensive Plan provides specific guidance on the need to accommodate athletic fields within Tysons Corner in order to serve the existing and future employee and resident populations. In general, one full-size athletic field is needed for every 4.5 million square feet of mixed-use development in Tysons. With no change to the approved size of the development, the Comprehensive Plan continues to recommend the provision of 0.86 of an athletic field (which is the same need as was generated with the original rezoning). The applicant continues to propose to satisfy this

recommendation in two ways. First, the applicant is partnering with a nearby development in Tysons East (the Commons). Under this arrangement, the applicant will provide a 30,000 SF community center with gym on the subject site, while the Commons would provide a full-size athletic field on their Tysons East site (which is located to the south of Dolley Madison Boulevard along Anderson Road). In addition, the applicant continues to propose a small, publicly accessible field within the common green in Block C with some public scheduling.

- *Public Facility.* The applicant proposes to provide a 30,000 SF community center to serve County residents. Ultimately, the facility would likely be located within Building 11 in Block E. However, in the interim, the applicant proposes to build a standalone facility concurrent with the third office building or the fourth building overall. While the County will ultimately determine the program of each facility, it is envisioned that any facility would include a 9,000 SF gymnasium, a classroom and some meeting space. The exact program for the center would be determined based on community outreach to the existing and future residents of the neighborhood. The applicant has proffered to lease both standalone and integrated center to the County without costs for a specified period.

- *EQC, RPA & Floodplain.* The site is impacted by the EQC, RPA and floodplain associated with Scotts Run. As before, the applicant proposes to encroach into the RPA, but is limiting the impervious surface and disturbance to amounts which were previously approved. As long as neither the imperviousness nor the disturbance increases over that which was previously approved, the applicant may redevelop without an RPA exception. The CDP shows that the floodplain will not be impacted under the development of the Metro park, as the proposed plaza within this park cantilevers over the floodplain. The applicant has also proffered to prepare a detailed stream restoration plan which would seek to restore the area to a more natural channel configuration that at the time of FDP and construction for Block D,

- *Tree Preservation.* As in the approved rezoning, existing on-site tree canopy will be lost under the proposed development of the site. As such, the applicant continues to propose to meet the tree canopy requirements in its entirety with new trees planted in the streetscape and park areas. Overall, the tree cover has been calculated at 13.1% for the entire site. For the FDP site (which is an interim condition) the tree cover is 9%.

- *Stormwater Management (SWM)/Best Management Practices (BMP)*. The Comprehensive Plan recommends an aggressive strategy to deal with the increased stormwater impacts associated with the increased intensity of development expected for Tysons. Specifically, the Plan recommends that the first inch of rainfall be retained and/or reused on site and that developers take advantage of the stormwater LEED credits as well. As with the approved rezoning, the applicant proposes to accommodate the stormwater detention, retention and reuse needs on-site through the use of cisterns, storage vaults, green roofs, bioretention with storage, and natural open space. The applicant is requesting reaffirmation of a waiver of the PFM related to use of underground

SWM vaults in a residential area which was approved with the original rezoning.

- *Affordable and Workforce Housing*. Given the type of high-rise construction proposed here, it is not anticipated that affordable housing will be required. However, the applicant continues to proffer to provide affordable and/or workforce housing at a rate of 20% of the dwelling units on-site in accordance with the Board of Supervisors' Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010. In addition, the applicant continues to proffer to contribute $3.00 for each square foot of non-residential space (excluding retail and space reserved for public facilities) built on the subject site to the Fairfax County Board of Supervisors for the provision of affordable and/or workforce housing to serve Tysons.

FDPA Description Overview

The FDPA encompasses the entire application property, which represents an expansion from the approved FDP which had included only Block A (the Capital One Expansion Phase) and the existing buildings. The FDPA depicts the existing buildings to remain, the buildings in Block A, the buildings in Block B and a standalone community center in Block E (which would ultimately be razed and incorporated into Building 11 with a later FDPA). The FDPA also includes several portions of the new streets proposed in the CDPA. Specifically, the applicant proposes to realign Capital One Drive North and to construct Capital One Tower Road in their ultimate conditions. In addition, the FDPA shows the construction of the private portion of Capital One Drive South.

Again, no changes are proposed to the existing office building and conference center. Block A, as in the previous approval, includes an office tower and hotel tower, built on a single parking podium. These proposed buildings will be connected to the existing development by a pedestrian bridge. The proposed parking podium can be up to eight stories in height and will be wrapped by the office along Capital One Drive North, hotel/retail along Capital One Tower Road, and by a vegetated wall along Capital One Drive South. The applicant continues to propose a drive-through financial institution which will be located entirely within the parking structure and accessed from Capital One Drive South. A rooftop plaza is proposed on the top of the parking structure for occupants of the buildings.

As discussed above, the majority of the changes proposed with these applications occur in Block B. Originally Block B proposed three buildings (two offices and one hotel) centered on a civic plaza. The originally approved buildings in Block B ranged in height from 207 to 317 feet and contained approximately 1 million SF. Block B now features two buildings—an approximately 950,000 SF, 470 foot tall office tower along the Beltway and a 400,000 SF, 250-foot tall hotel which are built on a parking podium approximately eight stories tall, with retail and active uses wrapping the podium along Capital One Drive North and parts of Scotts Crossing Road.

The FDPA marks an interim phase between the current configuration of the Capital One campus, and its ultimate configuration as a mixed-use, transit-oriented neighborhood. While the FDPA represents the final layout of the blocks which are shown on the plan, the FDPA will be later amended to add the street context as shown on the CDP.

In addition, the FDPA depicts a two-story standalone public facility in the area in Block E where Building 11 will ultimately reside. This facility will front on Capital One Tower Road and Capital One Drive South, with an associated 35 space surface parking lot located behind the facility.

The FDPA further shows retention of the existing onsite baseball field which is located in an area not shown to be developed with structures on this FDPA. The phasing sheets also show interim surface parking for that field, as well as interim fields which could be provided on Block A or B prior to development of these blocks.

In the interim condition, the FDPA also depicts that landscaping and sidewalks will be provided along the streets, even in the absence of construction of the buildings within that block. The applicant proposes enhanced landscaping along the perimeter of the buildings which are located in places where the ultimate alignment of the streets is not to be constructed at this time.

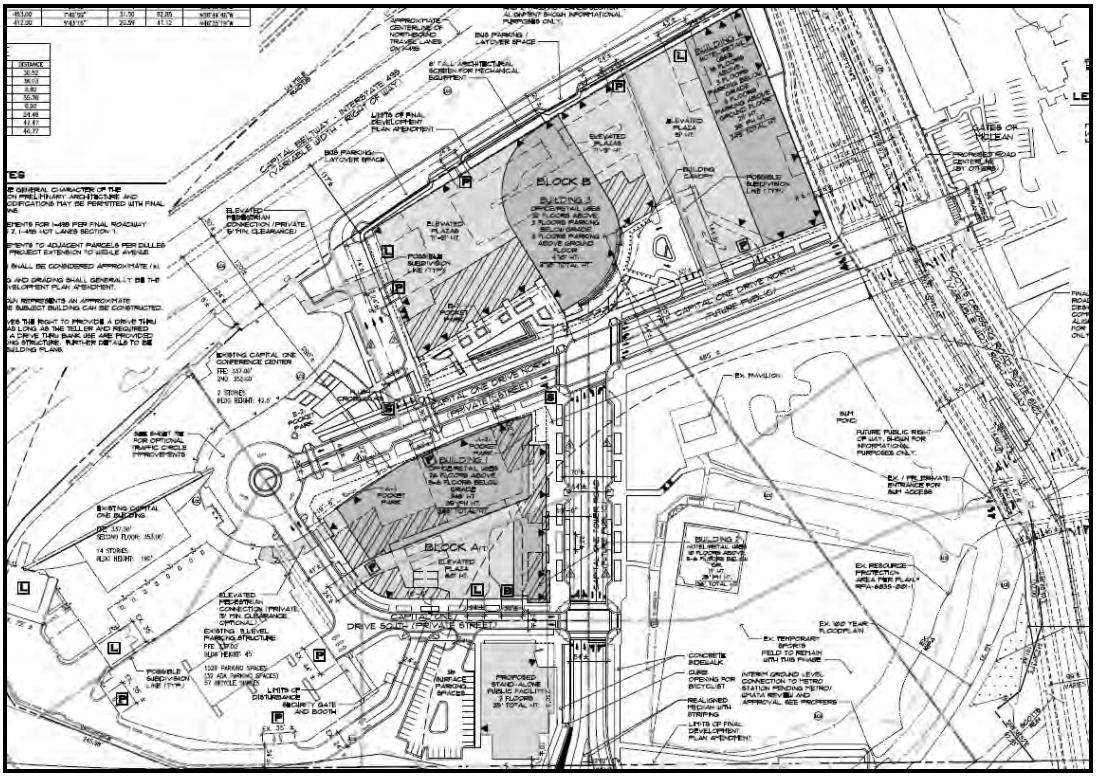

Figure 8. Final Development Plan

ANALYSIS

Land Use

The application is within the Transit Station Mixed-Use land use category on the Comprehensive Plan's Conceptual Land Use Map. The Plan defines the Transit Station Mixed-Use land category as follows:

> ***Transit Station Mixed-Use****: These areas are generally located near the Metro stations. They are planned for a balanced mix of retail, office, arts/civic, hotel, and residential uses. The overall percentage of office uses throughout all of the Transit Station Mixed-use areas should be approximately 65%. This target of office uses will help Tysons maintain a balance of land use and transportation over the next 20 years. Individual developments may have flexibility to build more than 65% office if other developments in the category are built or rezoned with a use mix that contains proportionately less office. The residential component should be on the order of 20% or more of the total development. It is anticipated that the land use mix will vary by TOD District or subdistrict. Some districts or subdistricts will have a concentration of offices and other areas will have a more residential character. In all cases, synergies between complementary land uses should be pursued to promote vibrant urban communities.*

The land use mix proposed for the subject application follows the recommendations for the Transit Station Mixed-Use Category. The mix of uses falls at 64% office, 25.2% residential, 8.2% hotel, 2.6% retail and 0.6% public facility, which staff finds to be in conformance with the Comprehensive Plan. This mix largely follows the approved land use mix, although the applicant is proposing roughly 17,915 SF more of the square footage to retail.

Intensity

In TOD Districts, the Comprehensive Plan links intensity to a property's distance from a Metro station. For sites within 1/4 mile of a station, the Plan does not specify a maximum FAR (pages 23-24, 26-27).

> *The highest intensities in Tysons should be built in areas closest to the Metro station entrance. Intensities should decrease as the walking distance from the stations increases. This reflects evidence from other urban areas that transit ridership is correlated with walking distance to rail stations. Following this pattern, the intensity of redevelopment projects within 1/4 mile of the Metro stations should be determined through the rezoning process; in other words, no individual site within these areas should be subject to a maximum FAR.*

The subject property is located entirely within 1/4 mile of the Tysons East station and is not subject to a maximum intensity. It should be noted that the Comprehensive Plan recommends that floor area associated with public facilities not be included when calculating the intensity for applications in Tysons (Page 24).

> *To encourage public-private partnerships, when building space is provided for a public facility, the floor area of the facility should not be counted toward a development's allowable FAR.*

The intensity for the subject application after the exclusion of the proposed 30,000 square feet of public facility space, remains 3.90 FAR. This intensity is in conformance with the Comprehensive Plan.

Initial Development Level (IDL)

The Comprehensive Plan sets an initial development level for office uses in Tysons and recommends that a Tysons-wide summary of existing and approved development be provided with all rezoning applications in Tysons (pages 24-26).

Because the applicant's proffers relating to the maximum gross floor area for office uses are unchanged with the subject PCA, the subject applications will have no impact on the initial development level for office uses in the Comprehensive Plan.

Phasing Development to Major Transportation Facilities and Tysons Transportation Funds

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An important element of the Comprehensive Plan for Tysons is the guidance on phasing development to transportation improvements and public facilities (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.*

On January 8, 2013, the Board of Supervisors 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's draft proffers (Proffers 33 and 34) address the Comprehensive Plan recommendations for phasing development to transportation improvements by making contributions to the two transportation funds. However, Proffer 33 includes a two-tiered approach to contributing to the Tysons Grid of Streets Transportation Fund. The applicant is proposing to contribute $4.07 per non-residential square foot (the rate in effect prior to 2013) for the first 593,253 square feet built on Block B and $6.44 per non-

residential square foot (the rate in the Board's adopted guidelines) for the remainder of the application. The applicant notes that the approved rezoning included a proffer which allowed the applicant to pay $4.07 per non-residential SF on the first 593,253 SF of development (a number derived from previously approved but unbuilt square footage from the former West*Gate office park).

While this tiered approach continues the previously approved approach, staff notes that the Tysons Grid of Streets Transportation Fund rate of contribution was based on all new square footage; only existing (i.e. at least under construction) square footage was excluded. The lower contribution amount proposed by the applicant would result in a shortfall of $1.4 million when compared against the assumptions made when establishing the grid fund rates. As such, any reduction in the square footage that contributes to the fund marks a lessening of the ability of the County to effectively provide a transportation network. Therefore, staff continues to recommend that the applicant pay the adopted fund rate for all proposed new buildings.

Phasing and Interim Conditions

The phasing for these applications can be viewed largely in terms of what transportation infrastructure and what public amenities will be provided at any particular time. While the proposed buildings are not necessarily sequential, as with most of the applications in Tysons, the applicant generally phases these improvements to the construction of adjacent structures.

The decision to proceed with Block B prior to Block A has had phasing implications with regard to road construction. Development of Block A alone would have allowed for continuation of the existing road alignments and entrances. Specifically, with the development of Block A, the applicant did not need to realign Capital One Drive or redo the entrance into the Capital One site from Dolley Madison Boulevard.

With the current FDPA, the proposed construction of Block B in its ultimate configuration will require realignment and construction of the ultimate section for Capital One Drive North from the Scotts Crossing Road to the Capital One existing buildings. In addition, the applicant proposes construction of Capital One Tower Road (the former Old Meadow Road) with a new entrance to Dolley Madison Boulevard. It should be noted that the applicant has already received site plan approval for this section of road as previously approved in the rezoning. However, the road sections on this proposal are wider than previously approved on Capital One Tower Road.

The remainder of the phasing is shown on the CDPA which still includes block by block development. The applicant notes that each building could stand alone, and as such, provides details of which expected commitments will come online and at what time.

Staff has evaluated these phasing plans by examining the following: the street improvements that will be provided at each phase or building within a phase; the public space and facility amenities that will provided with each building or phase; interim or temporary pedestrian linkages; and the overall interim massing and architectural

treatments as buildings come online one by one. Given that much of the street grid will be constructed earlier than in the previous application and that the community center is still shown to be provided early in the overall development process, staff finds that the proposed phasing is adequate to satisfy the Comprehensive Plan and Zoning Ordinance requirements.

Affordable and Workforce Housing

The applicant continues to proffer to adhere to the Board of Supervisors' Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010, by providing 20% workforce units based on the total number of units constructed, and by providing the workforce units on-site with a bedroom mix similar to that provided in the market rate units. The applicant also continues to proffer to contribute $3.00 for each gross square foot of non-residential space (excluding retail and space reserved for public facilities) built on the subject site to the Fairfax County Board of Supervisors for the provision of affordable and/or workforce housing to serve Tysons.

Public Facilities

Under the approved rezoning application, the applicant satisfied the Comprehensive Plan identified need for public services by providing a 30,000 SF community center. While the exact location of the community center would have been refined between the County and the applicant as FDPA applications were reviewed, the general consensus was that Building 3 in Block B would have been the optimal location. Development of this block was likely to occur in the nearer term and the block itself had outdoor space in the form of the civic plaza that would complement a community center well. However, with the redesign of Block B and the applicant's intent to expand its headquarters within this block, Block B became less attractive to the applicant as a location for the community center. Therefore, in order to continue to satisfy the spirit of the previous approval and the needs of the residents in Tysons, the applicant has proposed to provide at least two community centers. First, the applicant would provide an interim stand-alone facility, which is shown on the FDPA at the corner of Capital One Tower Road and Capital One Drive South. The building would be free-standing with an adjacent surface parking lot. Unless the program is altered by the County, this interim facility would likely include basketball facilities, office, conference and multi-use rooms. This program is identical to that approved with the original rezoning. The standalone facility would be provided with the third office building on the site or the fourth building overall on the site.

The second and permanent community center would be constructed within Building 11, which is to be located in the same area as the stand-alone facility. As such, the applicant will have to raze the standalone community center to then integrate it into Building 11. The program for this community center would be similar to the standalone facility and the facility described in RZ 2010-PR-021.

Since there will be a period of time after the standalone is razed, but the new facility has not been completed, the applicant has also offered provisions for an interim facility to help bridge the gap. The applicant has proffered to provide the recreational and

community components in up to two separate facilities. The space for the facility would be no less than 30,000 SF and would generally be located within the Tysons Urban Center. The administration of these separate facilities may be difficult, so County staff will determine what, if any, interim facility can be reasonably be provided.

The details of the proposal are found in the proffers and closely mirror the commitment made in the approved rezoning. As before, the applicant continues to proffer cost caps on both facilities. A detailed breakdown of what would be included in the cost is detailed in the proffers. The applicant and staff continue to work to assure that the facilities provided to the county are within the budget provided. Should agreement not be reached on the budget of the standalone facility or the integrated facility, the proffers do allow the County to receive a lump sum payment. The County could also elect to fund the cost overruns in order to provide the facility.

While staff believes that the provision of this community center brings value to the future of Tysons, questions remain regarding certain aspects of the proffer. Staff generally believes that the cap provides a reasonable budget but does worry about items such as stormwater treatment or utilities could undermine the ability to provide a useful program. Staff notes that should the budget not cover the community center; the proposed community center may not come into being or would require County funding on any costs overruns, which would have a detrimental impact on all of Tysons.

Street Grid and Design

The Comprehensive Plan provides recommendations for a conceptual grid and for street cross sections for various street types. This application continues the grid of streets as previously approved with three streets—Capital One Drive North and South and Capital One Tower Road (which were previously known as Capital One Drive North, Old Springhouse Road and Old Meadow Road respectively). As discussed above, the applicant continues to propose to phase in the construction of these streets as needed for the new buildings. However, since the sequence of construction has changed, some of the streets will be provided sooner than in the previous approvals.

The applicant has spent considerable effort and time with this application to redesign the streets to standards expected in Tysons. Specifically, the applicant has included a wider section of Capital One Tower Road to accommodate wider lanes and a four -lane cross section and bike lanes (with on street parking) instead of the two travel lanes previously provided. Staff believes that this widening is appropriate given the expected volumes on this road and that Capital One Tower Road replaces two streets on the proposed grid of streets.

The change in design to Block B has had implications for the Gates of Mclean Access road to the rear of the block. The proposed JBC project will close one of the existing access points into the Gates of Mclean. As such, an access road is needed to provide secondary access to the Gates. As shown on the previously approved plan and the proposed plan, a road will run between Block B and the Beltway and under the JBC bridge to provide this secondary access. At this time, the applicant proposes only to build that section of road which ends at the last parking entrance into the office parking garage, even though this road will be used to access the loading for Building 4 (the

hotel) in the future and use right of way to accommodate utilities needed for Block B. While the applicant does not propose to build the hotel with Building 3, the applicant will be constructing the underground garage for both. Since the Jones Branch Connector (JBC) will need the access road to provide secondary access to the Gates of Mclean, some of the roadway had always been considered to be part of the project. However, staff continues to urge the applicant to construct the access road up to their loading entrance for Building 4. The remainder of the access road would then be considered as a part of the JBC project.

Pedestrian and Bicycle Amenities

The Comprehensive Plan envisions a robust non-motorized transportation network for Tysons Corner. As with the original approval, the site is well served by sidewalks and bicycle lanes along each street and pathways within the site.

During RZ 2010-PR-021, the applicant proffered to work with the County and WMATA/MWAA to provide an entrance directly from the Mclean Metro station to the applicant's site since the only other entrance proposed with the station leads to the sidewalk along Dolley Madison Boulevard). The applicant continues to work with the appropriate agencies to secure this entrance.

As described earlier, the applicant has provided a wider street section along Capital One Tower Road with this application. Staff supports this widening so that this road can adequately serve vehicular and bicycle traffic. However, the volumes expected along Capital One Tower Road have mandated that the lane widths themselves and curb and gutter areas be widened. In order to achieve an extra foot of width on each side of this roadway, the applicant has reduced the sidewalk width from eight to seven feet wide at the intersection of Capital One Tower Road and Dolley Madison Boulevard. This could affect the flow of pedestrians at the Metro station and staff would rather see the applicant pursue a design solution related to the building locations. As such, staff is not making a recommendation on the requested modification allowing the 7 foot sidewalk at this time and encourages the applicant to consider design solutions when that area is submitted on an FDPA.

Transportation Demand Management (TDM)

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

The applicant has continued to proffer to meet the vehicle reduction goals listed in the Plan, which are as follows:

Year	0 to 1/8 Mile	1/8 to ¼ Mile
2010 – 2020	45%	35%
2030 (84 million SF of GFA)	55%	45%
2040 (96 million SF of GFA)	60%	50%
2050 (113 million SF of GFA)	65%	55%

In addition, the applicant has agreed to help fund a Tysons Wide Transportation Management Association (TMA), with all contributions occurring with the fourth new building.

Staff is concerned, however, that the applicant is not proffering to escalate the remedy and penalty rates for the TDM application. As the other applicants have done with applications in Tysons, staff believes that this applicant should commit to escalate the remedy and penalty rates with inflation. While the program overall is in line with the TDM expectations, without proper escalation, the program becomes more difficult to enforce. This issue is not resolved.

Consolidated Traffic Impact Analysis (CTIA), Level of Service (LOS) Waiver and the Super Boulevard

During the recent review of RZ 2010-PR-021, the applicant and adjacent stakeholders cooperated to produce a CTIA which evaluated traffic in the immediate area. Overall, this analysis concluded that the proposed grid of streets would provide internal access and accommodate traffic onsite.

However, because of the poor Level of Service (LOS) at Scotts Crossing Road and Dolley Madison Boulevard, a LOS Waiver was needed at that intersection. During review of the original Capital One rezoning, staff advised the applicant that all necessary waivers would need to be acquired from VDOT prior to site plan approval. However, at that time, the LOS waiver process had yet to be established so the applicant expected to pursue the waiver during site plan. In the intervening period between approval of the original Capital one rezoning and the filling of a site plan, a LOS waiver was granted for this intersection as part of the Scotts Run Station South (RZ 2011-PR-010 and 011) approval. Specifically, this waiver was approved because the applicant in that case (Cityline) agreed to contribute funds toward the design and construction of the superstreet along Dolley Madison Boulevard. The superstreet is a redesign of the street and intersections to produce a series of left turns and U-turns to help alleviate traffic congestion by reducing turn movements without the need for additional right of way. Capital One has proffered to contribute to Superboulevard funding and is in conformance with the approved LOS waiver as approved by VDOT. However, Capital One has removed the existing building from the contribution and staff has recommended that all square footage contributing to the traffic be included in any superstreet contribution.

The concept of the Super Boulevard was to be further engineered by Cityline in conformance with proffers approved for RZ 2011-PR-010-11. That engineering has progressed and the initial intersection design for Capital One Tower Road as provided to FCDOT March 7, 2014 appears to be satisfactory for the current stage of engineering. Staff expects all the stakeholders in the vicinity of the Super Boulevard to continue to work together on design issues.

Parking

The parking tabulations provided by the applicant on the CDP show that 7,520 parking spaces will be provided on-site in parking structures. This parking will be spread across all the blocks in the proposed neighborhood. While the tabulations show that this application is providing fewer than the maximum number of parking spaces allowed within the PTC District, the applicant has proffered to conform to the Zoning Ordinance requirements on parking, which allows the applicant some leeway to provide more parking than depicted on the CDP (but no more than permitted by the Zoning Ordinance). This commitment is in line with the approved rezoning on this property and others in Tysons.

Staff expressed concern about the effect of parking podiums on the pedestrian experience and challenged the applicant to adequately screen and architecturally design the podiums to maximize activation wherever possible. In particular, staff was most concerned about the parking garage for Buildings 3 and 4 (located in Block B). This integrated structure is very large and highly visible from the surrounding streets. The applicant has designed the parking in this area to be wrapped with retail uses at the ground levels and with active office uses above. In addition, the applicant has used architectural screens to enliven the view of the structure along parts of the Beltway. With these features, the parking is well hidden and becomes less of parking podium in terms of how it is perceived to pedestrians and motorists alike.

Figure 8 Podium Elevation from Capital One Drive North

Figure 9 Podium elevation from existing building

Figure 10 Elevations around Block B

It should be noted that the applicant has continued to show the previously approved design for Buildings 1 and 2 in Block A. In that block, the garage will be wrapped with active office, retail and/or hotel use along the streets. Where the parking structure will be visible above the ground plane along Capital One Drive South, the garage will be treated with a vegetated wall. Details of these treatments are provided below.

Figure 11 Elevations of Block A, Vegetated Wall

Staff believes that wrapping the parking structure with active uses and/or providing architectural features will help shield pedestrians from the barren parking structures walls. As such, staff finds the commitments to the amount, location and screening associated with the parking structures in this application in general conformance with the recommendations in the Comprehensive Plan. Staff continues to encourage innovation as more FDPAs are submitted for further buildings on the site.

Building and Site Design

The block layout and orientation to the streets remains largely as it was shown with the original rezoning. Specifically, Blocks A, C, D and E remain largely unchanged with regard to site layout. Based on staff's analysis of build-to lines, bulk and massing and step-backs, staff finds that these blocks still adhere to the Plan guidelines.

The redesign of Block B, however, presented more challenges in terms of the building location and site design. The applicant's proposed 470-foot tall tower, for instance, is set back further from the street than desired, as is the entire parking structure which supports the office and hotel buildings. To complicate matters more, the proposed hotel and office building feature a vehicular drop-off along Capital One Drive, a roadway that was originally approved without such vehicular intrusions. In order to mitigate this setback of the building and parking structure from the street, the applicant has designed a linear park to provide a street edge (an edge which would normally be provided by a structure). In addition, the front of the parking structure has been wrapped with retail uses along the ground level. The applicant also proposes to activate the upper levels of this structure with office uses which will be visible from the street through windows and transparent surfaces which will provide more visual interest (cafeteria, hallways,

escalators, etc). Finally, the applicant has incorporated terraces along the parking structure which overlook the proposed park. The end result is an outdoor room framed by the new tower and the existing building, which staff finds in harmony with the Comprehensive Plan.

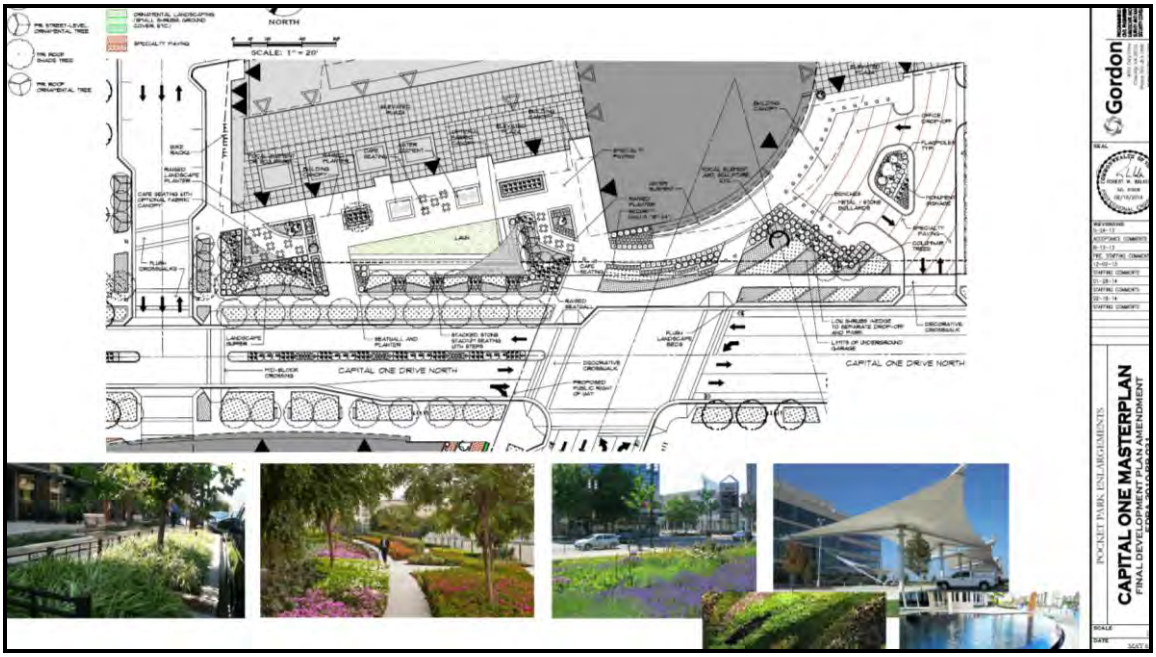

Figure 12 Linear Park on Block B

Though the applicant redesigned the proposed vehicular drop-off between the hotel and the new office building (Buildings 3 and 4) to make it smaller and slightly less visible from the street, staff still finds it less than desirable. While staff understands that the applicant believes visitors will access the building using this turnaround, staff would rather that the applicant had explored other methods for accommodating those drop-offs without breaking the street edge.

Overall, the proposed CDP layout continues to site buildings along build-to lines that will create a consistent street wall. Staff also finds that the pedestrian hierarchy continues to be appropriate to the expected activity at ground level retail and park space. With regard to the FDPA, staff finds the proposals in conformance with the concepts set forth in the proposed CDP.

Streetscape Design

As discussed above, an important part of the design of this site includes the streetscape design between the building and the streets. The Urban Design section of the Comprehensive Plan provides detailed guidance on streetscapes, depending on street type (local, collector, avenue), within Tysons Corner. The Plan defines three streetscape zones, including the building zone, the sidewalk and the landscape amenity panel. Each zone serves a distinct purpose and has varying dimension based on the street type and land use.

Staff finds that generally the proposed streetscapes meet the dimensions as described in the Comprehensive Plan and will include high quality amenities and street trees planted with sufficient soil volume to ensure their survival. Many of the tree spaces will also provide area for stormwater remediation. The applicant has requested modifications to the streetscape guidelines as follows:

1. *On street curb parking along Capital One Drive (North and South as depicted on CDPA/FDPA).* Staff generally supports this waiver where there is close proximity to Scotts Crossing Road, and generally finds that the overall design is acceptable. However, staff encourages the applicant to provide on-street parking along the park space within Block B. Such spaces would serve both the park and retail uses.
2. *On street curb parking along Capital One Tower Road near intersection with Dolley Madison Boulevard.* Staff supports this request based on this block's proximity to Dolley Madison Boulevard.
3. *Sidewalk width along Capital One Tower Road and Capital One Drive North.* The applicant has reduced the sidewalk width at the intersection of Capital One Tower Road and Dolley Madison Boulevard and along Capital One Drive North in order to accommodate wider travel lanes and gutter pan. Staff notes that the streetscape along Capital One Tower Road is not finalized in that the final sidewalks are not part of the currently proposed FDPA. Therefore, staff proposes to revisit those sidewalk widths when the ultimate sidewalk design for this area is included as part of an FDPA, keeping in mind that the applicant's own pedestrian hierarchy shows that area to be a major pedestrian path. For Capital One Drive North, staff encourages the applicant to seek other design solutions (for instance, redesign of the building frontage) be sought. Nevertheless, staff does find that a seven foot sidewalk will adequately accommodate pedestrians.

Staff does reiterate one comment regarding the streetscape that was made during the original rezoning approval. Along Capital One Drive South adjacent to Block C, it is likely that adjustments in the streetscape will be needed in order to accommodate two bus bays with shelters. Given the traffic volume expected within the site and the proposed bus operations within Tysons, bus bays are needed in this area so that buses may pick up and drop off passengers without blocking vehicular traffic. As such, it is possible that the streetscape could be pinched in the area of the bus bays and bus shelters, causing the buildings and streetscape to require redesign to meet the dimensions recommended in the Comprehensive Plan. Staff would have hoped that the applicant could have resolved this issue with this application. However, that redesign has not occurred. The applicant will be expected to resolve this issue at the time of the FDPA submittal for those buildings in Block C which front along Capital One Drive South.

Building Height

The Plan states that building heights in Tysons should reflect the proposed intensity pattern. The Comprehensive Plan also gives specific guidance on evaluating height proposals in Tysons.

Some of the general recommendations regarding building height are:

> *• The tallest buildings of any development, particularly those that incorporate a tower feature, should be located internal to the site and along wider streets where they will be less likely to overwhelm the pedestrian realm.*
> *• Parcels that are split by two height designations should have the flexibility to utilize the range of heights permitted by the taller designation when development proposals provide height transitions similar to those on the Building Height Concept Map and provide a site design that is supportive of other urban design objectives.*
> *• The tallest buildings (Tiers 1 and 2) should be iconic in design and serve as identifying features that contribute to the quality of the skyline. Iconic architecture can be defined as buildings that are well-crafted, unique, distinguishable within their context, and complementary to the urban fabric. Iconic architecture should also advance the overall quality of design within the district.*
> *• Height limits do not include mechanical penthouses, architectural features, or elements affixed to buildings which are part of innovative energy technology such as wind turbines or solar panels. However, these features should not excessively increase the building height.*
> *• During the development review process, solar shading analyses (also called shadow studies) for all buildings should be provided to ensure that adjacent buildings and public spaces will have adequate access to light and air.*

Under the Plan guidance, the tallest buildings are to be located within 1/8 mile of the Metro stations, with heights stepping down gradually as the distance from the stations increases. The Capital One property is located in Tiers 1 and 2 of the height tiers identified by the Comprehensive Plan. In Tier 1, the Comprehensive Plan recommends maximum heights ranging from 225 to 400 feet. In Tier 2 the maximum heights recommended are 175 feet to 225 feet. While the proposed building heights are generally in conformance with these tiers, the applicant has proposed three buildings, Buildings 3, 4 and 12, which exceed the tier guidance.

As mentioned above, the applicant has redesigned their site layout to accommodate a much larger office building on Block B, adjacent to the Beltway. The applicant's proposal specifically features a 470-foot tall signature Capital One building, Building 3, and a 250-foot tall hotel building, Building 4, in Block B. In addition, Building 12 is proposed at a maximum height of 305 feet in Block E. Buildings 3 and 4 are situated along the Beltway and their heights are mitigated by the topography of the Beltway which sits some 20-30 feet above the ground level of the Capital One site. Building 3 features an integrated architectural feature (screen) which would be approximately 70 feet tall which would provide screening for the mechanical systems as well as architectural interest. In addition, during the original rezoning, staff and the applicant experimented with moving height to more interior locations on the site. However, at that time, it was discovered that such a layout would create more deleterious shadow effects

on public park spaces than justified by strict adherence to the Comprehensive Plan. While there are shadows associated with the Building 3 height, staff notes that this building location is likely to be the least disruptive to the site although there will be shadows offsite during the winter months. Staff notes that Building 12 has actually been reduced in height from the approval, as it was approved at 395 feet.

The proposed development provides a varied skyline as recommended by the Plan. Therefore, staff is comfortable with the heights as shown on the CDP. Staff notes that the applicant has agreed not only to maximum allowable heights but minimum heights as well.

In light of the urban design considerations and overall layout of the property, staff finds that the heights proposed in this application are consistent with the recommendations of the Comprehensive Plan. Staff also notes that the height of the FDPA buildings conforms with the CDP and 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. In this case, the applicant has demonstrated that it will achieve more than the 10% tree coverage goal for a redevelopment as set forth in the Comprehensive Plan with the overall application at 13% and the FDPA at 9%.

As with the original rezoning, the applicant has requested a deviation to the tree preservation goal, stating that preservation of existing on-site trees will make the goals of intensifying development near the Metro extremely difficult. Staff continues to be supportive of the requested deviation, as this request is in line with the approved applications in Tysons. However, as with the original rezoning, staff notes that there might be some further opportunity to preserve trees located within the Scotts Run stream valley or to possibly plant additional trees within on-site parks and/or offsite within the right-of-way abutting the site. Staff encourages the applicant to review the amount of trees at each FDP and look for creative ways to incorporate more plantings within the site. Nevertheless, staff finds that the new tree planting and preservation plan meets the recommendations of the Comprehensive Plan.

Water Quality and Quantity Treatment of Stormwater

The Comprehensive Plan's water quantity goals for the Tysons Corner Urban Center represent a departure from the typical County stormwater management quantity goals.

The SWM plan for this site features extensive use of low impact development (LID) techniques and commits to seek stormwater management credit in obtaining the proffered LEED certification. By use of green roofs, bioretention, and rainwater harvesting, the applicant has shown retention of the first inch on the CDP and 0.94 inch on the FDP site. Further details regarding techniques and credits for certain facilities will then be addressed with each FDP regarding attainment of the one-inch retention goal. Finally, the applicant has proposed the use of innovative BMPs throughout the site in

order to treat the water quality overall and to reduce water runoff from the site. Staff notes that the Board of Supervisors recently amended the PFM with regard to SWM. Grandfathering will only be available in limited circumstances and will be largely determined by state code.

The site is impacted by a RPA associated with Scotts Run stream, which is located in the southeast corner of the site. The subject RPA has been previously disturbed with impervious area and an approved plan shows the limits of disturbance and impervious surface. Citing this approved plan, the applicant has noted that the proposed redevelopment does not propose any more disturbance or impervious surfaces than what was previously approved. Given the previous disturbance, DPWES has indicated that any impact to the RPA would be governed by redevelopment, meaning so long as there is neither an increase in the disturbed area nor the impervious surfaces, no Chesapeake Bay Protection Ordinance exception is required. On Sheet 2 of the CDP, the applicant has noted that both the disturbed and impervious area will be decreased with this application. The applicant should be aware that any further impacts to the RPA could require submission of an RPA exception and as such, the applicant should make all efforts to reduce all impacts to this resource. In addition, as noted elsewhere in this report, the applicant has proffered to a stream restoration and/or stabilization with the FDPA for Block D.

Overall, staff finds that this issue has been adequately addressed by the CDPA/FDPA and proffered commitments. However, staff does recommend that the proffer be revised to specifically reference use of LEED volume reduction credits as recommended by the Comprehensive Plan.

Green Buildings

The Plan recommends that zoning proposals 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 for residential buildings and that non-residential buildings achieve LEED Silver certification at a minimum. The applicant continues to meet the green building expectations by agreeing to pursue LEED-NC Silver for office and LEED for all new residential development. The proposal remains in harmony with the Comprehensive Plan.

Energy/Resource Conservation

The Comprehensive Plan anticipates that zoning applications in Tysons Corner will include commitments to design elements and practices that will reduce the use of energy and water resources. The applicant's commitment to extensive use of green roofs supports this Plan language. The proposed proffers include a commitment to provide an assessment of the potential for shared energy systems for each FDP. In addition, the applicant has agreed to provide electric vehicle charging stations in their garages.

Noise Impacts

The Policy Plan of the Comprehensive Plan seeks to minimize exposure to unhealthy noise impacts by recommending that noise levels be mitigated to 65 dBA for outdoor activity areas, 50 dBA for office environments, and 45 dBA for residences, schools, theaters and other noise sensitive uses.

As the applicant had always proposed hotel and office uses adjacent to the Beltway, the noise impacts of the proposed changes have been previously reviewed in RZ 2010-PR-021. Staff notes that the applicant has now provided additional noise study information and exhibits which define noise impacts to this particular portion of the site. This study shows that noise impacts to the façade of the proposed hotel location are not projected to exceed 75 dBa DNL. Given the heights of the parking podiums (60-70 feet above the Beltway) and the addition of the parapet walls, staff is satisfied that the outdoor plaza areas are also mitigated from highway noise. The applicant has agreed to carry forward the previous noise mitigation proffers with this application. As such, staff finds that this issue has been adequately addressed by the design and proffered commitments.

Urban Parkland Needs

In evaluating the changes proposed with this application, staff reviewed the amount of parkland provided and the quality of the new proposal.

Applying the urban parkland standard to the proposed development and assuming an average household size of 1.75, there is a need for about 4.42 acres of urban parkland on-site. The development plan identifies 4.42 acres of on-site public park space, located primarily in the approved common green within Block C, the Metro park within Block D and the new linear park at Block B.

