



PCA/RZ/FDP APPLICATION ACCEPTED: February 5, 2014  
PLANNING COMMISSION: October 29, 2014  
BOARD OF SUPERVISORS: November 18, 2014 @3:30 p.m.

## County of Fairfax, Virginia

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October 15, 2014

### STAFF REPORT

PCA 88-D-005-08  
RZ/FDP 2014-PR-004

### PROVIDENCE DISTRICT

**APPLICANT:** Amherst Property, LLC

**PRESENT ZONING:** C-3

**REQUESTED ZONING:** PTC

**PARCEL(S):** 29-4 ((7)) 6, 7B pt.

**ACREAGE:** 5.75 acres

**FAR/DENSITY:** 1.8

**PLAN MAP:** Residential Mixed Use

**PCA PROPOSAL:** Amend RZ 88-D-005 to remove subject land area from that application.

**RZ/FDP PROPOSAL:** To permit applicant to develop subject property with 5-7 story residential building with retail at ground level and adjacent park space.

### STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2014-PR-004 subject to the execution of proffers consistent with those contained in Appendix 1.

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Suzanne Wright

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/](http://www.fairfaxcounty.gov/dpz/)



Staff recommends approval of FDP 2014-PR-004, subject to the proposed development conditions contained in Appendix 2 and the Board's approval of RZ 2014-PR-004

Staff recommends approval of PCA 88-D-005-08.

Staff recommends approval of the following modifications and waivers for RZ 2014-PR-004:

- Waiver to allow the use of underground stormwater management and best management practices in a residential development (25530-WPFM-001-1) subject to the Conditions dated June 10, 2014, contained in Attachment A of Appendix 11 of the staff report.
- 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.
- Waiver of Par. 1 of Sect. 6-506 of the Zoning Ordinance to permit a minimum district size of less than ten (10) acres for a PTC zoned parcel.
- Modification of Sect. 2-506 of the Zoning Ordinance to allow for a parapet wall, cornice or similar projection to exceed the height limit established by more than three (3) feet as may be indicated on the FDP to screen mechanical equipment.
- Waiver of Sect. 17-201(3)(b) of the Zoning Ordinance to provide any additional interparcel connections to adjacent parcels beyond that shown on the Plans and as proffered.
- Modification of Zoning Ordinance Section 17-201 and PFM Section 8-0201.3 to waive of all trails and bike trails in favor of the streetscape and on-road bike lane system shown on the plans.
- Waiver of Sect. 17-201(7) of the Zoning Ordinance to allow establishment of parking control, signs and parking meters along private streets within the development.
- Waiver of the Sect. 17-201(4) of the Zoning Ordinance requiring any further dedication and construction for widening of existing roads to address Comprehensive Plan requirements beyond that which is indicated in the Plans and proffers.
- Waiver and/or Modification of Section 13-202 of the Zoning Ordinance and 12-0514.2 of the PFM requiring 5% interior parking lot landscaping in favor of that shown on the CDP/FDP.
- Modification of PFM Section 12-0515b minimum planter opening area for trees used to satisfy the tree cover requirement in favor of that shown on the CDP and FDP.
- Modification to allow trees located above any proposed percolation trench or bioretention areas to count towards county tree cover requirements as depicted on the CDP and FDP.

- Modification of the 10 year tree canopy requirements in favor of that shown on the Plans and as proffered.
- Modification of the Zoning Ordinance and PFM for required tree preservation target and ten percent canopy to be calculated as shown on the overall CDP area.

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.

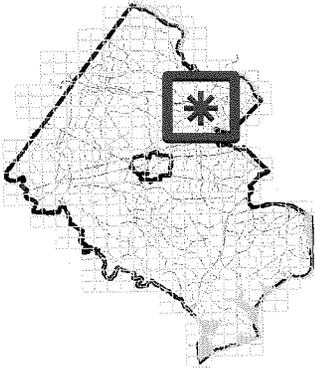
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



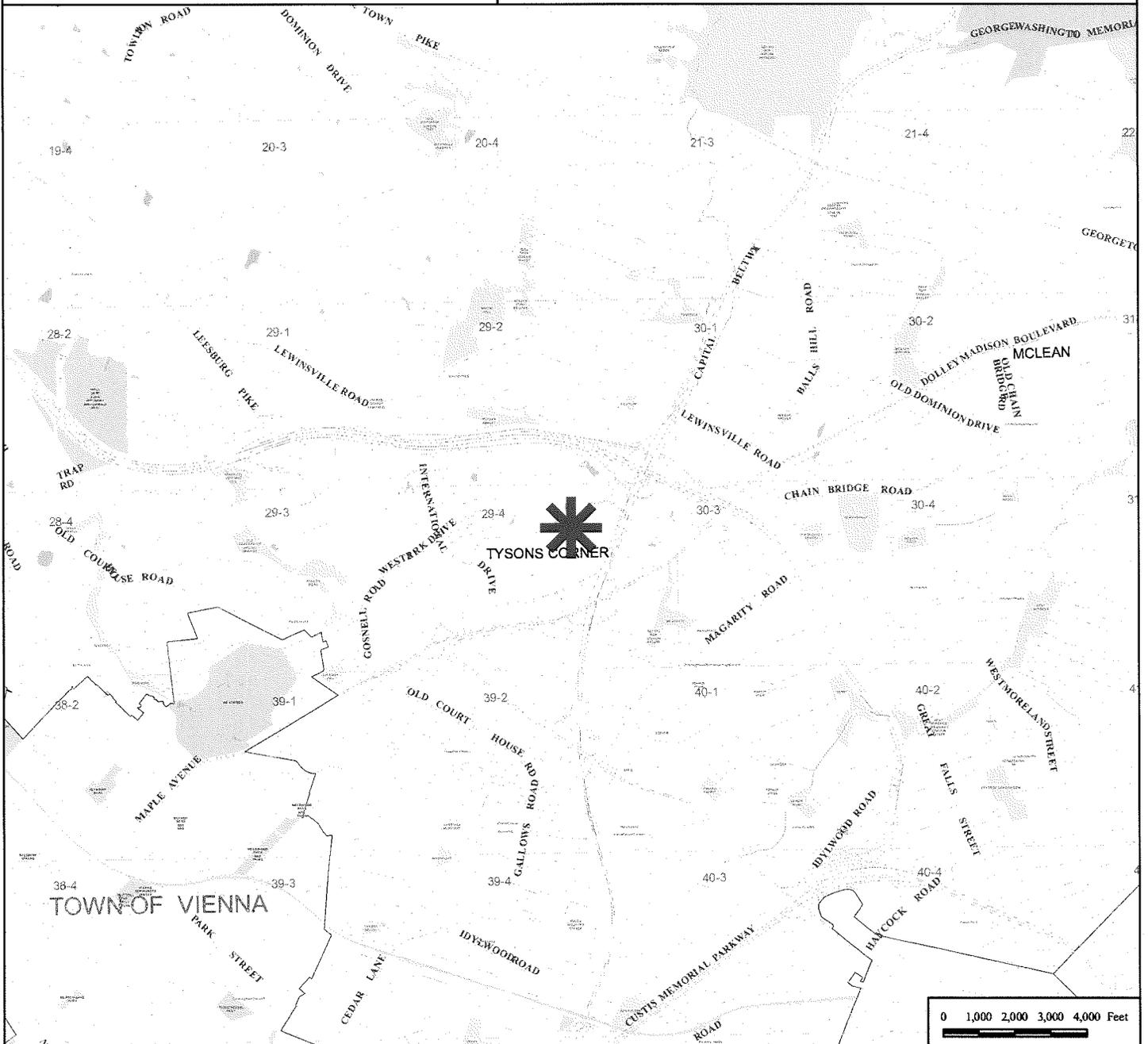
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Proffered Condition Amendment