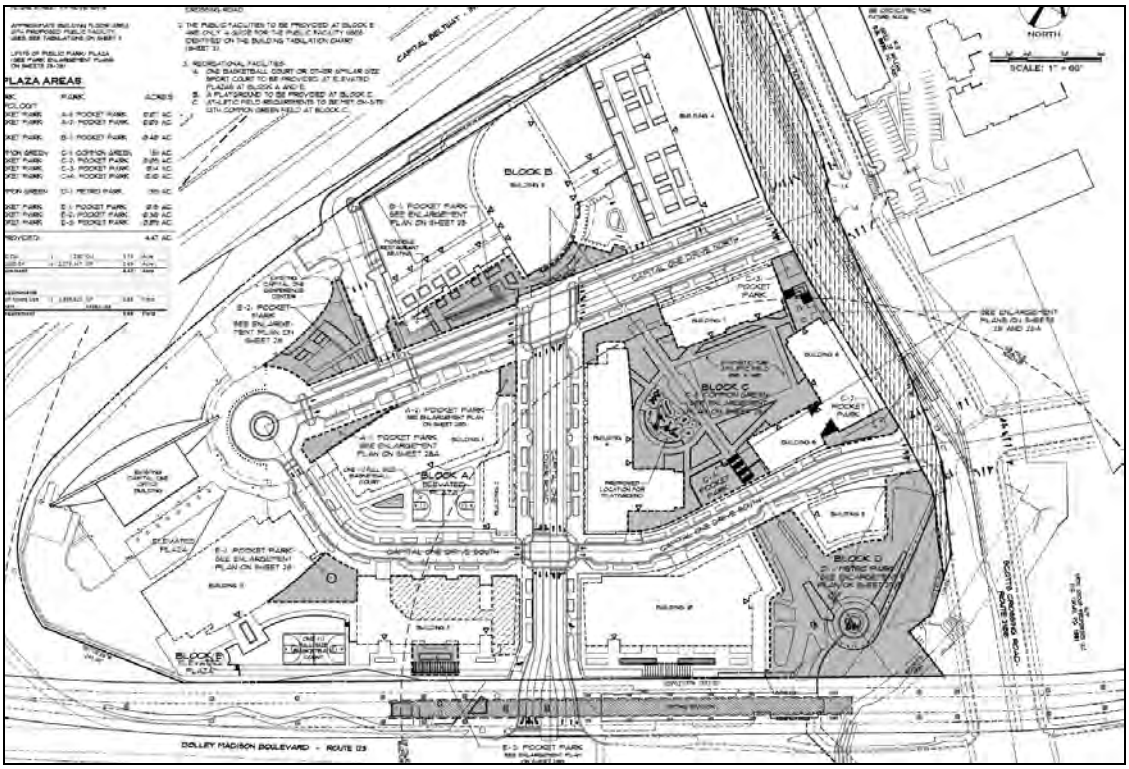

Figure 13 Urban Parkland

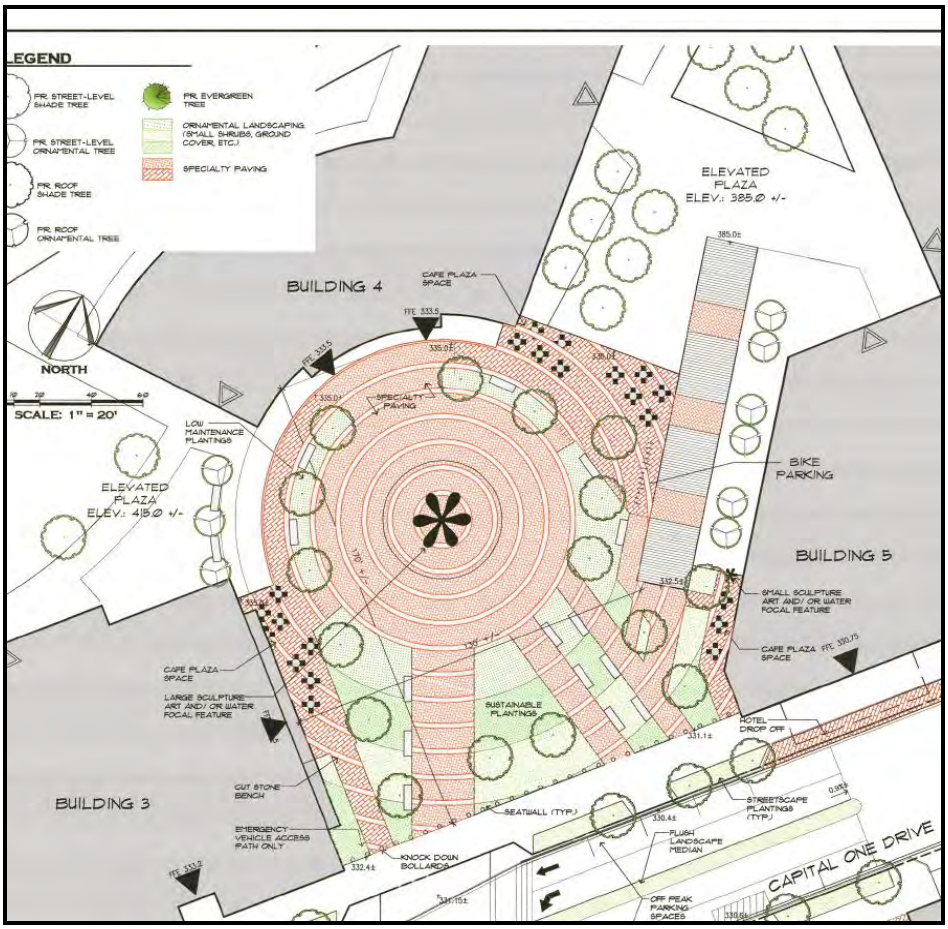

Figure 14 Previous layout of Block B

As shown in Figure 14, the original rezoning featured a civic plaza at the center of Block B. This plaza was half an acre in size and consisted largely hardscape. It provided a visual terminus to the pedestrian walkway from the Metro station.

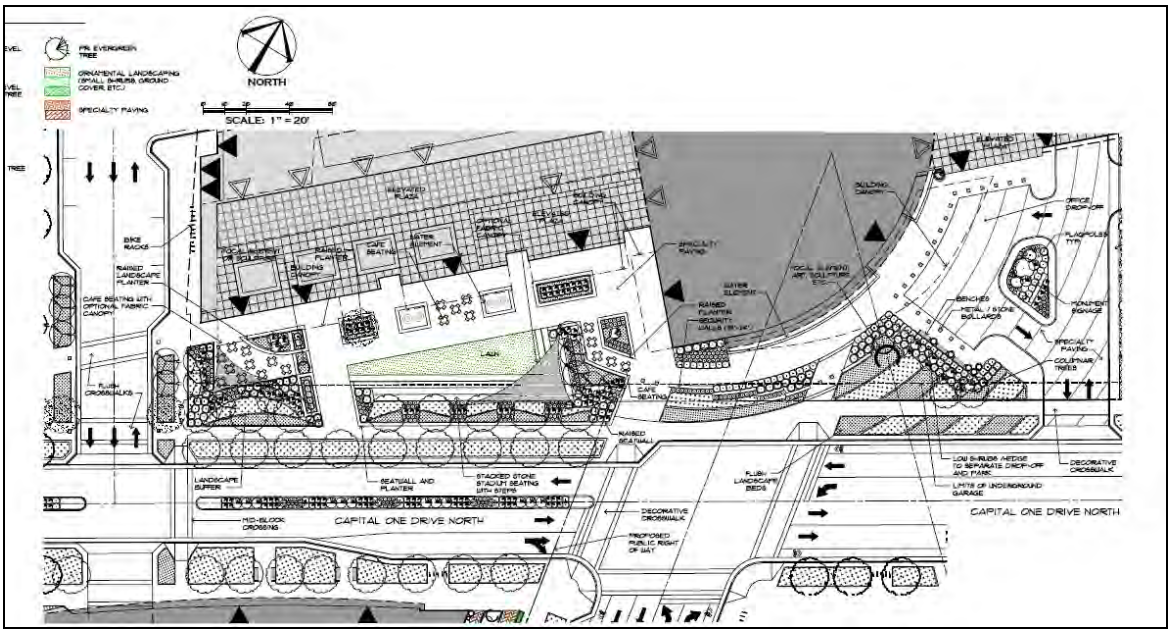

Figure 15 Current Block B proposal

The current Block B layout (as shown in Figure 15) has replaced the civic plaza with a 0.40 acre pocket park, located in front of the proposed retail space. This park will contain seating, grassy lawn, hardscape and vegetation. The pocket park provides a high quality space for retail, recreation and gathering, but it does leave the site without a civic plaza *per se.* Staff would urge the applicant to work with the Fairfax County Park Authority to provide civic events/programming within this park space in order to activate it.

Other park space is scattered throughout the development in several pocket parks. The amount of urban parkland provided on-site meets the recommendations of the Comprehensive Plan. The quality of these parks will be generally be high, with quality materials for the hardscape as well as the landscape. As such, staff is satisfied that the urban parkland on-site meets the recommendations of the Comprehensive Plan.

Athletic Fields

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. The athletic field contributions have not been altered in this application from that which was previously approved under the original rezoning.

The development proposed by this rezoning generates the need for 0.86 athletic fields. This need is satisfied between The Commons rezoning (RZ 2011-PR-017) and this applicant's proposed community center and onsite athletic field (which is unchanged from the original rezoning). The arrangement between The

Commons and Capital One recognized that both applicants generated a need for half a public facility and half a full sized athletic field. Under this arrangement, the County was able to secure a full-sized athletic field and a community center. With the commitment (described at length in the original rezoning), the athletic field requirement has been met.

In addition, the application continues to propose a publicly accessible field on the proposed Common Green in Block C, the residential block. This area is at-grade at its north end, along Capital One Drive and elevated 1-2 stories above street level along Old Springhouse Road. The field, which will have synthetic turf with lighting, is approximately 1/3 the size of a full-size athletic field. This size field can support youth practices, youth soccer up to age 9 and adult 5-on-5 soccer (known as futsal style).

Recreational Facility Needs

Generally, the applicant's proposed recreational facilities commitments are very similar to the provided facilities in the approved rezoning. The applicant proposes rooftop basketball courts on Blocks A and E. As a lease holder and user of Building 11 in the community center, staff recommends that users of the community center should be allowed to use the court, and other rooftop amenities associated with Block E. These details would be worked out at the FDPA stage for Building 11 with negotiation of the lease.

As the commitments are largely the same as the approval, staff finds that this need is adequately met.

Fairfax County Public Schools

The proposed development would be served by the Westgate Elementary School, Kilmer Middle School and Marshall High School. Kilmer is expected to be over capacity through 2016, with Marshall High School and Westgate Elementary undergoing renovations to increase capacity during that time. The total number of students generated by the proposed development was projected to be as follows:

School Type	Students
Elementary	73
Middle	23
High	39
Total	135

The applicant has proffered a contribution of $10,488 per expected student generated by each residential building. The proffer would be based on pupil generation rates at the time of construction.

Sanitary Sewer

As development in the Tysons Corner Urban Center is expected to increase dramatically based on the Comprehensive Plan recommendations, staff notes that off-site sewer upgrades might be necessary in the future. Such upgrades would be handled by a pro-rata share contribution. For on-site sewer needs, the applicant should be aware that they will be required to provide a sanitary sewer capacity study to DPWES with site plan submission to determine if any upgrades are necessary and to rectify any inadequacies.

Fire and Rescue

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #401, Mclean. Using the Emergency Access Plan provided on Sheet 31 of the CDP, the Fire Marshal has reviewed the proposed development and determined that the requested rezoning and FDP currently meets fire access and fire protection guidelines.

Fairfax Water

Fairfax Water has the ability to provide water service to the proposed development. There is an existing 24-inch water main in Magarity Road which is capable of providing adequate domestic and fire protection service to the property.

ZONING ORDINANCE PROVISIONS (Appendix 15)

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

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, as has been discussed previously in the sections above. It is staff's opinion, as expressed in this analysis, that the application continues to meet these standards.

<u>Standards for all Planned Developments (Sect. 16-100)</u>

Sect. 16-101 contains six general standards which must be met by a planned development. Sect. 16-102 contains three design standards to which all Conceptual

and Final Development Plans are subject. These general and design standards include the same elements that are included in the Areawide Recommendations which are addressed above.

Overlay District Requirements

Highway Corridor (HC) (Sect. 7-600)

The Highway Corridor Overlay District puts additional restrictions on certain automobile-oriented uses, including drive-in financial institutions, fast food restaurants, quick-service food stores and service stations and service station/mini-marts. All of these uses are permitted by the PTC District when shown on an approved final development plan.

Staff believes that the appropriate time to evaluate these uses is at the FDP (or FDPA) stage when details of the use can be more fully evaluated. The FDPA continues to depict a drive-in financial institution contained in the parking structure of Buildings 1 and 2, as previously approved. The drive-in apparatus and layout has not changed from that which was approved and will continue to be located on the inside of the building. Generally, drive-through uses have deleterious impacts on the street edge, with more entrances and driveways needed. In this case, staff continues to urge the applicant to look for ways to redesign the garage which contains the drive-in bank to limit the number of curb cuts. Nevertheless, while not ideal, staff finds that, on the whole, the proposed drive-in financial institution meets the regulations of the HCOD.

Waivers and Modifications Requested
(An asterisk denotes a previously approved waiver or modification.)*

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

Sect. 2-505 of the Zoning Ordinance prohibits structures and vegetation on a corner lot within a triangle determined by the street and sight lines. However, in this rezoning, all buildings and vegetation have been reviewed against VDOT sight distance requirements and have been found to be designed in a manner consistent with those requirements. Due to the level of review conducted with this application and proffered considerations related to maintenance of sight distances, staff recommends approval of this waiver.

- *Waiver of Par. 2 of Sect. 6-505 to permit a site plan for public improvements plans associated with public roadway, infrastructure, Metro improvements or other park spaces to be filed without an approved FDP.*

Approval of an FDP is a prerequisite for a site plan. However, in this case, the applicant is requesting that this requirement be waived so that the applicant can file site plans for public improvements without an FDP. In Tysons, it is expected that developments will occur in phases. In order to facilitate the early installation of as many

public improvements as possible, staff believes it is appropriate to provide a waiver of the FDP requirement for certain public facilities (such as roads and parks,) when sufficient details are shown on the CDP to allow a site plan or public improvement plan to be evaluated. Staff supports this requested waiver.

- *Modification of Countywide Trail requirement for trails onsite**

In lieu of any required trail, the applicant is providing sidewalks throughout the development and a secondary access drive with five foot sidewalk along the majority of the Beltway frontage of this application property. The sidewalks will provide pedestrian linkages and, along the Beltway, a sidewalk will provide a useful pedestrian linkage between the subject site and the Gates of McLean (which will be served by the secondary access drive) which will pass under the Jones Branch Connector Bridge. Therefore, staff supports the requested modification.

- *Modification of Section 2-414B requiring a 75-foot setback of commercial buildings from the Beltway (Interstate 495)**

The Zoning Ordinance requires that commercial buildings be set back at least 75 feet from major highways such as the Beltway. This waiver was previously approved by the BOS during the original rezoning. Staff believes that the imposition of this setback for this site would not be in keeping with the recommendations of the Comprehensive Plan which recommends intense development adjacent to the Metro station. In order to achieve the Plan goal, the applicant has proposed commercial buildings virtually at the property line adjacent to I-495 and has committed to mitigate interior and exterior noise levels impacted by highway noise. As such, staff continues support the requested modification.

- *Waiver of underground detention in a residential area**

Staff supports reaffirmation of the underground detention for stormwater management as their use is expected in the higher density developments in Tysons. In order to achieve the higher intensities envisioned by the Plan in limited land areas, staff believes that use of underground detention is necessary. Waiver request 6835-WPFM-001-1 for the use of underground detention in this development was previously reviewed by DPWES staff and approved by the Board of Supervisors, with the imposition of conditions found in the waiver report. Those conditions included 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. Staff continues to support the waiver with the imposition of those conditions contained in Appendix 11 of the staff report.

- *Modification of the Public Facilities Manual to reduce planting width from eight feet to four feet with structural planting cells**

Rather than provide a planting width of eight feet for street trees, the applicant proposes to a planting width of four feet. As proffered under the original rezoning, the applicant proposes to employ structural planting cells in order to enhance survivability of the trees in these areas. Similar to those suggested in the Tysons Corner Urban

Design Guidelines, planting details are provided in the plans, the CDP and FDP, and the proffers provide for adequate soil volumes for the trees. The Urban Forestry Management Division (UFMD) has reviewed and finds that the planting plan is adequate to support the health and survival of the trees. Therefore, staff continues to be supportive of the requested waiver.

- *Deviation from tree preservation target to allow tree canopy to be provided through new tree planting and within public right-of-way**

The tree preservation requirement in the PFM and County ordinance requires that sites provide their required 10-year tree canopy requirements through a combination of tree preservation and new planting. Generally, the proportion of trees to be preserved should be the same as the percentage of existing tree cover on-site. In this case, the site has 19.1% tree cover, which means that 19.1% of the 10-year tree canopy should be provided in preserved trees. However, as discussed in the original rezoning, much of the existing vegetation on-site is either of poor quality or existing landscaping which cannot be retained if the site develops to the intensity envisioned under the Comprehensive Plan. In addition, since many of the trees will be planted in the streetscape, which will ultimately be public, staff supports the applicant's use of these trees in their tree canopy calcuations. Given the poor quality of the existing on-site vegetation and the proposed high level of density, staff is supportive of the requested deviation but continues to encourage the applicant to actively seek additional areas for plantings on-site.

- *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 order to treat stormwater in an innovative way, this applicant has proposed most of its tree wells to also serve as a bio-retention facility. However, the PFM does not allow these trees to count against the tree canopy requirement as maintenance of the facility could harm or kill the trees. The applicant has proffered to replace in kind any trees removed by this maintenance. Therefore, staff supports this waiver.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Even with the proposed changes, staff finds that the site layout proposed remains was thoughtful and well designed with quality public spaces. However, there are some issues that could be improved. Staff suggests that the proffers be amended to address the following concerns:

- The TDM implementation plan should be enhanced by standard escalation of penalties and remedy funds as in all the other cases approved in Tysons;

- The applicant should provide tiered contributions to Tysons Transportation Fund for previously approved but unbuilt square footage based on the current rate; and
- The construction commitment for Gates of Mclean Access Road should portion of road which will be used in future to access hotel loading on Block B.

In addition to these concerns, staff and the applicant continue to have ongoing discussion regarding the budget for construction of the standalone public facility onsite.

Staff finds these applications in harmony with the Comprehensive Plan and in conformance with the Zoning Ordinance provisions subject to execution of proffers consistent with the proffers in Appendix 1.

Recommendation

Staff recommends approval of PCA 2010-PR-021 subject to execution of proffers consistent with those found in Appendix 1 (as may be amended).

Staff recommends approval of FDPA 2010-PR-021 subject to development conditions consistent with those found in Appendix 2.

Staff further recommends the approval of the following waivers and/or modifications for these applications:

- Waiver of Sect. 2-505 of the Zoning Ordinance to permit structures and vegetation on a corner lot as shown on the CDP/FDP;
- Modification of Section 2-414(B) of the Zoning Ordinance requiring a 75-foot setback of commercial buildings from Interstate 495 to that shown on the CDP/FDP;*
- Deviation from tree preservation target to allow tree canopy to be provided through new tree planting including in the right-of-way as depicted on the CDP/FDP;*
- Waiver of underground stormwater management (SWM) detention in a residential area subject to conditions found in Appendix 11 of the staff report;*
- Modification of the PFM to reduce planting width from 8 feet to 4 feet with structural planting cells;*
- Waiver of the Countywide Trails Plan requirement in lieu of the sidewalks shown on the CDP/FDP;*
- Waiver of Par. 2 of Sect. 6-505 to permit a site plan for public improvements plans associated with public roadway, infrastructure, metro improvements or other park spaces to be filed without an approved FDP; and
- 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.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from

compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

APPENDICES

1. Draft Proffer Statement
2. Proposed FDPA Development Conditions
3. Affidavits
4. Applicant's Statement of Justification
5. Plan Citations and Land Use Analysis
6. Transportation Analyses
7. Office of Community Revitalization Analysis
8. Environmental Analyses
9. DPWES Stormwater Management Analyses
10. Waiver #6835-WPFM-001-1 (Underground SWM)
11. Park Authority Analysis
12. Schools Analysis
13. Sanitary Sewer Analysis
14. Fairfax Water Analysis
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16. Glossary of Terms

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CAPITAL ONE PROFFERS
PCA 2010-PR-021

March 5, 2014

Pursuant to Section 15.2-2303 (A), Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and applicant for themselves and their successors and/or assigns (collectively referred to as the "Applicant") in this Proffer Condition Amendment application ("PCA") proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map 29-4 ((5)) Parcel A2 (the "Property") shall be in accordance with the following conditions if, and only if, Proffer Condition Amendment application PCA 2010-PR-021 (the "Application") is granted by the Board of Supervisors (the "Board"). In the event that the application is denied, these Proffers shall be immediately null and void and of no further force or effect on the Property.

GENERAL

1. Conceptual Development Plan Amendment. The Property shall be developed in substantial conformance with the proffered elements of the Conceptual Development Plan Amendment dated May 6, 2013, and revised through February 18, 2014, prepared by William H. Gordon & Associates and consisting of 35 sheets (the "CDPA"). In addition to the specific Proffers contained herein, the proffered elements of the CDPA shall be limited to the grid of streets, general location of access points to buildings, general location of the buildings, mix of uses, minimum and maximum building heights, the amount and general location of urban park land, and general quality and character of the streetscape (the "Proffered Elements"). Other elements of the CDPA may be adjusted or modified with approval of future Final Development Plans ("FDP") in accordance with the provisions set forth in Section 16-402 of the Fairfax County Zoning Ordinance (the "Ordinance"), and these Proffers.

2. Minor Modifications. Minor modifications to the Proffered Elements of the CDPA and these Proffers may be permitted pursuant to Par. 4 of Section 16-403 of the 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.

3. Future Applications. Any portion of the Property may be the subject of a Conceptual Development Plan ("CDP"), Conceptual Development Plan Amendment ("CDPA"), Final Development Plan ("FDP"), Final Development Plan Amendment ("FDPA"), Proffered Condition Amendment ("PCA"), Rezoning ("RZ"), Special Exception ("SE"), Special Permit ("SP"), Variance or other zoning action without joinder and/or consent of the owners of the other land areas, provided that such application complies with Section 18-204 paragraph 5 of the Ordinance. Previously approved proffered conditions or development conditions applicable to a particular portion of the Property which are not the subject of such an application shall remain in full force and effect.

PROPOSED DEVELOPMENT

4. Existing Development. The Property is approximately 26.21 acres in size and is developed with the existing Capital One corporate headquarters ("HQ") building, which contains approximately 479,500 square feet (excluding basement space) (the "Capital One Headquarters"), a 26,000 square-foot conference facility (the "Conference Facility"), accessory buildings totaling 1,247 square feet, a structured parking facility containing approximately 1,529 spaces (the "Existing Parking Garage"), temporary athletic fields and sport courts (the "Temporary Athletic Facilities"), and 35 surface parking spaces (the "Existing Surface Parking") (collectively, the "Existing Development"). The Existing Development, which totals 506,747 square feet of gross floor area ("GFA") is shown on Sheet 4 of the CDPA and may remain in operation indefinitely. In the event that only a portion of the Property is redeveloped subject to an approved FDP and site plan, the portion or portions of the Property not subject to the FDP, including the Existing Development, may continue in operation as shown on Sheet 4 of the CDPA. The Applicant may also make minor modifications to the Existing Development as depicted on Sheet 4 of the CDPA, such as to permit changes to the Temporary Athletic Facilities and to accommodate the future Jones Branch Connector improvements, subject to the approval of the Zoning Administrator. Any use which is permitted in the PTC district and is (i) shown on an approved FDP, or (ii) approved by the Zoning Administrator, may also be permitted as an interim use subject to the Use Limitations in Section 6-505 of the Ordinance.

A. Interior Improvements. For those buildings or structures existing on the Property as of the approval date of this Application, the Applicant may secure building permits for and make interior improvements to such buildings without triggering the requirement to reconstruct such buildings in conformance with the CDPA or any approved FDP.

B. Casualty. The Applicant may restore any building or structure existing as of the approval date of this Application that later is destroyed or damaged by casualty, subject to Article 15 of the Ordinance.

C. Parking. The Existing Parking Garage may remain in operation and will continue to serve the Existing Development until and unless an FDP and site plan are approved showing its removal.

D. Temporary Athletic Facilities Lights. The Applicant may provide nighttime lighting for any of the Temporary Athletic Facilities, provided such lights utilize full cutoff, low-impact fixtures, are directed away from the adjacent Gates of McLean condominium community to the maximum extent possible, and are turned off no later than 10:00 pm each night.

5. Density Credit. In addition to the 26.21-acre Property, the Applicant is utilizing previously reserved density credit for land dedications totaling approximately 3.01 acres, as illustrated by the building tabulations on Sheet 3 of the CDPA.

6. Proposed Development. The development on the Property will supplement and partially replace the Existing Development, as more particularly described in the proposed phasing plan described below (collectively, the "Proposed Development"). The Proposed Development, which includes the Existing Development, shall not exceed 4,969,523 square feet of total GFA, which shall include a minimum of 800 dwelling units and up to 3,182,153 square feet of GFA of office space.

7. Phasing Plan. The buildings, plazas, uses and other improvements shown on the CDPA shall be constructed in accordance with the phasing outlined in Paragraphs A – E of this Proffer and described on Sheets 14 and 15A – E of the CDPA (the "Phasing Plan"). The phases of development reflected in the Phasing Plan may proceed in any order, provided that each phase includes the ultimate streetscape dimensions and design depicted on the CDPA. The Applicant shall update the Phasing Plan with each FDPA in order to provide additional details, including providing existing structures and facilities, the anticipated order of future development, the completion of the street grid, establishment of streetscapes and pedestrian elements, construction of parks, and updated interim conditions.

A. Capital One HQ Expansion Phase (Block B).

Phase Summary	**GFA Range**	**Min./Max. Height**	**Prop. GFA**	**Max. Parking**
Building 3 – Office	500,000 – 975,000 SF	368 – 470 feet	940,550	1,643
Building 3 – Retail	up to 44,600 SF	---	30,150	0
Total for Phase	**up to 1,019,600 SF**	**---**	**970,700**	**1,643**

B. Capital One Expansion II and Hotel Phase (Blocks A, B and E).

Phase Summary	**GFA Range**	**Min./Max. Height**	**Prop. GFA**	**Max. Parking**
Building 1 – Office	300,000 – 600,000 SF	150 – 352 feet	593,500	1,335
Building 1 – Retail	up to 13,000 SF	---	10,345	98
Building 2 – Hotel	50,000 – 81,500 SF	75 – 122 feet	81,388	100
Building 2 – Retail	up to 10,500 SF	---	8,249	27
Building 4 – Hotel/Conference	250,000 – 340,000 SF	150 – 250 feet	325,374	350
Stand-Alone Public Facility	30,000 SF	20 – 40 feet	(30,000)*	35
Total for Phase	**up to 1,045,000 SF**	**---**	**1,018,856**	**1,910**

C. Residential Commons Phase (Block C).

Phase Summary	**GFA Range**	**Min./Max. Height**	**Prop. GFA**	**Max. Parking**
Building 6 – Residential	300,000 – 518,000 SF	150 – 236 feet	499,569	498
Building 6 – Retail	up to 31,300 SF	---	30,670	28
Building 7 – Residential	200,000 – 274,800 SF	125 – 247 feet	272,500	254
Building 7 – Retail	up to 5,000 SF	---	4,976	13
Building 8 – Residential	200,000 – 370,000 SF	125 – 231 feet	356,479	372
Building 8 – Retail	up to 12,500 SF	---	12,470	0

Total for Phase	**up to 1,211,600 SF**	**---**	**1,176,664**	**1,165**

D. Metro Station Phase (Block D).

Phase Summary	GFA Range	Min./Max. Height	Prop. GFA	Max. Parking
Building 9 – Residential	50,000 – 124,250 SF	75 – 175 feet	123,280	236
Building 9 – Retail	up to 3,850 SF	---	3,829	19
Building 10 – Office	400,000 – 484,000 SF	200 – 305 feet	459,623	742
Building 10 – Retail	up to 28,100 SF	---	28,092	142
Total for Phase	**up to 640,200 SF**	**---**	**614,824**	**1,139**

E. Financial Office Phase (Block E).

Phase Summary	GFA Range	Min./Max. Height	Prop. GFA	Max. Parking
Building 11 – Office	200,000 – 260,500 SF	150 – 266 feet	230,474	302
Building 11 – Integrated Public Facility	up to 30,000 SF	---	(30,000)*	35
Building 12 – Office	400,000 – 508,000 SF	250 – 305 feet	452,505	1,326
Total for Phase	**up to 798,500 SF**	**---**	**682,979**	**1,663**

* Because it is a public use, the 30,000 SF proposed Stand-Alone Public Facility shown in Paragraph B and the 30,000 SF proposed Integrated Public Facility shown in Paragraph E are not tabulated in the Total for Phase and are not included within the maximum GFA for the Proposed Development. Specific details regarding these facilities can be found in Proffers 13 and 14.

8. Final Development Plans. FDPs and FDPAs may be submitted for the entire Property or a portion thereof, and will focus on the establishment of individual building sites or phases. Each FDP or FDPA shall establish the minimum and maximum GFA for each building that is proposed to be constructed with that FDP or FDPA, within the limits of the Phasing Plan set forth in Proffer 7 above. In addition, the Applicant shall provide the following information on each FDP or FDPA, for review and approval of the Planning Commission:

A. Tabulations. A tabulation indicating the development status of all property subject to the Proposed Development shall be provided with each FDP and site plan submitted for the Property. The tabulation shall include a listing of all existing and proposed buildings and facilities, along with the GFA and uses approved on the CDPA, FDP and site plan as may be applicable. The tabulation shall be updated with each subsequent FDP and site plan submitted for the Property.

B. Public Facility. Until the Stand-Alone Public Facility as set forth in Proffer 13 or the Integrated Public Facility as set forth in Proffer 14 has been constructed, each FDP shall contain proposed phasing information for the Public Facility.

C. Architecture. The specific architectural design information as described in Proffer 16. In addition, architectural design elevations shall be presented for the buildings proposed to be constructed with each FDP for the purpose of illustrating the general character of building massing, scale, façade articulation, general

building envelope and fenestration treatment, materiality and material quality of the proposed FDP development, as well as the porosity, materiality, and entry locations at the ground floor of each building. Other details of building design (such as specific material or color selections, fenestration details, etc.) are subject to change in final architectural and site plans.

D. 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 17.

E. Conceptual Utility Plans. The Conceptual Utility Plans more specifically described in Proffer 19, including any anticipated conflict points between utility easements and proposed street trees and how these conflicts are proposed to be resolved prior to site plan approval.

F. Lighting. Specific streetscape lights per Proffer 21.

G. Surface Parallel Parking Spaces. The final number and location of on-street parallel parking spaces to be constructed within the applicable FDP area, in accordance with Proffer 27.

H. Landscape Plan. A revised Landscape Plan, as described in Proffer 29.

I. Streetscape. The details and any adjustments to the streetscapes as described in Proffer 30, including information regarding sight distance lines at all intersections and entrances included within the FDP area.

J. Interim Conditions and Standards. Detailed information on the proposed interim conditions and standards, as described in Proffer 31.

K. Stormwater Management. A detailed stormwater management plan, as described in Proffer 32.

L. Right-of-Way Dedications. Any refinements to the right-of-way dedications described in Proffers 35 and 36.

M. Security. A revised security plan as described in Proffer 36(F). As part of the security plans, the Applicant shall also provide a diagram with detailed locations of any bollards and security gates, including precedent images for each feature.

N. Bicycle Facilities. Specific locations and the number of bicycle facilities to be provided as described in Proffer 44.

O. Publicly Accessible Parks and Recreational Facilities. The specific details on parks and recreational facilities included within the area of the FDP, as described in Proffers 48, 49 and 51. For the Metro Station Phase, the Residential Commons Phase, and the Capital One Expansion II and Hotel Phase, the Applicant shall also

submit detailed plans with proposed amenities and programmatic elements for the parks and recreational facilities associated with those respective phases.

P. Sustainable Energy Practices. The sustainable energy practices described in Proffer 53.

Q. Sight Distance Lines. Sight distance lines for all affected driveway entrances and signs, as necessary.

R. Bus Shelters. Details on any proposed bus shelter locations and designs per Proffer 46.

S. Functional Analysis. A transportation analysis that evaluates the intersections being constructed or modified as part of each FDP. The analysis will evaluate build out year conditions to determine the forecasted operational characteristics of the intersections.

T. Capital One Drive Parking and Loading. With submission of an FDP for the Residential Commons Phase described in Proffer 7(C) above, a detailed functional analysis for the parking and loading entrances associated with Building 7.

U. Capital One Tower Road Median. With submission of an FDP for either the Financial Office Phase or the Metro Station Phase, a proposal for construction of a median on Capital One Tower Road between the intersections of Dolley Madison Boulevard and Capital One Drive South, as depicted on Sheet 7 of the CDPA and subject to ultimate approval by VDOT and the Fire Marshal.

X. Workforce Dwelling Units. With submission of any FDP that contains residential development, details on the expected phasing for the construction of the required workforce dwelling units set forth in Proffer 59.

9. Owners' Associations.

A. Umbrella Owners' Association. Prior to the issuance of the first Residential Use Permit ("RUP") or Non-Residential Use Permit ("Non-RUP") for the first building constructed with the Proposed Development that is not owned by Capital One Bank and its subsidiaries, affiliates and/or successor companies, the Applicant shall establish an Umbrella Owners' Association (the "UOA"), whose members will consist of a representative of each owner of land and/or buildings within the Property. The UOA shall provide for applicable proffer, maintenance and replacement obligations, including but not limited to implementation of the Transportation Demand Management ("TDM") program, maintenance of private streets, sidewalks, streetscapes, publicly accessible private park areas and athletic facilities, stormwater management facilities not maintained as part of individual buildings, and any private utility systems.

B. Homeowners' and Condominium Owners' Associations. For each residential building in which units are held for sale, the Applicant shall cause either a homeowners' association and/or a condominium owners' association ("HOA/COA"), as applicable, to be formed for that building prior to the issuance of the first RUP. Each of these associations shall also be members of the UOA.

C. Disclosures. UOA and HOA/COA documents (including budgets provided in any offering or sale materials) shall specify the proffer, maintenance and replacement conditions and obligations set forth in these Proffers. Purchasers shall be advised in writing of these proffer conditions and obligations prior to executing a contract of sale.

D. UOA TDM Obligations. All residents, tenants, owners, employers and employees living, working, operating a business or owning property within the Property shall be advised of their continuing obligation to the Transportation Demand Management plan (the "TDM Plan") described in Proffer 42. All UOA and HOA/COA members shall be informed of any funding obligations for the TDM program prior to executing a contract of sale and all such obligations shall be included in UOA and HOA/COA documents.

E. UOA Expansion. Nothing in this Proffer shall be construed to prohibit expansion of the UOA to include neighboring properties, at the sole election of the UOA.

10. Mix of Uses. The Property shall consist of a mix of residential, office, retail, public facility, service and hotel uses as described in the CDPA and these Proffers, subject to the limitation that the maximum square footage of all constructed uses on the Property shall not exceed 4,969,523 square feet of GFA. The Proposed Development may contain any use permitted by-right in Article 6, Part 5 of the Ordinance, subject to compliance with any Ordinance or proffered use limitations as demonstrated on an approved FDP or FDPA. Additional SE and/or SP uses may be permitted without a PCA, provided they are in substantial conformance with the Proffered Elements and these Proffers.

11. Retail Activated Space. Subject to FDP approval, within the areas shown on the CDPA that are permitted for retail and personal service uses, there will be a minimum of 100,000 square feet of GFA dedicated to uses that create activated and animated first-floor storefronts ("Retail Activated Space"). Of the required Retail Activated Space, at least 50,000 square feet of GFA will be established with Retail Activated Space prior to or with the first RUP or Non-RUP for the seventh new building constructed on the Property. For the purposes of the Proposed Development, Retail Activated Space shall include but not be limited to retail and personal service establishments, restaurants, banks and financial services, professional services, legal services, medical and dental offices, educational and tutoring facilities, public and civic uses (including the Public Facility as outlined in Proffers 13 and 14) and health clubs. Uses not specifically enumerated in or envisioned by this Proffer may be established provided the Zoning Administrator determines the use is in substantial conformance with this Proffer 11.

12. Metrorail Tax District Buyout for Certain Residential Uses. At least sixty (60) 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 Board.

PUBLIC FACILITIES

13. Public Facilities. As described in more particular detail below, the Applicant shall (subject to this Proffer 13 and Proffer 14) design and construct a 30,000 square-foot public facility to be used by Fairfax County for community and/or recreational programs. The Applicant shall either: (a) construct a stand-alone facility as generally depicted on Sheet 15A of the CDPA (the "Stand-Alone Public Facility") concurrently with the third office building on the Property or the fourth building constructed on the Property, whichever is first, and at the appropriate time remove the Stand-Alone Public Facility and concurrently rebuild it as an integrated use within Building 11, provided that the Applicant may request to locate such an integrated public facility within any other new building in the Proposed Development if approved by the County as described in Proffer 14) (the "Integrated Public Facility," described in more particular detail in Proffer 14 herein); or (b) if the Applicant elects to construct Building 11 (or such other building as approved by the County as an alternative site for the Integrated Public Facility, consistent with Proffer 14) prior to the deadline set forth above, construct the Integrated Public Facility without having constructed the Stand-Alone Public Facility, in which case it shall construct the Integrated Public Facility within Building 11 or such other building as approved by the County consistent with Proffer 14. In the event the Applicant chooses to construct the Stand-Alone Public Facility prior to constructing the Integrated Public Facility described in Proffer 14, below, it shall construct the Stand-Alone Public Facility concurrently with the earlier of the third office building constructed on the Property, or the fourth building constructed on the Property, regardless of use, whichever occurs first. For the purposes of this Proffer 13, individual buildings that contain less than 25,000 square feet of GFA (such as guardhouses, pavilions, and similar structures) shall not count toward or trigger the requirement to construct the Stand-Alone Public Facility. If the Applicant elects to construct the Stand-Alone Public Facility, then the following provisions shall apply:

A. Design and Scope. The Applicant shall design the Stand-Alone Public Facility so that it will include, among other things, a gymnasium of approximately 9,000 square feet, space for offices, and a multipurpose meeting room or rooms, any of which may be eliminated at the County's request. In addition to these required facilities, the Stand-Alone Public Facility will also include amenities that may include, but shall not be limited to, an exercise room, a game room, an arts/crafts room, a computer room, a commercial kitchen, restrooms, lockers and storage space. The Applicant shall design the Stand-Alone Public Facility pursuant to: (i) the Fairfax County Guidelines for Architects and Engineers prepared by

DPWES then in effect (the "Guidelines"), as further described below; (ii) shall be of the same quality and standards as defined in the plans and specifications for the Providence District Community Center; (iii) all current codes and regulations; and (iv) a design that is consistent with the quality of other reasonably comparable County facilities of similar use. All design documents are subject to County review and approval at each design phase as provided herein.

B. Total Construction Cost. As further described herein, the total construction cost to the Applicant of the Stand-Alone Public Facility shall not exceed the sum of $11,000,000.00, as adjusted on an annual basis by the Marshall & Swift Building Cost Index, with any adjustment beginning on January 1, 2015. Once a notice to proceed has been issued to the construction contractor, the total construction cost shall not be further adjusted (the "Total Construction Cost").

The Total Construction Cost shall consist of construction costs related to the Stand-Alone Public Facility ("County Hard Costs") as described in subsection (B)(i) below; costs attributable to the design of the Stand-Alone Public Facility, as described in subsection (B)(ii), below ("County Soft Costs"); and costs related to extending various utilities from the main line to serve the Stand-Alone Public Facility, as described in subsection (B)(iii), below ("Utility Costs").

At or promptly after the Initial Meeting (as defined in subsection D, below), and in any event before the Applicant's submission of Schematic Design drawings to the County, the Applicant and County shall reasonably agree as to which costs are County Hard Costs, County Soft Costs, Utility Costs or Applicant Costs (as defined in subsection (B)(iv) below).

i. For County Hard Costs, the Applicant shall include the construction costs for the base building and a complete interior build-out for the Stand-Alone Public Facility, including ceilings, lighting, plumbing, separate heating and cooling (HVAC), painted interior walls, electrical outlets, elevators, restrooms, and all finishes, to include gymnasium floor, any required bleachers, and basketball hoops. The Applicant shall not provide loose fixtures, furnishings, or equipment except for those specified in this Proffer. The budget submissions required in subsection (D) shall provide a detailed summary of the base building and interior build-out of the Stand-Alone Public Facility.

ii. County Soft Costs shall consist of (a) the fee for the design consultants for the Stand-Alone Public Facility (base building and interior build-out) as further defined below, and (b) cost estimating fees. County Soft Costs shall also include special inspection services, HVAC commissioning, value engineering, survey, geotechnical, LEED registration, design and certification, and all inspections and permits.

Notwithstanding anything herein to the contrary, no more than $600,000 (as adjusted on an annual basis by the Marshall & Swift Building Cost Index beginning January 1, 2015 to the date that a Non-RUP is issued for the Stand-Alone Public Facility) of County Soft Costs – including costs pertaining to architect(s); MEP, civil, and structural engineers; other consultants; and construction administration services – shall count toward the Total Construction Cost; any excess design costs shall remain at Applicant's expense. This limitation shall not apply to changes to the approved design and/or scope of the Stand-Alone Public Facility after the 35% Design Development stage that are requested by the County.

iii. In addition to the County Soft Costs, the Applicant may include up to $50,000 in the Total Construction Cost for the provision of electric power and up to $15,000 for the provision of natural gas service to the Stand-Alone Public Facility (the "Utility Costs"). The budget does not include costs for permitting, tap and other related fees for the provision of water and sewer service to the Stand-Alone Public Facility. The cap on County Soft Costs referred to in subsection (B)(ii) will be increased by the estimated amount of such fees.

iv. Total Construction Cost of the Stand-Alone Public Facility shall not include any costs other than County Hard Costs, County Soft Costs and Utility Costs; the Applicant shall bear all other costs of designing and constructing the building ("Applicant Costs"), including, without limitation: clearing and grading; earthwork; construction of surrounding streets; basic SWM/BMP (except that any additional costs caused by compliance with the state stormwater regulations, 9VAC25-870-47, time limits on applicability, approved December 17, 2013 by the State Water Control Board, shall be included in the Total Construction Cost); Applicant's overhead, administrative, financing, legal, and/or zoning costs (although the Total Construction Cost will include any costs related to amending zoning approvals, to include submission of an FDPA, if such amendment is required to construct the Stand-Alone Public Facility design requested by the County); and costs for easement acquisition, preparation and recordation.

C. Parking.

i. Dedicated Parking Spaces. The Applicant will allocate a minimum of thirty-five (35) dedicated surface parking spaces for the Stand-Alone Public Facility, within the same block as the Stand-Alone Public Facility (the "Dedicated Parking Spaces"). The Dedicated Parking Spaces shall be included in the Total Construction Cost. Additional dedicated parking spaces may be made available to the County at the Applicant's discretion, at the then-market price. The County may elect whether to include any

additional parking spaces purchased in the Total Construction Cost or to instead reimburse the Applicant for the cost of the additional spaces.

ii. Unreserved Parking Spaces. The Applicant shall further maintain at least fifty-five (55) parking spaces as unreserved spaces available to users of the Stand-Alone Public Facility. At the Applicant's sole election, the unreserved spaces may also be utilized by other users of the Proposed Development and the general public on a first-come, first-served basis. Unreserved parking spaces may be located within the parking decks or along streets associated with the Proposed Development, but should provide easy access to the Stand-Alone Public Facility. The unreserved parking spaces may include up to ten (10) parking spaces certified for handicapped parking under the Americans with Disabilities Act. The Applicant shall be permitted to charge the same parking fee for users of the Stand-Alone Public Facility as for other users of these unreserved spaces. Such unreserved spaces shall not contribute in any way to the Total Construction Cost.

D. Design and Review Process. The Applicant shall coordinate preparation of the design of and budget for the Stand-Alone Public Facility, together with the design of the Dedicated Parking Spaces, with the Building Design Branch of DPWES ("BDB") and other applicable agencies of Fairfax County, with BDB as the point of contact with responsibility for coordinating with other County agencies. Prior to such preparation of design and budget, the Applicant shall hold a pre-design conference with BDB (the "Initial Meeting") to discuss scope and design parameters for the Stand-Alone Public Facility, to set a reasonable schedule and process for review and comment on the submission sets of drawings and budget (which schedule will provide the County no less than two (2) weeks to review CDPA, FDP, Schematic Design and Design Development documents, and no less than three (3) weeks to review 80% and 100% Construction Documents). The Applicant shall submit design and budget documents to BDB for County review and approval consistent with the Guidelines and the provisions of this Proffer at the following points: Conceptual Development Plan, Final Development Plan, Schematic Design (15%), Design Development (35%), 80% Construction Documents, and 100% Construction Documents. The Applicant shall address and incorporate all County review comments at each design phase, and shall provide a statement of probable construction cost prepared in accordance with this Proffer 13 and by a mutually agreed-upon independent, professional construction cost estimator at each design phase. The Applicant shall respond to all County plan review comments in writing, and shall incorporate such comments in the next design phase plan submission. Following Fairfax County approval of the 100% Construction Documents, no further design changes shall be made to the Stand-Alone Public Facility except as may be required to adjust the scope of the Stand-Alone Public Facility as provided in subsection (E)(i) below, or as a change order at County expense.

E. Construction Bids. Once the 100% Construction Documents and budget for the Stand-Alone Public Facility have been approved by BDB, the Applicant shall obtain a minimum of four (4) construction bids for the approved design of the Stand-Alone Public Facility to ensure receipt of a competitive bid that, together with County Soft Costs and Utility Costs, is within the Total Construction Cost limit of $11,000,000, as adjusted.

The Applicant's construction contract shall:

- Carry builder's risk insurance and, if the County elects to provide additional funding pursuant to subsection (E)(ii) below, require the contractor to carry commercial property insurance in a commercially reasonable amount and to name the "Board of Supervisors of Fairfax County, Virginia" as loss payee for any losses pertaining to the Stand-Alone Public Facility;

- Require the contractor to provide payment and performance bonds, each for the entire contract sum and naming the "Board of Supervisors of Fairfax County, Virginia" as an obligee on such bond;

- Permit the County, in its proprietary capacity, to inspect the Stand-Alone Public Facility and Dedicated Parking Spaces during construction, and reasonably address all identified deficiencies;

- Include warranties from the contractor as set forth in sections 4.6.1, 9.3.3, and 13.2 of the Fairfax County form General Conditions, such sections attached hereto as Exhibit A, as may be amended by mutual agreement between the Applicant and the Office of the County Attorney; and

- Include section 9.8 (including all subsections) of such General Conditions, also attached at Exhibit A, as may be amended by mutual agreement between the Applicant and the Office of the County Attorney, including County inspection rights on substantial completion of the Stand-Alone Public Facility, one-year post-completion guarantee, and guarantee bond.

Following receipt of the construction bids, the Applicant shall meet with the County to review the construction bids, which may be subsequently verified by the County through an independent source. If the estimated Total Construction Cost exceeds $11,000,000 (as adjusted) at any design phase, or if the Applicant cannot obtain a construction bid for the approved design that, together with County Soft Costs and Utility Costs, results in a Total Construction Cost within the Applicant's $11,000,000 budget (as adjusted), then the County, in its sole discretion, shall elect and the Applicant shall consent to one of the following remedies:

i. Option 1: Scope Adjustment. Adjust the scope of the project so that it can be bid within the $11,000,000 limit (as adjusted), which adjustment shall not require a PCA;

ii. Option 2: Accept County Funds. Accept additional funding from the County as needed to fully fund the Stand-Alone Public Facility, in which case:

a. The estimated amount of such additional County funding shall be determined upon receipt and analysis of construction bids. 45% of such amount shall be disbursed to the Applicant prior to the Applicant's commencement of construction on the Stand-Alone Public Facility; another 45% upon substantial completion of the Stand-Alone Public Facility; and the remaining ten percent (10%) disbursed upon receipt of the Non-RUP(s) for the Stand-Alone Public Facility, subject to (ii)(b) below; and

b. Upon issuance of a Non-RUP for the Stand-Alone Public Facility, the Applicant and the County shall review the actual costs of construction of the Stand-Alone Public Facility and reasonably determine whether there are savings to be had under the construction contract (or other budget line items) which may offset the need for additional County funding (i.e., unused construction contract contingency).

iii. Option 3: Contribution in Lieu of Construction. In lieu of any further design and/or construction requirement for the Stand-Alone Public Facility (but not for the Integrated Public Facility, which the Applicant must still provide in accordance with Proffer 14 below), contribute to the County the sum of $11,000,000.00, as adjusted on an annual basis by the Marshall & Swift Building Cost Index, beginning on January 1, 2015 to the date of the County's election, less all permissible documented costs incurred by the Applicant up to such time in furtherance of the design and construction of the Stand-Alone Public Facility. In the event this Option 3 is selected, the Applicant shall contribute the total amount due in a lump sum prior to the issuance of the first Non-RUP for the third office building constructed on the Property, or the fourth overall building constructed.

In the event the County does not select from the four remedies listed above within 180 days of formal notification that the bid exceeds the limits of the Total Construction Cost, the Applicant may unilaterally select to proceed with Option 3 (Contribution in Lieu of Construction), as defined in Proffer 13(E)(iii).

F. Contingency Fund. Once the Applicant has an acceptable construction bid in place as provided herein, the Applicant shall be responsible for, in addition to the Total Construction Cost, a project-level construction contingency of $500,000.00

("Contingency Fund") to cover, to the extent of the contingency, change orders related only to design document ambiguities, errors, omissions or unforeseen construction conditions that relate solely to the Stand-Alone Public Facility and could not have been reasonably foreseen through the due diligence of the contractor or subcontractors ("Contingency Eligible Expenses"). Such ambiguities, errors, omissions, and unforeseen conditions related to the building site – for example, bad soils, environmental issues, etc. – shall remain at the Applicant's cost and shall not result in an increase in the Total Construction Cost or reduction in the Contingency Fund. In no event shall the Contingency Fund augment the approved design and/or budget of the Stand-Alone Public Facility. Other than (1) the amounts owed by the County pursuant to subsection (D)(ii) above, if any, (2) Contingency Eligible Expenses in excess of $500,000, as adjusted, if any, and (3) the costs of any change orders the County may reasonably request, the County shall have no responsibility for Stand-Alone Public Facility design or construction costs.

G. Permitting and Construction. Following receipt of a construction bid producing a Total Construction Cost within the $11,000,000 (as adjusted) limit (or such higher amount as may result from the County's allocation of additional funds), the Applicant shall diligently proceed to obtain site plan and building permit approvals for the Stand-Alone Public Facility based on the design documents approved by the County pursuant to Proffer 13(D) above and shall provide the County with a copy of such permit submissions. Following approval of the necessary permits for the Stand-Alone Public Facility, the Applicant shall diligently proceed to construct the Stand-Alone Public Facility as approved.

H. Conveyance. Following issuance of the Non-RUP for the Stand-Alone Public Facility, the Applicant shall ground lease the Stand-Alone Public Facility to the County in accordance with the terms described below. Notwithstanding anything herein to the contrary, the parties may mutually agree to alter the conveyance method and/or any of the lease terms for the Stand-Alone Public Facility as described herein without the need for a PCA.

i. Lease Term. The Applicant shall (a) offer such lease with a term of fifty (50) years, with automatic renewal options for two (2) successive fifteen (15) year terms thereafter; (b) the rent for such leasehold shall be nominal (i.e., $10.00 annually); (c) the terms of the lease shall otherwise be acceptable to the County in its reasonable discretion, provided the County shall have no obligation to contribute to Common Area Maintenance ("CAM") payments; (d) the Applicant shall provide the County with a subordination and non-disturbance agreement from its lender(s) (if applicable) in a form reasonably acceptable to the County; (e) the County may terminate the lease upon one (1) year's advance written notice; and (f) the Applicant may terminate the lease to construct the Integrated Public Facility in accordance with Proffers 13 (K) and (L).

ii. Use Restrictions. The Applicant may elect to include as a term of the Stand-Alone Public Facility Lease a restriction which would, for a period that is coterminous with the lease term (including any extensions), prohibit the use of the Stand-Alone Public Facility as a commercial (i.e., non-County user) office, retail use, fire station, permanent shelter, mental health, or residential facility.

iii. Taxes, Operations and Maintenance. Except as specifically stated in this Proffer 13 (or as mutually agreed by the parties), the Applicant shall have no liability or responsibility for any of the following with regard to the Stand-Alone Public Facility: payment of real estate taxes (if any); interior and exterior maintenance (including snow removal); maintenance and replacement of building systems; procurement of insurance; and payment for utilities.

I. Coordination with the Electoral Board. In the event the Stand-Alone Public Facility is ever designated as a polling location by the Fairfax County Electoral Board or the Virginia State Board of Elections, the Applicant shall work with the General Registrar to provide reasonable accommodations for election-related activities, including, to the extent that the Dedicated Parking Spaces and Unreserved Parking Spaces are insufficient to accommodate voters, volunteers and other users, temporarily reserving a reasonable number of parking spaces for election-related activities.

J. Location and Timing. The Applicant shall construct the Stand-Alone Public Facility concurrently with the earlier of (1) the third office building constructed on the Property, or (2) the fourth building overall constructed on the Property, regardless of use. The Director of the Department of Planning and Zoning ("DPZ"), acting in consultation with and upon direction from the Planning Commission, may direct the Applicant to postpone construction of the Stand-Alone Public Facility until a subsequent development phase. For the purposes of this Proffer 13, individual buildings that are less than 25,000 square feet of GFA (such as guardhouses, pavilions, and similar structures) shall not count toward or trigger the requirement to construct the Stand-Alone Public Facility.

K. Emergency Generator. The Applicant shall incorporate into the design of the facility all necessary elements to accommodate a temporary emergency generator that allows all the essential building functions for a temporary public shelter, including HVAC and restrooms, to operate in the Stand-Alone Public Facility. The design shall include a location for the emergency generator, hook-up port to connect the emergency generator to the building systems, and the infrastructure and equipment required to allow transfer of the electrical power source from the primary building power supply to the emergency generator. In lieu of a temporary emergency generator, the County may specify a permanent emergency generator during the design phase up to and through its review of Design Development (i.e., 35%) documents; any cost related to the design and installation of a temporary or

permanent generator shall be included in the Total Construction Cost. Any such generator will comply with all UOA requirements for the placement and use of, as applicable, temporary or permanent power generation facilities. Any generator shall also comply with the Fairfax County Noise Ordinance.

L. Replacement Conditions. The Applicant may elect at any time to redevelop the Stand-Alone Public Facility consistent with the Proposed Development, provided that (i) such redevelopment permits construction of the Integrated Public Facility per the provisions of Proffer 14, (ii) if such redevelopment would require the Stand-Alone Public Facility to close, the Applicant must provide the County (through the Director of Neighborhood and Community Services, with a copy to the County Attorney) with at least twelve (12) months' prior written notice, and (iii) the Applicant, at its cost, shall locate suitable temporary space until the Integrated Public Facility is complete and further in accordance with Proffer 13(L). As an alternative, the Applicant and the County may mutually agree to permanently relocate the Stand-Alone Public Facility to another building within the Proposed Development, and without the need for a PCA, CDPA or FDPA.

M. Temporary Public Facility. In the event the Applicant chooses to close the Stand-Alone Public Facility in order to develop the Integrated Public Facility, the Applicant shall at its own cost locate a suitable temporary space or spaces (the "Temporary Public Facility"), subject to the criteria below:

i. the Applicant may house the recreational and community components of the Temporary Public Facility space in up to two separate facilities, provided the Applicant demonstrates to the Zoning Administrator that it has diligently pursued all commercially reasonable options to obtain space which will house the entire operation;

ii. in the event the Applicant demonstrates to the County that a suitable Temporary Public Facility is not available, or if the County determines that it does not wish to pursue this Temporary Public Facility option, the Zoning Administrator may waive the Temporary Public Facility requirement;

iii. the total space for the Temporary Public Facility shall be no less than 30,000 square feet;

iv. the recreation component of the Temporary Public Facility should include access to a gymnasium with basketball hoops, restrooms, and changing facilities;

v. if agreed to by the County, the Applicant may enter into an agreement with a private health club to provide access to Fairfax County residents in lieu of providing a specific recreation component;

vi. the Temporary Public Facility should be located within the Tysons Corner Urban Center (as defined by the Comprehensive Plan), unless the Applicant provides to the satisfaction of the Zoning Administrator that such space is not available, in which case the Zoning Administrator may permit a location outside the Tysons Corner Urban Center;

vii. fixtures and finishes in the Temporary Public Facility may reflect its status as an interim use, and shall not be required to contain the same quality or grade of finishes present in the Stand-Alone Public Facility or the Integrated Public Facility; and

viii. the Applicant will reimburse the County a maximum of $80,000 in documented moving costs associated with the move into and out of the Temporary Public Facility.

N. Reimbursement for Fixtures. In the event the Applicant exercises its option to replace the Stand-Alone Public Facility, the Applicant shall reimburse the County for up to $1 million in fixtures installed by the County at its cost within the Stand-Alone Public Facility, subject to the following conditions:

i. in order to be reimbursable, there shall be a written record of when each applicable fixture was installed in the Stand-Alone Public Facility;

ii. the replacement value of each fixture shall be depreciated by 7.5% each year from the date of installation, such that on the tenth anniversary of its installation, an applicable fixture shall have no residual value;

iii. this reimbursement shall not apply to personal property and/or loose items including, but not limited to, furniture, exercise equipment, desks and other office furnishings, tables and any other items that can reasonably be reinstalled in the Temporary Public Facility and/or the Integrated Public Facility;

iv. the Applicant's reimbursement for such fixtures shall not exceed $1 million.

O. Vacation by County. Should the County choose at any time to vacate the Stand-Alone Public Facility and such space reverts to the Applicant's control, the space may be utilized by the Applicant for any use that is consistent with the Proposed Development.

P. Shared Savings Contribution. In the event that the Stand-Alone Public Facility is constructed for less than the maximum Total Construction Cost of $11,000,000, as adjusted, the Applicant shall contribute to the County a sum equal to one half the amount of the difference between the maximum adjusted Total Construction Cost and the actual construction costs (the "Shared Savings Contribution"). For instance, if the actual construction costs are $10,000,000, the Applicant's Shared

Savings Contribution shall equal $500,000. The Shared Savings Contribution (if any) shall become due upon conveyance of the Stand-Alone Public Facility to the County as described in Proffer 13(H). In lieu of contributing a sum directly to the County, the County and the Applicant may mutually agree to use the Shared Savings Contribution for other Tysons-area priorities, or as a contribution toward increasing the maximum Total Construction Cost for the Integrated Public Facility as described in Proffer 14. In no case shall the Shared Savings Contribution include any unused amounts from the Contingency Fund.

14. Integrated Public Facility. If the Applicant elects to replace the Stand-Alone Public Facility described in Proffer 13 above with the Integrated Public Facility described herein, or if it elects to proceed with the Integrated Public Facility without having first constructed the Stand-Alone Public Facility, then, prior to completion of the Proposed Development, it shall construct a 30,000 square-foot space within a future office building to be used by Fairfax County for community and/or recreational programs (the "Integrated Public Facility"). Although the Applicant has tentatively reserved space in Building 11, the Applicant may locate the Integrated Public Facility within any office building on the Property, subject to an approved FDP. The Integrated Public Facility shall be accessible through a separate entrance with ADA accessibility.

A. Design and Scope. The Applicant shall design the Integrated Public Facility so that it will include, among other things, a gymnasium of approximately 9,000 square feet, space for offices, and a multipurpose meeting room or rooms, any of which may be eliminated at the County's request. In addition to these required facilities, the Integrated Public Facility will also include amenities that may include, but shall not be limited to, an exercise room, a game room, an arts/crafts room, a computer room, a commercial kitchen, restrooms, lockers and storage space. The Applicant shall design the interior of the Integrated Public Facility pursuant to the Fairfax County Guidelines for Architects and Engineers prepared by DPWES then in effect (the "Guidelines"), as further described below, and such that the Integrated Public Facility is designed to be consistent with the quality of other reasonably comparable County facilities of similar use. All design documents are subject to County review and approval at each design phase as provided herein.

The Integrated Public Facility shall be located either entirely on the first floor or on both the first and second floors of the building in which it is located.

B. Total Construction Cost. As further described herein, the total construction cost to the Applicant of the Integrated Public Facility shall not exceed the sum of $5,420,000.00, as adjusted on an annual basis by the Marshall & Swift Building Cost Index, with any adjustment beginning on January 1, 2015. Once a notice to proceed has been issued to the construction contractor, the total construction cost shall not be further adjusted (the "Total Construction Cost").

The Total Construction Cost shall consist of (a) construction costs unique to the Integrated Public Facility ("County Hard Costs") as described in subsection (B)(i)

below, and (b) a portion of costs not unique to the Integrated Public Facility but attributable to the design of the building itself, as described in subsection (B)(ii), below ("County Soft Costs").

At or promptly after the Initial Meeting (as defined in subsection D, below), and in any event before the Applicant's submission of Schematic Design drawings to the County, the Applicant and County shall reasonably agree as to which costs are County Hard Costs, County Soft Costs, or Applicant Costs (as defined in subsection (B)(iii) below).

i. For County Hard Costs, the Applicant shall include only the costs of a complete interior build-out for the Integrated Public Facility, including ceilings, lighting, plumbing, separate heating and cooling (HVAC), painted interior walls, electrical outlets, elevators, restrooms, and all finishes, to include gymnasium floor, any required bleachers, and basketball hoops. The Applicant shall not provide loose fixtures, furnishings, or equipment except for those specified in this Proffer. No portion of the core building or site shall be included as County Hard Costs, unless specifically stated in these Proffers. The budget submissions required in subsection (C) shall provide a detailed summary of the interior build-out of the Integrated Public Facility.

ii. County Soft Costs shall consist of (a) the fee for the design consultants for the Integrated Public Facility (interior build-out) as further defined below (b) building permit and inspection fees, and (c) cost estimating fees.

For County Soft Costs, the Applicant shall include in the Total Construction Cost the pro rata share of the expense attributable to the Integrated Public Facility, as measured by the fraction of the actual square footage of the Integrated Public Facility as finally designed (including ancillary space used solely for the Integrated Public Facility, such as space for separate emergency generators, stormwater management vaults, or ventilation systems), divided by the actual square feet of the entire building as indicated on the final permitted building plans.

Notwithstanding anything herein to the contrary, no more than $500,000 (as adjusted on an annual basis by the Marshall & Swift Building Cost Index beginning on January 1, 2015 to the date that a Non-RUP is issued for the Integrated Public Facility) of County Soft Costs – including costs pertaining to architect(s); MEP, civil, and structural engineers; other consultants; and construction administration services – shall count toward the Total Construction Cost; such excess design costs shall remain at Applicant's expense. This limitation shall not apply to changes to the approved design and/or scope of the Integrated Public Facility after the 35% Design Development stage that are requested by the County.

iii. Total Construction Cost of the Integrated Public Facility shall not include any costs other than County Hard Costs and County Soft Costs; the Applicant shall bear all other costs of designing and constructing the building ("Applicant Costs"), including, without limitation: clearing and grading; earthwork; SWM/BMP; costs to extend utilities to the building (new and relocated); costs associated with site-specific LID facilities; landscaping and hardscaping; Applicant's overhead, administrative, financing, legal, and/or zoning costs; costs for easement acquisition, preparation and recordation; site permit and inspection fees and Special Inspection Program inspections; any portion of costs reasonably agreed (i) to be unique to the remainder of the building or private development, (ii) to relate to site preparation, and/or (iii) to be a cost that Applicant would have incurred in designing and constructing the building.

C. Parking.

i. Dedicated Parking Spaces. The Applicant will allocate a minimum of thirty-five (35) dedicated parking spaces for the Integrated Public Facility, within the same structure as the Integrated Public Facility (the "Dedicated Parking Spaces"). The Dedicated Parking Spaces shall be at no cost to the County and no costs related thereto shall be included in the Total Construction Costs. Additional dedicated parking spaces may be made available to the County at the Applicant's discretion, at the then-market price. The County may elect whether to include any additional parking spaces purchased in the Total Construction Cost or to instead reimburse the Applicant for the cost of the additional spaces.

ii. Unreserved Parking Spaces. The Applicant shall further maintain at least fifty-five (55) parking spaces as unreserved spaces available to users of the Integrated Public Facility. At the Applicant's sole election, the unreserved spaces may also be utilized by other users of the Proposed Development and the general public on a first-come, first-served basis. Unreserved parking spaces may be located within the parking decks or along streets associated with the Proposed Development, but should be proximate to, and provide easy access to, the Integrated Public Facility. The unreserved parking spaces may include up to ten (10) parking spaces certified for handicapped parking under the Americans with Disabilities Act. The Applicant shall charge the same parking fee for users of the Integrated Public Facility as for other users of these unreserved spaces. Such unreserved spaces shall not contribute in any way to the Total Construction Cost.

D. Design and Review Process. The Applicant shall coordinate preparation of the design of and budget for the Integrated Public Facility, together with the design of the Dedicated Parking Spaces, with the Building Design Branch of DPWES ("BDB") and other applicable agencies of Fairfax County, with BDB as the point

of contact with responsibility for coordinating with other County agencies. Prior to such preparation of design and budget, the Applicant shall hold a pre-design conference with BDB (the "Initial Meeting") to discuss scope and design parameters for the Integrated Public Facility and the Dedicated Parking Spaces, to set a reasonable schedule and process for review and comment on the submission sets of drawings and budget (which schedule will provide the County no less than two (2) weeks to review CDPA, FDP, Schematic Design and Design Development documents, and no less than three (3) weeks to review 80% and 100% Construction Documents), and to reasonably agree, as described in subsection (B)(ii) above and in accordance with this Proffer 14, as to the allocation of costs into County Hard Costs, Applicant Costs, and County Soft Costs categories. The Applicant shall submit design and budget documents to BDB for County review and approval consistent with the Guidelines and the provisions of this Proffer at the following points: Conceptual Development Plan, Final Development Plan, Schematic Design (15%), Design Development (35%), 80% Construction Documents, and 100% Construction Documents. The Applicant shall address and incorporate all County review comments at each design phase, and shall provide a statement of probable construction cost prepared in accordance with this Proffer 14 and by a mutually agreed-upon independent, professional construction cost estimator at each design phase. The Applicant shall respond to all County plan review comments in writing, and shall incorporate such comments in the next design phase plan submission. Following Fairfax County approval of the 100% Construction Documents, no further design changes shall be made to the Integrated Public Facility or the Dedicated Parking Spaces except as may be required to adjust the scope of the Integrated Public Facility as provided in subsection (E)(i) below, or as a change order at County expense.

E. Construction Bids. Once the 100% Construction Documents and budget for the Integrated Public Facility have been approved by BDB, the Applicant shall obtain a minimum of four construction bids for the approved design of the Integrated Public Facility to ensure receipt of a competitive bid that, together with Coutny Soft Costs, is within the Total Construction Cost limit of $5,420,000, as adjusted.

The Applicant's construction contract shall:

- Carry builder's risk insurance and, if the County elects to provide additional funding pursuant to subsection (E)(ii) below, require the contractor to carry commercial property insurance in a commercially reasonable amount and to name the "Board of Supervisors of Fairfax County, Virginia" as loss payee for any losses pertaining to the Integrated Public Facility;

- Require the contractor to provide payment and performance bonds, each for the entire contract sum and naming the "Board of Supervisors of Fairfax County, Virginia" as an obligee on such bond;

- Permit the County, in its proprietary capacity, to inspect the Integrated Public Facility and Dedicated Parking Spaces during construction upon reasonable notice;

- Include warranties from the contractor as set forth in sections 4.6.1, 9.3.3, and 13.2 of the Fairfax County form General Conditions, such sections attached hereto as Exhibit A, as may be amended by mutual agreement between the Applicant and the Office of the County Attorney; and

- Include section 9.8 (including all subsections) of such General Conditions, also attached at Exhibit A, as may be amended by mutual agreement between the Applicant and the Office of the County Attorney, including County inspection rights on substantial completion of the Integrated Public Facility, one-year post-completion guarantee, and guarantee bond.

Following receipt of the construction bids, the Applicant shall meet with the County to review the construction bids, which may be subsequently verified by the County through an independent source. If the estimated Total Construction Cost exceeds $5,420,000 (as adjusted) at any design phase, or if the Applicant cannot obtain a construction bid for the approved design that, together with County Soft Costs, results in a Total Construction Cost within the Applicant's $5,420,000.00 budget (as adjusted), then the County, in its sole discretion, shall elect and the Applicant shall consent to one of the following remedies:

i. Option 1: Scope Adjustment. Adjust the scope of the project so that it can be bid within the $5,420,000.00 limit (as adjusted), which adjustment shall not require a PCA;

ii. Option 2: Accept County Funds. Accept additional funding from the County as needed to fully fund the Integrated Public Facility, in which case:

a. The estimated amount of such additional County funding shall be determined upon receipt and analysis of construction bids. 45% of such amount shall be disbursed to the Applicant prior to the Applicant's commencement of construction on the Integrated Public Facility; another 45% upon substantial completion of the Stand-Alone Public Facility; and the remaining ten percent (10%) disbursed upon receipt of the Non-RUP(s) for the Integrated Public Facility, subject to (ii)(b) below; and

b. At or prior to the issuance of the first Non-RUP for the Integrated Public Facility, the Applicant and the County shall review the actual costs of construction of the Integrated Public Facility and

reasonably determine whether there are savings to be had under the construction contract (or other budget line items) which may offset the need for additional County funding (i.e., unused construction contract contingency).

iii. Option 3: Construction of Shell. Construct the 30,000 square foot Integrated Public Facility space as a cold dark shell (i.e., without drywall, HVAC, lighting, or tenant improvements of any sort, but including utility connections) (the "Integrated Public Facility Shell"), in which case:

a. The Applicant shall also construct the thirty-five (35) Dedicated Parking Spaces for use by the Integrated Public Facility;

b. The Applicant shall provide temporary generator hookups as described in Proffer 14(J); and

c. Prior to the issuance of the first Non-RUP for the building in which the Integrated Public Facility shell is constructed, the Applicant shall contribute $5,420,000, as adjusted (less all applicable County Soft Costs) to the Board or its assigns for use in constructing the interior of the Integrated Public Facility.

iv. Option 4: Contribution in Lieu of Construction. In lieu of any further design and/or construction requirement for the Integrated Public Facility, shall contribute to the County the sum of $11,000,000.00, as adjusted on an annual basis by the Marshall & Swift Building Cost Index, from January 1, 2015 to the date of the County's election, less all permissible documented costs incurred by the Applicant up to such time in furtherance of the design and construction of the Integrated Public Facility. In the event this Option 4 is selected, the Applicant shall contribute the total amount due in a lump sum prior to the issuance of a Non-RUP for the office building in which the Applicant and the County planned to locate the Integrated Public Facility (unless the County has opted to allow construction of the Integrated Public Facility to occur concurrently with a later office building).

In the event the County does not select from the four remedies listed above within 180 days of formal notification that the bid exceeds the limits of the Total Construction Cost, the Applicant may unilaterally select to proceed with Option 3 (Construction of Shell), as defined in Proffer 14(E)(iii).

F. Contingency Fund. Once the Applicant has an acceptable construction bid in place as provided herein, the Applicant shall be responsible for, in addition to the Total Construction Cost, a project-level construction contingency of $500,000.00 ("Contingency Fund") to cover, to the extent of the contingency, change orders related only to design document ambiguities, errors, omissions or unforeseen

construction conditions that relate solely to the Integrated Public Facility and could not have been reasonably foreseen through the due diligence of the contractor or subcontractors ("Contingency Eligible Expenses"). Such ambiguities, errors, omissions, and unforeseen conditions related to the building site and/or the remainder of the building – for example, bad soils, environmental issues, etc. – shall remain at the Applicant's cost and shall not result in an increase in the Total Construction Cost of reduction in the Contingency Fund. In no event shall the Contingency Fund augment the approved design and/or budget of the Integrated Public Facility. Other than (1) the amounts owed by the County pursuant to subsection (E)(ii) above, if any, (2) Contingency Eligible Expenses in excess of $500,000, as adjusted, if any, and (3) the costs of any change orders the County may reasonably request, the County shall have no responsibility for Integrated Public Facility design or construction costs.

G. Permitting and Construction. Following receipt of a construction bid producing a Total Construction Cost within the $5,420,000 (as adjusted) limit (or such higher amount as may result from the County's allocation of additional funds), the Applicant shall diligently proceed to obtain site plan and building permit approvals for the Integrated Public Facility based on design documents approved by the County pursuant to Proffer 14(D) above and shall provide the County with a copy of such permit submissions. Following approval of the necessary permits for the Integrated Public Facility, the Applicant shall diligently proceed to construct the Integrated Public Facility as approved.

H. Conveyance. Following issuance of the Non-RUP for the Integrated Public Facility, the Applicant shall lease the Integrated Public Facility, including the Dedicated Parking Spaces, to the County in accordance with the terms described below. Notwithstanding anything herein to the contrary, the parties may mutually agree to alter the conveyance method and/or any of the lease terms for the Integrated Public Facility as described herein without the need for a PCA.

i. Lease Term. The Applicant shall (a) offer such lease with a term of fifty (50) years (less all time that the Stand-Alone Public Facility was operational, if any), with automatic renewal options for two (2) successive fifteen (15) year terms thereafter; (b) the rent for such leasehold shall be nominal (i.e., $10.00 annually); (c) the terms of the lease shall otherwise be acceptable to the County in its reasonable discretion, provided (I) the County shall have no obligation to contribute to CAM payments other than regarding the Dedicated Parking Spaces and other elements that are specific to the Integrated Public Facility, and (II) if a casualty event results in the closure and/or full or partial destruction of the Integrated Public Facility and/or the Dedicated Parking Spaces, the Applicant shall with reasonable promptness reconstruct a cold, dark shell for the Integrated Public Facility and/or replacement dedicated parking spaces, as applicable; (d) the Applicant shall provide the County with a subordination and non-disturbance agreement from its lender(s) if

applicable) in a form reasonably acceptable to the County; and (e) the County may terminate the lease upon one (1) year's advance written notice.

ii. Use Restrictions. The Applicant may elect to include as a term of the Integrated Public Facility Lease a restriction which would, for a period that is coterminous with the lease term, plus any extensions, prohibit the use of the Integrated Public Facility as a commercial (i.e., non-County user) office, retail use, fire station, permanent shelter, mental health, or residential facility.

iii. Taxes, Operations and Maintenance. Except as specifically stated in this Proffer 14 (or as mutually agreed by the parties), the Applicant shall have no liability or responsibility for any of the following with regard to the Integrated Public Facility: payment of real estate taxes (if any); interior maintenance; maintenance and replacement of building systems that are specific to the Integrated Public Facility; procurement of insurance; and payment for separately-metered utilities.

I. Coordination with the Electoral Board. In the event the Integrated Public Facility is ever designated as a polling location by the Fairfax County Electoral Board or the Virginia State Board of Elections, the Applicant shall work with the General Registrar to provide reasonable accommodations for election-related activities, including, to the extent that the Dedicated Parking Spaces and Unreserved Parking Spaces are insufficient to accommodate voters, volunteers and other users, temporarily reserving a reasonable number of parking spaces for election-related activities.

J. Emergency Generator. The Applicant shall incorporate into the design of the facility all necessary elements to accommodate a temporary emergency generator that allows all the essential building functions for a temporary public shelter, including HVAC and restrooms, to operate in the Integrated Public Facility. The design shall include a location for the emergency generator, hook-up port to connect the emergency generator to the building systems, and the infrastructure and equipment required to allow transfer of the electrical power source from the primary building power supply to the emergency generator. In lieu of a temporary emergency generator, the County may specify a permanent emergency generator during the design phase up to and through its review of Design Development (i.e., 35%) documents; any resulting impact to the building design by a temporary or permanent generator shall be included in the Total Construction Cost. Any such generator will comply with all UOA requirements for the placement and use of, as applicable, temporary or permanent power generation facilities. Any generator shall also comply with the Fairfax County Noise Ordinance.

K. Redevelopment. The Applicant may elect to redevelop the building containing the Integrated Public Facility, provided that: (i) such redevelopment does not

occur in the first ten years following construction of the Integrated Public Facility, (ii) such redevelopment permits reconstruction of the Integrated Public Facility within the same building and in accordance with the provisions of this Proffer 14, (iii) if such redevelopment would require the Integrated Public Facility to close, the Applicant must provide the County (through the Director of Neighborhood and Community Services, with a copy to the County Attorney) with at least twelve (12) months' prior written notice, and (iv) the Applicant, at its cost, shall locate suitable alternative space for a temporary Integrated Public Facility. As an alternative, the Applicant and the County may mutually agree to permanently relocate the Integrated Public Facility to another building within the Proposed Development, and without the need for a PCA.

L. Vacation by County. Should the County choose at any time to vacate the Integrated Public Facility and such space reverts to the Applicant's control, the space may be utilized as Retail Activated Space as defined in Proffer 11.

M. Shared Savings Contribution. In the event that the Integrated Public Facility is constructed for less than the maximum Total Construction Cost of $11,000,000, as adjusted, the Applicant shall contribute to the County a sum equal to one half the amount of the difference between the maximum adjusted Total Construction Cost and the actual construction costs (the "Shared Savings Contribution"). For instance, if the actual construction costs are $10,000,000, the Applicant's Shared Savings Contribution shall equal $500,000. The Shared Savings Contribution (if any) shall become due upon conveyance of the Integrated Public Facility to the County as described in Proffer 14(H). In lieu of contributing a sum directly to the County, the County and the Applicant may mutually agree to use the Shared Savings Contribution for other Tysons-area priorities. In no case shall the Shared Savings Contribution include any unused amounts from the Contingency Fund.

URBAN DESIGN GUIDELINES

15. Capital One Design Guidelines. In order to provide for the implementation of the Tysons Corner Urban Design Guidelines and the concepts which further the design commitments provided throughout these Proffers and in the CDPA, the Applicant has submitted Capital One Design Guidelines dated November 2013, which are attached as Exhibit B (the "Capital One Design Guidelines"). The CDPA, which includes elements from the Capital One Design Guidelines, provides a baseline of urban design elements that shall be utilized to implement the urban design vision for this neighborhood. All FDPs submitted for the Proposed Development shall be in substantial conformance with the Tysons Corner Urban Design Guidelines and the urban design components of the CDPA as determined by the Zoning Administrator, in consultation with OCR. In any instance of inconsistency between the Capital One Design Guidelines and the approved CDPA/FDP and/or Proffers, the CDPA/FDP and any related Proffers shall govern.

BUILDING ARCHITECTURE

16. Architecture.

A. Materials and Design. Buildings shall be designed with high quality architecture and building materials. The exterior building materials used in the development of the new residential, office and hotel buildings shall consist of glass, steel, brick masonry, architectural pre-cast, stone masonry, architectural concrete and/or other materials of similar quality that are typically used on the exterior of Class A office buildings and residential and hotel buildings of a similar quality. No Exterior Insulation and Finish Systems (EIFS) shall be utilized on any of the new proposed residential, office or hotel buildings. Each FDP or FDPA submitted for the Proposed Development shall provide specific design information on building materials, architectural massing and fenestration, and specific features designed to activate the streetscapes as depicted on the CDPA. Modifications may be made to the building architecture shown in an approved FDP or FDPA subject to review and approval by the Zoning Administrator to establish consistency with the CDPA and FDP. A minimum of ten percent (10%) of all residential dwelling units shall be designed and constructed with some Universal Design features. These elements shall be identified at the time of building plan submission.