PCA 88-D -005-08

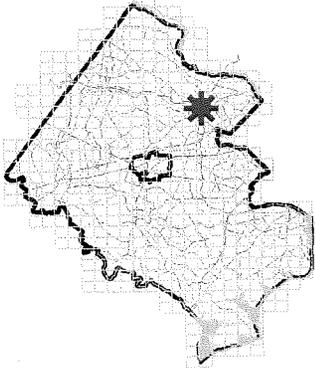


Applicant: AMHERST PROPERTY LLC  
Accepted: 02/05/2014  
Proposed: AMEND RZ 88-D-005 TO PERMIT DELETION OF LAND AREA  
Area: 5.75 AC OF LAND; DISTRICT - PROVIDENCE  
Zoning Dist Seet: WEST OF JONES BRANCH DRIVE  
Loeated: APPROXIMATELY 400 FEET NORTH OF ITS INTERSECTION WITH WESTPARK DRIVE  
Zoning: C- 3  
Overlay Dist:  
Map Ref Num: 029-4- /07/ /0006 /07/ /0007B (part)

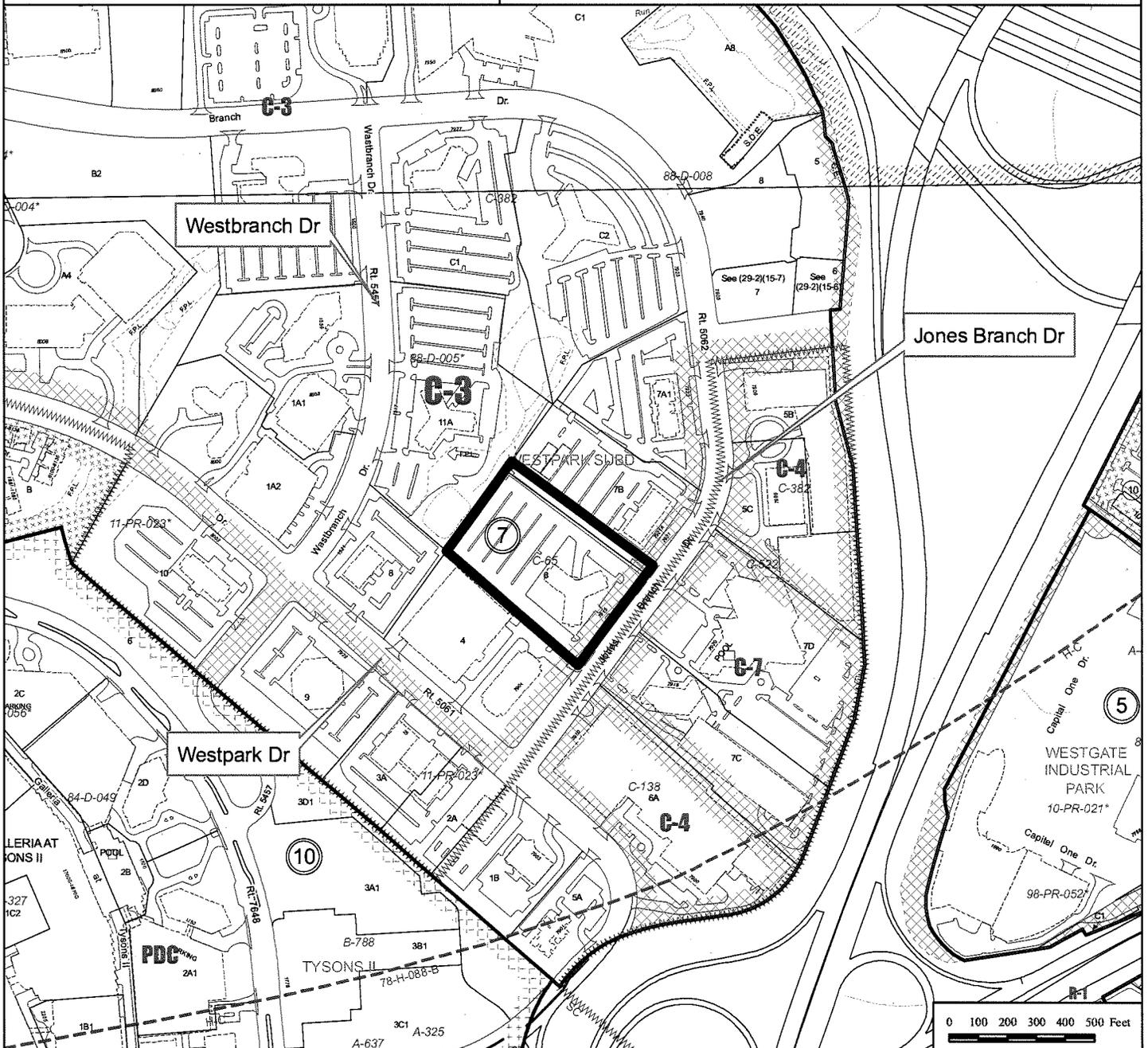