B. Bird-Friendly Features. At the time of site plan submission for each new building on the Property, the Applicant shall submit a study to the Office of Community Revitalization ("OCR") describing whether bird-friendly design strategies may be employed to reduce bird injury and death due to in-flight collisions with the building and/or building elements. The strategies to be studied should make the building visible to birds in flight and reduce reflections that distract or confuse birds though the use of appropriate glazing treatments or architectural elements, including color, texture, opacity, patterns, louvers, screens, or ultraviolet materials that are visible to birds. In addition, the Applicant shall study whether interior lighting should be reduced and direct lighting which is visible from the exterior should be eliminated to reduce a building's attractiveness to birds flying at night. The Applicant shall describe the results of its studies, and summarize the extent to which any of the bird-friendly strategies will be implemented, in a narrative at the time of building permit issuance. To the extent strategies are identified but not implemented, the narrative shall describe the reason(s) for the exclusion of such strategies.

17. Build-to Lines. Build-to Lines have been established as depicted on Sheet 5 of the CDPA to create an urban, pedestrian-oriented environment where buildings are located close to streets and pedestrian areas are located between buildings and streets. In general, building facades are intended to be configured in such a way as to provide a continuous street wall along the Build-to Lines, but modifications to either side of the Build-to Lines shall be permitted, provided such modifications are in general conformance with the CDPA and the Proffers, as determined by the Zoning Administrator, and are shown on an approved FDP. Awnings and other architectural canopies attached to building frontages that project out from the Build-to Lines shall not extend

beyond the building zone that is identified on the CDPA (except as shown on an approved FDP), shall provide adequate clearance for pedestrian movement and shall not conflict with street tree locations. At the time of FDP approval, the Applicant shall identify possible locations within the Building Zone for expanded outdoor dining areas at the street level and adjacent to restaurants and cafes, and shall provide appropriate building zones for such uses in keeping with the Comprehensive Plan recommendations.

18. Building Heights. The minimum and maximum heights of the proposed buildings shall be in substantial conformance with the building heights indicated in Proffer 7 and shown on the CDPA. The height limit does not include penthouses, elevators or mechanical equipment rooms pursuant to Section 2-506 of the Ordinance. Penthouse structures and other architectural features shall be architecturally integrated with buildings. The Applicant shall screen mechanical equipment located on the rooftops of the proposed buildings from ground level view, using opaque parapet walls and other screening walls, materials or devices.

19. Utility Locations. The locations of underground utilities including, but not limited to, water, sanitary sewer and storm sewer utility lines shall be installed within the street network to the maximum extent feasible as determined by DPWES or shall be placed in locations that do not conflict with the landscaped open space areas and streetscape elements shown on the CDPA.

A. Conceptual Utility Master Plan. A conceptual utility master plan (the "Conceptual Utility Master Plan") overlaid on a landscape plan is provided on Sheet 32 of the CDPA and includes general locations for all stormwater cisterns and vaults, electrical vaults, storm sewer lines, sanitary sewer lines, and conceptual locations for other utilities. Adjustments to the type and location of utilities shall be permitted at the time of FDP approval to avoid conflicts with street trees, utilities and other site engineering considerations.

B. Conceptual Utility Plans. Each FDP submission shall include a conceptual utility plan (each a "Conceptual Utility Plan") overlaid on a landscape plan. With each Conceptual Utility Plan the Applicant shall refine the locations of all utilities included within the FDP area, and shall locate all such utilities in a manner that minimizes conflicts with trees to the maximum extent feasible.

C. Conflicts. If there is no other option, utilities may be placed within open space or streetscape areas provided that the long-term health of trees and other plantings is ensured by the provision of sufficient soil volume as shown on the CDPA, and as determined by the Urban Forestry Management Division of DPWES ("UFMD").

D. Access Points. Maintenance access points to stormwater management facilities and electric vaults beneath the streetscape shall be located outside the pedestrian walkway zone to the extent feasible, and shall be shown on the Conceptual Utility Plan submitted with each FDP. For access points located in the walkway zone, a removable panel or access manhole shall be employed utilizing similar paving materials as the surrounding streetscape, provided it does not impact ADA accessibility and is flush with the surrounding walkway. No part of this Proffer

shall preclude the Applicant from incorporating venting mechanisms into the removable panel if such mechanisms are required by the applicable utility.

20. 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.

LIGHTING

21. Lighting. All on-site, outdoor and parking garage lighting levels shall meet or be less than that permitted under the Outdoor Lighting Standards of Section 14-900 of the Ordinance and shall include lighting fixtures consistent with the guidance contained in the Tysons Corner Urban Design Guidelines. All parking lot and building mounted security lighting shall utilize full cut-off fixtures. Wall-washer type lighting shall use fixtures with shielding such that the lamp surface is not directly visible. One of the options for streetscape lights from the Tysons Corner Urban Design Guidelines, or suitable alternatives as approved on an applicable FDP, shall be selected and shall remain consistent throughout the Proposed Development. In the event the specific selected streetscape lights are discontinued from production at any time in the future, the Applicant may select an alternate option from the Tysons Corner Urban Design Guidelines.

22. Parking Structure Lighting. The Applicant shall utilize full cut-off, low-intensity or recessed lighting directionally shielded to mitigate the impact on adjacent residences for any lighting along the perimeter of an above-ground parking structure not constructed of solid walls. Such lighting shall comply with the requirements of Article 14 of the Ordinance.

23. Construction Lighting. During construction of Buildings 4, 7 and 8 (which are the buildings located closest to the existing Gates of McLean) and 1, 10, 11 and 12 (which are the buildings located closest to the existing Regency and Encore Condominium buildings), the Applicant's general contractor shall implement night and construction light mitigation measures such as providing appropriate light bulb shielding along the sides of the buildings that face Dolley Madison Boulevard (Route 123) and/or the Jones Branch Connector. The Applicant will also explore utilization of timers and/or motion sensors during construction of these buildings so that its temporary construction lighting might be turned off or reduced in intensity during non-working periods. In implementing this Proffer, the Applicant and its contractors shall comply

with all governing federal, state and/or local health and safety requirements and standards, such as those specific night lighting standards as may be required by Fairfax County, the U.S. Occupational Safety and Health Administration ("OSHA"), the Federal Aviation Administration and Virginia Occupational Safety and Health ("VOSH").

NOISE ATTENUATION

24. Indoor Noise Attenuation. The Applicant shall reduce the interior Day/Night Noise Level ("DNL") to no more than 45 dBA for residential and hotel buildings and 50 dBA for new office buildings constructed on the Property. At the time of building plan application for the full shell building permit for each residential and/or hotel building, the Applicant shall submit to the Chief of the EDRB of the Department of Planning and Zoning (the "E&D Chief") for approval, 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 or 50 dBA, as appropriate. 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 any residential building, the Applicant shall demonstrate through testing of noise levels that interior noise does not exceed 45 dBA. Each Indoor Noise Study shall be conducted using the approved standards for noise attenuation that are in place for the Tysons Corner Urban Center at the time of each applicable building permit that triggers such study.

25. Exterior Noise Levels. The Applicant shall notify potential tenants or purchasers of individual residential units with balconies, either in their leases or sales contracts, as applicable, that exterior noise levels may exceed 65 dBA, which is the policy established by Fairfax County for outdoor recreation in residential areas impacted by high noise levels.

PARKING

26. Parking. Parking on the Property shall be provided in accordance with the parking requirements for the PTC District set forth in Section 6-509 and Article 11 of the Ordinance. The exact number and location of spaces provided in each phase shall be refined with the approval of each FDP and shall be determined at the time of site plan approval based on the specific uses in each phase. The Applicant may apply to reduce or share parking among the uses and buildings within the Proposed Development as part of the approval of each FDP or as part of a separate parking reduction approved by the Board, subject to the minimums contained in the Ordinance. The Applicant shall not be permitted to apply for a reduction in the number of Dedicated Parking Spaces reserved for the Stand-Alone Public Facility or the Integrated Public Facility. If changes to the mix of uses at the time of site plan approval result in parking greater than that anticipated on the CDPA, additional parking spaces may be provided to the extent they can be accommodated without increasing the height or mass of the parking structures shown on the CDPA and refined as part of the FDP. Updated parking tabulations for the Property shall be provided with each FDP and site plan for the Property. Parking shall generally be located in close proximity to the respective uses. At its sole option, the Applicant may elect to charge for parking within some or all of the parking decks, and for the on-street parking spaces on the portions of the street network that are privately owned. The Applicant may also enforce its property rights by removing vehicles that are parked illegally, consistent with applicable regulations.

The Applicant shall provide controlled access to parking garages and shall ensure that the control equipment is capable of counting vehicles entering and exiting each garage. The sale or lease rates of individual parking spaces shall be "unbundled" from the sale or lease rates of individual residential dwelling units, meaning that a dwelling unit's purchase price or lease rate shall be exclusive of parking costs.

27. Surface Parallel Parking Spaces. The Applicant shall provide parallel on-street parking spaces along the streets in the Proposed Development, as generally shown on the CDPA. The final number and location of spaces shall be determined upon FDP approval for each phase of development. The Applicant reserves the right to restrict use of the parallel spaces provided along its private streets by posting appropriate signage or such other means as the Applicant determines appropriate for parallel on-street parking spaces that are not required to satisfy the parking requirements for use as temporary or short term parking, car-sharing parking and/or similar uses. The Applicant shall maintain in good repair, and remove snow from, any on-street parallel parking spaces on private streets.

SIGNAGE

28. Signage.

A. Advertising/Commercial Signage. The Applicant shall provide signage as permitted by Article 12 of the Ordinance, or as approved through a Comprehensive Sign Plan ("CSP"), at which time signage will be governed by

such approval. The existing approved signage on the Property may remain in place until and unless it is supplanted by a new CSP.

B. Wayfinding Signage. Any future CSP submitted by the Applicant shall address wayfinding. Wayfinding signage and elements shall be coordinated with the Tysons Partnership (or successor organization) to facilitate a consistent wayfinding and signage system throughout Tysons and/or the subdistrict. Wayfinding shall provide direction to locations of prominent attractions, parks, cultural arts destinations, and other public facilities/amenities, and may incorporate appropriate technology to assist users in navigating the area. The placement of traffic control signage on public streets shall be coordinated with VDOT. In the event FCPA requires additional signage or wayfinding that is beyond what is shown on the Applicant's CSP, the Applicant shall cooperate with any required approvals for such signage, provided such approvals are obtained at no cost to the Applicant.

C. Off-site Signage. As part of any future CSP, the Applicant reserves the right to seek approval for off-site signage, in accordance with Par. 2 of Sect. 12-210 of the Ordinance.

LANDSCAPING AND STREETSCAPES

29. Conceptual Landscape Plan. Sheet 9 of the CDPA includes a conceptual landscape plan for the Property consisting of an overall plan and details regarding streetscapes, plazas, publicly accessible park areas including courtyards, and private amenity areas (the "Conceptual Landscape Plan"). As part of each FDP submission, more detailed landscape plans for each building phase shall be provided in general conformance with the Conceptual Landscape Plan, with adjustments permitted so long as the quantity and quality of the landscaping provided and the function of the space remains consistent with the Conceptual Landscape Plan, as determined by the Planning Commission during FDP review. As part of the site plan submission for each building phase, the Applicant shall submit to the Urban Forestry Management Division ("UFMD") of DPWES for review and approval a detailed landscape plan (each a "Final Landscape Plan") that is in substantial conformance with the quantity and quality of plantings and landscaping materials shown on the approved FDP, and shall include, among other things, irrigation information (if applicable), design details for tree wells and other similar planting areas on structures and along streets. These details shall include the composition of planting materials, methods for providing suspended pavement over tree root zones to prevent soil compaction, and methods for ensuring the viability of plantings on structures.

30. Streetscapes. Streetscapes shall be installed throughout the Property as conceptually illustrated on Sheets 12, 12A and 12B of the CDPA. Streetscape elements shall include a landscaped amenity panel located immediately behind the face of curb, a clear pedestrian sidewalk adjacent to the landscaped amenity panel, and a building zone between the pedestrian sidewalk and the face of the building that is designed to allow access to the building and/or additional landscaping adjacent to residential uses, storefront browsing, outdoor display, outdoor dining, and similar uses adjacent to retail and service uses. Streetscape elements may be

adjusted at the time of FDP approval, provided the quality and dimensions of the streetscape are in substantial conformance with that shown on the CDPA.

A. Street Trees. Tree planting sites are set forth on the CDPA, subject to revision as may be approved on the FDP or at site plan review by UFMD. Where minimum planting widths of 8 feet cannot be provided, structural cell technology or other measures acceptable to UFMD shall be used to satisfy the following specifications for all planting sites:

i. A minimum of 4 feet open surface width and 16 square feet open surface area for Category III and Category IV trees, with the tree located in the center of the open area;

ii. A minimum rooting area of 8 feet wide (may be achieved with techniques to provide un-compacted soil below pavement), with no barrier to root growth within 4 feet of the base of the tree;

iii. Soil volume for Category III and Category IV trees (as defined in Table 12.19 of the PFM) shall be 700 cubic feet per tree for single trees, but may be reduced to a minimum of 400 cubic feet where paving above root zones is necessary to accommodate pedestrian traffic or where utility locations preclude greater soil volume. Minimum soil volumes of 700 cubic feet will be achieved in areas of lower pedestrian volume and where pavement is not required over tree rooting zones. For two trees planted in a contiguous planting area, a total soil volume of at least 600 cubic feet per tree shall be provided. For three or more trees planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area. Greater soil volumes will be provided in areas of lower pedestrian volume;

iv. Soil specifications in planting sites shall be provided in the planting notes to be included in all site plan submissions;

v. All shade trees shall be a minimum of 3 to 3.5 inches in caliper at the time of planting; all flowering trees shall be a minimum of 2 inch caliper at the time of planting; and all new evergreen trees shall be a minimum of eight (8) feet in height at the time of planting;

vi. Tree zones may be installed with a fully automatic, drip irrigation system; and

vii. It is expected that street trees will have to be planted within existing utility easements, and the Applicant shall replace any street trees that are removed to facilitate repairs of utilities in these easements.

B. Non-Invasive Plant Materials. Invasive species, as defined by the Fairfax County PFM, shall not be used on the Property.

C. Sight Distance Considerations. Sight distances and anticipated road design speeds shall be depicted on the Landscape Plan submitted with each applicable FDP to demonstrate that the locations of all proposed street trees are viable. If determined by DPWES at the time of site plan review that street tree locations conflict with sight distance requirements, the Applicant shall investigate whether limited pruning or minor adjustments to the locations of street trees will alleviate sight distance concerns. In the event VDOT does not approve the tree locations even after the changes anticipated above, the Applicant shall be permitted to relocate the affected street tree without the need for confirmation from DPZ, subject to approval by UFMD. If the deleted street tree(s) result in a tree canopy below 10% on the Property, the street tree(s) must be accommodated in another location on the Property, as approved by DPZ in consultation with UFMD.

D. Streetscape Furnishings, Materials and Lighting. The Applicant shall provide unified and high-quality streetscape materials, which may include, but shall not be limited to, unit pavers, seat walls, tree space edging, lighting, traffic signal poles, benches, trash receptacles and other hardscape elements. A Streetscape Furnishing and Materials Plan for each area subject to an FDP shall be provided as part of that FDP, and shall include general product information and approximate locations of furnishings and materials to be located in the streetscape between the building face and the curb, and in other public realm open spaces. Materials, furnishings, and lighting shall be compatible with the Capital One Design Guidelines and the Tysons Corner Urban Design Guidelines.

E. Maintenance. The Applicant shall maintain in good repair and replace in kind, as needed, all pedestrian realm elements within the Proposed Development, to include any maintenance required to maintain ADA compliance. Elements to be maintained within the pedestrian realm include all publicly-owned areas and all privately-owned spaces (with or without public access easements) that are between the curb and the building façade (the "Pedestrian Realm"). For any publicly-owned portions of the Pedestrian Realm, the Applicant shall enter into the appropriate agreement prior to bond release for the associated site plan, in a form approved by the Office of the County Attorney, with the County (or other applicable public entity) to permit the Applicant to perform such maintenance. 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 the direct authority of the Applicant or the UOA. An alternative maintenance agreement, such as a Business Improvement District, may be entered into upon written agreement of both the County and the Applicant without the requirement for a PCA. Maintenance commitments 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 bicycle racks;

v. All lighting fixtures, poles and brackets;

vi. All special drainage features, such as Low Impact Development ("LID") 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 Proposed Development including horticultural care, maintenance of all water features, irrigation, lighting, furnishings, paving, and art, with the exception of any urban park amenities that are transferred to Fairfax County Park Authority ("FCPA").

As determined at the time of FDP approval, where the final streetscape design cannot be fully implemented during certain phases of development, the Applicant shall provide the interim streetscape improvements described in Proffer 31.

F. Ownership. Portions of the Pedestrian Realm will be dedicated in fee simple to the County of Fairfax (or equivalent government body or agency), as shown on Sheets 12, 12A and 12B of the CDPA, subject to the following conditions:

i. The County and/or VDOT will permit all stormwater and other facilities to be constructed and maintained as shown on the CDPA, subject to the Applicant accepting maintenance responsibilities for said facilities;

ii. The County and/or VDOT will permit the Applicant to continue using security bollards that are constructed within streetscape areas and shown on an approved FDP;

iii. The Applicant shall continue to maintain the Pedestrian Realm facilities as described in this Proffer 30; and

iv. Dedication of any portions of the Pedestrian Realm intended to be publicly-owned shall occur concurrently with dedication of the adjacent roadway, or if an interim streetscape is to be constructed, such dedication may be delayed until the completion of the final streetscape, as specified in Proffer 36.

G. Public Access. For areas within the Pedestrian Realm that are privately-owned, the Applicant shall dedicate public access easements, in a form approved by the Office of the County Attorney, for the area between the back of the sidewalk and the curb. All public access easements shall be subject to the following conditions:

i. Building Zones. The Applicant may exclude from public access easements the areas identified as building zones on Sheet 5 of the CDPA, to the extent that sidewalk dining and retail browsing areas, and other related functions and facilities are expected to be placed within those building zones;

ii. Private Streetscape Areas. Public access easements shall not be required on private streetscape areas as designated on an approved FDP; and,

iii. Maintenance, Construction and Trespassers. For all areas that remain in private ownership, the Applicant may retain the right to temporarily limit portions of those areas, as necessary, for maintenance, cleaning, construction, renovation and/or private events, and may exercise such other reasonable controls over such areas to prevent the general public from acquiring rights of access that are inconsistent with the status of the Property as private property.

31. Interim Conditions and Standards. Due to the size of the Proposed Development and the time anticipated for completion, phased redevelopment may result in various interim conditions on the Property. At the time of each FDP approval, the Applicant shall identify the specific proposed interim conditions both within and outside the FDP area and shall ensure that such conditions provide reasonable pedestrian connections, vehicular circulation, temporary landscaping and streetscapes, public park treatments, and screening/treatment of exposed or partially complete above-grade parking structures.

A. If an interim condition or phase includes partial demolition of an existing structure, the FDP for that phase shall include all or a portion of the existing structure, as applicable, to ensure that revisions to parking and on-site circulation for the existing structure are adequate.

B. If interim improvements not located within the FDP area are contemplated with any FDP, such FDP shall specify how and when such improvements shall be constructed. Such interim improvements include, but are not limited to, interim athletic fields and field houses, transportation improvements, entrances to the McLean Metrorail Station, relocated security gates, and/or guardhouses.

C. Provided they are acceptable to Fairfax County, VDOT, and all other utility companies as may be applicable, interim conditions shall include the following improvements:

i. Construction of interim sidewalks a minimum of a five (5) feet in width and installation of interim street lights along the interim sidewalks, as needed to ensure a safe, convenient pedestrian path to the Metro Station;

ii. Installation of street trees, with a minimum size of 2 inch caliper, approximately every 50 feet, to the extent feasible based on existing conditions and utility easements. Interim street tree planting shall not be required to meet the minimum planting width/area standard for permanent street trees;

iii. Provision of interim designs for publicly-accessible open spaces which shall include interim landscaping, pedestrian pathways, seating, signage and recreational facilities as determined at FDP;

iv. Provision of peripheral and interior parking lot landscaping in accordance with Article 13-203 of the Ordinance for interim surface parking lots, unless waived or modified at the time of FDP or site plan approval;

v. Application of a screening system (which may be removable) where above grade garage structures that will be interior when later phases are complete are exposed at phase lines. This screening system shall be applied to all levels above grade and shall be composed of an architecturally designed system that may reflect basic architectural lines of the permanent facades, and that shall partially obscure the garage view from outside the garage until the next phase is constructed. The specific screening system to be utilized for each building shall be determined at the time of FDP approval and be graphically depicted on the FDP. Alternate temporary garage screening and the use of banners and/or temporary art works as a part of the screening system may be permitted with FDP approval;

vi. Grading and seeding of areas on the Property where existing improvements are removed to accommodate a portion of the Proposed Development, and are not scheduled to commence construction within 12 months; and,

vii. Where appropriate, provision of attractive temporary construction fencing, which may include public art, signage or way-finding elements.

D. The Applicant reserves the right to accommodate the necessary, interim grading and construction required outside the limits of any approved FDP in order to account for temporary contractor trailers, temporary construction parking, temporary staging areas, material supplies, stockpiling and cut to fill earthwork.

Similar site adjustments to the limits of grading may also be necessary due to the construction of the Jones Branch Connector (by others). The Applicant shall grade and seed areas on the Property where existing improvements are removed to accommodate a portion of the development shown on an approved site plan, but which are not used for construction staging and/or are not scheduled to have construction commenced on them within 12 months. The Applicant will restore impacted areas upon completion of construction to ensure conformance with the CDPA and approved FDPs.

STORMWATER MANAGEMENT

32. 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. The applicant will utilize and be compliant with the state stormwater regulations, 9VAC25-870-47, time limits on applicability, approved December 17, 2013 by the State Water Control Board.

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 for a certain percentage of roof tops as shown in the SWM computations within the CDPA. Other LID techniques may include, but shall not be limited to, tree box filters and stormwater reuse for landscape irrigation and makeup water for mechanical purposes. Additionally, the SWM facilities shall be designed to accommodate the pre-developed (existing) peak release rates as shown in the SWM computations within the CDPA, based on the existing impervious condition.

C. Tree Replacement. As shown on the CDPA/FDPA, 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 in areas where capture and reuse are feasible, allowing other areas to be uncaptured, such that the overall goal of retention is accomplished.

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 maximize stormwater reuse. Smart cistern technology may be deployed, allowing the Applicant the right to discharge excess volumes off site in order to optimize system storage. Where possible, excess volume should be directed to other facilities using a "treatment train" approach, if possible, as approved by the Director of DPWES.

TRANSPORTATION

33. Tysons Grid of Streets Transportation Fund. Except as modified herein, the Applicant shall contribute to the Tysons Grid of Streets Transportation Fund in accordance with the "Guidelines for the Tysons Grid of Streets Transportation Fund" adopted by the Board on January 8, 2013. At the time of issuance of the first RUP or Non-RUP for each new building on the Property, a contribution shall be made to the Tysons Road Fund in the amount of $6.44 per square foot of net new non-residential GFA or $1,000 per residential unit for which the RUP or Non-RUP is requested. For the GFA associated with the Capital One HQ Expansion Phase, the amount of the contribution shall be $4.07 per square foot for the first 593,253 square feet of GFA. Credits shall be allowed against such contributions for the costs of qualifying off-site intersection improvements provided pursuant to these Proffers. This contribution shall not apply to any public-use facilities constructed on the Property, including the Public Facility described in Proffers 13 and 14. These payments may be made earlier than required pursuant to this Proffer.

34. Tysons-wide Road Fund. In addition to the Grid Fund contribution above, and except as modified herein, the Applicant shall contribute to the Tysons-wide Road Fund in accordance with the "Guidelines for the Tysons-Wide Transportation Fund" adopted by the Board of Supervisors on January 8, 2013, the sum of $5.63 per square foot for all new non-residential GFA in each new building, and $1,000 for each residential unit constructed on the Property. The contribution associated with each building shall be paid in a lump sum, based on the actual GFA 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. This contribution shall not apply to any public-use facilities constructed on the Property, including the Public Facilities described in Proffers 13 and 14.

Seventy-five percent (75%) of the value of property associated with the Jones Branch Dedication described in Proffer 35 shall be credited against any contributions due to the Tysons-wide Road Improvements Fund prior to the Applicant's payment of the same, provided that the Jones Branch Dedication has been fully executed. For the purposes of this Proffer, the value for the Jones Branch Dedication shall be established at $98.00 per square foot of actual land dedicated.

35. The Jones Branch Connector Project. The Applicant has designed the Proposed Development to accommodate FCDOT and VDOT plans for the future Jones Branch Connector bridge project, which will connect Scotts Crossing Road and Jones Branch Drive (the "Jones Branch Connector").

A. Right-of-Way Dedication. The Applicant shall dedicate in fee simple, at no cost to Fairfax County or the Commonwealth of Virginia (VDOT), a portion of the Property shown on Sheet 3 of the CDPA, up to a maximum of 1.65 acres, for the construction of the Jones Branch Connector (the "Jones Branch Dedication"). The actual land area to be dedicated, which shall in no case exceed the 1.65-acre area shown on Sheet 3 of the CDPA, shall be based upon the final right-of-way plans as approved by VDOT and Federal Highway Administration ("FHWA"), which shall depict the final amount and configuration of the Jones Branch Dedication.

B. Dedication Timing. The Applicant shall complete the Jones Branch Dedication within 90 days of a formal request from Fairfax County, provided that:

i. the requests to modify the adjacent Jones Branch Drive interchange with I-495 Express Lane ramps as specified in the JBC Interchange Modification Report (IMR) have been fully approved by FHWA and VDOT; and

ii. Fairfax County has identified funds to cover at least 75% of the estimated cost of the Jones Branch Connector project.

C. Dedication Conditions. The Applicant may, at its sole option, condition the Jones Branch Dedication on the following:

i. the Applicant shall have continuous access (with the exception of bona fide emergencies and subject to normal, commercially reasonable construction requirements) to Capital One Drive North from Scotts Crossing Road, and, once it is constructed, Capital One Drive South;

ii. the Applicant shall be permitted to utilize the Jones Branch Dedication area at no cost for reasonable construction and staging activities related to the Capital One HQ Expansion Phase and the Capital One Expansion II

and Hotel Phase, provided such activities do not interfere with the construction of the Jones Branch Connector project, as determined by FCDOT; and

iii. the Applicant shall be permitted to include covenants in the deed of dedication limiting use of the Jones Branch Dedication to transportation and transit-related uses.

D. Additional Conveyance of Easements. Conveyance of any temporary construction or grading easements required for construction of the Jones Branch Connector shall be at no cost to the County, provided that such conveyance of easements does not in any way inhibit construction of the Capital One HQ Expansion Phase, the Capital One Expansion II and Hotel Phase, the Metro Station Phase, or the Residential Commons Phase. The Applicant shall also convey any necessary permanent utility easements at no cost to the County, provided such easements are located on portions of the Property that are proposed for future public dedication and that such easements do not in any way inhibit construction of the Capital One HQ Expansion Phase, the Capital One Expansion II and Hotel Phase, the Metro Station Phase, or the Residential Commons Phase.

E. Gates of McLean Access Road. Sheet 15 of the CDPA identifies a secondary access road for Gates of McLean residents that connects with the proposed grid of streets on the Property between the existing Conference Facility and Building 3 (the "Secondary Access Road"). The Applicant shall construct, prior to the issuance of the first Non-RUP or RUP for the first building constructed as part of the Capital One HQ Expansion Phase, a portion of the Secondary Access Road beginning on the Property and ending at the proposed edge of the Capital One HQ Expansion Phase office tower, as more specifically shown on Sheet 7 of the CDPA. The Zoning Administrator may elect to delay or waive this improvement in the event VDOT, the Federal Aviation Administration, or any other related agency withholds timely approval for this improvement despite diligence on the part of the Applicant, or if there are construction delays despite the Applicant's best efforts.

F. Maintenance and Snow Removal. If permitted by VDOT or FCDOT, the Applicant shall provide appropriate maintenance and snow removal for the off-site portion of the Secondary Access Road from the Gates of McLean property line to the Applicant's property line, from the time it is constructed. If required, the Applicant shall enter into an appropriate agreement with VDOT or FCDOT to provide such maintenance and snow removal in accordance with commonly-accepted industry standards.

F. Storm Sewer Credit. Should the Applicant construct a storm sewer system under the Jones Branch Connector that serves an area greater than the Property, the Applicant shall receive a credit against its required Tysons-wide Road Fund

Contribution in an amount equal to the documented costs of the improvement, up to a maximum of $200,000.

36. Internal Grid of Streets and Road Improvements. The Applicant shall construct the internal grid of streets for the Property in phases, as outlined in the Phasing Plan. The internal grid of streets shall consist of the streets identified on the CDPA as Capital One Drive North, Capital One Drive South and Capital One Tower Road. The internal grid shall also include the on-site portion of the Gates of McLean Access Road.

A. Public Streets and Streetscapes. The Applicant shall dedicate right-of-way for Capital One Tower Road and portions of Capital One Drive North and Capital One Drive South (the "Public Streets"), to a point inclusive of the landscape amenity panel and sidewalk as shown on Sheets 14 and 15A – E of the CDPA. The Public Streets shall be designed and constructed to be generally consistent with the document entitled "Transportation Design Standards for Tysons Corner," as approved by the Board on September 13, 2011 (and including any subsequent amendments) or to such standard as may be approved on the FDP. The Applicant shall work diligently with VDOT and the County during the FDP and site plan approval processes to ensure that the improvements proposed to the Public Streets and the area of the landscape amenity panel/sidewalk can be accepted into the VDOT system for maintenance. As may be necessary with respect to all of the Public Streets, the Applicant shall dedicate and convey to the Board in fee simple right-of-way, as applicable, including the area of the landscape amenity panel/sidewalk, at the time of the relevant site plan approval and as stated below in Proffer 36(D), with the following exceptions:

i. If, at the time of site plan approval, it is determined that parking garages, stormwater management facilities, utility vaults or other similar facilities proposed to be located beneath or within the landscape amenity panel/sidewalk prevent VDOT and/or the County from accepting the landscape amenity panel/sidewalk as part of the public right-of-way, only right-of-way measuring a maximum of eighteen (18) inches from the proposed face of curb line shall be dedicated to the County in fee simple and a public sidewalk and utility easement in a form acceptable to the County Attorney, over the area of the amenity panel/sidewalk shall be granted to the County. This easement shall allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County. In addition, the Applicant shall provide easements within any privately-owned amenity panel/sidewalk area for bus shelters identified on the CDPA or any subsequent FDP, as determined at the time of site plan.

ii. If, at the time of site plan approval, it is unclear whether parking garages, stormwater management facilities, utility vaults or other similar facilities proposed to be located beneath or within the landscape amenity panel/sidewalk will be acceptable to VDOT and/or the County, or if the

landscape amenity panel/sidewalk will not be constructed to its final condition, only right-of-way measuring a maximum of eighteen (18) inches behind the face of curb shall be dedicated to the County in fee simple and right-of-way for potential future dedication of the landscape amenity panel and sidewalk areas shall be reserved. A temporary public access easement in a form acceptable to the County Attorney shall be recorded over the reserved landscape amenity panel/sidewalk areas until such time as such areas are dedicated in fee simple. Conveyance of the amenity panel/sidewalk areas to the Board shall occur following construction of the street and streetscape improvements and final street acceptance inspection by the County and/or VDOT subject to the stipulations in these Proffers.

iii. Should it be determined following final street acceptance inspection that the landscape amenity panel and sidewalk areas are not acceptable to VDOT to be included in state right-of-way, and if the County also declines to accept them as right-of-way, the reservation of potential future dedication of the landscape amenity panel and sidewalk areas shall be released and a public sidewalk and utility easement, in a form acceptable to the County Attorney, shall be granted in its place. This easement shall allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County. In addition, the Applicant shall provide easements within any privately-owned amenity panel/sidewalk area for bus shelters identified on the CDPA or any subsequent FDP, as determined at the time of site plan.

B. Public Street Standards. All Public Streets proposed herein shall be subject to VDOT approval and be in general conformance with the standards included in Attachment C (Transportation Design Standards for Tysons Corner Urban Center) of the Memorandum of Agreement approved by the Board on September 13, 2011, as may be amended (the "MOA").

C. Private Streets and Streetscapes. Portions of Capital One Drive and the associated streetscapes (the "Private Streets"), as shown on Sheets 12A and 12B of the CDPA, shall remain privately-owned and maintained, and shall be designed and constructed to be generally consistent with the CDPA. The Applicant shall maintain in good repair and replace, as needed, the paving and other elements associated with the Private Streets. The Private Streets shall be constructed and maintained to the standards contained in the PFM and shall be designed to be as consistent as possible with the Public Streets, subject to FDP approval and PFM requirements.

D. Timing of Dedications. The public portions of Capital One Drive North and Capital One Tower Road shall be dedicated prior to the issuance of the first RUP or Non-RUP for the third building on the Property, subject to any and all exceptions contained within this Proffer 36. The public portion of Capital One

Drive South shall be dedicated prior to the issuance of the first RUP or Non-RUP for the first building constructed within either the Residential Commons Phase or the Metro Station Phase.

E. Timing of VDOT Acceptance. Each Public Street shall be accepted into a public maintenance system prior to bond release for the applicable phase. Until and unless each Public Street is accepted into VDOT's maintenance system (or a comparable public maintenance system approved by the Zoning Administrator), it shall be considered a Private Street and the Applicant shall dedicate and record a temporary public access easement in a form acceptable to the Office of the County Attorney over all street and sidewalk areas until such time as the right-of-way is dedicated to the County as outlined in this Proffer 36. The Applicant shall not be required to dedicate temporary public access easements for any Private Streets that are within secure areas, as designated on an approved FDP. Nothing in this Proffer shall prevent the Applicant from constructing, dedicating, or applying for public acceptance of any portion of the Public Streets in advance of the required time shown on the CDPA, provided the Public Street is shown on an approved FDP and subject to acceptance by VDOT or an equivalent government agency approved by the Zoning Administrator.

F. Security. If shown on an approved FDP, the Applicant may install security walls and bollards. The Applicant may also install security gates and guardhouses as necessary at the entrances to parking garages (including any access drives), as long as it demonstrates that any stacking on adjacent public streets will not create a hazard or unreasonable delays. Minor modifications shall be permitted to these security facilities periodically to permit the Applicant to respond to new or different security threats, subject to approval by the Zoning Administrator.

G. Definition of "Construct." For the purposes of this Proffer, the term "construct" shall mean that the committed road improvement is open for use by the public for travel, whether or not the improvement has been accepted for public maintenance.

H. Street Names. The Applicant reserves the right to provide different names for the streets than shown on the CDPA.

I. Joint Maintenance and Reciprocal Easement Agreements. Prior to or concurrent with the establishment of the UOA, the Applicant shall prepare and record reciprocal easements, joint maintenance agreements, or other covenants to provide for the ongoing maintenance of the private portions of the internal grid of streets.

37. Traffic Signal. Subject to review and approval by VDOT and FCDOT, the Applicant shall install a traffic signal, if warranted, at the intersection of Capital One Drive North and Capital One Tower Road no later than two months after the issuance of the first RUP or Non-RUP for the first building constructed as part of the Capital One Expansion II and Hotel Phase. The Applicant shall provide VDOT with the requisite traffic signal plans for review and

approval. All right-of-way associated with signal equipment (poles, equipment, boxes, etc.) located on the Property that is not already dedicated shall be subject to traffic signal easements permitting maintenance by VDOT and the County, as applicable. If the County, upon request of the Applicant or on its own initiative, determines that the signal installation as proffered will be detrimental to traffic operations, the Zoning Administrator may (1) agree to a later date for completion of the traffic signal installation or (2) permit the Applicant to proceed without the signal installation.

In the event the signal is not warranted as part of the first signal warrant analysis, the Applicant shall conduct a second warrant analysis within two months after the issuance of the first RUP or Non-RUP for the final building within the Capital One Expansion II and Hotel Phase. If a second warrant study is conducted and the signal is warranted, the Applicant shall install the signal as described above.

Nothing in this Proffer shall be construed to prevent the Applicant from installing the traffic signal during the Capital One HQ Expansion Phase, at the Applicant's option. In the event the signal is installed prior to the acceptance of Capital One Drive North and Capital One Tower Road as public streets, the Applicant shall construct the traffic signal to VDOT standards.

38. Improvements to Route 123. Concurrent with the first site plan submission for the development phase that follows the Capital One HQ Expansion II and Hotel Phase, the Applicant shall submit plans for a raised median on the northbound lanes of Dolley Madison Boulevard between the travel lanes and the dual left turn lanes for the purpose of restricting left turn movements for vehicles exiting the Capital Beltway onto northbound Dolley Madison Boulevard. If approved by VDOT, the Applicant shall construct the improvement prior to the issuance of a RUP or Non-RUP for the first building associated with the relevant phase. The Zoning Administrator may elect to delay or waive this improvement in the event VDOT withholds timely approval for this improvement despite diligence on the part of the Applicant, or if there are construction delays despite the Applicant's best efforts.

39. Route 123 Super Boulevard. The Applicant shall contribute $0.126 per square foot of new development (excluding the Existing Development) for the purpose of reconstructing Dolley Madison Boulevard as a "Super Boulevard," as proposed in the Consolidated Traffic Impact Analysis for Tysons East dated February 19, 2013. Payments shall be made in four equal installments, based on the maximum approved GFA for the Proposed Development, beginning with site plan approval for the third building constructed on the Property. Thereafter, the Applicant shall contribute each future installment upon site plan approval for the fourth, fifth, and sixth buildings. The contribution shall not apply to buildings that contain less than 25,000 square feet of GFA (such as guardhouses, pavilions, and similar structures). The contributions described in this Proffer shall be adjusted per the formula outlined in Proffer 61, except that the base year shall be assumed to be January 1 of the year following VDOT approval of Advanced Preliminary Design Plans for the Super Boulevard concept.

40. Capital One Tower Road Safety Improvements. Prior to FDP approval for any development phase that includes Building 10 and/or Building 11, the Applicant shall submit to FCDOT for review and approval a plan proposing safety improvements for the portion of Capital

One Tower Road between Capital One Drive South and Dolley Madison Boulevard. The safety improvements shall include a median and channelization of the loading entrances that front Capital One Tower Road. If approved by FCDOT, with concurrence by VDOT and the Fire Marshal, the Applicant shall construct the approved Safety Improvements prior to issuance of the first Non-RUP for the relevant phase.

41. Congestion Management Plans.

A. The Applicant shall prepare and implement a construction congestion management plan during construction of each phase, as appropriate, through its development/construction manager and the Transportation Coordinator (as defined in Proffer 42), 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 (each a "Congestion Management Plan").

B. Each Congestion Management Plan shall identify anticipated construction entrances, construction staging areas and construction vehicle routes. Furthermore, each Construction Management Plan shall describe how the Applicant will coordinate its construction material deliveries, lane closures, and/or other construction-related activities with FCDOT and/or VDOT so to minimize disturbance on the surrounding road network.

C. Each Congestion Management Plan shall also demonstrate the Applicant's coordination throughout construction with VDOT, FCDOT, the Dulles Rail Project Entities and the entities constructing the HOT lanes project, as applicable. Furthermore, the Applicant shall monitor the off-site transit and roadway improvements (including, but not limited to, the Dulles Corridor Metrorail Project, the Capital Beltway and HOT Lanes projects) and adjust its Congestion Management Plans accordingly.

D. Each Congestion Management Plan shall be prepared by a qualified professional and submitted for review and comment to the Providence District Supervisor, the Providence District Planning Commissioner, FCDOT and DPWES upon submission of the initial site plan for each phase. In addition, the Transportation Coordinator shall coordinate any adjustments to the TDM Plan (as defined in Proffer 42) as necessary to address each Congestion Management Plan.

TRANSPORTATION DEMAND MANAGEMENT

42. Transportation Demand Management. The Applicant shall fund, implement, and administer a TDM program as described in this Proffer and as further outlined in the "Capital One TDM Plan" prepared by UrbanTrans Consultants, Inc. dated May 1, 2013, which is attached hereto and made a part of these Proffers as Exhibit C (the "TDM Implementation Plan"). Modifications, revisions and supplements to the TDM Implementation Plan, including the Transportation Demand Management Work Plan ("TDMWP") may be approved by FCDOT and can be made without the need for a PCA.