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# Rezoning Application

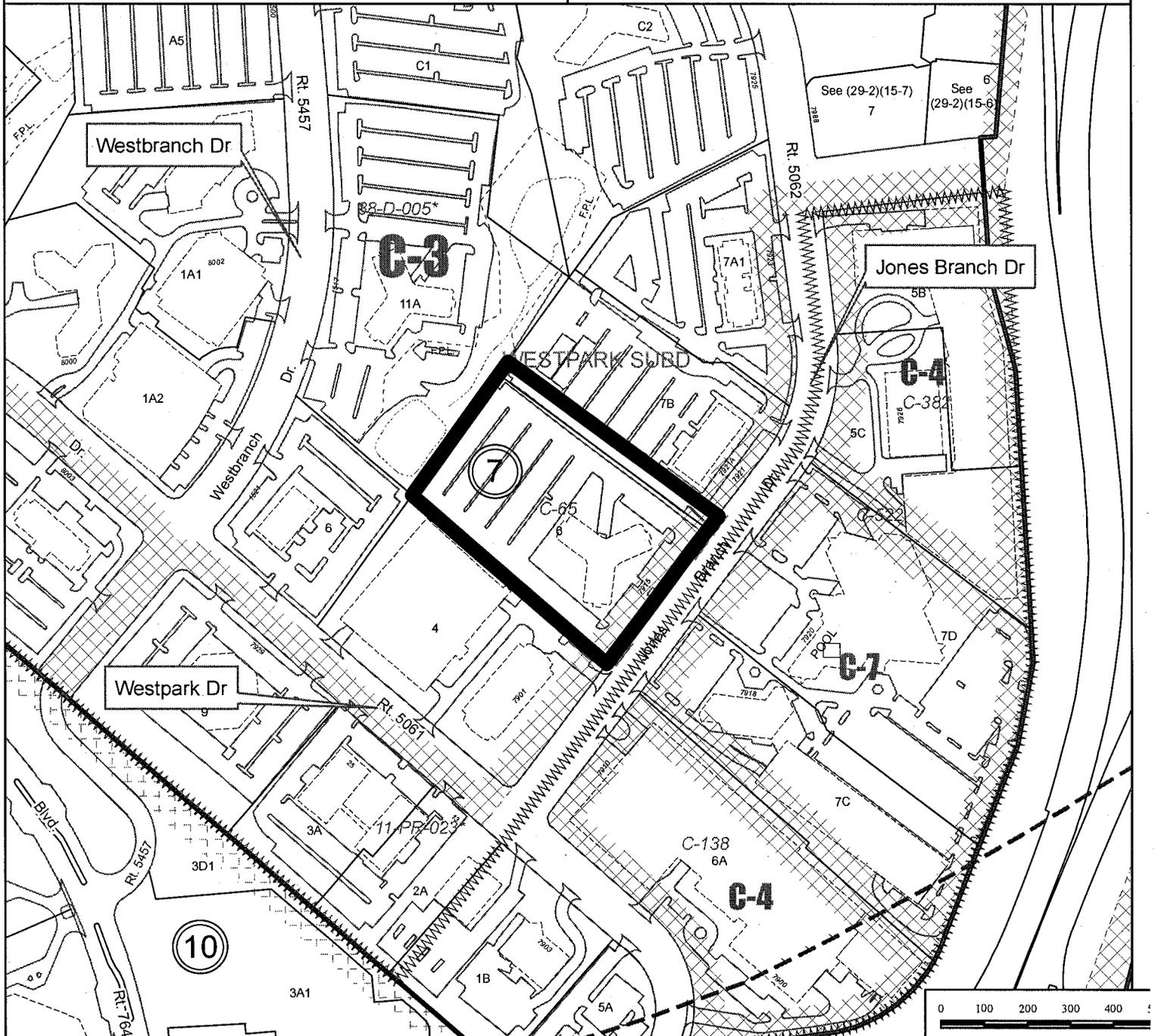
RZ 2014-PR-004

Applicant: AMHERST PROPERTY LLC  
Accepted: 02/05/2014  
Proposed: MIXED USE  
Area: 5.75 AC OF LAND; DISTRICT - PROVIDENCE  
Zoning Dist Sect:  
Located: WEST OF JONES BRANCH DRIVE  
APPROXIMATELY 400 FEET NORTH OF ITS  
INTERSECTION WITH WESTPARK DRIVE  
  
Zoning: FROM C-3 TO PTC  
Overlay Dist:  
Map Ref Num: 029-4- /07/ /0006 /07/ /0007B (part)

# Final Development Plan

FDP 2014-PR-004

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# Rezoning Application

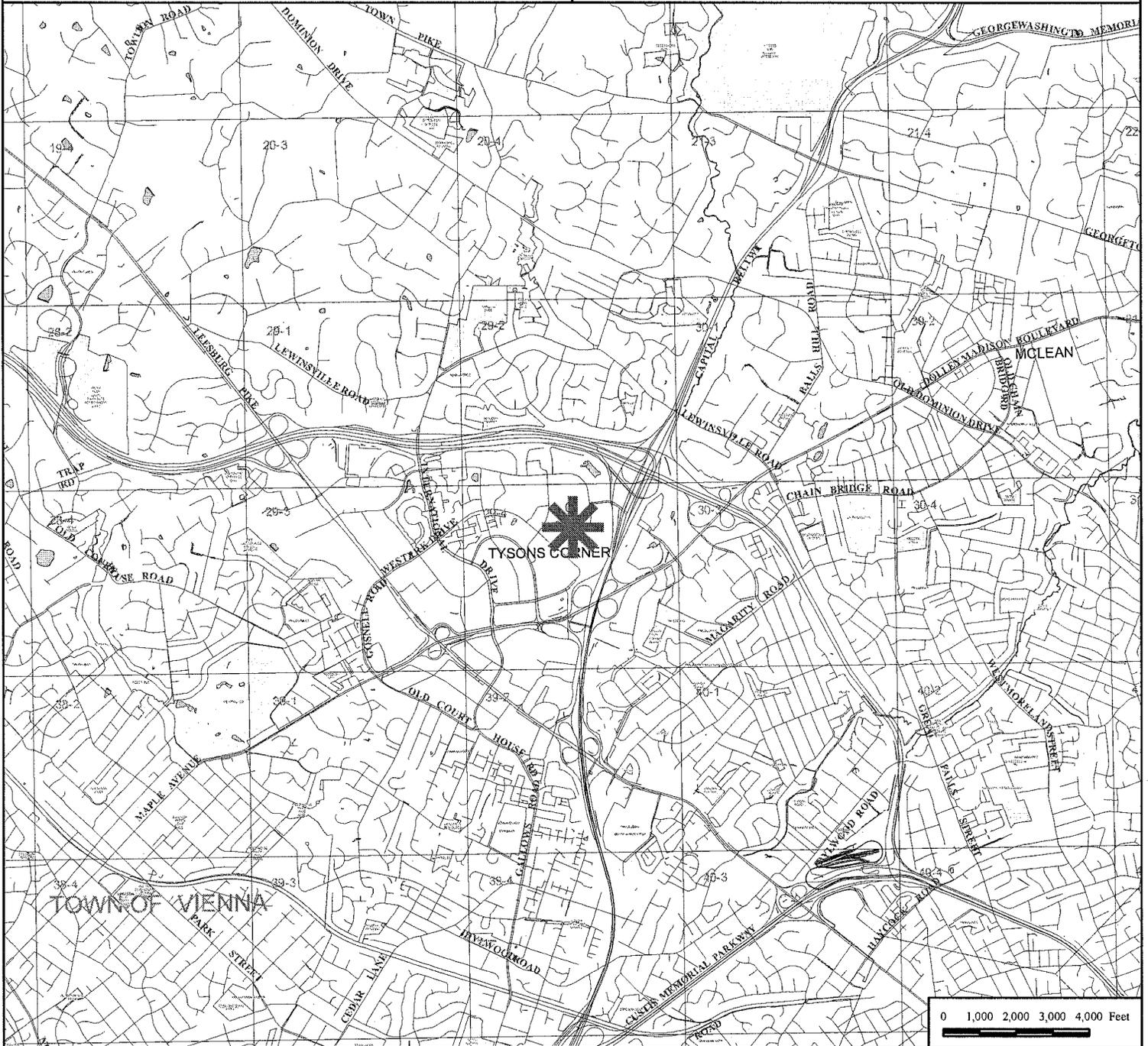
RZ 2014-PR-004

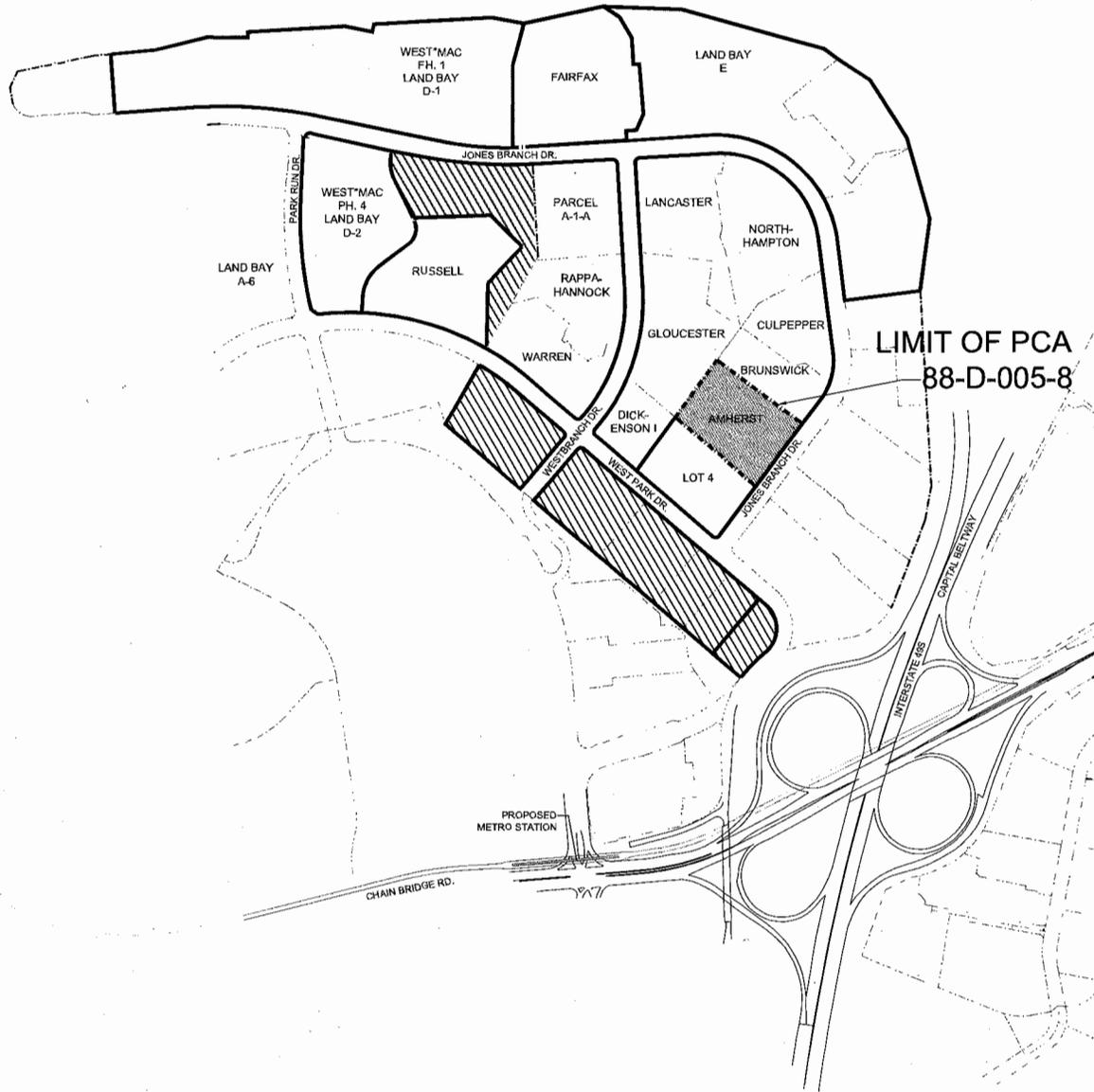
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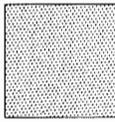
**FCA 88-D-005-8 - UPDATED GROSS FLOOR AREAS**