The Applicant or any successor, including the UOA, shall remain obligated under this Proffer until such time as two consecutive post stabilization trip generation analyses reveal that the applicable trip reduction objectives are being met (the "Applicant Control Period"). For purposes of this Proffer, stabilization shall be defined to occur upon the later of one year following issuance of the last initial RUP for a dwelling unit to be constructed in the Proposed Development or one year following issuance of the last Non-RUP for floor area representing 80% of full occupancy of the final non-residential building to be constructed in the Proposed Development ("Stabilization").

If, subsequent to the approval of the Proposed Development, a Tysons-wide TDM entity is established for the purpose of administering TDM programs in the Tysons Corner Urban Center, then the Applicant, with approval from FCDOT, and without requiring a PCA, may join or otherwise become associated with such entity and transfer all functions of this TDM program to the new entity whereupon this Proffer shall be void and of no further force or effect.

A. Objective. The objective of this TDM program shall be to reduce the vehicle trips generated by the office and residential uses within the Proposed Development (less and except the Public Facility as described in Proffers 13 and 14) during weekday peak hours by meeting the percentage trip reduction goals set forth in Table 12 of the Implementation Plan and as further refined below. The percentage trip reduction goals shall apply to the number of dwelling units and new office space proposed and reflected on any FDPs submitted for the Property. The Applicant or the UOA, as applicable, shall meet the vehicle trip reduction targets noted below. The trip reduction targets become applicable upon the development reaching the "Initial Development," which is defined as the year following issuance of the first RUP or Non-RUP for the first new building constructed on the Property. Vehicle trip reduction targets are set as follows:

Year	0 to 1/8 Mile from Station	1/8 to ¼ Mile from Station
2010 – 2020	45%	35%
84 million SF of GFA (2030)	55%	45%
96 million SF of GFA (2040)	60%	50%
113 million SF of GFA (2050)	65%	55%

If through an amendment to the Comprehensive Plan, the Board should subsequently adopt a goal for trip reductions that is lower than that committed to in this Proffer, then the provisions of this Proffer shall be adjusted accordingly. In this event, no PCA will be required.

A TDM penalty fund, as described in Section 3.6 of the Implementation Plan, will be posted by the Applicant to ensure continued efforts of the TDM Program to meet the proffered goals (the "Penalty Fund"). The TDM Penalty Fund is either a letter of credit or cash escrow established through an account into which the

Applicant will deposit penalty payments as may be required to be paid pursuant to the TDM Proffer for non-attainment of trip reduction goals.

If, upon Stabilization of the Proposed Development, the percentage trip reduction goals are not being met, remedies and penalties will be enforced. During the period prior to Stabilization, if the percentage trip reduction goals are not being met, remedies only will be applied. Following the Applicant Control Period (ACP), if the percentage trip reduction goals are not being met, then only remedies will be applied against the Applicant or the UOA, as applicable.

B. The Applicant or the UOA, as applicable, shall verify that the proffered trip reduction objectives are being met through the provision of person surveys, traffic counts and/or other such methods as may be reviewed and approved by FCDOT. The procedures for implementation of the surveys and traffic counts and the timing for the surveys and traffic counts are defined in Section 5 of the Implementation Plan. FCDOT may postpone surveys and traffic counts due to levels of occupancy or other outside factors. In the event that survey and traffic count data conflict, traffic count data will be utilized to verify compliance with the proffered trip reduction objectives.

C. The Applicant or the UOA, as applicable, will summarize the results of the TDM Program annually on February 15th for FCDOT as outlined in Section 5.1 of the Implementation Plan. Should the Applicant or UOA fail to provide a TDM Program summary on or before February 15th of each year the county may charge the Applicant or UOA a fine of $100 per day until the day upon which the TDM Program Summary is submitted to FCDOT.

D. If the applicable trip reduction goal is not met in any year following Initial Development for any building on the Property, then the Applicant shall coordinate with FCDOT to address and implement such remedial measures as may be developed in accordance with the Implementation Plan and annual TDM Work Plan. In addition, funds for remedial TDM measures will be drawn from the TDM Remedy Fund at the following rate for each building exceeding trip reduction goals:

Exceeded Trip Goals	Remedy
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

At no point shall the amount of penalties assessed exceed the amount of funds available in the Remedy Fund.

E. If any building within the Proposed Development achieves its trip reduction goals for three consecutive years, Remedy Funds that were earmarked for that building and still remaining after any previously assessed penalties shall be returned to the Applicant in accordance with the table below. All remaining Remedy Funds shall be released to the Applicant at the end of the Applicant Control Period:

Square Feet of GFA in Tysons	**Distance from Metro Station**								**Cum. % Remedy Fund Returned**
	0 to 1/8 Mile		**1/8 to 1/4 Mile**		**1/4 to 1/2 Mile**		**Beyond 1/2 Mile**		
	Goal	**Achieved**	**Goal**	**Achieved**	**Goal**	**Achieved**	**Goal**	**Achieved**	
Up to 65,000,000	45%	45%	35%	35%	30%	30%	25%	25%	30%
Up to 65,000,000	45%	50%	35%	40%	30%	35%	25%	30%	50%
65,000,000	50%	55%	40%	45%	35%	40%	30%	35%	65%
84,000,000	55%	60%	45%	50%	40%	45%	35%	40%	80%
90,000,000	58%	63%	48%	53%	43%	48%	38%	43%	90%
96,000,000	60%	65%	50%	55%	45%	50%	40%	45%	100%
105,000,000	63%	65%	53%	55%	45%	50%	43%	45%	100%
113,000,000+	65%	65%	55%	55%	45%	50%	45%	45%	100%

F. If after the second remedial evaluation cycle during the Applicant Control Period and upon Stabilization of the Proposed Development, the Applicant has not met the applicable TDM trip reduction goal for the Property, the Applicant shall be assessed a penalty according to the following scale:

Exceeded Trip Goals	Penalty
1% to 3%	5% of Penalty Fund
3.1% to 6%	10% of Penalty Fund
6.1% to 10%	15% of Penalty Fund
Over 10%	20% of Penalty Fund

At no point shall the amount of penalties assessed exceed the amount of funds deposited into the Penalty Fund as outlined in Item I.

G. At the conclusion of the Applicant Control Period all funds remaining in the Penalty Fund shall be returned to the Applicant.

H. The Applicant shall provide a letter of credit from an accredited financial institution for the sum of forty cents ($0.40) per net new square foot of commercial GFA and thirty cents ($0.30) per net new square foot of residential GFA toward the Remedy Fund. A separate letter of credit shall be provided for each new building upon issuance of the first RUP or Non-RUP for each building, and shall provide funds equal to the actual amount of GFA included in the building. The funds guaranteed with each letter of credit shall be continuously available for the Remedy Fund until released in accordance with the terms of this Proffer. The Applicant shall not contribute funds for the proposed Public Facility as described in Proffers 13 and 14.

I. The Applicant shall provide a letter of credit from an accredited financial institution for the sum of ten cents ($0.10) per net new square foot of commercial GFA and five cents ($0.05) per net new square foot of residential GFA toward the Penalty Fund. A separate letter of credit shall be provided for each new building upon issuance of the first RUP or Non-RUP for each building, and shall provide funds equal to the actual amount of GFA included in the building. The funds guaranteed with each letter of credit shall be continuously available for the Penalty Fund until released in accordance with the terms of this Proffer. The Applicant shall not contribute funds for the proposed Public Facility as described in Proffers 13 and 14.

J. The Applicant shall contribute the sum of ten cents ($0.10) per square foot for commercial space and five cents ($0.05) per square foot for residential space toward the TMA Start-up Fund, based on the "Proposed GSF by Land Use" shown on Sheet 3 of the CDPA. The Applicant shall not contribute funds for the proposed Public Facility as described in Proffers 13 and 14. The Applicant shall contribute the funds at the time of the first site plan approval for the buildings or phases shown below:

Capital One HQ Expansion Phase (Bldg. 1)	$229,500
Third New Building	$76,400
Fourth New Building	$76,400

Notwithstanding the above, the Applicant shall make all TMA Start-up Fund contributions on or before the 10th anniversary of the issuance of the first RUP or Non-RUP for the Proposed Development.

If the County does not establish a TMA within three (3) years of the time the first contribution has been made, or if the TMA is not operational within four (4) years of the first contribution, all TMA Start-up Funds shall be returned to the Applicant.

K. The Applicant shall contribute the sum of two cents ($0.02) per square foot for commercial and residential space toward the Incentive Fund. Funds will be allocated on a building-by-building basis upon issuance of the first RUP or Non-RUP for each new office or residential building. All funds remaining in the Incentive Fund at the end of the Applicant Control Period shall be returned to the Applicant. The Applicant shall not contribute funds for the proposed Public Facility as described in Proffers 13 and 14.

43. Intelligent Transportation Systems. To optimize safe and efficient travel in Tysons, the Applicant shall incorporate and maintain a system that provides pertinent traffic and transit information that allows users to make informed travel decisions. This information shall be provided at the time the first occupancy permit is issued for each building. The delivery of this information shall be made convenient for building occupants and visitors, such as via computer, cell phone, monitors, or similar technology. Such devices shall provide, but not be limited to, information on the following:

A. Traffic conditions, road hazards, construction work zones, and road detours;

B. Arrival times and delays on Metrorail, Tysons Circulator, and area bus routes;

C. Real-time parking conditions and guidance to current on-site parking vacancies; and,

D. Bus stops pre-wired for real-time arrival/departures information.

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.

PEDESTRIAN AND BICYCLE IMPROVEMENTS

44. Bicycle Facilities.

A. Storage Facilities. The Applicant shall provide and maintain bicycle racks, bicycle lockers, and bicycle storage areas throughout the Property, with the general locations and number of facilities to be determined at the time of FDP approval for each phase. The Applicant shall coordinate the final number and location of facilities with FCDOT at the time of site plan submission for each building, and may provide any necessary refinements to the number and/or location of the facilities as approved by FCDOT and without the need for an FDPA. The total number of storage spaces provided shall be consistent with the Fairfax County Guidelines for Bicycle Parking dated _____, and shall be shown on each FDP. The Applicant shall construct a multi-modal bicycle hub (the "Bicycle Hub"), which may contain such amenities as a bicycle station and facilities for bicycle sharing, storage and repair. The Applicant shall provide details on the Bicycle Hub with the FDP for the Metro Station Phase, and shall

fully construct and have the Bicycle Hub operational prior to the issuance of the first RUP or Non-RUP for the final building within that phase.

B. Dedicated Bicycle Lanes. The Applicant shall provide dedicated bicycle lanes in the locations depicted on the CDPA. Prior to FDP approval for each relevant phase, the Applicant shall work with FCDOT to determine whether any modifications are required to the bicycle lanes shown on Capital One Tower Road, particularly on the intersection approaches. Subject to FCDOT approval, the Applicant may modify these dedicated bicycle lanes without the need for a PCA.

45. Pedestrian Crosswalks and Signals. If approved by FCDOT and VDOT, the Applicant shall install pedestrian countdown signals at the intersection of Capital One Drive North and Capital One Tower Road concurrently with the Traffic Signal described in Proffer 37. Pedestrian crosswalks will be installed at the unsignalized intersections within the internal grid of streets subject to approval by VDOT and/or FCDOT, as applicable.

PUBLIC TRANSPORTATION

46. Bus Shelters. If requested by Fairfax County, the Applicant shall construct a bus shelter in the streetscape along Capital One Drive South prior to issuance of the first RUP for the Residential Commons Phase 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. The design of such bus shelter shall be coordinated with Fairfax County such that it is compatible with a Tysons-wide bus shelter strategy, and shall make provisions for electrical conduit for the purpose of providing real-time bus arrival information. In addition, the Applicant shall provide all reasonable construction and grading easements at no cost to the County, as determined by FCDOT.

47. Metrorail Station-Related Facilities.

A. At-Grade Pedestrian Connection. Prior to the issuance of the first Non-RUP for the hotel associated with the Capital One Expansion II and Hotel Phase, an at-grade pedestrian connection (the "At-Grade Connection") shall be constructed as generally shown on Sheet 15A of the CDPA. The design for the At-Grade Connection shall be further refined in the site plan for the Capital One Expansion II and Hotel Phase. The At-Grade Connection shall consist of additional entry doors on the rear side of the McLean Metrorail Station, any required utility extension and/or relocation within the station, an associated concrete pad (the "McLean Station Improvements") and a pedestrian sidewalk on the Property between the property line and the existing pavement for discontinued Old Springhouse Road (the "Capital One Property Improvements").

i. McLean Station Improvements. If permitted by WMATA and/or the County, the Applicant shall design the McLean Station Improvements in substantial conformance with the CDPA using a competitive bidding

process involving at least three (3) contractors. Prior to construction of the McLean Station Improvements, WMATA and/or the County (as applicable) shall approve their ultimate design. If the Applicant is not permitted to design and construct the McLean Station Improvements, the Applicant shall petition WMATA and/or the County to design and construct the McLean Station Improvements in substantial conformance with the CDPA.

ii. Cost Limitations. If the Applicant's competitive bidding process or WMATA's estimates (as applicable) results in a cost for design and construction of the McLean Station Improvements that exceeds $300,000, the Applicant shall notify DPZ in writing and, if requested, discuss potential changes in the scope or design details to reduce the costs and/or determine whether Fairfax County is willing to contribute the funds necessary to complete the improvement. If no agreement can be reached with WMATA and Fairfax County within six months from the time DPZ is notified, the Applicant may elect at any time after that date to contribute to Fairfax County the sum of $300,000 in lieu of constructing the McLean Station Improvements, upon written assurances that the contribution will be used only for the McLean Station Improvements described in this Proffer.

iii. Capital One Property Improvements. The Applicant shall construct the Capital One Property Improvements simultaneously with the McLean Station Improvements, and the Capital One Property Improvements shall be available for use prior to the issuance of the first Non-RUP for the hotel associated with the Capital One Headquarters and Hotel Phase. If the McLean Station Improvements are not constructed or if such construction is delayed under the terms of this Proffer, the Applicant may also delay construction of the Capital One Property Improvements accordingly.

B. Fees for Connections. The At-Grade Connection is envisioned to provide public benefits and will serve several neighboring land bays in addition to the Property. In the event WMATA, Fairfax County, or the Metropolitan Washington Airports Authority ("MWAA") changes their existing policies and charge the Applicant a fee for the purpose of providing or maintaining any connection to the Metro Station, the Applicant shall be released from all responsibility for constructing the At-Grade Connection, as described in this Proffer 47, and shall instead proceed with the notification and contribution process described in Proffer 47(A) above.

C. Disapproval by WMATA. The Applicant shall pursue the At-Grade Connection in good faith. Nonetheless, if WMATA disapproves the Applicant's plans for the At-Grade Connection despite such good faith efforts, the Applicant shall be released from all responsibility for constructing the At-Grade Connection, as described in this Proffer 47.

D. Unavoidable Delay. For the purposes of this Proffer 47, upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, either the McLean Station Improvements or the Capital One Property Improvements have been delayed (such as the inability to secure necessary permission from WMATA, despite the Applicant's best efforts) beyond the required times set forth in this Proffer, the Zoning Administrator may agree to a later date for dedication/completion of such improvement.

PARKS AND RECREATIONAL FACILITIES

48. Publicly Accessible Parks and Recreational Facilities. The Applicant shall provide park spaces and recreational facilities throughout the Property that will be open and accessible to the general public in accordance with the Phasing Plan on Sheets 14 and 15A – E of the CDPA and the following:

A. General Provisions.

i. Public Access and Use. The Applicant shall retain in fee simple and perpetually and privately maintain any areas that are not specifically dedicated to the FCPA for park purposes, and shall record public access easement(s) over them so as to permit public use and access during the times customarily permitted in the County's public parks. Prior to recording any deed restrictions on the Property that would restrict the use of the publicly-accessible park areas, the Applicant shall submit such deed restriction to the County Attorney and FCPA for review and approval.

ii. Agreement with FCPA. The Applicant shall also enter into an agreement with FCPA, prior to bond release for each phase that includes publicly-accessible parks, and contains details on the processes for planning and coordinating public and private activities and events within the publicly-accessible park areas. As part of such agreement, the Applicant may negotiate the ability to temporarily limit the public's access to portions of the parks for maintenance, cleaning, construction, renovation and/or private events, as necessary, and may exercise such other reasonable controls over the park areas so as to prevent the general public from acquiring rights of access that are inconsistent with the status of the Property as private property.

iii. Signage. A way-finding and signage system shall be developed in coordination with FCPA, and shall be installed by the Applicant as approved to ensure the public can easily identify and access all publicly-accessible park spaces. The Applicant shall not be responsible for obtaining approval for such signage through a separate CSP or CSPA, but will cooperate with FCPA in the event such approval becomes necessary.

iv. Parks and Facilities. Publicly-accessible parks and facilities shall be provided as generally shown on Sheets 25 – 28B of the CDPA and in accordance with the Capital One Design Guidelines, with more specific details provided at the time of FDP approval. Additional or substitute recreational facilities to those listed below may be approved with the FDP provided such facilities result in an equivalent or enhanced quality of recreational opportunities.

B. Capital One Expansion II and Hotel Phase (A-1 and A-2). The Applicant shall construct urban pocket parks of approximately 0.10 acres between the existing Conference Facility and Building 1 prior to the first RUP or Non-RUP for the final building associated with the Capital One Expansion II and Hotel Phase, as generally shown on Sheet 28 of the CDPA. Amenities for each park shall include, but not be limited to, decorative pavers and planters of various sizes and designs, flush planting beds with ornamental shrubs and groundcovers, benches, and a focal element such as a water feature, art, a sculpture or similar amenity. All park details are subject to adjustment with site plan submission and approval, provided they are in general conformance with an approved FDP.

C. Capital One HQ Expansion Phase (B-1).

i. Office Building Pocket Park. Prior to the issuance of the first RUP or Non-RUP for Building 3, the Applicant shall construct a pocket park of approximately 0.46 acres for the space adjacent to Building 3 in the Capital One HQ Expansion Phase, as generally shown on Sheet 25 of the CDPA. The park will include amenities such as decorative pavers and planters of various sizes, large shade trees, ornamental trees with shrubs and groundcovers, landscape buffers, outdoor café seating and benches, multiple focal elements, a minimum of one water feature, open spaces, amphitheatre seating and/or walls, stainless steel or stone security bollards, and decorative security walls. All Office Building Pocket Park details may be adjusted with site plan submission and approval.

ii. Temporary Private Athletic Field. In the event a site plan for Building 4 has not been submitted prior to the issuance of the final Non-RUP for Building 3, the Applicant shall construct and operate a temporary athletic field until such time as Building 4 is constructed, in the location shown on Sheet 15 of the CDPA and Sheets 29 and 29A of the FDPA. The temporary athletic field will be maintained and utilized by the Applicant and any athletic leagues designated by the Applicant in its sole discretion. Moreover, the Applicant may provide nighttime lighting for any of the facilities associated with the Temporary Athletic Facilities, provided such lights utilize full cutoff low-impact fixtures, are directed away from the adjacent Gates of McLean condominium community to the maximum extent possible, and are turned off no later than 10:00 pm each night.

D. Residential Commons Phase (Block C).

i. Common Green. Prior to the issuance of the first RUP for the final building associated with the Residential Commons Phase, a common green shall be installed of approximately 1.51 acres, and will contain passive recreation areas for residents and guests. The common green shall also encompass an active recreation area with a recreational field and a playground, as generally shown on Sheet 26 of the CDPA and as further described in Proffer 51 below. Additional phasing details will be provided on the FDP for this phase.

ii. Pocket Parks. Prior to the issuance of the first RUP for the final building associated with the Residential Commons Phase, the Applicant shall construct three (3) pocket parks totaling approximately 0.32 acres using primarily softscape features, including shade trees (each a "Residential Commons Pocket Park"). The general features and treatment of all pocket parks is shown on Sheet 28 and Sheet 28A of the CDPA. Additional phasing details will be provided on the FDP for this phase.

E. Metro Station Phase Urban Park (Block D). Prior to the issuance of the first RUP or Non-RUP for the final building associated with the Metro Station Phase, the Applicant shall install a park of approximately 1.59 acres for use as both an urban park and as a stream valley park. The park shall combine water features, a gently sloping hardscape area and walkways to encourage visitors to explore the more natural areas around the Scotts Run Stream Valley, and shall be constructed as generally shown on Sheets 27 and 27A of the CDPA. Additional phasing details will be provided on the FDP for this phase.

F. Financial Office Phase (Block E). Prior to the issuance of the first RUP or Non-RUP for the final building associated with the Financial Office Phase, a pocket park shall be constructed containing a total of approximately 0.07 acres, and shall be located between the two office buildings associated with this phase. The features and treatment of all pocket parks is generally shown on Sheet 28 of the CDPA. Additional phasing details will be provided on the FDP for this phase.

49. Private Amenities and Recreational Facilities for Residential Uses. The Applicant shall provide on-site recreational facilities for the future residents of the Property. Pursuant to Par. 2 of Section 6-110 of the Ordinance, the Applicant shall expend a minimum of $1,700.00 per market-rate and workforce dwelling unit (as defined in Proffer 59 herein) on such recreational facilities. Prior to final bond release for the final phase of the Proposed Development, 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.

At the time of each FDP submission, the Applicant shall propose specific facilities and amenities that will be provided for each residential building, or shared between two or more buildings for the use and enjoyment of the residents of the building/buildings. Amenities to be provided may include but shall not be limited to:

A. Private exterior recreational areas or courtyards on the upper level of parking podiums with seating areas, specialty landscaping, lawn and/or shaded areas and hardscape areas, volleyball courts, pickleball courts, putting greens, bocce courts, boules courts, board table games, or similar recreational facilities as may be approved with each FDP;

B. Private exterior recreational areas on the roof or podium level with a swimming pool, lounge deck, and shade structure;

C. Interior fitness center, a minimum of 1,000 square feet in size, furnished with exercise equipment such as stationary bicycles, treadmills, weight machines, free weights, and other equipment, but not necessarily staffed; and

D. A club room and/or entertainment center for resident gatherings.

50. Fitness Facilities. The Applicant shall provide fitness facilities that include a sport court or sport courts, by choosing one of the two alternatives below:

A. Health Club Alternative. The Applicant may include a health club or gym containing up to 60,000 square feet of GFA. If provided, the health club shall include at least one full-size basketball court and one full-size tennis court, and shall be open for use by residents of the Proposed Development and the general public through a paid membership or paid use arrangement. This facility would be intended to serve the needs of leagues and individuals.

B. Sport Court Alternative. As an alternative to providing the health club described above, the Applicant may instead provide two half-court basketball courts and one tennis court (or equivalent sport courts or facilities as determined at the time of FDP approval, or as subsequently determined by the Zoning Administrator) as part of the private recreational amenities for residents. Should this option be implemented, the cost to build the sport courts may be counted toward the minimum recreational expenditures described in Proffer 49.

51. On-site Recreational Field. Prior to issuance of the first RUP for the last building in the Residential Commons Phase, the Applicant shall provide a synthetic turf recreational field (the "Recreational Field") within the Common Green as shown on Sheet 26 of the CDPA. Additional phasing details shall be provided with the FDP for the Residential Commons Phase. The Recreational Field shall be provided subject to the following conditions:

A. Lighting. The Applicant shall provide lights for the Recreational Field and shall ensure the lights are available until at least 10:00 pm nightly. At its sole option, the Applicant may employ electronic devices designed to dim or extinguish the lights during times when the Recreational Field is not in use.

B. Scheduling. The Applicant shall permit Fairfax County to schedule use of the Recreational Field by the public between the hours of 5:00 pm and 10:00 pm from

Monday through Friday, and between the hours of 8:00 am and 12:00 noon on Saturdays and Sundays (the "Public Scheduling Hours"). During all other times, scheduled use of the Recreational Field shall only be for residents or members of the UOA. Nothing in this Proffer shall be construed to limit public access to the Recreational Field during times when it has not been scheduled either by the County for the public or by the Applicant for its residents or the UOA.

C. Applicant's Scheduling. Prior to each scheduling season, the Applicant may withhold up to a maximum of 15% of the Public Scheduling Hours for use by members of the UOA. Such reservation shall be made in accordance with the Fairfax County Fields Allocation Policy.

D. Maintenance. The Applicant shall be responsible for maintenance and typical life cycle replacement costs for all elements of the Recreational Field. Public access to the Recreational Field may be limited for a reasonable duration during maintenance and/or replacement of facilities.

E. Parking. The Applicant shall ensure that all users of the Recreational Field are able to utilize parking facilities on the Property, as necessary.

F. Field Markings. Recreational Field users shall be permitted to utilize temporary marking and/or striping equipment including but not limited to temporary paint, goals, cones, and flags. Additional details will be established in the written agreement in Proffer 51(G) below.

G. Agreement. Prior to the time the Recreational Field is established, the Applicant and Fairfax County shall enter into an agreement, consistent with this Proffer, to formalize the details of scheduling, maintenance, and liability insurance.

GREEN BUILDING PRACTICES

52. Green Building Certifications. For each office or hotel building, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of, at a minimum, "LEED Silver" certification (or equivalent) by the U.S. Green Building Council's Leadership in Energy and Environmental Design – New Construction ("LEED") prior to bond release for each respective phase. Each residential building shall attain, at a minimum, "LEED Certified" or equivalent. In addition:

A. The Applicant shall include a U.S. Green Building Council Leadership in Energy and Environmental Design ("LEED") accredited professional as a member of the design team for each office building. The LEED accredited professional shall work with the team to incorporate LEED design elements into the project so that each non-residential building will be positioned to attain LEED Silver certification. At the time of site plan submission, the Applicant shall provide documentation to the Environment and Development Review Branch of the

Department of Planning and Zoning ("DPZ") demonstrating compliance with the commitment to engage such a professional.

B. The Applicant shall include, as part of the site plan submission and building plan submission for each building, a list prepared by the LEED accredited professional of specific credits that the Applicant anticipates attaining within the LEED rating system determined to be applicable to the project. The LEED accredited professional shall provide certification statements at both the time of site plan review and the time of building plan review indicating that the items on the list should meet at least the minimum number of credits necessary to position each building to attain the proffered level of LEED certification.

C. Prior to issuance of the first Non-RUP or RUP for each building, the Applicant shall provide to the Environment and Development Review Branch of DPZ a letter from the LEED accredited professional certifying that a green building maintenance reference manual has been prepared for use by future building occupants, that this manual has been written by a LEED accredited professional, that copies of this manual shall be provided to all future building occupants and that this manual, at a minimum:

i. Provides a narrative description of each green building component, including a description of the environmental benefits of that component and including information regarding the importance of maintenance and operation in retaining the attributes of a green building.

ii. Provides, where applicable, product manufacturer's manuals or other instructions regarding operations and maintenance needs for each green building component, including operational practices that can enhance energy and water conservation.

iii. Provides, as applicable, either or both of the following:

a. Maintenance staff notification process for improperly functioning equipment; or

b. A list of local service providers that offer regularly scheduled service and maintenance contracts to assure proper performance of green building-related equipment and the structure, to include, where applicable, the HVAC system, water heating equipment, water conservation features, sealants, and caulks.

iv. Provides contact information that building occupants can use to obtain further guidance on each green building component.

v. Prior to issuance of the first Non-RUP for each office building, or the final RUP for each residential building the Applicant shall provide an electronic

copy of the manual in PDF format to the Environment and Development Review Branch of DPZ.

D. Green Building Escrow. Prior to building permit approval, the Applicant will execute a separate agreement and post, for each building covered by this Proffer, a green building escrow, in the form of a letter of credit from an accredited financial institution, in the amount of $2.00/square foot of GFA (the "Green Building Escrow"). The Green Building Escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED certification, by the USGBC, under the applicable version of the LEED rating system or other LEED rating system determined, by the USGBC, to be applicable to each building. The provision to the Environment and Development Review Branch of DPZ of documentation from the USGBC that each building has attained LEED certification will be sufficient to satisfy this commitment. At the time LEED certification is demonstrated to the Environment and Development Review Branch of DPZ, the escrowed funds shall be released to the Applicant.

If the Applicant provides to the Environment and Development Review Branch of DPZ, within three (3) years of issuance of the final RUP or Non-RUP for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the USGBC to fall within three (3) points of attainment of LEED certification, 50% of the Green Building Escrow will be released to the Applicant; the other 50% will be released to the County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

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

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

E. Waiver of Escrow. As an alternative to providing a Green Building Escrow, as described in this Proffer, the Applicant may choose at its sole discretion to pursue a certification higher than LEED Silver, in which case a LEED or equivalent-

accredited professional will provide certification statements at the time of building plan review confirming that the items on the list of specific credits will meet at least the minimum number of credits necessary to attain LEED Silver certification.

Prior to building plan approval for the building to be constructed, the Applicant shall submit documentation to the Environment and Development Review Branch of DPZ demonstrating that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Silver certification. Under this alternative, the Applicant is not required to provide a Green Building Escrow unless the Applicant fails to provide the above referenced documentation that the building is anticipated to attain LEED Silver certification.

SUSTAINABLE AND SHARED ENERGY

53. Sustainable Energy Practices. To promote efficient, renewable and sustainable energy practices, the Applicant shall provide the following information with each FDP submission:

A. Shared Energy. For any FDP that includes more than one building, an assessment of the potential, within the area subject to the FDP, of shared energy systems, including but not limited to combined heat and power ("CHP") (co-generation), micro-CHP, distributed energy resources, and district heating and/or cooling; and, if a shared energy strategy will not be pursued, a narrative discussion regarding the reason(s) for this outcome. For single-building FDP submissions and for other FDPs where shared energy systems will not be pursued, the Applicant shall provide an assessment of the potential for incorporation into building designs of measures that will cause these buildings to be "shared energy ready," that would encourage buildings to be incorporated into a broader shared energy network in the future.

B. Electric Vehicle Charging Infrastructure. To further promote efficient, renewable and sustainable energy practices, prior to issuance of the first RUP or Non-RUP for each building, the Applicant shall provide a minimum of one electric vehicle recharging station that serves two parking spaces for electric cars in the associated parking structure, and space and infrastructure to accommodate additional electric vehicle-ready parking spaces should the Applicant elect to install them. If the Applicant demonstrates to the satisfaction of the Zoning Administrator that a particular recharging station is being utilized less than 30% of the time during any 30-day period, the Applicant may remove or disable the charging station.

PUBLIC SCHOOLS CONTRIBUTIONS

54. Public Schools Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board on September 9, 2002, and revised July, 2006, the Applicant shall contribute $10,488 per expected student generated by each residential building (based on the

assumed rate of pupil generation approved by the Fairfax County School Board at the time of contribution) to the Fairfax County School Board to be utilized for capital construction and capacity enhancements to schools in the Tysons area. The contributions shall be made on or before the issuance of the first RUP for each residential building on the Property, and shall be based on the actual number of residential units constructed in each building. In the event fewer residential units are built than estimated at the time of payment, the overpayment amount shall be applied to the public schools contribution for future phases of the Proposed Development.

If, prior to site plan approval for each respective residential building, the County should increase the accepted ratio of students per multi-family unit or the amount of the contribution per student, the amount of the contribution shall be increased for that building to reflect the current ratio and/or contribution. 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.

55. Notification of Construction. At the time of site plan submission for each residential building or buildings, the Applicant shall notify the facilities planning division of the Fairfax County Public Schools ("FCPS") of the approximate timing for construction of the residential units, and the number of residential units anticipated in each building.

ENVIRONMENT

56. Scotts Run Restoration. Prior to final bond release for the Metro Station Phase, the Applicant shall provide stream bank restoration using "natural channel stream design concepts" to the maximum extent practicable as defined in Sec. 10.1-560 of the Code of Virginia for the portion of Scotts Run located within the Property (the "Stream Restoration"). The Stream Restoration shall accommodate the stream crossing and existing easements while maintaining the wetlands in that area, accommodate the existing and expected future off-site flows within a stable channel, and shall be reviewed in accordance with Sec. 10.1-561. The conceptual design of the Stream Restoration will be depicted on the first FDP for the Metro Station Phase and the Applicant shall prepare a detailed plan (the "Stream Restoration Plan") to submit with the first site plan for the Metro Station Area. The Stream Restoration Plan shall be reviewed by DPWES if necessary, and shall be approved by the U.S. Army Corps of Engineers ("COE") and the Virginia Department of Environmental Quality ("DEQ"). Written documentation of COE and DEQ approval of the Stream Restoration Plan shall be provided to DPWES prior to site plan approval. Specific success criteria (the "Success Criteria"), maintenance and monitoring criteria (the "Maintenance and Monitoring Criteria"), and information regarding reports on these criteria (the "Monitoring Reports") shall also be included in the Stream Restoration Plan.

Subject to written approval by the Providence District Supervisor, the Applicant may satisfy the Stream Restoration requirement in this Proffer 56 by electing to participate in a regional plan to restore a larger portion of Scotts Run that is promulgated by the private sector or the County.

57. Tree Preservation and Planting Fund Contribution. To promote enhancement of the Fairfax County Tree Canopy through growth of trees on private and public land, the Applicant will contribute at the time of the first site plan approval two tenths of a cent ($.002) per square foot of the maximum proposed GFA as stated in Proffer 6 to the Fairfax County Tree

Preservation and Planting Fund ("TPPF"). This contribution will supply tree saplings, volunteer support, and information to landowners about how they can enhance tree canopy on their properties. Additionally, this contribution may be used for educational activities in the Fairfax County Public Schools, should they choose to participate. As an alternative, the Applicant may elect to donate trees to Fairfax County (or an organization designated by Fairfax County) that are a minimum of 6" caliper. Each tree donated by the Applicant shall reduce the required TPPF contribution by $500.

AFFORDABLE AND WORKFORCE DWELLING UNITS

58. Affordable Dwelling Units. If required by the provisions of Part 8 of Article 2 of the Ordinance, Affordable Dwelling Units ("ADUs") shall be provided pursuant to said regulations unless modified by the ADU Advisory Board.

59. Workforce Dwelling Units. In addition to any ADUs that may be required pursuant to these Proffers, the Applicant shall also provide for-sale and/or workforce dwelling units ("WDUs") on the Property in accordance with the Board's Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010. WDUs shall be provided such that the total number of ADUs, if any, plus the total number of WDUs results in not less than 20% of the total residential units constructed as part of the Proposed Development. The 20% applies to the total number of dwelling units to be constructed on the Property. If ADUs are provided in the development, both the ADUs and the ADU bonus units shall be deducted from the total number of dwelling units on which the WDU calculation is based.

A. WDU Specifications. The WDUs generated by each residential building on the Property shall be provided within that building. However, the Applicant reserves the right to consolidate the WDUs into one or more buildings with the build-out of the Property and thereby increase the number of WDU units in one or more buildings beyond 20% with a corresponding decrease in the number of WDU units in the other buildings. The WDUs shall have a bedroom mix similar to that provided in the market rate units. A minimum of 10% of the dwelling units designated as ADUs and WDUs shall be designed and constructed with Universal Design features, as determined by the Applicant. Additionally, in the event that parking spaces are assigned to individual market rate dwelling units, at least one parking space shall be designated for use by each ADU and/or WDU in the development.

B. Agreements. Notwithstanding the foregoing, should the Board's policies related to WDUs in Tysons be amended, the Applicant reserves the right, in its sole discretion, to opt in to the new policies, in whole or in part, 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 old 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 ADUs and/or WDUs, as applicable, following approval of this Application. If the Applicant and the County enter into such an agreement, it shall be on terms mutually acceptable to both the Applicant and the County and may occur after the approval of this Application. 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.

C. Non-residential Affordable Housing Contribution. The Applicant shall contribute $3.00 for each square foot of non-residential space (excluding ground-level Retail Activated Space and space reserved for public facilities as described in Proffers 13 and 14) built on the Property to the Board for the provision of affordable and/or workforce housing to serve Tysons. Such contribution shall be made prior to the issuance of the first Non-RUP for each non-residential building, and shall be based on the actual gross floor area of non-residential space constructed in each building.

D. WDU Architecture. For any residential building where WDUs are located, the exterior architecture for the building(s) containing WDUs shall be of similar architectural quality and complementary to the other residential buildings within the Proposed Development, and shall comply with the Capital One Design Guidelines referenced in Proffer 15.

MISCELLANEOUS

60. Advance Density Credit. The Applicant reserves density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Ordinance for all eligible dedications described herein, including the Jones Branch Dedication described in Proffer 35.

61. Adjustment of Monetary Contributions. All monetary contributions specified in these Proffers shall be adjusted on an annual basis from the base month of January 2013 (except as noted below) and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers [1982-84=100] (not seasonally adjusted) ("CPI-U"), both as permitted by Va. Code Ann. Section 15.2-2303.3.

A. Public Facility. For the purposes of the Stand-Alone Public Facility in Proffer 13 and the Integrated Public Facility in Proffer 14, the Marshall and Swift Building Cost Index shall be substituted for the CPI-U, and shall adjust from the base month of January, 2015.

B. Super Boulevard. For the purposes of Proffer 39, the base year shall be assumed to be January 1 of the year following VDOT approval of Advanced Preliminary Design Plans for the Super Boulevard concept.

C. TDM Program. The provisions of Proffer 61 shall not apply to the TDM program described in Proffer 42.

62. Severability. Any of the phases and/or buildings may be the subject of a PCA, SE, SP, CDPA, FDP or FDPA without joinder and/or consent of the owners of the other phases or buildings, provided that such PCA, SE, SP or FDPA does not materially adversely affect the other phases or buildings. Previously-approved zoning applications applicable to a particular land bay that is not the subject of such a PCA, SE, SP or FDPA shall otherwise remain in full force and effect.

63. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

64. Tysons Partnership. The Applicant and successors shall become a member in the Tysons Partnership, or its residential equivalent.

65. Security. Upon request, the Applicant will share its security surveillance recordings with Fairfax County law enforcement authorities. The Applicant will follow common channel protocols for voice, wireless, and data surveillance. The Applicant reserves the right to withhold information in the limited instances where its voluntary disclosure would jeopardize trade secrets or violate other legal protections (for instance, privacy laws, legal privileges, etc.)

66. 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.

67. Applicant's Diligence. Notwithstanding the foregoing, upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond its control, the required transportation, publicly accessible park areas, athletic field improvements, or other proffered improvements have been delayed (due to, but not limited to an inability to secure necessary permission for utility relocations and/or VDOT approval for traffic signals, necessary easements, site plan approval, etc.) beyond the time frames specified, the Zoning Administrator may agree to a later date for completion of these improvement(s).

68. Construction Briefings. All construction crews will be informed of those specific proffered commitments that relate to their areas of responsibility. As necessary, the briefings shall be translated for those employees who are not proficient in English.

Signatures on following pages

CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION
a national banking association
Owner of Tax Map # 29-2 ((5)) A2

By: _____
Name: Robert J. Magnano
Title: Senior Vice President, Facilities Management/Real Estate

EXHIBIT A

Proffers 13 and 14: Fairfax County General Conditions (Public Facility)

EXHIBIT B

Proffer 14: Capital One Design Guidelines

EXHIBIT C

Proffer 41: Transportation Demand Management Implementation Plan

EXHIBIT D

Proffer 46: Metrorail Station At-Grade Connection

APPENDIX 2

PROPOSED DEVELOPMENT CONDITIONS

April 3, 2014

FDPA 2010-PR-021

If it is the intent of the Planning Commission to approve Final Development Plan FDPA 2010-PR-021 to allow an office building and hotel as portion of a mixed used development associated with PCA 2010-PR-010 located on Tax Map 29-4 ((5) Parcel A2, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These conditions are in addition to the proffered commitments approved with PCA 2010-PR-021.

1. Any plan submitted pursuant to this final development plan shall be in substantial conformance with the approved FDPA entitled “Capital One Masterplan,” prepared by Gordon, and dated May 6, 2013 as revised through February 18, 2014, and these conditions. Minor modifications may be permitted pursuant to Sect. 16-402 of the Zoning Ordinance.

APPENDIX 3

County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: March 4, 2014

TO: Suzanne Lin, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Jo Ellen Groves, Paralegal
Office of the County Attorney

SUBJECT: **Revised** Affidavit
Application No.: PCA/FDP 2010-PR-021
Applicant: Capital One Bank (USA), National Association
PC Hearing Date: 4/3/14
BOS Hearing Date: Not yet scheduled

REF.: 121338

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 3/4/14, which bears my initials and is numbered 121338a, when you prepare the staff report.