**FLOOR AREA RATIO COMPUTATION TABULATION**

LAND BAY A' WITH AMHERST LAND BAY REMOVED AND UPDATED GFA			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS) (FAR)	FLOOR AREA RATIO (FAR)
LAND BAY A (1)(5)(6)(7)(8)	71,979	1,391,422	0.46
SITE MOVED FROM LAND BAY	5,783	111,430	0.44
TOTAL (7)	66,226	1,279,992	0.44
(1) 1.0786 ACRES FOR PRIOR DEDICATION OF WESTPARK AND WESTBRANCH DRIVES INCLUDED			
LAND BAY D			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS) (FAR)	FLOOR AREA RATIO (FAR)
LAND BAY D (2)(3)(4)(5)	45,830	1,460,104	0.73
(2) 0.218 ACRES FOR PRIOR DEDICATION OF JONES BRANCH DRIVE			
(3) 3.1957 ACRES FOR PRIOR DEDICATION OF INTERNATIONAL DRIVE AND DULLES ACCESS ROAD			
(4) 4.2 ACRES FOR PRIOR DEDICATION OF FUTURE DESTINATION STATION			
LAND BAY E			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS) (FAR)	FLOOR AREA RATIO (FAR)
LAND BAY E	30,697	1,307,223	1.00
LAND BAY F			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS) (FAR)	FLOOR AREA RATIO (FAR)
LAND BAY F (Shoups/Dash, Stafford)	10,850	327,813	0.69
NOTE: IT IS UNDERSTOOD THAT THE 30,000 ACRES THAT COMPOSE LAND BAY E MAY BE SUBDIVIDED INTO TWO (2) ONE ACRE LOTS OF RECORD WITH ONE (1) LOT CONSISTING OF APPROXIMATELY 5.0 ACRES CONTAINING ONLY A STORMWATER MANAGEMENT FACILITY. IT IS FURTHER UNDERSTOOD THAT THE ENTIRE AMOUNT OF GROSS FLOOR AREA (1,307,223 SQUARE FEET) ATTRIBUTED TO THIS LAND BAY MAY BE LOCATED ON THE REMAINING 4.25 ACRES OF THE SITE, NOTWITHSTANDING THE FACT THAT THIS MAY RESULT IN AN FAR THAT EXCEEDS 1.0 WHEN CALCULATED ONLY ON THE 4.25 ACRES.			
LAND BAYS A, D, E, AND F (COMBINED)			
GRAND TOTAL FCA A, D, E, F	152,597	4,375,222	0.86
TOTAL LAND AREA LAND BAYS A, D, E, F	142,540 AC		
+ TOTAL LAND AREA DESTINATION STATION	4,054 AC		
TOTAL LAND AREA	146,594 AC		
+ TOTAL PRIOR ROW DEDICATION	5,841 AC = 162,5307 AC		
TOTAL ACREAGE FOR FAR COMPUTATION OF GRAND TOTAL = 152,597 AC or 6,661,823 SF			
(5) THE OWNERS OF LAND BAY A EXCHANGED A 10,6870 ACRE SITE FOR A 13,6463 ACRE SITE IN LAND BAY D WITH NO CHANGE IN GROSS FLOOR AREA BY EITHER PARTY.			
(6) Land Bay A-6, 13,6463 Acres / 560,033 GFA was deleted from Land Bay A.			
(7) GFA INCLUDES CORRECTIONS TO REFLECT UPDATED CONSISTENT MEASUREMENT OF GFA FOR EXISTING BUILDINGS.			
(8) ACTUAL GFA BUILT ON SITE MOVED FROM LAND BAY 'C' IS 175,940; UNBUILT AVAILABLE GFA IS 9,795.			

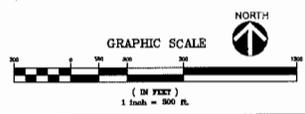
PCA 88-D-005-8: Revision to the tabs for the sole purpose of removing the Amherst Land Bay to allow a reworking to the PTO District.

**LEGEND**

-  = AREAS TO BE DELETED
-  = PROPERTY PREVIOUSLY DELETED BY PCA 88-D-005-7

**WAIVERS / MODIFICATIONS REQUIRED**

THE APPLICANT HEREBY REQUESTS A WAIVER OF THE GENERALIZED DEVELOPMENT PLAN REQUIREMENT OF THIS POA DUE TO THE FACT THAT PARCELS ARE ONLY BEING REMOVED AND NO CHANGES ARE PROPOSED TO THE REMAINING PARCELS.



VIVA  
 VIVA ARCHITECTURE & INTERIOR DESIGN SERVICES  
 1000 N. WILSON ST., SUITE 200  
 FAYETTEVILLE, NC 28404  
 TEL: (704) 771-2777  
 FAX: (704) 771-2778  
 WWW.VIVAARCHITECTURE.COM

7915 JONES BRANCH DRIVE  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

PCA EXHIBIT

SUBMITTAL TYPE

DATE: 12/18/13  
 DES. RRO DWL RRO  
 SCALE: 1" = 300'  
 PROJECT/FILE NO. 7330F  
 SHEET NO. 1 OF 2



# 7915 JONES BRANCH DRIVE CONCEPTUAL / FINAL DEVELOPMENT PLAN

## RZ / FDP 2014-PR-004

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
INITIAL SUBMISSION DECEMBER 18, 2013

FEBRUARY 3, 2014

MAY 16, 2014

JULY 16, 2014

AUGUST 21, 2014

OCTOBER 02, 2014

### SHEET INDEX:

#### CIVIL

C-1	COVER SHEET
C-2	NOTES
C-2A	NOTES AND TABULATIONS
C-3	EXISTING CONDITIONS PLAN
C-3A	EXISTING CONDITIONS OVERALL
C-4	EXISTING VEGETATION MAP AND CALCULATIONS
C-4A	TREE PRESERVATION PLAN DETAILS AND NOTES
C-4B	EXISTING TREE PRESERVATION DETAILS
L-1.00	ILLUSTRATIVE LANDSCAPE MASTER PLAN (SHOWN HERE FOR CONTEXT)
C-5	OVERALL CONCEPTUAL/FINAL DEVELOPMENT PLAN
C-6	CONCEPTUAL/FINAL DEVELOPMENT PLAN
C-7	PRELIMINARY PROPOSED UTILITY LAYOUT
U-8	TRAFFIC CIRCULATION & SIGHT DISTANCE PLAN
C-8A	ULTIMATE STREET "C" (BY OTHERS)
C-9	EXISTING & PROPOSED STREET SECTIONS PLAN
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C-12	STORMWATER MANAGEMENT GOAL III AND SUPPORTING DATA
C-13	LEED / PFM STORMWATER MANAGEMENT COMPUTATIONS
C-14	STORMWATER COMPUTATIONS
C-15	STORMWATER MANAGEMENT DETAILS
C-16	STORMWATER MANAGEMENT NARRATIVES
C-17	ADEQUATE OUTFALL MAP
C-18	AVERAGE GRADE CALCULATION EXHIBIT