Thank you for your cooperation.

Attachment
cc: (w/attach) Jonathan Buono, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning

\\s17PROLAWPGC01\Documents\121338\JEG\Affidavits\581742.doc

REZONING AFFIDAVIT

DATE: March 4, 2014
(enter date affidavit is notarized)

1213380

I, Shane M. Murphy, 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): PCA/FDPA 2010-PR-021
(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)
Capital One Bank (USA), National Association Agents: Barry L. Mark Helene C. Cejas Jory A. Berson Robert J. Magnano Lynne M. Goldberg Frank G. LaPrade III Murray P. Abrams Stefanie M. Spurlin	4851 Cox Road Glen Allen, VA 23060	Applicant/Title Owner
Wetland Studies and Solutions, Inc. Agents: Michael S. Rolband Frank R. Graziano Mark W. Headly	5300 Wellington Branch Drive, Suite 100 Gainesville, VA 20155	Wetlands Consultant/Agents

(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).

121338a

Rezoning Attachment to Par. 1(a)

DATE: March 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2010-PR-021
(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)
Bonstra/Haresign Architects LLP Agents: David T. Haresign John K. Edwards Sarah C. Stough Roger K. Lewis Tanya R. Ally William H. Hendrix Anne B. Kummer Eric C. Gellman	1710 Connecticut Avenue, NW, Suite 400 Washington, DC 20009	Architect/Agents
Gorove/Slade Associates, Inc. Agents: Christopher M. Tacinelli Felice B. Brychta Katharine G. Eggleston Maris E. Fry Jon S. Lawler	3914 Centreville Road, Suite 330 Chantilly, VA 20151	Traffic Consultant/Agents
UrbanTrans Consultants, Inc. Agents: Larry (nmi) Filler Matthew S. Kaufman Avram P. Ramage Joddie A. Gray	2200 Pennsylvania Ave, NW East Tower, 4th Floor Washington, DC 20037	Transportation Consultant/Agents
Cooley LLP Agents: Antonio J. Calabrese Mark C. Looney Colleen P. Gillis Snow Jill S. Parks Shane M. Murphy Brian J. Winterhalter Jeffrey A. Nein Ben I. Wales Molly M. Novotny Katherine P. Humphrey	Reston Town Center, One Freedom Square 11951 Freedom Drive, Suite 1500 Reston, VA 20190	Attorneys/Agents

(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.

121338a

Rezoning Attachment to Par. 1(a)

DATE: March 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2010-PR-021
(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)
Cassidy Turley Washington LLC Agents: Gary (nmi) Helminski Vikrant (nmi) Yalavarti Jeffrey J. Kramer Charles E. Westberg, Jr. Donald T. Darnell	2001 Pennsylvania Ave, NW, Suite 800 Washington, DC 20004	Development Manager/Agent
William H. Gordon Associates, Inc. Agents: Robert W. Walker Oomer F. Syed J. Scott Peterson Joseph W. McClellan Brian A. Cipriano Jeremiah D. Kamerer Steven C. Pandish • Feiquan (NMI) Luo (former) James P. Williams Kevin J. Kurdziolek W. Davis Walker	4501 Daly Drive, Suite 200 Chantilly, VA 20151	Engineer/Agents
HKS, Inc. Agents: John P. Grounds Michael R. Nicolaus Jeffrey D. Vandersall Gregory A. Luongo	1250 Eye Street, NW Suite 600 Washington, DC 20005	Architect/Agent
James G. Davis Construction Corporation Agents: Michael G. Pittsman William S. Moyer Meghan E. Ulrich Ronald A. Juban, Jr. William L. Myers	12530 Parklawn Dr Rockville, MD 20852	General Contractor/Agent
Gilford Corporation Agents: Louis H. Gilford Matthew B. Wayson Paul A. Williams	4600 Powder Mill Rd, Suite 350 Beltsville, MD 20705	General Contractor/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.

121338a

REZONING AFFIDAVIT

DATE: March 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2010-PR-021
(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)
Capital One Bank (USA), National Association
4851 Cox Road
Glen Allen, VA 23060

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)
Capital One Financial Corporation

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)

Albert A. Ciafre, Man. VP
Daniel H. Rosen, Man. VP
Heidi M. Andrion, CCRO
James R. Tietjen, Chf. Aud.
Pamela M. Koch, VP
Marc W. Mentry, SVP
Dorothy (nmi) Broadman, Off.
Jory A. Berson, CHRO
Michael C. Slocum, Pres.
Peter D. Horst, SVP
Jonathan W. Witter, Pres.
Richard D. Fairbank, Chair. & CEO
Murray P. Abrams, EVP
Michael J. Wassmer, EVP
Ryan M. Schneider, Pres. & Dir.

(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.

121338a

Rezoning Attachment to Par. 1(b)

DATE: March 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2010-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Capital One Bank (USA), National Association (continued)
4851 Cox Road
Glen Allen, VA 23060

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)
Capital One Financial Corporation

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Robert M. Alexander, CIO
Stephen (nmi) Linehan, Treas.
Stephen S. Crawford, CFO & Dir.
Stephen (nmi) Mugford, EVP
Heather M. Cox, EVP
Andres L. Navarrete, Chief Couns.
Sanjiv (nmi) Yajnik, Pres.
Warrenetta C. Baker, Off.
Timothy T. Janes, Off.

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Capital One Bank (USA), National Association (continued)
4851 Cox Road
Glen Allen, VA 23060

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)
Capital One Financial Corporation

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

John G. Finneran Jr., GC & Sec.
Kevin S. Borgmann, CRO
James H. McFadden, Off.
Thomas A. Feil, Asst. Treas.
R. Scott Blackley, Contr. & Off.
Frank G. LaPrade III, CESO
Michael (nmi) Zamsky, CCCO
Laura N. Bailey, Man. VP
Stephen T. Gannon, Dep. GC
Matthew H. Neels, Off.

(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)

1213380

DATE: March 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2010-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Capital One Bank (USA), National Association (continued)
4851 Cox Road
Glen Allen, VA 23060

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)
Capital One Financial Corporation

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Robert (nmi) Zizka, EVP
Robert J. Magnano, SVP
Chad M. Eisele, CFO
Simon P. Fairclough, VP
Ian D. Hanning, CFO, Canada
Kelly A. Ledman, Ass. Sec.

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Capital One Bank (USA), National Association (continued)
4851 Cox Road
Glen Allen, VA 23060

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)
Capital One Financial Corporation

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Duncan (nmi) de Chastelain, Off.
William A. Cilluffo, EVP
Stacey M. Cooper, Off.
F. Aubrey Thacker, Off.
Robert D. Golden, 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.

121338a

Rezoning Attachment to Par. 1(b)

DATE: March 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2010-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Capital One Bank (USA), National Association (continued)
4851 Cox Road
Glen Allen, VA 23060

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)
Capital One Financial Corporation

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Andrew M. Young, Man. VP	John T. Morton, CCO & Off.	Annie L. Wong, VP	Chirag (nmi) Patel, VP
George B. Gammond, SVP	Patrick W. Gross, Dir.	Peter E. Raskind, Dir.	Bradford H. Warner, Dir.
Catherine G. West, Dir.	Kerrie A. Palmer, SVP	Leslie (nmi) Yonce, Off.	Robert S. Fanelli, SVP

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Capital One Bank (USA), National Association (continued)
4851 Cox Road
Glen Allen, VA 23060

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)
Capital One Financial Corporation

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Jim (nmi) Gorzalski, CPO	Shane T. Holdaway, Off.	Kristine M. Wellman, Ass. Sec.

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

12C3389

Rezoning Attachment to Par. 1(b)

DATE: March 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2010-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Capital One Bank (USA), National Association (continued)
4851 Cox Road
Glen Allen, VA 23060

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)
Capital One Financial Corporation

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Peter J. Neilson, Off. (former)	Ann Fritz Hackett, Dir. (former)	Lewis (nmi) Hay III, Dir. (former)
William J. McDonald, EVP (former)	Vicki (nmi) Swanson, VP (former)	Robert P. Livingston, Off. (former)
John (nmi) McNain, VP (former)	Katherine (nmi) Busser, EVP (former)	Gary L. Perlin, CFO, Dir. (former)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Capital One Bank (USA), National Association (continued)
4851 Cox Road
Glen Allen, VA 23060

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)
Capital One Financial Corporation

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Brian Thomas Cole, CFO Eur. (former)	Caren (nmi) Puckett, Off. (former)	Robert J. Hunt, VP (former)
Kelly A. Lunsford, Ass. Sec. (former)	Nancy J. Icely, VP (former)	Stephen J. Hulme, CFO (former)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

1213388

Rezoning Attachment to Par. 1(b)

DATE: March 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2010-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Capital One Financial Corporation
1680 Capital One Drive
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE 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 A. Ciafre, Man. VP
Peter E. Raskind, Dir.
R. Scott Blackley, Off. & Contr.
F. Aubrey Thacker, Sen Acc Off
Daniel H. Rosen, Man. VP
Dorothy (nmi) Broadman, Off.
Ann Fritz Hackett, Dir.
Lewis (nmi) Hay III, Dir.
Heidi M. Andrion, CCRO

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Capital One Financial Corporation (continued)
1680 Capital One Drive
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

James R. Tietjen, Chf. Aud.
Timothy T. Janes, Off.
Richard D. Fairbank, Chair., CEO & Pres.
Pamela M. Koch, VP
Benjamin P. Jenkins III, Dir.
Murray P. Abrams, EVP
Robert M. Alexander, CIO
Ryan M. Schneider, Pres.
Sanjiv (nmi) Yajnik, Pres.
Michael C. Slocum, Pres
Stephen (nmi) Linehan, Treas.
Pierre E. Leroy, Dir.
Warrenetta C. Baker, Off.
Jonathan W. Witter, Pres.

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

1213389

Rezoning Attachment to Par. 1(b)

DATE: March 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2010-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Capital One Financial Corporation (continued)
1680 Capital One Drive
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE 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.)

Catherine G. West, Dir.
Andres L. Navarrete, Chief Couns.
Stephen (nmi) Mugford, EVP
Jack M. Forestell, EVP
Matthew H. Neels, Off.
John G. Finneran Jr., GC, Corp. Sec. & Off.
Peter D. Horst, SVP
Frank G. LaPrade III, CESO

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Capital One Financial Corporation (continued)
1680 Capital One Drive
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

James H. McFadden, Off.
Michael (nmi) Zamsky, CCCO
Stephen T. Gannon, Dep. GC
Jory A. Berson, CHRO
Thomas A. Feil, Asst. Treas.
Bradford H. Warner, Dir.
Patrick W. Gross, Dir.
Mayo A. Shattuck III, Dir.
Suzanne (nmi) Hammett, CCCO
Colin J. Ruh, CFO

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

121338a

Rezoning Attachment to Par. 1(b)

DATE: March 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2010-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Capital One Financial Corporation (continued)
1680 Capital One Drive
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE 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.)

Kelly A. Ledman, Ass. Sec. | Kristine M. Wellman, Ass. Sec. | Robert (nmi) Zizka, EVP | Kevin S. Borgmann, CRO
Robert J. Magnano, SVP | Simon P. Fairclough, VP | Marc W. Mentry, SVP
Stephen S. Crawford, CFO | Andrew M. Young, Man. VP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Capital One Financial Corporation (continued)
1680 Capital One Drive
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Chirag (nmi) Patel, VP | George B. Gammond, SVP | Jim (nmi) Gorzalski, CPO | John T. Morton, CCO & Off.
Leslie (nmi) Yonce, Off. | Robert S. Fanelli, SVP | Kerri A. Palmer, 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.

1213380

Rezoning Attachment to Par. 1(b)

DATE: March 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2010-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Capital One Financial Corporation (continued)
1680 Capital One Drive
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE 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.)

Peter J. Neilson, Off. (former) Gary L. Perlin, CFO (former) William J. McDonald, EVP (former)
Vicki (nmi) Swanson, VP (former) Caren (nmi) Puckett, Off. (former)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Capital One Financial Corporation (continued)
1680 Capital One Drive
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Katherine (nmi) Busser, EVP (former) Brian Thomas Cole, CFO (former) Kelly A. Lunsford, Ass. Sec. (former)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

121338a

Rezoning Attachment to Par. 1(b)

DATE: March 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2010-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
William H. Gordon Associates, Inc.
4501 Daly Drive
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
William H. Gordon
Joseph W. McClellan
R. Steven Hulsey (former)

==========

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)
Gorove/Slade Associates, Inc.
3914 Centreville Road, Suite 330
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Christopher M. Tacinelli
Chad A. Baird
Daniel B. VanPelt
Erwin N. Andres

==========

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.

121338a

Rezoning Attachment to Par. 1(b)

DATE: March 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2010-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, Suite 100
Gainesville, VA 20155

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)
Michael S. Rolband

==========

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)
UrbanTrans Consultants, Inc.
2200 Pennsylvania Ave, NW, East Tower, 4th Floor
Washington, DC 20037

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)
Aaron D. Gaul
Matthew S. Kaufman
Jessica E. Hindman
Joddie A. Gray

==========

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.

121338a

Rezoning Attachment to Par. 1(b)

DATE: March 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2010-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Cassidy Turley Washington LLC
2001 Pennsylvania Ave, NW, Suite 800
Washington, DC 20004

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)
Cassidy Turley, Inc.

==========

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)
Cassidy Turley, Inc.
7700 Forsyth Blvd, 9th Floor
St. Louis, MO 63105

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.

121338a

Rezoning Attachment to Par. 1(b)

DATE: March 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2010-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
James G. Davis Construction Corporation
12530 Parklawn Drive
Rockville, MD 20852

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
James G. Davis Construction Corporation Employee Stock Ownership Plan (ESOP)
(All employees are eligible Plan participants; the ESOP owns 69% of the company's stock)
James G. Davis
Dennis J. Cotter
William S. Moyer

==========

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)
Gilford Corporation
4600 Powder Mill Rd, Suite 350
Beltsville, MD 20705

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)
Louis H. Gilford

==========

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.

121338a

Rezoning Attachment to Par. 1(b)

DATE: March 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2010-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
HKS, Inc.
1250 Eye Street, NW
Suite 600
Washington, DC 20005

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)
H. Ralph Hawkins J. Craig Beale
Nunzio M. DeSantis Daniel H. Noble

==========

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)

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NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

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NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: March 4, 2014
(enter date affidavit is notarized)

121338a

for Application No. (s): PCA/FDPA 2010-PR-021
(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)

Bonstra/Haresign Architects LLP
1710 Connecticut Avenue, NW, Suite 400
Washington, DC 20009

(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**)

William J. Bonstra, General Partner
David T. Haresign, General Partner

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

1213389

Rezoning Attachment to Par. 1(c)

DATE: March 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2010-PR-021
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & 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 TITLES 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 (former)
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
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
William T. Christiansen, II
Sean M. Clayton
Samuel S. Coates
Jeffrey L. Cohen
Thomas A. Coll
Joseph W. Conroy
Carolyn L. Craig
John W. Crittenden
Janet L. Cullum
Nathan K. Cummings
John A. Dado
Benjamin G. Damstedt
Craig E. Dauchy
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
Michael R. Faber
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
Wendy C. Goldstein
Kathleen A. Goodhart
Lawrence C. Gottlieb
Shane L. Goudey
• William E. Grauer (former)
Jonathan G. Graves
Jacqueline I. Grise
Kenneth L. Guernsey
Patrick P. Gunn
Jeffrey M. Gutkin
John B. Hale
Danish (nmi) Hamid
Walter G. Hanchuk
Ray (nmi) Hartman
Bernard L. Hatcher
Matthew B. Hemington
David M. Hernand
Cathy Rae Hershcopf
• John (nmi) Hession (former)
Gordon (nmi) Ho
Lila W. Hope
C. Thomas Hopkins
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
Matthew A. Karlyn
Jeffrey S. Karr
Sally A. Kay
Heidi M. Keefe
Jason L. Kent
John (nmi) Kheit
Mehdi (nmi) Khodadad
Charles S. Kim
Kevin M. King

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

121338a

Rezoning Attachment to Par. 1(c)

DATE: March 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2010-PR-021
(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**)

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
Louis (nmi) Lehot
Jamie K. Leigh
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
Beatriz (nmi) Mejia
Craig A. Menden
Erik B. Milch
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
Danielle E. Naftulin
Ryan E. Naftulin
Jeremy M. Naylor
Stephen C. Neal
Ian (nmi) O'Donnell
Kathleen (nmi) Pakenham
Nikesh (nmi) Patel (former)
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
Michael G. Rhodes
Michelle S. Rhyu
Lyle (nmi) Roberts
John W. Robertson
Ricardo (nmi) Rodriguez
Kenneth J. Rollins
Kevin K. Rooney
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
Ian D. Smith
Stephen R. Smith
Colleen P. Gillis Snow
Tower C. Snow, Jr. (former)
Whitty (nmi) Somvichian
Wayne O. Stacy
Anthony M. Steigler
Steven M. Strauss
Ronald R. Sussman (former)
C. Scott Talbot
Mark P. Tanoury
Gregory C. Tenhoff
Joseph (nmi) Teja, Jr.
Michael E. Tenta
Timothy S. Teter
Michael (nmi) Tollini
Michael S. Tuscan
Miguel J. Vega
Erich E. Veitenheimer III
Aaron J. Velli

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

121338a

Rezoning Attachment to Par. 1(c)

DATE: March 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2010-PR-021
(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**)

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

Additions:

Michael D. Basile
Blain B. Butner
John T. Byrnes
Scott D. Dailard
Eric W. Doherty
William P. Donovan, Jr.
John R. Feore, Jr.
Jonathon C. Glass
Michael B. Goldstein
Sarah J. Guske
Jonathan D. Hart
Brendan J. Hughes
David E. Mills
J. Kevin Mills
Edward J. O'Connell
Aaron M. Pomeroy
M. Anne Swanson
Jay (nmi) Vaughan
Emily Woodson Wagner
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.

121338a

REZONING AFFIDAVIT

DATE: March 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2010-PR-021
(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

1213380

DATE: March 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2010-PR-021
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)
None.

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Shane M. Murphy, Esq.
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 4th day of March 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

Capital One
Tysons Expansion
PCA/CDPA/FDPA 2010-PR-021

August 12, 2013

I. Introduction

Capital One Bank (USA), National Association ("Capital One") owns 26.2 acres of land in Tysons Corner, Fairfax County's business center. The property is located southeast of the Capital Beltway (I-495), north of Dolley Madison Boulevard (Route 123) and west of Scotts Crossing Road. The site is more specifically identified as Fairfax County Tax Map 29-4 ((5)), Parcel A2 (the "Capital One Property" or the "Property").

According to the *Washington Business Journal*, Capital One is the largest company in Tysons Corner by revenue, and the eighth largest company in the region, where it currently employs more than 3,000 people. Capital One is also the sixth largest bank by deposits in the nation, and the largest Internet bank. With its recent acquisitions, Capital One is poised to add large numbers of employees in Virginia over the next three years. Capital One hopes to add the bulk of these employees in a new office building that represents the first phase of this application. Capital One employs 42,000 worldwide.

As Tysons Corner redevelops into a series of urban neighborhoods unified by public transit service, Capital One's focus has shifted to creating a new urban neighborhood anchored by a timeless landmark. With this application, Capital One proposes a landmark, iconic office tower that will serve Capital One's future needs and permit steady growth in employees. Rather than constructing such a landmark on Block A, which is in the center of the Property, Capital One instead proposes adjusting the previously-approved development to permit this first critical phase of development occur on Block B, which is located closer to the Capital Beltway and where the development will serve as a visual reminder of the new urbanized and revitalized Tysons Corner. In addition to proposing an iconic structure, Capital One also plans to accelerate certain segments of the proposed grid of streets, accommodate the County's plans for the Jones Branch Connector, amend the proffered commitments relating to the proposed community center, and redesign the parks proposed for the Property.

II. Background

In 2000, Capital One undertook a major consolidation of its Northern Virginia sites, ultimately choosing to locate its corporate headquarters on a then-29.2-acre property in Tysons Corner, the thriving information and technology hub of the Washington Metropolitan Region. After securing approvals to construct 1,100,000 square feet of office space on the Property, Capital One completed the existing office building and associated parking deck in 2003. Shortly thereafter, the 26,000 square foot conference facility was constructed as an extension of the office building.

For several years after its construction, Capital One's Tysons Corner headquarters operated well below its designed capacity. Beginning in 2010, due in part to the company's acquisitions of Chevy Chase Bank and North Fork Bank, Capital One moved several hundred additional employees to its headquarters, which is now at capacity. Through these and other expansions, the headquarters building has reached and exceeded capacity as steady growth continues throughout Capital One's core businesses.

As Capital One's growth has accelerated, the company has grappled with increasingly crowded quarters in its Virginia operations. Recently, Capital One leased 200,000 square feet of temporary space in Tysons Corner and began construction of two new office buildings in the Richmond, Virginia area. Accelerating employee growth numbers have also caused Capital One to re-assess the size and location of its proposed new office tower in Tysons Corner. Capital One's collaborative culture makes it imperative that employees are located within a single campus, and the changes proposed with this application would allow Capital One to bring all its Tysons headquarters employees to the same property.

The Capital One Property is currently developed with a 14-story, 479,500 square-foot office building that serves as Capital One's corporate headquarters, an associated 26,000 square-foot conference facility and an adjacent nine-level structured parking garage. On September 25, 2012, the Board of Supervisors rezoned the Property to the Planned Tysons Corner ("PTC") district, permitting a total of 4.9 million square feet of mixed-use transit-oriented development to be constructed in phases on the Property (the "Approved Development"). At the time the development was approved, Capital One anticipated constructing an initial development phase comprised of a 519,000-square foot office building, an 81,500-square foot hotel serving Capital One employees, and 19,000 square feet of retail space. Capital One subsequently conducted a thorough review of its Northern Virginia operations and has chosen to request several alterations to the Approved Development, as detailed below.

III. Proposed Changes

Capital One respectfully submits this request for the following changes to the Approved Development, as more fully explained below:

A. Changes to Phasing. Capital One proposes constructing the revised Block B facilities prior to the buildout of Block A. Despite the proposed changes to the order of phasing, Capital One is seeking FDP approval for both Block A and Block B, as well as for a stand-alone community center to be located on Block E.

B. Consolidate Office Buildings on Block B. The Approved Development originally contemplated two office buildings (Building 3 and Building 5) on Block B surrounding the hotel/conference center. Upon further review, Capital One now proposes to consolidate the two office buildings proposed for Block B into a single

timeless office tower containing 940,550 square feet of space and standing 470 feet in height, including all architectural features.

C. Construct Full Service Hotel/Conference Center. With the revisions to Block B, Capital One is also interested in partnering with a hotel developer to create a full-service hotel/conference center of approximately 325,000 square feet located adjacent to the Jones Branch Connector.

D. Create Stand-alone Community Center. With the significant revisions to Block B, Capital One has also re-evaluated the location for the proposed community center facility. Instead of a community center integrated into Building 3, Capital One proposes constructing a stand-alone community center facility on Block E, which is closer to the Tysons East Metro Station. The stand-alone community center would be constructed simultaneously with Block A. As development on the Property progresses, the stand-alone community center will eventually be replaced, at the Applicant's expense, by a facility integrated into a future office building on the Property.

E. Parks. The redesign of Block B presented Capital One the opportunity to create a consolidated linear pocket park that unifies the existing Capital One office building and conference center with the proposed development on Block B and Block A.

F. Grid of Streets. Capital One also has the opportunity to accelerate a significant portion of the proposed grid of streets by completing and relocating the final sections of Capital One Drive North and Capital One Tower Plaza in its entirety. Capital One also proposes widening Capital One Tower Plaza to accommodate the on-street bicycle lanes and wider streetscape previously requested by FCDOT. Capital One Drive South will be completed in future phases of development.

IV. Changes to Phasing and Consolidation of Office Buildings on Block B

Capital One's core business model continues to be extremely healthy. Its recent acquisitions of Chevy Chase Bank, North Fork Bank, ING Direct, and a portion of HSBC have created significant employment growth in its Northern Virginia operations and lead Capital One to also seek permission to construct additional office space with the initial phase of development.

Capital One has carefully weighed options for accommodating its employment growth, including directing additional employees to its existing or planned campuses in Richmond, Virginia; Plano, Texas; and Wilmington, Delaware. Although Capital One continues to explore expansions to these other campuses, it also remains committed to the expansion of its Tysons Corner headquarters.

Previously Capital One anticipated constructing the Block A facilities, which included an office building and a small hotel, as the initial phase of development. However,

Capital One has determined that constructing its next headquarters office tower on Block B would create a more unified development program, giving Capital One's headquarters better visibility from the Capital Beltway and creating a more logical relationship to the existing building. It would also lend greater credibility to the worthwhile efforts to reinvent Tysons Corner as an urban destination by creating a truly urban form that would encourage similar investments.

Along with the proposed Block B office tower will be 30,000 square feet of retail space that will serve Capital One's employees and guests, as well as the broader neighborhood. One of the consistent complaints Capital One has heard from its residential neighbors and its employees alike is that the Tysons East area lacks convenient retail establishments. This lack of convenience retailers encourages additional unnecessary trips on already congested roads to dine, pick up dry cleaning, and perform other daily tasks. As part of this application Capital One proposes creating appealing street-level retail areas that will represent the first major effort toward creating a truly integrated urban area in Tysons East and will include convenient shops, restaurants, and service establishments designed to encourage pedestrian circulation. Capital One is committed to leasing these retail spaces to local and national retailers to help create a distinctive presence in Tysons East.

The proposed office tower on Block B would consolidate Buildings 3 and 5 from the Approved Development, creating a single office tower for Capital One's use that would allow room for future growth and significantly advancing mixed-use development by introducing several retail spaces. It would also create a landmark along the Capital Beltway that would help advance Fairfax County's vision for a truly urban form in Tysons Corner and encourage additional investment by others.

The only changes Capital One envisions to the Block A facilities is a slight expansion of the proposed office tower, described as Building 1, from 21 stories to 26 stories. The approval for the Block A facilities will be retained and constructed as a future development phase. As an interim condition, Capital One will place an athletic field and surface parking on Block A.

V. Construct Full Service Hotel/Conference Center

Capital One is currently exploring the potential for a partnership with a developer that would construct a full service hotel with conference facilities on Block B, serving Capital One's employees and the general public. The hotel would contain between 200 and 350 rooms, and is envisioned to be approximately 325,000 square feet.

Capital One believes the addition of a hotel to Block B will serve Capital One's employees and guests, as well as the surrounding public. It will become the first upscale lodging option in the Tysons East subdistrict, serving literally millions of square feet of existing and proposed development. Combined with an additional 6,775 square feet of street-level retail, the proposed hotel represents the first step in eliminating the "9 to 5"

feel of the area, bringing guests to an area where they can stay, work, eat, and access Metro from a station that is within easy walking distance of the hotel's front door.

VI. Create Stand-alone Community Center

With the transformation of Block B, Capital One has re-evaluated the community center originally designed for the ground levels of Building 3. With this application, Capital One proposes relocating the community center to Block E where it will be a stand-alone facility. This allows Capital One to create a unified neighborhood, complete with plentiful retail, on Block B, which will be anchored by the existing and proposed Capital One office towers and the proposed hotel.

Capital One proposes constructing the stand-alone community center simultaneously with the Block A facilities, which Capital One currently anticipates to be the next phase of development. Creating a stand-alone facility on Block E, which is adjacent to the Tysons East Metro Station, will allow the County to maintain the anticipated timing for construction of this critically-needed community facility. It also creates a dedicated and convenient surface parking lot for the facility, with additional parking available nearby.

Constructing a stand-alone community center will allow the County to quickly create a facility that includes delivery of important services and that is within walking distance of a Metro station, the residential areas of the Gates of McLean, the Regency and Encore, and the McLean Commons. Users of the community center will also be able to walk to the shops and restaurants that will be created as part of Capital One's Block B development.

Capital One envisions redeveloping the stand-alone community center in later phases, fully integrating it with a future office building.

VII. Parks

The redesign of Block B has also created an opportunity to redesign the proposed park spaces associated with the Approved Development. The proposed civic plaza on Block B has been eliminated and has been redesigned as a "linear" pocket park that will be integrated with an enhanced pocket park on the area associated with the existing Capital One building and conference center.

The proposed linear pocket park will also be integrated with the pocket parks shown on Block A to comprise a continuous simple experience with multiple rooms that integrates the existing development and the development proposed on Blocks A and B. The linear pocket park will help focus retail areas that are proposed on Blocks A and B, as well as the existing conference center. There will be unified paving treatments, landscaped panels that will offer seasonal interest, and areas that will incorporate water features, sculptures and art.

In the interim, after Block B has been completed but before Block A has been constructed, the pocket park will still connect the users of Capital One's two office buildings.

Capital One also proposes to locate a temporary rectangular athletic field of 140' x 270' on the area that comprises Block A. Surface parking will be provided for the fields, also on Block A. The athletic field will continue to operate until the Block A facilities are constructed.

VIII. Grid of Streets

Capital One has closely followed the County's plans for the Jones Branch Connector ("JBC"), a critical transportation link that would connect Scotts Crossing Road with Jones Branch Drive. When complete, the JBC will create an additional crossing of the Capital Beltway which will permit motorists, pedestrians and bicyclists to more easily navigate between Tysons East and the northernmost portions of Tysons Corner.

In recent months, the Fairfax County Department of Transportation ("FCDOT") has accomplished the herculean task of assembling funding for planning and construction of the JBC. As it has become clear that the JBC project is an important priority for the County, Capital One has decided to accelerate improvements to its own Property that are necessary to accommodate this critical new link.

The most notable improvement associated with the JBC is the relocation of Capital One Drive North, which relocation is necessary to better align the road with the new intersection to be created by the JBC, as well as to accommodate the proposed development of Block B.

In addition to the relocation of Capital One Drive, Capital One proposes constructing the entire section of Capital One Tower Plaza with the Block B development. Moreover, Capital One proposes accommodating bicycle lanes and a wider streetscape on Capital One Tower Plaza, as previously requested by FCDOT. With these improvements, construction of the critical grid of streets for the Property will be accelerated and will be more than two-thirds complete by the time construction is complete on Block B.

IX. Zoning Ordinance Criteria

To be rezoned to the PTC zoning district, an applicant is required to demonstrate compliance with the Comprehensive Plan by adhering to a tiered intensity of development, contributing to a network of open spaces and urban parks, promoting environmental stewardship, implementing an urban grid of streets that complements development on adjacent properties, reducing the number of single occupancy vehicle trips by limiting the amount of provided parking, contributing to public facilities, applying the urban design guidelines specified in the Plan and contributing to the workforce and affordable housing policies. Below is a description of how the current application complies with each of these important guidelines.

A. Tiered Development Intensity

The Approved Development furthers the Comprehensive Plan recommendation that the highest development intensities should be concentrated closest to the four Tysons transit stations. Capital One's 26.2-acre campus is located partially within 1/8 mile and entirely within ¼ mile of the Tysons East Transit Station. The Comprehensive Plan states no limit on development intensities within these areas closest to Metro stations. This application proposes changes to the intensities of selected buildings on the Property. Specifically, Capital One proposes to redesign Block B and consolidate the two proposed office buildings into a single landmark office tower for Capital One's use. The proposed hotel and conference center is retained for Block B but is relocated to the corner of Capital One Drive and the Jones Branch Connector. The overall development density for the Property will not change.

The Comprehensive Plan also contains recommendations for height limits within the transit station areas. Although Map 10 of the Comprehensive Plan states certain height limitations graphically, the language for the Scotts Run Crossing subdistrict of the Tysons East area states that:

> "The Scotts Run Crossing Subdistrict is separated from suburban neighborhoods by the extensive right-of-way of the DAAR and Route 123. It is positioned along the Capital Beltway, and has an average grade 25 to 35 feet below the Beltway, the planned extension of Scotts Run Road over the Beltway, and the elevated Metro station. As a result, this subdistrict's building heights are between 175 and 400 feet. Building heights should be highest closest to the Metro station or along the Capital Beltway."

The landmark Capital One headquarters building proposed for Block B will measure approximately 470 feet tall (of which 400 feet will be occupied space), which matches the Tier 1 heights envisioned by the Comprehensive Plan. Although the building will sit outside the Tier 1 height area represented by Map 10, its location along the Capital Beltway makes its height consistent with the heights envisioned for the Scotts Run Crossing subdistrict.

B. Open Space and Urban Parks

The redesign of Block B has resulted in several changes to the park spaces associated with the Approved Development. The proposed civic plaza on Block B has been redesigned and will now function as a "linear" pocket park that will be integrated with an enhanced pocket park on the area associated with the existing Capital One building and conference center.

The proposed "linear" pocket park will also be integrated with the pocket parks shown on Block A to comprise a continuous simple experience with multiple rooms that integrates the existing development and the development proposed on Blocks A and B. The

linear pocket park will help focus retail areas that are proposed on Blocks A and B, as well as for the existing conference center. There will be unified paving treatments, landscaped panels that will offer seasonal interest, and areas that will incorporate water features, sculptures and art.

In the interim, after Block B has been completed but before Block A has been constructed, the pocket park will still connect the users of Capital One's two office buildings.

C. Environmental Stewardship

Capital One has no plans to change the environmental and green building commitments made as part of the Approved Development. The proposed office tower and the hotel are intended to achieve at least LEED-Silver certification. Consistent with its previous commitments, Capital One will capture and reuse the first inch of rainfall on the property associated with full build-out of the Property, most likely through a series of devices that will include water reuse in the office building's central cooling tower.

D. Urban Grid of Streets

Through this application, Capital One also intends to accelerate the proposed grid of streets within the Approved Development and further a critical transportation priority for Tysons by accommodating the Jones Branch Connector Project. The most notable transportation improvement is accelerating the relocation of Capital One Drive North. In the Approved Development, Capital One envisioned such relocation occurring in later phases, given the uncertainty about the timing of the JBC. However, with the Board's endorsement of a four-year transportation spending plan that fully funds planning, engineering, and construction for the critically-needed Jones Branch Connector link, Capital One has elected to accelerate this improvement and create the ultimate condition earlier than anticipated. In addition to the relocation of Capital One Drive North, Capital One also intends to advance plans for the construction of the interim secondary access to and from the Gates of McLean.

Capital One also proposes to construct complete pavement sections of Capital One Tower Plaza and Capital One Drive North with the Block B development, as previously requested by FCDOT. With the change in focus to Block B as opposed to Block A, Capital One has likewise re-evaluated its plans for on-street bicycle lanes, and is currently proposing to place on-road bicycle lanes on Capital One Tower Plaza and a portion of Capital One Drive North, as originally requested by FCDOT. The bicycle lanes previously shown on Capital One Drive South (previously known as Old Springhouse Road) have been removed.

E. Transportation Demand Management

Capital One intends to continue its TDM obligations with one change to the Transportation Management Association ("TMA"). As approved by the Board of

Supervisors, Capital One was obligated to make roughly 50% of the total TMA contribution (or $190,000) with the Capital One Headquarters Expansion Phase. With the increase in size of the initial Capital One Headquarters Expansion Phase, Capital One also proposes increasing the initial contribution to $229,500. The remaining two required contributions would be correspondingly reduced from $96,100 each to $76,400 each.

F. Public Facilities Contributions

With the new emphasis on developing Block B and the redesign of the block to accommodate a mix of Capital One employees, visitors, and hotel guests, Capital One no longer believes this block is the appropriate location for a community center. Rather, Capital One proposes creating a stand-alone community center on Block E that will eventually be reconstructed within a future building. Capital One proposes constructing the stand-alone community center simultaneously with Block A, which is anticipated to be the next phase after the Block B development is completed.

G. Streetscape and Urban Design Guidelines

Capital One does not plan any changes to the streetscape and urban design guidelines associated with the approved development. However, there are now 8' sidewalks on Capital One Tower Plaza given its classification as a collector road.

H. Workforce and Affordable Housing

Capital One plans to carry forward the workforce housing commitments from the Approved Development with no changes.

X. Tysons Comprehensive Plan – Major Elements

Successful execution of the Comprehensive Plan depends on the achievement of its necessary elements, including compliance with the prescribed mix and arrangement of uses, provision of affordable and workforce housing, incorporation of green-building and stormwater management objectives, consolidation of properties, construction of transportation improvements, consideration of urban design guidelines, provision of urban parks, active recreation facilities and public facilities. The proposed amendment to the approved development continues and enhances Capital One's commitment to each of these elements.

A. Mix and arrangement of uses

The Capital One Property is located partially within 1/8 mile and wholly within ¼ mile of the Tysons-McLean Transit Station and is designated as "Transit Station Mixed-Use" under the Comprehensive Plan. In Transit Station Mixed-Use areas, the office component should not exceed 65% of the overall development, and a minimum residential component of 20% should be provided. Capital One's Proposed Master Plan includes 64% commercial

office, 24% residential, 2.2% community retail, 0.6% civic uses, and 8.5% hotel. As such, it conforms to the land use pattern outlined in the Comprehensive Plan.

The proposed changes maintain the existing mix of uses, while changing slightly how those uses will be distributed on the Property. The primary change to the arrangement of uses is that Block B will be redesigned to accommodate a single office tower and a hotel building, rather than the previous arrangement that allowed two office buildings. The redesigned block also moves the proposed hotel to the corner of Capital One Drive and the Jones Branch Connector.

B. Affordable and workforce housing

As noted above, Capital One expects to meet the workforce housing requirement by providing adequately-sized workforce housing units on-site, with a mix of bedrooms similar to the overall mix for the market units. Capital One does not anticipate any changes to its previous commitments.

C. Green building expectations

Capital One plans no changes to the green building commitments made as part of the Approved Development. The proposed office tower and hotel are intended to achieve at least LEED-Silver certification. Consistent with its previous commitments, Capital One will capture and reuse the first inch of rainfall on the property associated with the overall development.

D. Stormwater management

Capital One will continue to meet the stormwater management objectives in the Comprehensive Plan, including the recommendation to capture and reuse the first inch of rainwater on the Property at full buildout.

E. Consolidation performance objectives

The proposed amendment does not alter Capital One's property, which exceeds the recommended minimum property size within the Comprehensive Plan.

F. Transportation

A supplemental analysis was completed that considered changes to the traffic volumes at intersections around the Property as a result of the proposed amendment. This analysis found that while traffic volumes have changed slightly at the internal intersections within the Property as a result of the modifications to the plan, the overall results are generally consistent with the Traffic Impact Analysis previously prepared for the Property.

G. Urban design

The only element of urban design that is proposed to change significantly is the height of the office tower associated with Block B. As noted earlier, the height of the larger office tower will be 470 feet (with habitable space to 400 feet), which is well within the acceptable range for Tier 1 heights under the Comprehensive Plan. Because a range of sizes is appropriate for development on future blocks, the overall development density will not change.

H. Urban park standards

The redesign of Block B has resulted in several changes to the park spaces associated with the Approved Development. The proposed civic plaza on Block B has been redesigned and will now function as a "linear" pocket park that will be integrated with an enhanced pocket park on the area associated with the existing Capital One building and conference center.

The proposed "linear" pocket park will also be integrated with the pocket parks shown on Block A to comprise a continuous simple experience with multiple rooms that integrates the existing development and the development proposed on Blocks A and B. The linear pocket park will help focus retail areas that are proposed on Blocks A and B, as well as for the existing conference center. There will be unified paving treatments, landscaped panels that will offer seasonal interest, and areas that will incorporate water features, sculptures and art.

In the interim, after Block B has been completed but before Block A has been constructed, the pocket park will still connect the users of Capital One's two office buildings.

I. Active recreation facilities

Capital One continues to maintain temporary on-site athletic fields for the benefit of McLean Youth Soccer, Vienna Youth Soccer, and the Northern Virginia Travel League. Capital One underwrites all the expenses for construction and maintenance of these fields, and will continue to do so to the best of its ability until the fields are ultimately removed for construction of specific phases within the approved development. Both rectangular fields will be permanently removed for construction of the new office tower, and Capital One has already notified the affected groups of the change.

As part of this application, Capital One proposes to construct an interim rectangular athletic field with surface parking on Block A until that area is needed for development. This field would be constructed once Capital One Drive North has been completely relocated and would remain in operation, similar to the other temporary fields, until it is removed to accommodate future phases of development.

The Approved Development accommodates an active recreational field within the residential block, and Capital One plans no changes to those plans.