#### ARCHITECTURE

A-1.0	GROUND FLOOR PLAN
A-1.2	TYPICAL LEVEL
A-3.0	BUILDING SECTIONS
A-3.0	SHADOW STUDY - MARCH / SEPTEMBER
A-3.1	SHADOW STUDY - JUNE
A-3.2	SHADOW STUDY - DECEMBER
A-4.0	ELEVATIONS
A-4.1	ELEVATIONS
A-5.0	VIEWS
A-5.1	VIEWS

#### LANDSCAPE

L0.00	OVERALL LANDSCAPE SITE PLAN
L0.01	CIRCULATION HIERARCHY PLAN
L1.00	ILLUSTRATIVE LANDSCAPE MASTER PLAN
L1.01	LANDSCAPE / PARK PLAN
L1.02	HARDSCAPE PLAN
L2.01	STREETSCAPE ENLARGEMENTS
L2.02	STREETSCAPE ENLARGEMENTS AND PERSPECTIVES
L2.03	PARK ENLARGEMENTS
L2.03a	WOOD DECK ENLARGEMENT PLAN / SECTIONS
L2.04	PARK SECTIONS
L2.05	ROOF TERRACE AND COURTYARD ENLARGEMENTS
L2.06	ROOF TERRACE SECTIONS
L2.07	COURTYARD SECTIONS
L2.08	COURTYARD SECTIONS
L3.01	STREETSCAPE AND PARK SITE FURNISHINGS

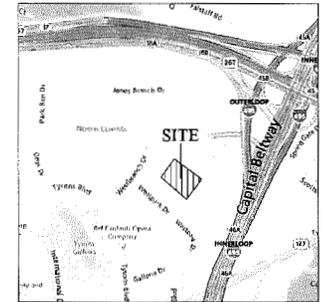
#### SUPPLEMENTAL SHEETS

S-1	CONCEPTUAL MASTER PLAN
S-2	CONCEPTUAL MASTER PLAN MASSING
S-3	FIRE ACCESS EXHIBIT
S-4	TYSONS CORNER TRANSPORTATION DESIGN STANDARDS SUMMARY



ILLUSTRATIVE DEVELOPMENT PERSPECTIVE

TAX MAP NOS.  
29-4 ((7)) PARCEL 6  
AND PART OF  
29-4 ((7)) PARCEL 7B



TAX MAP/VICINITY MAP  
SCALE - 1" = 1000'

RECEIVED  
Department of Planning & Zoning

OCT 02 2014

Zoning Evaluation Division

APPLICANT:  
AMHERST PROPERTY LLC  
C/O KETTLER  
1751 PINNACLE DRIVE #700  
McLEAN, VIRGINIA 22102  
GRAHAM TYRRELL (703) 641-5358

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

ARCHITECT:  
DESIGN COLLECTIVE, INC.  
601 EAST PRATT STREET, SUITE 300  
BALTIMORE, MARYLAND 21202  
MICHAEL GOODWIN  
(410) 685-6655

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

LANDSCAPE ARCHITECT:  
PARKER RODRIGUEZ  
101 N. UNION STREET  
ALEXANDRIA, VIRGINIA 22314  
DENNIS CARMICHAEL  
(703) 548-5010

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





### CDP DEVELOPMENT TABULATION

Building Height [1]		Range of Stories [2]	Use [3]	Building GFA	Dwelling Units	WDUs [4]	Parking Permitted/Provided Non-TOD Districts [5]		Loading Spaces [6]
Min.	Max.						Min.	Max.	
55'	90'	5-7	Residential Non-Residential	295,000 - 450,000 0 - 12,300	275 - 400	46- 66	327 - 475 0 - 55	413 - 602 0 - 80	1
<b>TOTALS</b>				295,000 - 450,000	275 - 400	46 - 66	327 - 530	413 - 682	1

### FDP DEVELOPMENT TABULATION

Building Height [1]		Range of Stories [2]	Use [3]	Building GFA	Dwelling Units	WDUs [4]	Parking Permitted/Provided Non-TOD Districts [5]		Loading Spaces [6]
Min.	Max.						Min.	Max.	
55'	90'	5-7	Residential Non-Residential	295,000 - 450,000 0 - 2,500	275 - 400	46- 66	327 - 475 0 - 11	413 - 602 0 - 16	1
<b>TOTALS</b>				295,000 - 450,000	275 - 400	45- 68	327 - 486	413 - 618	1

\* APPROXIMATE

- [1] Building height is measured from average grade and includes the podium and any social rooms/usable area on the roof penthouse level. Building height does not include architectural embellishments or mechanical penthouse; such features may be a maximum of 20 feet.
- [2] The number of floors shown is conceptual and may be adjusted provided the maximum building height is not exceeded.
- [3] Non-residential use as indicated in this tabulation may include a variety of commercial uses such as, but not limited to, eating establishments and fast food restaurants as well as public uses and residential amenity space. (See Proffers.)
- [4] The number of WDUs to be provided is estimated and will be calculated at the time of site plan based on the number of units to be constructed, the policies set forth in the Comprehensive Plan and the Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines. Being located beyond 1/4 mile of a Metro station, any units created with WDU bonus floor area will be excluded from the 20% WDU calculation.
- [5] The minimum required and maximum permitted parking spaces for each use were calculated in accordance with Sect. 8-509 of the Zoning Ordinance, which is restated below for the primary uses proposed on the CDP/FDP. It is understood that commercial uses have differing parking rates but for the purposes of this tabulation, parking was based on retail sales establishments rates. Residential parking was based on an average mix of 55% 0-1 bedroom units and 35% 2-bedroom units. At the time of site plan, parking will be provided based on the specific uses, GFA, number of units and mix of bedroom types and the minimum and maximum rates set forth in Section 8-509 of the Zoning Ordinance.

Primary Use	Parking Permitted/Provided Non-TOD Districts	
	Minimum	Maximum
Non-Residential (retail/service etc.)	75% of rates set forth in Zoning Ordinance Section 11-104	110% of rates set forth in Zoning Ordinance Section 11-104

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

### LAND USE MIX

Use	GFA	Percentage of Total [1]	FAR [2]
Residential	295,000 - 437,700	100 - 97%	1.18 - 1.75
Non-Residential	0 - 12,300	0 - 3%	0 - 0.05
<b>TOTAL</b>	<b>295,000 - 450,000</b>		<b>1.16 - 1.80</b>

- [1] Percentages are based on the maximum GFA scenario.
- [2] Calculation of FAR is based on land area and density credits totaling 250,628 SF.