J. Public facilities

With the new emphasis on developing Block B and the redesign of the block to accommodate a mix of Capital One employees, visitors, and hotel guests, Capital One no longer believes this block is the appropriate location for a community center. Rather, Capital One proposes creating a stand-alone community center on Block E that will eventually be reconstructed within a future building. Capital One proposes constructing the stand-alone community center simultaneously with Block A, which is anticipated to be the next phase after the Block B development is completed.

K. Harmony with other properties

Capital One has worked closely with the Gates of McLean and Cityline to ensure that its plans do not conflict with the existing or proposed uses for those properties. Capital One has resolved all outstanding issues with both property owners regarding the location of intersections for the JBC Project. Capital One has agreed to place alternative access points for Gates of McLean residents on its Property, allowing residents of the condominium development a second access point to their neighborhood.

XI. Waivers and Modifications

Capital One seeks approval of the following waivers and modifications, each of which was also requested as part of the Approved Development:

A. Zoning Ordinance Section 2-414 – Setback Requirements

Capital One requests a waiver of the 75-foot setback for commercial buildings along the Capital Beltway to the layout shown on the CDP. Because the Comprehensive Plan envisions an urban area with dense development, the Proposed Master Plan shows commercial offices and the hotel within the 75-foot setback, at approximately the same distances as the existing Capital One headquarters building. Capital One has specifically designed its proposal so that all residential buildings are outside the required 200-foot setback. An amended noise study has been included with the amendment application. This waiver was previously approved.

B. Public Facilities Manual Section 12-0514.6B – Utility Easements

Capital One requests a modification of the PFM requirements prohibiting trees from being placed within five feet of the boundary of a public sewer or public utility easement. With the urban nature of Capital One's proposal, this separation requirement is not achievable in certain locations without sacrificing desirable urban amenities such as additional tree cover and streetscape treatments.

C. Public Facilities Manual Section 12-0510.4E(5) – Tree Planting Width

Capital One requests a modification of Section 12-0509.4E(5) of the PFM to permit a reduction in tree planting width from 8 feet to 4 feet with structural soil amendments and/or structural cells approved by the Urban Forester. This modification was previously approved.

D. Countywide Trails Plan – Regional Trail

The Countywide Trails Plan shows a regional trail alongside Interstate 495. Given the urban nature of this development, such a trail is not necessary. This waiver was previously approved.

E. Chesapeake Bay Exception Request

Capital One is also pursuing a Chesapeake Bay Exception request within the context of a separate application to address the encroachment into the Resource Protection Area ("RPA") based on previous development plans.

F. Underground Stormwater Detention Waiver

The Applicant hereby requests a waiver of Section 6-0303.8 of the PFM to permit the use of underground stormwater detention in residential areas. This waiver was previously approved.

G. Pumping of Stormwater

The Applicant hereby requests permission to pump underground stormwater management and/or water reuse facilities. The urban conditions proposed for Tysons Corner may warrant occasions where stormwater management facilities cannot drain by gravity. Therefore a modification of the PFM is hereby requested.

H. Tree Preservation Targets

A deviation from the tree preservation targets to allow tree canopy to be provided through new tree plantings. This deviation was previously approved.

XII. Conclusion

The proposed amendments to the Approved Development are entirely consistent with the Comprehensive Plan's transformative vision for Tysons Corner. The proposal maintains a harmonious balance of offices, street-level retail, civic space, and residences unified by an integrated multi-modal transportation network and connected open spaces. Capital One respectfully requests favorable consideration of this exciting application.

_____

Shane M. Murphy Date
Cooley LLP

556415 v2/RE

APPENDIX 5

County of Fairfax, Virginia

MEMORANDUM

DATE: February 14, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief
Environmental and Development Review Branch, DPZ

SUBJECT: Land Use Analysis: PCA/CDPA/FDPA 2010-PR-021, Capital One Bank

This memorandum, prepared by Michelle Stahlhut, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Proffered Condition Amendment (PCA), Conceptual Development Plan Amendment (CDPA), and Final Development Plan Amendment (FDPA) applications dated May 6, 2013, and revised through January 28, 2014, and the latest proffers dated January 28, 2014. 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 applications propose to amend a previously approved PTC rezoning application at the McLean Metro station, in the Tysons Corner Urban Center. This previous application (RZ 2010-PR-021) was approved by the Board of Supervisors on September 25, 2012, and it includes approximately 4.5 million square feet of new development in addition to the approximately 500,000 square feet of existing office uses. The total approved land uses for the 26.2 acre site, including existing development, are approximately 3.2 million square of office space, 1.2 million square feet of residential space (with dwelling units ranging from a minimum of 800 to a maximum of 1,230), 420,000 square feet of hotel space, 110,000 square feet of ground floor retail, and 30,000 square feet for a community center. The subject PCA would not change the total gross floor area for the site, but the applicant is proposing a slight change in the overall land use mix, converting a total of 17,915 square feet of office, residential, and hotel uses to retail. The most substantial changes proposed by the subject applications are a redesign of Block B and transfer of office square footage from Block E to Block B.

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The applicant has also submitted a FDPA request that covers the entire CDP site but only includes new buildings on Blocks A and B and a portion of Block E. The office and hotel buildings on Block A were previously approved with FDP 2010-PR-021. The subject FDPA also includes an office and hotel building on Block B and a stand-alone community center on Block E. The stand-alone community center is intended to be a temporary public facility that would ultimately be replaced with a facility that is integrated into one of the high-rise office buildings proposed on the subject site. The FDPA also depicts interim conditions that will occur on the site as the ultimate development is phased over time.

LOCATION AND CHARACTER OF THE AREA

The application property is located in the Scotts Run Crossing Subdistrict of the Tysons East District, as shown in the Tysons Corner Urban Center section of the Comprehensive Plan. The subject property is bounded by three existing roadways. It is northwest of Dolley Madison Boulevard (Route 123), east of the Capital Beltway (I-495), southwest of Scotts Crossing Road. Scotts Crossing Road currently dead ends at the Beltway, but it is planned to be reconfigured as a bridge that would extend across the Beltway to connect the Tysons East District and the North Central District.

Land uses to the southeast of the subject property, across Route 123, include office buildings, Scotts Run and its associated stream valley park, and the future kiss and ride lot that will serve the Metro Station. Uses to the northeast of the subject property, across Scotts Crossing Road, include the Gates of McLean residential condominium community, a Resource Protection Area (RPA) associated with Scotts Run, and a vacant parcel that is proposed to be a temporary parking lot to serve Metro commuters. Some of the office buildings surrounding the subject property are approved for redevelopment as part of the Scotts Run South PTC rezoning applications (RZ 2011-PR-009 and 010). Uses to the west, across the Beltway, include office buildings and the McLean Hilton Hotel.

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, 2013 Edition, Area II, Tysons Corner Urban Center, District Recommendations, as amended through June 22, 2010, on pages 150-154, the Plan states:

"Tysons East

Tysons East serves as a signature gateway for those coming to Tysons from the east. The defining focus of Tysons East will be Scotts Run Stream Valley Park, which is envisioned to be a great urban park and natural resource amenity surrounded by a mix of uses including office, residential, hotel, support retail and services. In addition, the area is a good location for institutional and public uses, such as educational and recreational facilities.

Scotts Run Stream Valley Park will be expanded through the stream valley and in adjacent areas to provide better access and connectivity throughout the Tysons East District. The park will become a major linear urban park and trail system with a variety of landscapes including wooded hills, meadows and ponds. It will provide a range of experiences, such as enjoying the outdoors and scenery, arts, performances and programs or participating in recreation. Intimate gardens with shady places of retreat could provide relief and gathering places for families, visitors and workers in Tysons.

Public and institutional facilities such as professional education, recreational, health and sports amenities should be located in this district. These amenities will be essential for attracting "creative class" households whose jobs could be located in Tysons.

The district is composed of four interconnected subdistricts, with all but one having direct access to Scotts Run. There are two office mixed use subdistricts and two urban residential subdistricts. One of the office mixed use subdistricts is Scotts Run Crossing, which is north of Route 123 abutting the Tysons East Metro station; the other is the Colshire Subdistrict south of Route 123. The two residential mixed use subdistricts are Old Meadow and Anderson.

Guidance for evaluating development proposals in each subdistrict is contained in the Areawide Recommendations and the following subdistrict recommendations. Redevelopment options are dependent on the degree to which necessary public infrastructure can be provided and Plan objectives and development conditions set forth in the areawide and subdistrict guidance can be satisfied by development proposals…

SCOTTS RUN CROSSING AND COLSHIRE SUBDISTRICTS

The Scotts Run Crossing Subdistrict is comprised of about 58 acres and is bounded by the Dulles Airport Access Road (DAAR) on the north, Route 123 on the east and south, and the Capital Beltway on the west…

Redevelopment Option

Both subdistricts are planned to substantially redevelop with a mix of uses, with office as the predominant use. Each subdistrict is envisioned to become a mixed use area with an increased intensity and diversity of land use including more office and the addition of hotel,

residential, support retail, and public and institutional uses. Because a key feature in both subdistricts is Scotts Run, redevelopment proposals should be designed in a manner that ensure this open space will become a more accessible resource-based urban park and areawide amenity. Redevelopment in these subdistricts should also contribute to stream and riparian buffer restoration efforts along Scotts Run.

To achieve this vision, development proposals should address the Areawide Recommendations and provide for the following.

- As indicated above, the vision for these subdistricts is to redevelop with significantly more intense office development, with the highest intensities near the Metro station. These subdistricts are also envisioned to become more diverse in land uses, to include hotel, residential and support retail uses. The intensities and land use mix should be consistent with the Areawide Land Use Recommendations.

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

    - In these subdistricts, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.

    - When a consolidation includes land located in the first intensity tier (within 1/8 mile of a Metro station), it should also include land in the second intensity tier (between 1/8 and 1/4 mile of a station), in order to ensure connectivity to the Metro station.

- Redevelopment should occur in a manner that fosters vehicular and pedestrian access and circulation. Development proposals should show how the proposed development will be integrated within the subdistrict as well as the abutting districts/subdistricts through the provision of the grid of streets.

    - In the Scotts Run Crossing Subdistrict, two circulation improvements are planned -- a new ramp from the DAAR and the extension of Scotts Run Road over the Beltway. The location and configuration of Scotts Run Road may be adjusted at the time of development approval so as to preserve and make use of the existing right-of-way. Redevelopment along these alignments should provide right-of-way or otherwise

accommodate these improvements, and should make appropriate contributions toward their construction costs…

- For both subdistricts, 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 provided consistent with guidance in 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 Areawide Environmental Stewardship Recommendations.

- When redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, as well as affordable/workforce housing as indicated in the Areawide Land Use Recommendations.

- Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify 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.

- In addition, a specific public facility need is the provision of a fire station; this facility should be accommodated in this area's redevelopment.

- Building heights in these subdistricts range from 105 feet to 400 feet, depending upon location, as described below and conceptually shown on the Building Height Map in the Areawide Urban Design Recommendations…

    - The Scotts Run Crossing Subdistrict is separated from suburban neighborhoods by the extensive right-of-way of the DAAR and Route 123. It is positioned along the Capital Beltway, and has an average grade 25 to 35 feet below the Beltway, the planned extension of Scotts Run Road over the Beltway, and the elevated Metro station. As a result, this subdistrict's building heights are between 175 and 400 feet. Building heights should be highest closest to the Metro station or along the Capital Beltway.

- A potential circulator alignment extends through these subdistricts, as described in the Areawide Transportation Recommendations. In addition to the above guidance for this area, redevelopment proposals along the alignment should provide right-of-way or otherwise accommodate this circulator and should make appropriate contributions toward

its construction cost. See the Intensity section of the Areawide Land Use Recommendations."

TYSONS COMPREHENSIVE PLAN LAND USE CATEGORY (page 22):
Transit Station Mixed Use

TYSONS COMPREHENSIVE PLAN BUILDING HEIGHT TIER (page 116):
Tier 1 (225' – 400') and Tier 2 (175' – 225')

LAND USE ANALYSIS

The land use analysis evaluates whether the applications are in general conformance with Comprehensive Plan objectives such as land use, intensity, and consolidation.

Land Use

The subject applications are 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 Residential 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 applications propose the following land use mix:

Land Use	Gross Floor Area (sq. ft.)	Percentage of Land Use	Land Use FAR (based on total site area including previously dedicated land)
Office	3,182,152	64.0%	2.50
Residential	1,251,828 (1,230 DUs maximum)	25.2%	0.98
Hotel	406,762	8.2%	0.32
Retail	128,781	2.6%	0.10
Public Facility	30,000	0.6%	0.02
Totals [1]	**4,969,523**	**100%**	**3.90**

[1] Percentages and FAR may not add up to totals due to rounding. Gross Floor Area does not include Public Facility.

The land use mix above is based on a maximum buildout of the subject property. The applicant is also proffering to a minimum floor area for each building and proffering to construct a minimum of 800 dwelling units on the property. These proffers will ensure that a balanced land use mix is maintained if the maximum development potential is not realized for the site.

While the overall land use mix is similar to that approved with the previous rezoning for the subject site, uses and square footage are proposed to be shifted between buildings. The gross floor area of two office buildings (Buildings 1 and 3) has increased, the floor area of two office buildings (Buildings 11 and 12) has decreased, and one office building (Building 5) has been eliminated. The floor area proposed for Building 4 (hotel) and Buildings 6, 7, and 8 (residential) has also been adjusted by less than 20,000 square feet.

The land use mix proposed for the subject applications follows the recommendations for the Transit Station Mixed Use category and is 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. For sites within 1/4 mile of a station, the Plan does not specify a maximum floor area ratio (FAR) (pages 23-24, 26-27).

> "The highest intensities in Tysons should be built in areas closest to the Metro station entrance. Intensities should decrease as the walking distance from the stations increases. This reflects evidence from other urban areas that transit ridership is correlated with walking

> distance to rail stations. Following this pattern, the intensity of redevelopment projects within 1/4 mile of the Metro stations should be determined through the rezoning process; in other words, no individual site within these areas should be subject to a maximum FAR."

The subject property is located entirely within 1/4 mile of the McLean Metro station and is not subject to a maximum intensity. It should be noted that the Comprehensive Plan recommends that floor area associated with public facilities not be included when calculating the intensity for applications in Tysons (page 24).

> "To encourage public-private partnerships, when building space is provided for a public facility, the floor area of the facility should not be counted toward a development's allowable FAR."

The proposed intensity for the subject application after excluding the proposed 30,000 square feet of public facility space is 3.88 FAR. This intensity is in general conformance with the Comprehensive Plan.

Initial Development Level

The Comprehensive Plan sets an initial development level for office uses in Tysons and recommends that a Tysons-wide summary of existing and approved development be provided with all rezoning applications in Tysons (pages 24-26).

Because the applicant's proffers relating to the maximum gross floor area for office uses are unchanged with the subject PCA, the subject applications will not have an impact on the initial development level for office uses in the Comprehensive Plan.

Phasing Development to Transportation and Public Facilities

An important element of the Comprehensive Plan for Tysons is the guidance on phasing development to transportation improvements and public facilities (pages 29-31). Regarding transportation, the Plan states the following:

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

On January 8, 2013, the Board of Supervisors 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's draft proffers (Proffers 33 and 34, Tysons Grid of Streets Transportation Fund and Tysons-wide Road Fund, January 28, 2014) address the Comprehensive Plan recommendations for phasing development to transportation improvements by making contributions to the transportation funds. However, Proffer 33 includes a two-tiered approach to contributing to the Tysons Grid of Streets Transportation Fund. The applicant is proposing to contribute $4.07 per non-residential square foot (the rate in effect prior to 2013) for the first 593,253 square feet built on Block B and $6.44 per non-residential square foot (the rate in the Board's adopted guidelines) for the remainder of the application.

The adopted contribution rate should be applied to the entire subject application, not just the later phases. This rate was based on growth projections for all new development in Tysons. The lower contribution amount proposed by the applicant would result in a shortfall of $1.4 million when compared against the assumptions made when establishing the grid fund rates.

The issue of phasing development to transportation improvements is not yet resolved. The applicant should revise the draft proffers to be consistent with the Board of Supervisors' guidelines for the Tysons Grid of Streets Transportation Fund in order to be in conformance with the Comprehensive Plan guidance.

Affordable and Workforce Housing

The applicant is proposing to meet the Comprehensive Plan guidance for the provision of affordable and workforce housing (pages 33-35) by proffering to adhere to the Board of Supervisors' Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010. These guidelines may be accessed at:

http://www.fairfaxcounty.gov/dpz/tysonscorner/tysons_wdu_policy_guidelines_final_signed.pdf

The applicant is committing to provide 20% affordable and workforce units (WDUs) based on the total number of units provided.

The Plan also recommends that applicants contribute $3.00 per non-residential square foot toward affordable housing opportunities in Tysons (page 35):

> "Non-residential development throughout Tysons should contribute a minimum of $3.00 per nonresidential square foot (adjusted annually based on the Consumer Price Index) or at least 25 cents per nonresidential square foot over a period of time to be determined at the time of rezoning to a housing trust fund that will be used to create affordable and workforce housing opportunities in Tysons. Such developments may provide an equivalent contribution of land or affordable units in lieu of a cash contribution. Non-residential contributions could also be

> used to fund affordable housing opportunities in Tysons through a partnership. If non-residential floor area is achieved through a bonus for providing affordable and workforce dwelling units, the bonus floor area should not be included when calculating the contribution amount. Ground level retail located in office, hotel, and residential buildings should also not be included when calculating the contribution amount.
>
> The provision of workforce housing should be viewed as a collective responsibility that will directly benefit employers in Tysons. New office, retail, and hotel developments will benefit from having a range of affordable housing opportunities within a short commuting distance of the jobs in Tysons."

The applicant is proffering (Proffer 59C) to contribute $3.00 per square foot of non-residential space (excluding ground-level retail activated space and space used for public facilities) consistent with the Comprehensive Plan recommendations.

The subject applications are in general conformance with the Comprehensive Plan guidance on affordable and workforce housing.

Coordinated Development and Parcel Consolidation

The land use analysis for the previously approved rezoning for the subject property found that the subject application was in conformance with the Comprehensive Plan guidance for coordinated development and parcel consolidation. None of the factors that were taken into account during that analysis have changed.

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 land use analysis and staff report for the previously approved rezoning for the subject property found that the 30,000 square foot community center proposed for the subject application, combined

with a full-size athletic field for another rezoning (RZ 2011-PR-017, "The Commons"), collectively met the public facility and athletic field recommendations in the Comprehensive Plan.

The subject PCA proposes to amend the community center proffers as a result of a proposed change to the applicant's phasing program. The applicant is now proposing to construct a stand-alone community center at the southwest corner of Capital One Drive South and Capital One Tower Drive. This facility would be temporary until Building 11 is constructed on that same site, when the community center would be integrated within that office building.

The applicant's draft proffers (Proffers 13 and 14, Public Facilities and Integrated Public Facility, January 28, 2014) describe the process by which the stand-alone community center and the ultimate community center integrated within an office building will be designed and constructed. The applicant is committing up to $11,000,000 for the design and construction of the stand-alone facility, which would be triggered by the earlier of (1) the third office building constructed on the subject property or (2) the fourth building overall constructed on the property. The current draft proffers are not clear as to whether this timing includes the existing office building on the site (Building Ex. 1).

Because the stand-alone community center is proposed to be built on the site of a future office building (Building 11), the applicant is reserving the right to redevelop the stand-alone facility at any time as long as the redevelopment allows for the construction of the integrated community center. This integrated facility is intended to be built within Building 11, but it could be built within another office building on the subject property. The applicant is committing up to $5,420,000 toward the design and construction of the integrated facility. The draft proffers include a description of which costs will count toward this cap.

The applicant is also proffering to work with the General Registrar to accommodate election activities if the interim or ultimate community center is designated as a polling place. This has been identified as a specific need for Tysons as its residential population grows over time.

The overall concept for the provision of an interim and an ultimate community center is consistent with the Comprehensive Plan guidance for public facilities.

However, an issue to be resolved is the FDP-level details for the stand-alone community center. The subject FDPA includes this building but does not provide any design details such as elevations. The applicant should either provide such details within the subject FDPA or commit to provide them in a future FDPA prior to submitting a site plan for the building.

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 street cross sections (pages 48-56).

The subject applications provide the same general street grid approved with the previous rezoning, which was found to be in conformance with the Plan.

The street design of Capital One Drive North and Capital One Drive South is not consistent with the Comprehensive Plan because on-street parking lanes are not being provided on one or both sides of these streets. The Plan recommends on-street parking for local streets, avenues, and collectors because these lanes create a safer environment for pedestrians by calming traffic and providing a barrier between the sidewalk and the travel lanes. The applicant is proffering that the public portion of these streets will meet the Tysons Transportation Design Standards (Proffer 36B, Public Street Standards, January 28, 2014), but these streets do not meet the standards as currently shown on the CDP.

The north side of Capital One Drive South is also proposed to be a transfer point for the circulator and other buses to the McLean Metro station. With no parking lane on the north side of the street, buses will need to stop in the only eastbound travel lane. The subject CDPA currently shows the "Potential Bus Drop Off" within the streetscape area. If the applicant intends to utilize this area for buses, the streetscape width would be reduced below the minimum recommended in the Plan. The applicant should redesign the street section and parking podiums to accommodate a parking/bus lane and bring the design of Capital One Drive South into conformance with the Plan.

The proposed street grid is in general conformance with the Comprehensive Plan. The proposed street design is an outstanding issue which can be addressed by accommodating on-street parking and bus drop off areas to be consistent with the Comprehensive Plan recommendations.

Building Height

The subject property is split between two designations on the Comprehensive Plan's Conceptual Building Heights Map (page 116). The portion of the site closest to the Metro station is in Tier 1 (recommended maximum heights ranging from 225 to 400 feet), and the portion of the site closest to the Capital Beltway is in Tier 2 (recommended maximum heights ranging from 225 to 400 feet). The following table compares the maximum heights recommended in the Conceptual Building Heights Map to that proposed range of heights for each building.

Building	Proposed Use	Comprehensive Plan Maximum Building Height Range (feet)	Proposed Building Height Range (feet)
EX1	Office (existing)	175 – 225	205
EX2	Office (existing)	175 – 225	42.5
1	Office/Retail	225 – 400	150 – 352
2	Hotel/Retail	225 – 400	75 – 122
3	Office/Retail	175 – 225	368 – 470
4	Hotel	175 – 225	150 – 250
6	Residential/Retail	225 – 400	150 – 236
7	Residential/Retail	225 – 400	125 – 247
8	Residential/Retail	225 – 400	125 – 231
9	Residential/Retail	225 – 400	75 – 175
10	Office/Retail	225 – 400	250 – 305
11	Office/Retail	225 – 400	150 – 266
12	Office	175 – 225	250 – 305

In addition to the height guidance in the Areawide Recommendations, the District Recommendations for the subject property address building height (page 154).

> "The Scotts Run Crossing Subdistrict is separated from suburban neighborhoods by the extensive right-of-way of the DAAR and Route 123. It is positioned along the Capital Beltway, and has an average grade 25 to 35 feet below the Beltway, the planned extension of Scotts Run Road over the Beltway, and the elevated Metro station. As a result, this subdistrict's building heights are between 175 and 400 feet. Building heights should be highest closest to the Metro station or along the Capital Beltway."

Based on the designations in the Conceptual Building Heights Map, Buildings 3, 4, and 12, which are shaded in the table above, exceed the recommended maximums. Buildings 3 and 4 are located along the Capital Beltway, and the Plan recommendations for this subdistrict support additional height in that location. Building 12 is just outside of the conceptual boundary between Tier 1 and Tier 2. This building was previously approved for a height of 395 feet, which has been reduced to 305 feet in the subject applications. During the previous PTC rezoning, the applicant demonstrated that shifting additional height and density from Building 12 to a building in the interior of the site would have created additional shadows within public park spaces. At that time, staff determined that additional height for Building 12 above the Conceptual Building Height Map recommendation would be consistent with the Plan's vision for this area.

When considered in the overall context of the application, the building heights proposed in the subject application are in general conformance with the Comprehensive Plan.

APPENDIX 6

County of Fairfax, Virginia

MEMORANDUM

DATE: February 5, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT

FILE: 3-4(RZ 2010-PR-021)

SUBJECT: PCA 2010-PR-021; Capital One Bank
Land Identification Map: 29-4-((05))-A2

This department has reviewed the Conceptual Development Plan (CDP), Final Development Plan (FDP), and proffers revised through January 28, 2014.

The applicant has proposed multiple changes from the previously approved zoning request. The applicant and staff have worked diligently to accommodate the changes while still implementing the essential elements of the Tysons Plan Amendment. Though staff and the applicant have found resolution on many topics, there remain outstanding concerns that should be addressed to ensure that the application remains consistent with other approved applications in Tysons. These issues are outlined below.

Street and Site Design

- The current CDP shows ten foot lanes for the internal public grid of streets. According to the Tysons Transportation Design Standards, ten foot lanes are allowed, but are intended for streets that are residential in nature and do not carry a significant number of commercial trucks or transit vehicles. The application's internal grid of streets are thus not conducive to the ten foot lanes since they are in a commercial area adjacent to the new McLean Metrorail Station and are expected to accommodate a high volume of transit vehicles serving the station as well as heavy trucks for the multiple loading entrances on each of these roads. Furthermore, the ten foot lanes are likely to be problematic when trying to add the roads to the state's public maintenance system. To ensure that the roads will be accepted into the public system and eliminate the potential for heavy vehicle conflicts, the applicant should revise the CDP to provide eleven foot lanes on all public streets.
- The private portion of Capital One Drive North has thirteen foot wide lanes. This wide lane width is not in conformance with the urban streets being promoted in Tysons. This portion of the roadway also excludes on-street parking on the north side of the street, adjacent to the proposed park and retail. It would be preferable that the applicant redesign this portion of roadway to narrow the lane widths and provide parking on the north side of the street. Unlike the public streets adjoining the developed area of the site, these streets will serve more limited travel and thus do not need to be designed for higher capacity.
- The secondary access road behind Block B provides access to the Capital One Headquarters Expansion Building and Hotel. The current proffers, however, indicate that the applicant will not build the roadway to reach the entrances of the proposed hotel. The applicant should revise their proffers to ensure that they construct the secondary access to the last parking or loading hotel entrance.

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4050 Legato Road, Suite 400
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- A new drop off was added to Block B with the revised application. Though the applicant has made efforts to minimize its impact, staff strongly discourages this drop off.

Fund Contributions

- The Route 123 Super Boulevard was identified as a necessary improvement as a result of the Tysons East CTIA in order to meet the transportation needs of the area due to the high densities proposed. The applicant has agreed to provide a monetary contribution towards the construction of the Super Boulevard along Route 123. Though the contribution rate is adequate, delaying rate escalation until VDOT plan approval, as stipulated in the proffers, has not been proposed by any other Tysons development and is not acceptable.
- As stated in FCDOT's memo for the previously approved application, the Tysons Transportation Fund is needed to help fund the extensive grid network proposed for Tysons. The amount the applicant has proposed for the Capital One Headquarters Expansion Phase, $4.07, is not adequate in satisfying that need. The Board of Supervisors has recently approved a contribution rate of $6.57 per non-residential square foot. Using the $4.07 rate instead of $6.57 decreases the total monetary contribution by approximately $1.7 million. It is staff's recommendation that the $6.57 rate should be applied uniformly to all development phases including the Capital One Expansion Phase.
- All monetary contribution amounts in the proffers should be updated to the most recent Board-approved rates.

TDM

- The escalation proffer excludes escalation of the penalty and remedy funds for TDM as well as the TMA contribution. TDM funds are essential to the trip reductions and high densities identified for Tysons. The monies provided for these fund areas must be financially relevant with the passage of time in order to effectively induce action by the applicant to address non-achievement. This has been a guiding principle with other Tysons applications and County-wide.

Jones Branch Connector

- The applicant has agreed to dedicate 1.65 acres of land towards the Jones Branch Connector. With further engineering, however, it is possible that additional land or easements may be necessary. The proffers should be adjusted to allow for reasonable flexibility in the dedication amount in the event additional needs for the project are identified.
- The timing of land dedication is imperative for the Jones Branch Connector project. The applicant has agreed to provide dedication once 75% of the project has been funded and once it receives approval from the Federal Highways Administration (FHWA). The proffers should specify the approval of the Interchange Modification Report/Interchange Justification Report by FHWA.
- Proffers associated with the Jones Branch Connector dedication indicate various stipulations for access, construction staging, and easements. The proffers should indicate that a draft deed of dedication will be provided to FCDOT for review to ensure the stipulations are acceptable.
- The stormwater pipe that is located in the area of the Jones Branch Connector should not be associated with credit for this rezoning application. Any discussion of the construction or cost of the stormwater pipe should be handled directly through discussion with the Jones Branch Connector project. The proffers should be revised to remove discussion of credit for the stormwater pipe.

Waivers

- Access management waivers were submitted by the applicant and are currently being reviewed by VDOT. VDOT's approval of the waivers should be received prior to approval of the application.

- Waivers to the Tysons Transportation Design Standards are generally acceptable to staff.

Other Issues

- Discussion for the previously approved application indicated the need for a bus drop off/stop on Capital One Drive South, The applicant continues to note the potential location on its CDP. Though staff would prefer that the applicant show the future curb cut for the stop, the design should be incorporated into the future FDP for the adjacent buildings. The applicant has also added a limitation on the cost of the future shelter. Considering the importance on creating an integrated transit network with the future circulator, the applicant should remove the new language on the bus shelter.
- Despite the applicant's reluctance to show a bus drop off/stop on Capital One Drive South, they now show two bus parking spaces on the secondary access road behind Block B. The location of the first bus parking space may present a conflict between the buses and vehicles travelling on the secondary access road. It is recommended that this space be relocated further from the road curvature.
- A smoother curb transition should be provided along the north side of the intersection of Capital One Tower Road and Capital One Drive North, this may be accomplished by striping the transition area in the intersection.
- Details on the location of bicycle parking in the garage are unclear for Block B. The location of the proposed bicycle spaces should be examined by the Bicycle Coordinator at site plan.
- The applicant previously proffered to provide a multimodal bicycle hub. The proffer language should specify a minimum of 2,500 square feet for this use in order to accommodate bicycle repair facilities. Other bicycle hubs in the County have been approximately 5,500 square feet.

AKR/MEC

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

GREGORY A. WHIRLEY
COMMISSIONER

February 12, 2014

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Alex Faghri
VDOT Land Development

Subject: Capital One Bank; FDPA 10-PR-021

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

VDOT has reviewed the FDPA plan for the subject application and offers the following comments:

1. Please provide documentation justifying the decision to propose a 60" drainage pipe under Capital One Drive North. The documentation should include discussion on what other options were considered and why they were not deemed feasible.
2. Sheet 12 of 33 shows five drainage pipes connecting onto a single structure at the intersection of Capital One Drive North and Scotts Run Crossing. Please try to avoid multiple connections to a single structure as one of the connecting pipes is 60" in diameter which may prove the connections impossible.
3. The submitted FDPA plan is not consistent with the latest submitted plans for Jones Branch Connector as the latter does not show a 60" drainage pipe under Scotts Crossing Road (Rt. 8102). Please remove the pipe from a publicly maintained roadway.
4. The Capital One Tower Road shows a 10 ft. lane cross section. Please modify the lane width to the standard 11 ft. lane.

If you have any questions, please contact me at (703) 259-2414.

Sincerely,

Alex Faghri

cc: Ms. Angela Rodeheaver

APPENDIX 7

County of Fairfax, Virginia

MEMORANDUM

DATE: February 18, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division,
Department of Planning & Zoning

FROM: Barbara A. Byron, Director
Office of Community Revitalization

SUBJECT: OCR Comments – Capital One Bank
PCA/CDPA 2011-PR-021
FDPA 2011-PR-021

The Office of Community Revitalization (OCR) has reviewed the above referenced Proffered Condition Amendment / Conceptual Development Plan Amendment (PCA/CDPA) dated January 28, 2014, a Final Development Plan Amendment (FDPA) dated January 28, 2014, and Draft Proffers dated January 28, 2014. The following analysis and recommendations are offered for consideration regarding these applications.

PCA/CDPA 2010-PR-021

General Comments:

The overall design meets the Urban Design intent of the Comprehensive Plan for a pedestrian-oriented mixed-use development. The application modifies building locations, elements, and proposed uses within the site. The application has carried from the previous approval a design which has urban blocks, separated by private and public streets, which remain generally consistent with the expected scale of the urban form in Tysons. Building heights remain varied and contribute to an interesting and dynamic skyline, including one proposed building which will be the tallest in Tysons. The mix of uses proposed for this site, which is immediately adjacent to a metro station, will help create a vibrant and dynamic place. Furthermore, the pedestrian hierarchy defines multiple primary pedestrian corridors, and the building architecture and streetscape design are focused on the public realm. This is achieved through an activated street edge at the ground level, regular tree spacing, and articulated building masses in the upper levels of the buildings. All streetscapes will include high quality amenities and street trees planted with sufficient soil volume to ensure their survival. Many of the tree spaces also allow for the treatment of stormwater. A palette of streetscape materials and furnishings has been coordinated throughout.

The proposal also provides pedestrian links to existing adjacent developments. Finally, the design provides a system of elevated and at-grade public urban park spaces that are connected through the pedestrian realm.

Detailed Comments (CDP):

1. Street Grid and Block Length: The application area consists of a 26 acre parcel bounded by the Capital Beltway (I-495), Dolley Madison Drive (Rt. 123), and Scotts Crossing Drive (Rt. 2108). Two east-west streets, identified as Capital One Drive (North) and Capital One Drive (South) on the CDP, along with a north-south collector road, identified as Capital One Tower Road, are proposed to complete the grid of streets within this application. The plan creates five blocks; three on the eastern portion, one in the middle, and one on the western portion. The block lengths range from 250 to 1,500 feet.

   All blocks which are 600 feet or longer provide mid-block pedestrian connections, as recommended by the Comprehensive Plan and the Tysons Urban Design Guidelines (TUDGs) with the exception of Block E, which is located off of a private street, and has Pocket Park E-1 located midway along the block. The arrangement of the mid-block crossings and pocket parks break up the blocks and provide visual variation along the street frontage.

   While Blocks D and E do not adhere to the Comprehensive Plan recommendations of 2:1 or 3:1 block size ratios, Block D contains a large park area and mid-block pedestrian crossings, and as noted, Block E has a pocket park to break the visual expanse. The ratio for both Block D and Block E are considered acceptable from an urban design perspective.

2. Proposed Uses and Impacts on Urban Design: The applicant proposes a mix of residential, office, and retail uses that generally work well together to create a vibrant, active place.
   a. The applicant is retaining the previously approved use of a drive-through bank in Block A. The drive-through will be contained within the structure, off of a private road, and should not conflict with the primary pedestrian experience within the development.
   b. The plaza entrance and drop-off area for Buildings 3 and 4 remains a design concern. The design of this area creates an area of automobile activity at the street level and may create pedestrian and vehicular conflicts. The applicant has worked extensively with staff on the design/re-design of this entrance. There are a number of solutions that are being provided to address these concerns, such as paving materials, limiting the turning movements at one of the curb-cuts, and bringing the hotel drop-off area into the building envelope. While the proposed design is the best alternative that has been identified to date, there are still quite a few vehicular movements occurring at the street level, such as

access to the hotel and office parking areas and drop-off areas for both the hotel and office uses, which are not recommended to occur along a primary pedestrian corridor.

3. Pedestrian Hierarchy: The applicant has provided a Pedestrian Hierarchy Plan and has utilized the recommended language provided in the TUDGs to describe the corridor types. The primary on-street pedestrian paths are along Capital One Drive (North) and Capital One Drive (South) between Capital One Tower Road and Scotts Crossing Road. In addition to the on-street sidewalks, the applicant has also provided a pedestrian pathway mid-block across Blocks C & D. This mid-block pathway helps to break up those larger blocks, links together important recreation spaces within the development and creates an interesting visual axis between Building 3 and Metro Park. These pedestrian paths are envisioned to carry high volumes of pedestrians, as they are located immediately adjacent to the McLean Metrorail station.
    a. The applicant has proposed to revise sidewalk widths from 8 feet down to 7 feet for the sidewalk along Capital One Tower Drive in the final application submission. This is below the TUDG recommended minimum of 8 feet for sidewalks along Collector streets. A 7 foot sidewalk may impede pedestrian flow along this corridor. If the applicant choses to reduce the sidewalk width, the applicant should limit the use of seat walls and raised planter beds within the building zone along Buildings 1, 2, and 6.

4. Streetscape Design: In general, the application is consistent with recommendations of the Comprehensive Plan and TUDG regarding streetscape dimensions. The applicant has also committed to providing a Materials and Furnishings Plan as part of each FDP.
    a. The plans indicate potential locations for electrical and stormwater vaults throughout the development. Understanding that the site is constrained in some areas, vaults should be kept out of the clear sidewalk zone to the extent possible.

5. Building Design: Generally, the building design and massing are consistent with the recommendations of the TUDGs and the Capital One Urban Design Guidelines. Active uses, including retail and lobby spaces are located along primary and secondary pedestrian corridors, and access to public park spaces are provided from these corridors. The result contributes to a diversity of design within the project that is architectural interesting, engaging, and welcoming for the pedestrian. Active uses behind glass curtain walls above grade are also used in a number of buildings in the development. These uses include pedestrian bridges, escalators, patios and dining areas, and recreation facilities, which provide visual interest at various levels.
    a. The plaza entrance and drop-off area for Buildings 3 and 4 remains a design concern. The hotel drop-off area creates a situation where the building face is not extended along the build-line line along Capital One Drive North at the street level, which does not result in the consistent building edge as recommended in the TUDGs.

6. Parking Garage Design: Parking is provided in parking structures that are integrated with the building or located below grade. The proffers commit to incorporating uses or screening at the ground level to provide a pleasant pedestrian experience. The applicant has proposed to provide metal and vegetative screening for parking located within the podium above street-level. There is a minimal amount of surface parking provided at-grade.

7. Building Heights: Overall, the proposed mix of heights for the development will result in a varied skyline near the McLean Metro station. Buildings 10 and 11 are closest to metro and are proposed at maximum heights of 290 and 240 feet, respectively. Building 3, at the northeast corner of the site adjacent to the Capital Beltway, is the tallest building, at a proposed height of 470 feet. Although the tallest building on the site is located further away from the metro station, the whole project area is within ¼ mile of a metro station, and the heights are generally compliant with the guidance in the Comprehensive Plan for this radius. The heights will help create a varied and dynamic skyline.

8. Interim Conditions: The application provides a series of diagrams indicating how the development could be potentially phased and what improvements will be provided with each phase. Given the configuration of the site and the compartmentalized nature of the individual blocks, the improvements associated with each phase are appropriate.
    a. Interim pedestrian connections to metro are demonstrated on the phasing plan.
    b. In those cases where buildings will be demolished but the site will not be developed for some time, the applicant has committed to grading and seeding any disturbed land and providing interim athletic facilities at the applicant's discretion.
    c. Surface parking lots are proposed in the interim to serve recreation, public facility, and office users. While surface parking is discouraged in Tysons, the interim nature of these facilities makes them an appropriate interim facility for on-site uses.

9. Urban Parks: The applicant is proposing a series of park spaces throughout the development. These pocket parks and plazas provide a network of spaces that will serve residents, employees, and visitors. Commitments to the provision of on-site athletic facilities, both throughout the interim development phases and in the ultimate development, are provided in the proffers.

10. Public Facilities: The applicant has proposed to construct a 30,000 sq.ft. public facility integrated into Building 11, for Fairfax County to use for community and recreational purposes. A portion of the public facility will be located on the first floor with visibly and access along Capital One Tower Road. The uses proposed in the proffers, such as a 9,000 sq.ft. gymnasium, multipurpose meeting rooms, and other uses as defined by Fairfax County are appropriate.

a. While parking is provided for the public facility within the garage of Building 11, one parking entrance is located off of a private street, Capital One Drive (South). At the time of the FDPA for Building 11 the parking access for the public facility should be identified. If parking will be accessed from a private street, the applicant should ensure that access to parking for the public facility will not be restricted during hours of public facility operation.