### INTENSITY TIERS

Intensity Tiers	Land Area and Density Credits	GFA	FAR
< 1/2 mile	106,372 SF	189,000 [2]	1.78
Non-TOD >1/2 mile	144,256 SF	261,000 [3]	1.81
<b>TOTAL</b>	<b>250,628 SF</b>	<b>450,000</b>	<b>1.60</b>

- [1] Intensity calculations are based on the maximum GFA scenario.
- [2] Includes 42% of the building GFA.
- [3] Includes 58% of the building GFA.

### WORKFORCE HOUSING BONUS [1] [2]

	Base Before Bonus	20% Bonus	Total With Bonus
GFA	375,000 SF	75,000 SF	450,000 SF
FAR	1.50	0.30	1.80
All Units	333	67	400
WDUs	66	0 [3]	66

- [1] The Property is located beyond 1/4 mile from a metro station and thus is entitled to bonus intensity for the provision of Workforce Dwelling Units (WDUs). A bonus of 20% of residential GFA is permitted for the provision of WDUs.
- [2] Calculations are based on the maximum GFA scenario; the actual number of WDUs provided will be calculated at the time of site plan approval based on the number of units to be constructed.
- [3] In accordance with Comprehensive Plan recommendations, beyond a 1/4 mile of a metro station, any units created with bonus floor area should be excluded from the 20% WDU calculation.



SOILS MAP DATA  
95 URBAN LAND - NOT RATED

**VIA**  
 VISIONARY ARCHITECTURE & INTERIOR DESIGN  
 8700 CHANTLERY DRIVE, SUITE 202, FARMERS BRANCH, VIRGINIA 22029  
 (703) 444-8888 • FAX (703) 444-1187  
 WWW.VIA-VA.COM

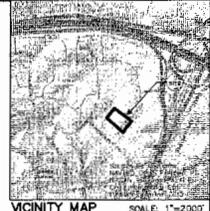
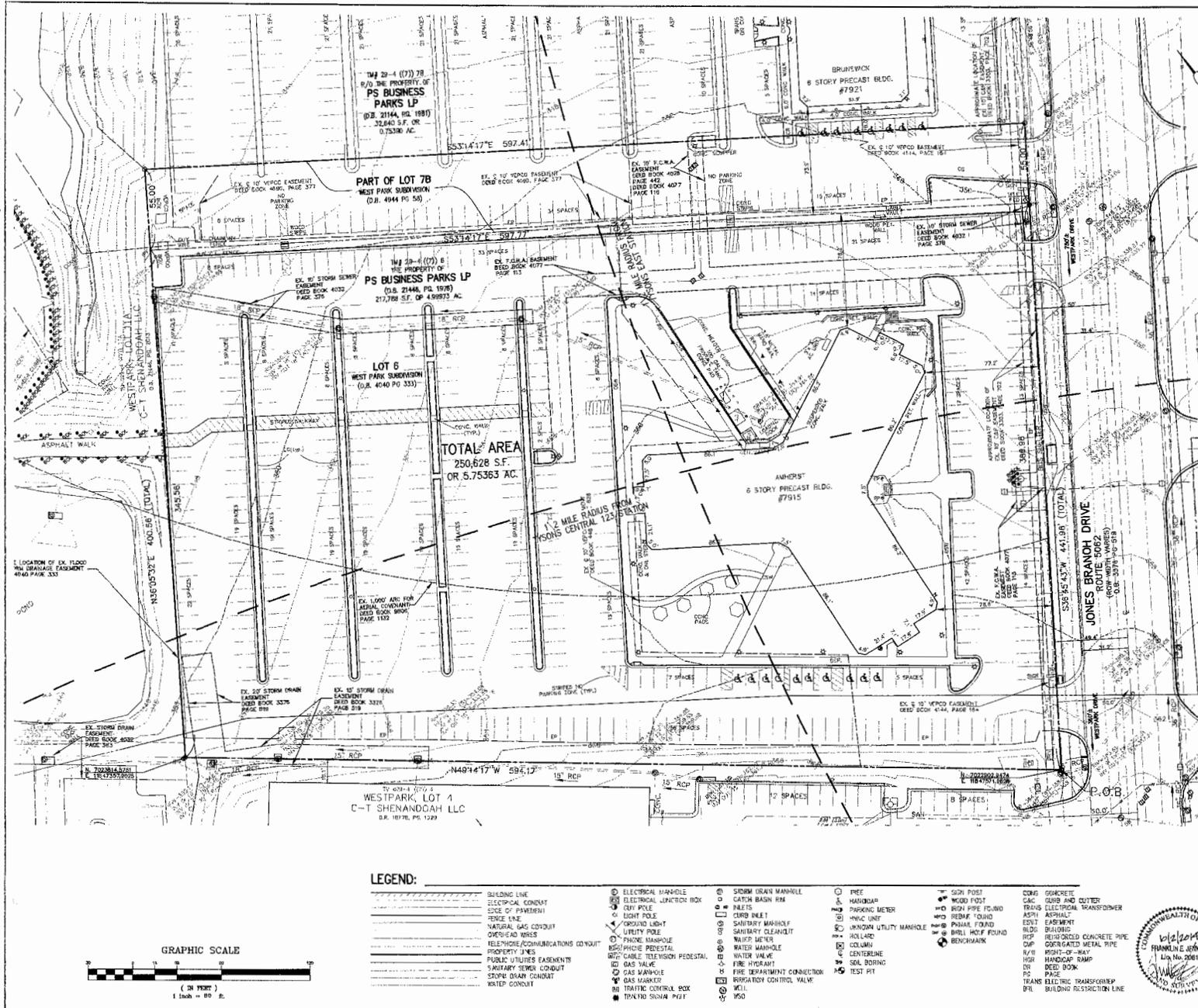
7915 JONES BRANCH DRIVE  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

VIA REVISIONS

REV.	DATE	DESCRIPTION
REV. 10/02/14		
REV. 08/21/14		
REV. 07/15/14		
REV. 05/16/14		
REV. 02/03/14		
INITIAL SUB.	12/18/13	
DIS.		
RR		
DWN.		
RR		