FDPA 2010-PR-021

Detailed Comments:

1. General: While the FDPA encompasses the entire site, Buildings 1, 2, 3, 4 and the Stand Alone Public Facility are the only structures proposed. These improvements would complete development of Block A and Block B. The FDPA encompasses the first three phases of development; the Infrastructure Phase, the Capital One HQ and Expansion Phase, and the Capital One Expansion II and Hotel Phase.

2. Stand-Alone Public Facility: As part of the proposed amendment, the public facility has been moved from Building 3, a building anticipated to be constructed early in the development phasing, to Building 11, a building anticipated to be constructed later in the development phasing. In order to provide the public facility earlier in the development phasing, the applicant has proposed to build a stand-alone public facility of 30,000 sq.ft. to be located where Building 11 will be constructed. The stand-along public facility is proffered to be completed concurrently with the third office building or the fourth building to be constructed within the development, whichever occurs earlier.
    a. The applicant has proposed interim levels of streetscape and sidewalks around the public facility. The streetscape and landscaping proposed are appropriate, as this facility is anticipated to be interim.
    b. The stand-alone public facility will have a surface parking lot to serve users and employees of the site. The parking lot is proposed to be accessed off of a private street, Capital One Drive (South). The applicant should commit in the proffers that at no time access to the parking lot for the public facility should be restricted during public facility business hours unless requested by Fairfax County.
    c. The stand-alone public facility is not anticipated to be constructed until the Capital One Expansion II and Hotel Phase, which is expected to be the third construction phase of the FDPA. The applicant has provided 'Typical Public Facility' building plans and elevations, based upon the Providence District Community Center, to provide a standard for potential design and materials of the stand-alone facility. FDPA Sheets 31-33 and the proffers provide an appropriate standard and level of Fairfax County review to ensure the facility will be designed appropriately.

CC: Suzanne Lin, DPZ/ZED/PD
Scott Sizer, Revitalization Program Manager, OCR
OCR File

a. While parking is provided for the public facility within the garage of Building 11, one parking entrance is located off of a private street, Capital One Drive (South). At the time of the FDPA for Building 11 the parking access for the public facility should be identified. If parking will be accessed from a private street, the applicant should ensure that access to parking for the public facility will not be restricted during hours of public facility operation.

FDPA 2010-PR-021

Detailed Comments:

1. General: While the FDPA encompasses the entire site, Buildings 1, 2, 3, 4 and the Stand Alone Public Facility are the only structures proposed. These improvements would complete development of Block A and Block B. The FDPA encompasses the first three phases of development; the Infrastructure Phase, the Capital One HQ and Expansion Phase, and the Capital One Expansion II and Hotel Phase.

2. Stand-Alone Public Facility: As part of the proposed amendment, the public facility has been moved from Building 3, a building anticipated to be constructed early in the development phasing, to Building 11, a building anticipated to be constructed later in the development phasing. In order to provide the public facility earlier in the development phasing, the applicant has proposed to build a stand-alone public facility of 30,000 sq.ft. to be located where Building 11 will be constructed. The stand-along public facility is proffered to be completed concurrently with the third office building or the fourth building to be constructed within the development, whichever occurs earlier.
    a. The applicant has proposed interim levels of streetscape and sidewalks around the public facility. The streetscape and landscaping proposed are appropriate, as this facility is anticipated to be interim.
    b. The stand-alone public facility will have a surface parking lot to serve users and employees of the site. The parking lot is proposed to be accessed off of a private street, Capital One Drive (South). The applicant should commit in the proffers that at no time access to the parking lot for the public facility should be restricted during public facility business hours unless requested by Fairfax County.
    c. The stand-alone public facility is not anticipated to be constructed until the Capital One Expansion II and Hotel Phase, which is expected to be the third construction phase of the FDPA. The applicant has provided 'Typical Public Facility' building plans and elevations, based upon the Providence District Community Center, to provide a standard for potential design and materials of the stand-alone facility. FDPA Sheets 31-33 and the proffers provide an appropriate standard and level of Fairfax County review to ensure the facility will be designed appropriately.

APPENDIX 8

County of Fairfax, Virginia

MEMORANDUM

DATE: February 7, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief PGN
Environment and Development Review Branch, DPZ

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for: **PCA/CDPA/FDPA2010-PR-021**
Capital One Bank

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced development plans as revised through January 30, 2014.

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 Policy Plan, 2013 Edition, Environment section as amended through February 12, 2013, pages 11 and 12 states:

"**Objective 4:** **Minimize human exposure to unhealthful levels of transportation generated noise.**

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise. . .

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA."

Department of Planning and Zoning
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ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use.

Noise

The area of the subject property which is the subject of this application is immediately adjacent to a portion of I-495. While a previous noise study indicated that noise levels exceeding 65 dBA DNL would impact this area of the proposed development, it was not entirely clear how the proposed modified area would be impacted. The applicant has provided additional noise study information and exhibits which clearly define the noise impacts to this portion of the site. The buildings themselves will be situated atop parking structure pedestals approximately 90-feet in height. This is approximately 60-70 feet above the level of the roadway. The difference in height combined with portions of the building and a 48-inch parapet wall overlooking the side facing the roadway should provide shielding from roadway noise for all plaza areas noted with this application. It was further noted in the noise study that noise impacts to the façade of the proposed hotel location are not projected to exceed 75 dBA DNL. The previously approved proffers regarding transportation generated noise mitigation are being carried forward as part of this application. Staff feels that the applicant's commitments regarding noise mitigation have been adequately addressed.

PGN:JRB

APPENDIX 9

County of Fairfax, Virginia

MEMORANDUM

DATE: February 5, 2014

TO: Suzanne Lin, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bin Zhang, Tysons Corner Site Reviewer
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: PCA/CDPA/FDPA 2010-PR-021; LDS Project #6835-ZONA-003-1;
Capital One Bank; CDPA/FDPA dated January 28, 2014;
Scotts Run Watershed; Tax Map #029-4-((5))-A2; Providence District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is a 1993 Resource Protection Area (RPA) on the western part of the site that was re-delineated (plan #6835-RPA-001 approved June 17, 2010). The proposed RPA encroachments qualify the redevelopment criteria. CBPO § 118-3-3(c) states that redevelopment is allowed within RPAs only if there is no increase in the amount of impervious area within the RPA and no further encroachment within the RPA and shall conform to the criteria set forth in CBPO. A Water Quality Impact Assessment has to be included at the time of Site Plan.

Floodplain

There are regulated major and FEMA floodplains on the site. Any use or topographic improvements in this major floodplain require an approved letter of floodplain determination from the Director of Fairfax County Department of Public Works and Environmental Services.

Downstream Drainage Complaints

Although the downstream conveyance channel (Scotts Run) is experiencing severe erosion, there are no downstream drainage complaints on file. Design alternatives for the Scotts Run Stream Restoration project are being discussed in a separate effort.

Stormwater Quality Control

The applicant indicates that the development proposed on the subject site will provide a phosphorous removal rate of 40%. This will be accomplished through a combination of urban bio-retention areas (tree pits), green roofs, natural open spaces and rainfall harvesting vaults. A

removal efficiency of 65%, 40%, 100%, and 90% has been used respectively. An overall removal efficiency of 54% can be achieved as shown on Sheet 21B of the CDPA.

Although proposed development within the FDPA area can be claimed as "redevelopment", the site has been treated as "new development" in terms of water quality control purposes, so that it is consistent with the overall program. A 50% phosphorous removal rate can be achieved through the wet storage of the proposed wet pond.

Stormwater Quantity Control

There is an existing stormwater management pond onsite. The applicant indicates that the existing condition from the approved plan #6835-SP-04 has been used as the existing condition for this rezoning application.

The applicant indicates that 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 for the PFM applicable site area (25.3 AC). The required detention will be achieved through a combination of detention vaults, and urban bio-retention areas.

Detention for the FDPA area is achieved through the reduction of the imperviousness and the use of green roofs.

A PFM modification to allow underground detention facilities in residential development has been submitted with RZ 2010-PR-021, and approved by the Board on September 25, 2012. The waiver shall be reaffirmed by the Board with this PCA application. The conditions associated with that waiver needs to be satisfied at the time of site plan.

Adequate Outfall

The outfall narrative describes the two outfalls from the site, to a point that has a drainage area of one square mile. However, the narrative does not include information about the condition or adequacy of downstream drainage system, such as the storm drainage pipes, the existing wet pond, the outfall into the stream, and the bed and bank condition of the minor tributary of Scotts Run. Please provide these information as required per Paragraph 6 of Section 16-501.2.K of the Zoning Ordinance.

The applicant assumed that the downstream drainage system is inadequate and is adopting the detention method to address the outfall inadequacy. PFM § 6-0204.1B(3) states that "*In cases where the downstream facilities are inadequate and the developer proposes to use the detention method, in accordance with § 6-0203.4C, provide sufficient information to (i) establish the existence of a defined channel or man-made drainage facility to receive the concentrated discharge from the development site, and (ii) demonstrate at least the minimum required proportional improvement, as described in § 6-0203.4C(1), will be achieved*".

Tysons Corner Urban Center, Areawide Recommendations

The Environmental Stewardship Guidelines state that the reduction of stormwater runoff volume is the single most important stormwater design objective for Tysons. Applications with a significant increase in density/intensity (e.g. redevelopment option is being pursued) should provide stormwater control measures that are substantially more extensive than minimum requirements. Among other recommendations, the first inch of runoff should be retained on-site through infiltration, evapotranspiration and/or reuse. In addition, the stormwater measures should be sufficient to attain the stormwater quality and quantity control credits of LEED (or equivalent). If, on a given site, it is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in order to support these goals.

The applicant has provided a preliminary computation on the CDPA stating that 97% of the FCCP applicable area (21.7 AC) is captured by BMPs, and the 1" retention goal will be achieved. Runoff reduction methods include rainwater harvesting, vegetated roof, and urban bio-retention.

The applicant has indicated that 94% of the first one inch of the rainfall from the FDPA area can be retained onsite through the use of green roofs, urban bioretention areas, and rainwater harvesting.

The applicant indicates that LEED stormwater credits 6.1 and 6.2 shall be obtained through the use of the vegetative roof, rainwater harvesting system, and the urban bio-retention.

Other Comments:

With respect to the preliminary design information that is shown on the CDPA/FDPA, DPWES offers the following additional comments:

1) 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. 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.

2) The general locations of the proposed urban bioretention areas are shown on the CDPA/FDPA. However the sizing of each area is not provided. Please be aware that the maximum contributing area to an urban bioretention facility is 2,500 sf. 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.

3) Lighting along Gates of Mclean Access Road. Building mounted lights shall be installed to meet the standards referenced in the PFM (The current streetlight standard comes from the Illuminating Engineering Society of North America (IESNA) Standard Practice for Roadway Lighting (ANSI/IESNA RP-8-00 or latest version) and conforms to the guidelines of the International Dark-Sky Association (IDA) concerning glare and light trespass.

Recent, Pending and Future County Code and regulation changes:
Implementing the Environmental Stewardship Guidelines for the Tysons Corner Urban Center will require a progressive approach to stormwater management that recognizes evolving technology and incorporates innovative stormwater management measures and techniques, Achieving the goals and objectives may require the use of alternative standards which might not be entirely consistent with, or even addressed in, the current PFM based on the unique characteristics of the urban environment. Recognizing that such alternatives standards may differ from the current requirements, the PFM was amended to add § 2-1200 (Tysons Corner Urban Center), effective May 1, 2013, to allow alternatives to be approved by the Director of DPWES in circumstances where strict application of the PFM standard cannot be met for a particular site and where new or creative urban designs are proposed, subject to certain criteria. If such alternatives are proposed, the Site Plan shall include the final design, construction, operation and maintenance details, computations, supporting data, descriptions and rationale. The Director will also consider the possible impacts on public safety, the environment, aesthetics and maintenance burden, and may impose conditions. Any alternatives must be in substantial conformance with the development plans and proffers, consistent with any applicable urban design guidelines and standards, and comply with federal, state or local codes and regulations, etc., from which variances may not be granted at the local level.

The County is in the process of drafting new and revised County codes and requirements to comply with the Virginia Stormwater Management Law and Regulations adopted by the Virginia Soil and Water Conservation Board on May 24, 2011 (Regulations). Please note that the Regulations include provisions (4VAC50-60-48.A) which limit which land-disturbing activities could be considered "grandfathered" by the County, and therefore would not be

subject to certain new criteria, based on several factors, including but not limited to, the dates of rezoning and site plan approval, initial VSMP permit issuance and renewal(s), as well as the date(s) of construction. In addition, the County is participating in the ongoing code changes of the national and state building codes to, among other things, enhance and expand the provisions regarding rainwater harvesting and reuse within buildings.

Notwithstanding any notes, analysis, computations, narrative, facilities, details and/or design presented on the CDPA/FDPA, 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
DPWES Zoning Application Review Files (6835-ZONA-003-1)

APPENDIX 10

County of Fairfax, Virginia

MEMORANDUM

DATE: June 22, 2012

TO: Suzanne Lin, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Elfatih Salim, Senior Engineer III
Site Development and Inspection Division
Department of Public Works and Environmental Services

SUBJECT: Capital One; Rezoning Application #RZ/CDP 2010-PR-021; Conceptual Development Plan and Final Development Plan received May 24, 2012, Tax Map #029-4-05-00-0000-A2; Providence District

REFERENCE: Waiver #6835-WPFM-001-1 for the Location of Underground Facilities in Residential Areas

We have reviewed the referenced submission for consistency with Section 6-0303.8 of the Public Facilities Manual (PFM) which restricts use of underground stormwater management facilities located in a residential development (Attachment B). The Board of Supervisors (Board) may grant a waiver after taking into consideration possible impacts on public safety, the environment and the burden placed on prospective property owners for maintenance and replacement. 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.

The owners of Capital One have submitted a rezoning application to allow a minimum of 800 multi-family units. The property owner feels that this project is a high density infill development and due to the site constraints are not conductive to above-ground detention facilities.

ANALYSIS

An analysis of the possible impacts on public safety, the environment and the burden placed on the owners for maintenance and replacement is as follows.

Impacts on Public Safety – The underground facilities are proposed to be located within the site on common Umbrella Owners' Association (UOA) property. The access points to the underground facilities must be locked restricting access to the unground chambers by children.

If it is the intent of the Board to approve the waiver request, the property owner shall provide liability insurance in an amount acceptable to Fairfax County as a waiver condition. A typical liability insurance amount is $1,000,000 against claims associated with underground facilities. The private maintenance agreement shall also hold Fairfax County harmless from any liability associated with the facilities. In addition, locking manholes and doors must be provided at each access point.

Impacts on the Environment – The surrounding areas are developed and the underground facility would outfall into an existing piped storm drainage system. The underground storage would be below access roads and parking garages. Staff does not believe that there will be any adverse impact on the environment from the underground facilities.

Burden Placed on Property Owner for Maintenance and Future Replacement – Underground storage facilities are normally required to be off-line. With an off-line design, should a facility become clogged, the storm drain system could continue to operate. When in-line facilities become clogged, the storm drain system's operations would cease. The storm drain system would back up and could overflow. Flooding may be possible depending on the intensity and duration of the storm event.

A minimum height of 72-inch for underground stormwater structures is generally required to facilitate maintenance (PFM § 6-1306.3H). Accessibility to the underground facilities is a concern in that sufficient head room is necessary for maintenance purposes. The current plats show more than 72-inch height for the proposed underground stormwater management vaults.

If it is the intent of the Board to approve the waiver request, the property owner must execute a maintenance agreement prior to site plan approval. Staff recommends the property owner be required to establish a financial plan for the operation, inspection, and maintenance of the underground facilities. The property owner should be required to establish a fund for the annual maintenance. Staff recommends that the property owner provide an initial deposit in an escrow account in an amount equal to the estimated costs for the first 20 years of maintenance of the facility. The engineer has provided $32,000 as an estimate of 20 years of annual maintenance cost for the

underground facilities; staff finds this estimate reasonable. Before site plan approval, $32,000 should be placed into escrow to fund 20 years of maintenance. These monies would not be available to the owner until bond release.

The property owner should also be required, as a waiver condition, to address future replacement of the underground facilities as part of its private maintenance agreement with the County. In order to maximize the useful life of the underground facility, the property owner must be required to construct the underground facilities with reinforced concrete products only. A replacement cost fund, based on an estimated 50-year lifespan for concrete products, should be established. The replacement reserve fund must be separate from the annual maintenance fund to ensure the monies are available at the time replacement is necessary and have not been previously spent on maintenance activities. The engineer has estimated the construction cost of these underground facilities to be $900,000; staff finds this estimate reasonable. The owner would be expected to contribute $900,000 to fund the replacement cost of the underground stormwater management facilities.

Staff further recommends that the minimum height of the underground facility be no less than 72-inch in height.

RECOMMENDATION

DPWES recommends that the Board approve the waiver to locate underground facilities at Capital One, and a residential area. If it is the intent of the Board to approve the waiver, DPWES recommends the approval be subject to Waiver #6835-WPFM-002-1 Conditions, Capital One, dated March 21, 2012, as contained in Attachment A.

If you have any questions, or need further assistance, please contact me at 4-1720.

ATTACHED DOCUMENTS:

Attachment A – Waiver #006835-WPFM-002-1 Conditions, Capital One, dated March 21, 2012

Attachment B – PFM Section 6-0303.8

cc: Robert A. Stalzer, Deputy County Executive
James Patteson, Director, DPWES
Michele Brickner, Director, Land Development Services, DPWES
Steve Aitcheson, Director, Maintenance and Stormwater Management Division, DPWES
Judy Cronauer, Chief, Central Branch, Site Development and Inspection Division, DPWES
Zoning Application File (6835-ZONA-001)
Waiver File

Attachment A

Waivers #6835-WPFM-001-1 Conditions

Capital One
RZ 2010-PR-021
March 21, 2012

1. The underground facilities shall be constructed in accordance with the development plan as modified by these conditions and approved by the Director of the Department of Public Works and Environmental Services (DPWES).

2. The underground facilities shall be located as shown on the approved CDP/FDP, as determined by DPWES.

3. The underground facilities shall be constructed of reinforced concrete products only and incorporate safety features, including locking manholes and doors, as determined by DPWES at the time of construction plan submission.

4. The underground facilities shall be constructed with a minimum interior height of 72-inch to facilitate maintenance.

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 final plan approval.

   The private maintenance agreement shall address:
   - County inspection and all other issues as may be necessary to insure that the applicant maintains the facilities in good working condition acceptable to the County to control stormwater generated from the development of Capital One Street.
   - A condition that the applicant, their successors, or assigns shall not petition the County to take future maintenance or replace the underground facilities.
   - Establishment of a reserve fund, for future replacement of the underground 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 applicant provides and continuously maintains, 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 facilities.

7. Operation, inspection, and maintenance procedures associated with the underground facilities shall be incorporated in the site construction plan, private maintenance agreement, and documents, which insure safe operation, inspection, and maintenance of the facilities.

8. Prior to final construction plan approval, the developer shall escrow sufficient funds which will cover a 20-year maintenance cycle and replacement of the underground facilities. These monies shall not be made available to the management company until after final bond release.

9. The applicant 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 responsibility for operation, inspection, maintenance and replacement of such facilities, by including the following language within the documents:

   "The applicant and its successors and assigns are responsible for the operation, inspection, maintenance, and replacement of the underground stormwater facilities as set forth in the documents and a private maintenance agreement entered into with the County."

Attachment B

The Public Facilities Manual (PFM) Section 6-0303.8 (24-88-PFM, 83-04-PFM)
Underground detention facilities may not be used in residential developments, including rental townhouses, condominiums and apartments, unless specifically waived by the Board of Supervisors (Board) in conjunction with the approval of a rezoning, proffered condition amendment, special exception, or special exception amendment. In addition, after receiving input from the Director regarding a request by the property owner(s) to use underground detention in a residential development, the Board may grant a waiver if an application for rezoning, proffered condition amendment, special exception, and special exception amendment was approved prior to, June 8, 2004, and if an underground detention facility was a feature shown on an approved proffered development plan or on an approved special exception plat. Any decision by the Board to grant a waiver shall take into consideration possible impacts on public safety, the environment, and the burden placed on prospective owners for maintenance of the facilities. Any property owner(s) seeking a waiver shall provide for adequate funding for maintenance of the facilities where deemed appropriate by the Board. Underground detention facilities approved for use in residential developments by the Board shall be privately maintained, shall be disclosed as part of the chain of title to all future homeowners (e.g. individual members of a homeowners or condominium association) responsible for maintenance of the facilities, shall not be located in a County storm drainage easement, and a private maintenance agreement in a form acceptable to the Director must be executed before the construction plan is approved. Underground detention facilities may be used in commercial and industrial developments where private maintenance agreements are executed and the facilities are not located in a County storm drainage easement.

APPENDIX 11

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD

DATE: January 9, 2014

SUBJECT: PCA/CDPA/FDPA 2010-PR-021, Capital One Bank - **Addendum**
Tax Map Numbers: 29-4((5)) A2

BACKGROUND

The Park Authority has reviewed the proposed Proffer Condition Amendment (PCA)/ Conceptual Development Plan Amendment (CDPA)/ Final Development Plan Amendment (FDPA) and draft proffers dated December 2, 2013 for the above referenced application. The comments provided in this memo are in addition to comments provided in a memo dated September 30, 2013.

ANALYSIS AND RECOMMENDATIONS

Onsite Public Parks

As noted in the previous memo, the proposed CDPA/FDPA alters the design and function of the approved public park space in Block B. The approved civic plaza in Block B has been replaced with a proposed linear pocket park (B-1). This proposed change is far less desirable, because the approved space provided a larger area that would support multiple activities and programming.

The applicant demonstrates in the CDPA how linear pocket park space B-1 could be designed and programmed to be an activated urban park space with seating, water features, and public art. However, the FDPA lacks the level of detail required and the draft proffers lack the commitment needed to ensure these park features will be provided at the time of development.

The Park Authority requests that CDPA Sheets 25, 28, 28A, and 28B showing detailed park design enlargements for Blocks A, B and E be included in the FDPA plan set. In addition, a commitment to providing the types and locations of facilities shown on the park design enlargements should be included in the proffers.

— A-1 Pocket Park, shown on Sheet 28Aof the CDPA continues to be an extension of streetscape with very few features or facilities that would make it a usable urban park space. The few features shown adjacent to the building wall (benches, landscape plantings) should be extended to enhance the usability of the remainder of the pocket park space. Without such features, the majority of A-1 cannot be counted as a park space. All planned park features should be shown on the FDPA. In addition, further landscaping details, including plant lists, should be included on the FDPA.

— A-2 Pocket Park is a proposed new public park space that is not shown on the approved CDP/FDP. Sheet 28B of the CDPA shows how this space could be designed to include bench seating, public art or other focal element, ornamental trees and other plantings. These features should be carried forward to the FDPA. In addition, further landscaping details, including plant lists, should be included on the FDPA.

— B-1 Pocket Park is shown as a linear pocket park that affords a mix of hardscape and landscape, benches and café seating, a potential water feature, a potential focal point (art, sculpture, etc.), and a raised seatwall. The design for this space, shown on Sheet 25 of the CDPA, helps to define the boundaries of the space and create interest and activation. These features should be carried forward to the FDPA. In addition, further landscaping details, including plant lists, should be included on the FDPA. Because the linear pocket park is not usable as a civic gathering/event space, the applicant should commit to providing this type of programming in other onsite park spaces, including Metro Plaza in Block D and the Common Green in Block C.

— E-2 Pocket Park, shown on Sheet 28 of the CDPA affords a mix of hardscape and landscape, benches, a seatwall, public art/focal point, and water feature. The removal of a small standalone retail building that was included in the previous plan set allows this space to serve as a quiet, landscaped park space as originally envisioned in the approved plan. The features shown on the CDPA enlargement should be carried forward to the FDPA. In addition, further landscaping details, including plant lists, should be included on the FDPA.

— E-3 Pocket Park, shown on Sheet 28B is a new proposed public park space that is not shown on the approved CDP/FDP. It is shown as an elevated pocket park adjacent to the Metro station. The design for this space includes hardscape, planters, bench seating, a pergola or shade structure and a central focal point (art, sculpture, water feature, etc.). The features shown on the CDPA enlargement should be carried forward to the FDPA. In addition, further landscaping details, including plant lists, should be included on the FDPA.

Evaluation

The applicant demonstrates in the CDPA how the reconfigured park spaces could be designed as activated urban park spaces. However, the FDPA lacks the level of detail required and the draft proffers lack the commitment needed to ensure the necessary park features will be provided at the time of development. In addition, since the linear pocket park in Block B is not usable as a civic gathering/event space, the applicant should commit to providing this type of programming in other onsite park spaces, including Metro Plaza in Block D and the Common Green in Block C.

Recreational Facility Needs

Sheet 10 of the CDPA shows rooftop basketball courts in Blocks A and E, associated with Buildings A1 and E11. Sheet 13 of the FDPA shows the rooftop basketball court in Block A. It is not clear from the General Notes on Sheet 10 of the CDPA whether the public will have open access to these rooftop courts. In particular, it is not clear if or how the users of the Community Center in Building E-11 will be able to access the rooftop pocket park and adjacent sport court directly from the public facility part of the building. The general public and especially Community Center patrons should have open and easy access to the rooftop park spaces and facilities (i.e. sport courts) in Blocks A and E. This should be noted on the CDPA and in the proffers.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- The applicant demonstrates in the CDPA how the reconfigured park spaces could be designed as activated urban park spaces. However, the FDPA lacks the level of detail required and the draft proffers lack the commitment needed to ensure the necessary park features will be provided at the time of development.
- Since the linear pocket park in Block B is not usable as a civic gathering/event space, the applicant should commit to providing this type of programming in other onsite park spaces, including Metro Plaza in Block D and the Common Green in Block C.
- The general public and especially Community Center patrons should have open and easy access to the rooftop park spaces and facilities (i.e. sport courts) in Blocks A and E. This should be noted on the CDPA and in the proffers.

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: Andrea Dorlester
DPZ Coordinator: Suzanne Lin

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
Suzanne Lin, DPZ Coordinator, DPZ-Zoning Evaluation Division
Chron Binder
File Copy

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD

DATE: September 30, 2013

SUBJECT: PCA/CDPA/FDPA 2010-PR-021, Capital One Bank
Tax Map Numbers: 29-4((5)) A2

BACKGROUND

The Park Authority has reviewed the proposed Proffer Condition Amendment (PCA)/ Conceptual Development Plan Amendment (CDPA)/ Final Development Plan Amendment (FDPA) dated August 23, 2013, for the above referenced application.

The majority of the proposed PCA/CDPA/FDPA reflects a consolidation of Building #3 and Building #5 into one single building to be used as the headquarters for Capital One Bank. Overall, the PCA/CDPA/FDPA proposes a total of 4,969,523 square feet of gross floor area, which is consistent with the approved CDP/FDP. However, the mix of uses has been slightly altered and now consists of 3,179,747 square feet of office uses, 1,224,233 square feet of residential uses (or 1,230 multi-family dwelling units), 406,762 square feet of hotel uses, 128,718 square feet of retail uses, and 30,000 square feet of public facility uses. Based on the average projected multi-family household size of 1.75 in the Tysons Corner Urban Center, the proposed development could add 2,152 new residents (1,230 x 1.75 = 2,152) 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 4.42 acres of urban parkland onsite. The submitted development plans show 4.45 acres of open space identified as public urban parkland. However, a portion of that amount functions as, and should be considered, streetscape. Therefore, the actual amount of usable public urban park space being provided is on par to slightly less than the generated need.

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

The approved CDP/FDP consists of several onsite public park spaces that provide both physical and visual access to open space nodes. The design of the pocket parks varies throughout the site to afford separate and unique experiences. The open space locations also have a unique identity and promote social interaction and gathering. The road alignments, various pavements, and axes provide a well-integrated pedestrian system with very limited vehicular interaction. The civic plaza located in Block B uniformly links together the three other park spaces throughout the site.

Overall, the proposed CDPA/FDPA alters the design and function of two of the approved public park spaces, as well as proposes two new public park spaces. The most significant change is the replacement of the approved civic plaza with a proposed linear pocket park (B-1). This proposed change is far less desirable. The approved space provided a larger area that would support multiple activities and programming. Further, the flexibility provided with the approved plan broadens the park service level. The proposed linear pocket park is more limited in its ability to serve the same broad functions.

— A-2 Pocket Park is a proposed new public park space that is not shown on the approved CDP/FDP. It is shown primarily as widened sidewalk with specialty paving and landscape planters without any park type features shown to distinguish the space as a public park.

- Staff recommends the Applicant consider enlarging the space and adding design features and amenities to afford a placemaking or functional use that distinguishes the space as a public park, such as incorporating a variety of seating options and a focal feature to activate the space.

— B-1 Pocket Park is shown as a linear pocket park that affords a mix of hardscape and landscape, benches and café seating, a potential water feature, a potential focal point (art, sculpture, etc.), and optional security bollards.

- Overall, the altered design and location adjacent to an office building does not provide a distinct boundary to the park space and consequently is not visually distinguishable from a wider segment of streetscape and should not be counted as public park space. Further, the park space is no longer visually accessible from the Metro station along the pedestrian axis.
- The altered design effectively replaces an active civic plaza shown on the approved CDP/FDP with a proposed linear pocket park. Staff considers the approved civic plaza as an excellent opportunity to activate the surrounding retail and complements the adjacent public facility community center and recommends it be retained in some form in the proposed CDPA/FDPA.
- The proposed linear pocket park does not promote social interaction or provide destination activities that would attract pedestrians into the site, which the approved civic plaza achieves. Moreover, it eliminates a visual and physical terminus to the linear pedestrian axis that connects the other onsite park spaces and the Metro station.
- Staff recommends the Applicant incorporate publicly accessible amenities and/or placemaking features to activate the park space, such as the potential water feature and focal point shown on the plan.

— E-2 Pocket Park is shown as a pocket park that is essentially an extension of the linear B-1 Pocket Park and affords a mix of hardscape and landscape, benches and café seating.

- It is unclear if the lawn area located in the northeastern section of the park space is actually part of the park space. Sheet 10 – Public Facilities indicate the lawn area is within the park space, whereas the enlargement on Sheet 28 exempts it. Staff recommends the lawn area be included as part of the public park space and the Applicant provide clarification.
- The park space is not integrated into the development and does not provide a focal feature or placemaking elements. Staff recommends the Applicant incorporate publicly accessible amenities and/or placemaking features to activate the park space.

— E-3 Pocket Park is a new proposed public park space that is not shown on the approved CDP/FDP. It is shown as an elevated pocket park adjacent to the Metro station.

- Staff recommends the Applicant provide further details regarding the proposed new park space. In particular, the park space's relationship to the Metro station, public amenities and facilities, pedestrian access and signage, and any placemaking elements to help activate the space.

— A-1 Pocket Park, C-1 Common Green, C-2 Pocket Park, C-3 Pocket Park, C-4 Pocket Park, D-1 Metro Park, and E-1 Pocket Park do not contain any proposed changes from the approved CDP/FDP.

Evaluation

The proposed CDPA/FDPA eliminates the approved public civic plaza in the center of the site which staff considered an excellent opportunity to activate the surrounding retail and public facility community center. Further, the proposed linear pocket park does not provide the same degree of activation and placemaking that the civic plaza achieved. However, the amount of urban parkland onsite generally meets the recommendations of the Comprehensive Plan.

Athletic Field Needs

In addition to the need for new urban parks, the Comprehensive Plan also recognizes the need for a variety of small and large recreational facilities 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 4,969,523 square feet of new gross floor area generates a need for about one athletic field. This amount does not include any square feet already existing onsite.

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)

Evaluation
The amount of new square feet of gross floor area is consistent between the proposed CDPA/FDPA and approved CDP/FDP, which does not include any square feet already existing onsite. Moreover, the proposed application does not contain any changes that would change the approved commitments to meet the generated 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."

Evaluation
The proposed application does not contain any changes that would change the approved commitments to meet the generated recreational facility needs.

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.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- Applicant should consider enlarging A-2 Pocket Park and adding design features and amenities to afford a placemaking or functional use that distinguishes the space as a public park, such as incorporating a variety of seating options and a focal feature to activate the space.
- The altered design of B-1 Pocket Park effectively replaces an active civic plaza shown on the approved CDP/FDP with a proposed linear pocket park. Staff considers the approved civic plaza as an excellent opportunity to activate the surrounding retail and public facility community center and recommends its retention in some form in the proposed CDPA/FDPA.

Moreover, the Applicant should incorporate publicly accessible amenities and/or placemaking features to activate the park space, such as the potential water feature and focal point shown on the plan.

- Applicant should clarify if the altered design of E-2 Pocket Park includes the lawn area generally located in the northeast section of the park space, which is shown on the approved CDP/FDP. Further, staff recommends the Applicant incorporate publicly accessible amenities and/or placemaking features to activate the park space.
- Applicant should provide further details regarding the new proposed E-3 Pocket Park that is shown as an elevated park space adjacent the Metro station. In particular, the park space's relationship to the Metro station, public amenities and facilities, pedestrian access and signage, and any placemaking elements to help activate the space.

Please note the Park Authority would like to review and comment on proffers and/or development conditions related to park and recreation issues. We request that draft and final proffers and/or development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Jay Rauschenbach
DPZ Coordinator: Suzanne Lin

Copy: Cindy 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
Suzanne Lin, DPZ Coordinator, DPZ-Zoning Evaluation Division
Chron Binder
File Copy

APPENDIX 12

FAIRFAX COUNTY PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

June 26, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning

FROM: Lee Ann Pender, Director
Office of Facilities Planning Services

FOR LEE ANN N.

SUBJECT: PCA/FDPA 2010-PR-021, Capital One

ACREAGE: 26.22 acres

TAX MAP: 29-4 ((5)) A2

PROPOSAL:
The rezoning application proposes to amend the proffers and development plan of this previously approved mixed use development. The amendment does not change the proposed number or type of residential units approved in the original rezoning (RZ 2010-PR-021). While there is no change to the unit type or count, update analysis of school capacities, development impact, and proffer recommendations are provided.

ANALYSIS:
School Capacities
The schools serving this area are Westgate Elementary, Kilmer Middle and Marshall High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2012 / 2017	Enrollment (9-30-12)	Projected Enrollment 2012-13	Capacity Balance 2012-13	Projected Enrollment 2017-18	Capacity Balance 2017-18
Westgate ES	400 / 750	613	677	-277	812	-62
Kilmer MS	1,116 / 1,116	1,195	1,259	-143	1,505	-389
Marshall HS	1,511 / 2,000	1,651	1,752	-241	2,068	-68

Capacities based on 2014-2018 Capital Improvement Program (November 2012)
Project Enrollments based on 2012-13 to 2017-18 6-Year Projections (April 2012)

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2017-18 and are updated annually. At this time, if development occurs within the next five years, all three schools are projected to have capacity deficits; with Kilmer facing the most critical deficit. Beyond the five year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects
The 2014-18 Capital Improvement Program (CIP) includes continued funding for the renovations at both Westgate Elementary and Marshall High schools. The renovations, both of which will increase capacity, are 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 levels	Mid/High-rise Multi-family ratio	Proposed # of units	Estimated Student yield	Mid/High-rise Multi-family ratio	Existing # of units	Existing Student yield
Elementary	.059	1,230	**73**	.059	0	**0**
Middle	.019	1,230	**23**	.019	0	**0**
High	.032	1,230	**39**	.032	0	**0**
			135 total			**0 total**

2011 Countywide student yield ratios (August 2012)

RECOMMENDATIONS:

Proffer Contribution

The rezoning application is anticipated to yield 135 new students (73 Elementary, 23 Middle and 39 High School). Based on the approved Residential Development Criteria, a proffer contribution of $1,415,880 (135 x $10,488) 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 school assignments will remain at the time of occupancy. Contribution should be made at the time of site plan or building permit approval. A proffer contribution at the time of occupancy is not recommended since this does not allow the school system adequate time to use the proffer contribution to offset the impact of new students.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. The amount has decreased over the last several years because of the down turn in the economy and lower construction costs for FCPS. As a result, an escalation proffer would allow for payment of the school proffer based on either the current suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

> *Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per unit or the amount of contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.*

Proffer Notification

It is also recommended that the developer proffer that notification to FCPS will be provided when development is likely to occur or when a site plan has been filed with the County. This will allow the school system adequate time to plan for anticipated student growth to ensure classroom availability.

ADDITIONAL INFORMATION:

Overcrowding at Kilmer could potentially be addressed with a Boundary Adjustment with Thoreau (receiving school) which is anticipated to be at 85% Capacity Utilization in 2017-18 after completion of renovation and capacity enhancements.

Future Development Impacts

In addition, Kilmer and Marshall are also 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:

Application #	Application Name	Status	Proposed Units	Estimated Students
PCA/RZ 2004-PR-044	Tysons Corner Center	Approved	1345 MFHR	138
RZ 2006-PR-028	Towers Crescent	Approved	756 MFHR	58
RZ 2010-PR-022	Campus Point Realty	Pending	1,615 MFHR	178
RZ 2011-PR-005	NVC & Clyde's	Pending	428 to 1,546 MFHR	47 to 169
RZ 2011-PR-010 & 011	Cityline Partners	Approved	2,308 MFHR	254*
RZ 2011-HM-012 & 013	Dominion Square	Pending	2,000 MFHR	174
RZ 2011-PR-023	Arbor Row	Approved	685 to 1,174 MFHR	63 to 102
RZ 2011-HM-026	Q-R Spring Hill	Pending	341 MFHR	29
RZ 2011-HM-027	1587 Springhill Holdings	Pending	501 MFHR	45
RZ 2011-HM-032	Tysons West	Pending	425 to 669 MFHR	47 to 73
RZ 2012-PR-002	Greensboro Park	Pending	520 MFHR	58
RZ 2013-PR-009	Tysons Westpark	Pending	1,051 to 1,271 MFHR	116 to 140

Information based on FCPS Facilities Planning records; official records for these projects are maintained by Fairfax County Department of Planning and Zoning.
**Only a portion of project in the Kilmer and Marshall Attendance Areas, also in the Westgate Attendance Area.*

LAP/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
Julie K. Easa, Principal, Westgate Elementary School

APPENDIX 13

County of Fairfax, Virginia

MEMORANDUM

DATE: June 19, 2013

TO: Suzanne Lin
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sharad Regmi, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. PCA/FDP-2010-PR-021**
Tax Map No. 029-4-((05))-A2

The above referenced zoning application is within Tysons Corner Urban Center. As such, prior to site plan submission, the applicant shall be required to provide sewer capacity analysis study to Wastewater Planning and Monitoring Division of all the lines within the Urban Center which its site contributes flow to. If it is determined that any of the lines within the Tysons Corner Urban Center are inadequate, the applicant will be required to perform necessary upgrades prior to or concurrent with site plan submission.

For sanitary trunk sewers that serve the Tysons Corner Urban Center but are located beyond the boundary of the Center, the projected wastewater flow is anticipated to increase significantly, resulting in potentially overloading the system. To accommodate the added flow, pipe improvement will be necessary in the future, hence, the possibility of pro-rata share may be applicable.

If you have any questions or comments, please do not hesitate to contact me at (703) 324-5008.

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

Fairfax Water

APPENDIX 14

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

July 10, 2013

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: PCA/FDPA 2010-PR-021
Capital One Bank (USA) NA
Tax Map: 029-4

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 the City of Falls Church Water System.

2. The referenced site is located within an area classified as "grandfathered" by the Board of Supervisors and is therefore exempt from Fairfax County Ordinance Section 65-6-13 (*The Connection Rule*) adopted December 6, 2011.

3. The governing bodies of Fairfax Water, the City of Falls Church (City), and Fairfax County have agreed to a framework whereby Fairfax Water will acquire the City's water system assets within Fairfax County and the City, and become the retail water service provider for all of the City's current water customers. We anticipate that the final agreement governing the acquisition will be approved and that the City's water system will be become part of the Fairfax Water system by January 2014. In light of the pending sale of the City of Falls Church water system, system improvements are anticipated, to include an enhanced crossing of Dolley Madison Boulevard as well as the associated piping and easements to provide the level of service consistent with the proposed high-density development.

4. It is recommended that the building mechanical system be designed to accommodate a wide range of operating pressures at the site to increase system reliability and enhance service. Additional details on operating pressures will be provided during site plan review.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

David L. Guerra for

Traci K. Goldberg, P.E.
Manager, Planning Department

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.

APPENDIX 16

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