SCALE: AS SHOWN  
 PROJECT/FILE NO. VV7188F  
 SHEET NO. C-2A



- NOTES:**
1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED AS FAIRFAX COUNTY TAX ASSESSMENT MAP #029-4-07-8 (ZONED O-3) AND PART OF 029-4-07-78 (ZONED C-3).
  2. THE SUBJECT PROPERTIES SHOWN HEREON ARE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 810808008E FOR FAIRFAX COUNTY, VIRGINIA, DATED SEPTEMBER 17, 2013. ZONE "X" IS (NOT) IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
  3. THE PROPERTIES SHOWN HEREON IS THE PROPERTY OF PS BUSINESS PARKS LP AS ASSIGNED IN DEED BOOK 4040 AT PAGE 333 AND DEED BOOK 4114 AT PAGE 181 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
  4. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA COORDINATE SYSTEM (NORTH ZONE 1853 (NAD83)) AND BASED ON A C.P.S. SURVEY BY WKA, VIRGINIA LLC.
  5. THE VERTICAL DATUM IS REFERENCED TO NAVD 29.
  6. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PREPARED BY WKA VIRGINIA LLC DATED JUNE 13, 2013.
  7. TITLE REPORT PROVIDED BY RELIABILITY NATIONAL TITLE INSURANCE COMPANY, P.O. BOX 1000070 WITH AN EFFECTIVE DATE OF MAY 05, 2013 (REVISION DATE MAY 24, 2013) AND FIDELITY NATIONAL INSURANCE COMPANY, 1900707014 WITH AN EFFECTIVE DATE OF JUNE 11, 2013 (REVISION DATE JUNE 11, 2013) HAVE BEEN INCORPORATED ONTO THIS CERTIFIED PLAN.

**LEGAL DESCRIPTION:**

BEING ALL OF THE LOT SIX (6), WESTPARK SUBDIVISION, AS RECORDED IN DEED BOOK 4040 AT PAGE 333 AND A PORTION OF LOT SEVEN (7) & WESTPARK SUBDIVISION, AS RECORDED IN DEED BOOK 4040 AT PAGE 333, ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. NORTH 49°41'7" WEST, 494.17 FEET TO THE COMMON CORNER OF SAID LOT 4, LOT 6, WESTPARK SUBDIVISION (DEED BOOK 4040, PAGE 333) AND LOT 11A, WESTPARK SUBDIVISION (DEED BOOK 4040, PAGE 333), THENCE LEAVING THE COMMON LINE OF SAID LOT 3 AND LOT 4 AND RUNNING WITH THE COMMON LINE OF SAID LOT 3 AND LOT 11A.
2. NORTH 58°55'55" WEST, 494.95 FEET TO A POINT ON THE COMMON LINE OF SAID LOT 7B AND SAID LOT 11A, THENCE LEAVING SAID COMMON LINE OF SAID LOT 7B AND SAID LOT 11A AND RUNNING SO AS TO CROSS AND BIFURCATE A CORNER OF SAID LOT 7B.
3. SOUTH 53°14'17" EAST, 597.41 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF JONES BRANCH DRIVE, THENCE RUNNING WITH SAID WESTERLY RIGHT-OF-WAY LINE OF JONES BRANCH DRIVE.
4. SOUTH 36°45'43" WEST, 441.90 FEET TO THE POINT OF BEGINNING CONTAINING 250,628 SQUARE FEET OR 5.75363 ACRES OF LAND.

**AREA TABULATION:**

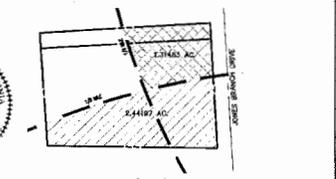
029-4-07-8 217,789 SQ. FT. OR 4.99973 ACRES  
 PART OF 029-4-07-78 32,840 SQ. FT. OR 0.75390 ACRES  
**TOTAL SITE AREA 250,628 SQ. FT. OR 5.75363 ACRES**

**ZONING TABULATION:**

EXISTING ZONE C-3 250,628 SQ. FT. OR 5.75363 ACRES  
 PROPOSED ZONE PTC 250,628 SQ. FT. OR 5.75363 ACRES

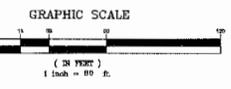
**W.M.A.T.A. RADIUS TABULATION:**

AREA WITHIN 1/2 MILE RADIUS (TYSON CORP. STATION) 108,372 SQ. FT. OR 2.44187 ACRES  
 AREA BETWEEN 1/2 MILE RADIUS (TYSONS MOGAN STATION) 87,274 SQ. FT. OR 0.21483 ACRES  
**TOTAL 195,646 SQ. FT. OR 4.45370 ACRES**



**LEGEND:**

	BUILDING LINE		ELECTRICAL MANHOLE		STORM DRAIN MANHOLE		TREE
	ELECTRICAL CONDUIT		ELECTRICAL JUNCTION BOX		CATCH BASIN RIM		HANDICAP
	FENCE LINE		LIGHT POLE		INLET		PARKING METER
	NATURAL GAS CONDUIT		GROUND LIGHT		CURB INLET		HVAC UNIT
	OVERHEAD WIRES		SANITARY MANHOLE		MANHOLE UTILITY MANHOLE		HOLLOW
	TELEPHONE/COMMUNICATIONS CONDUIT		SANITARY CLEANOUT		WATER METER		COLUMN
	PROPERTY LINES		WATER VALVE		N/W RIGHT-OF-WAY		CENTERLINE
	PUBLIC UTILITIES EASEMENTS		FIRE HYDRANT		SOIL BORING		REST PIT
	SANITARY SEWER CONDUIT		FIRE DEPARTMENT CONNECTION		GAS VALVE		BENCH MARK
	STORM DRAIN CONDUIT		IRRIGATION CONTROL VALVE		GAS MANHOLE		SIGN POST
	WATER CONDUIT		WELL		GAS MARKER		WOOD POST
	TRAFFIC SIGNAL POST		WELL		HIGH PIPE FOUND		REPAIR FOUND
			WELL		MANHOLE FOUND		PHASE FOUND
			WELL		BRICK HOLE FOUND		BENCHMARK



**WKA**

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • UTILITY/HAZARD DESIGN

1000 W. MAIN ST., SUITE 1000, ARLINGTON, VIRGINIA 22202

PH: 703.241.2325 FAX: 703.241.2326

WWW.WKAVIRGINIA.COM

**7915 JONES BRANCH DRIVE**  
 PRINCEDALE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**EXISTING CONDITIONS PLAN**

REV. 10/2/2014  
 REV. 8/21/2014  
 REV. 7/17/2014  
 REV. 5/15/2014  
 DATE: 2/18/2013

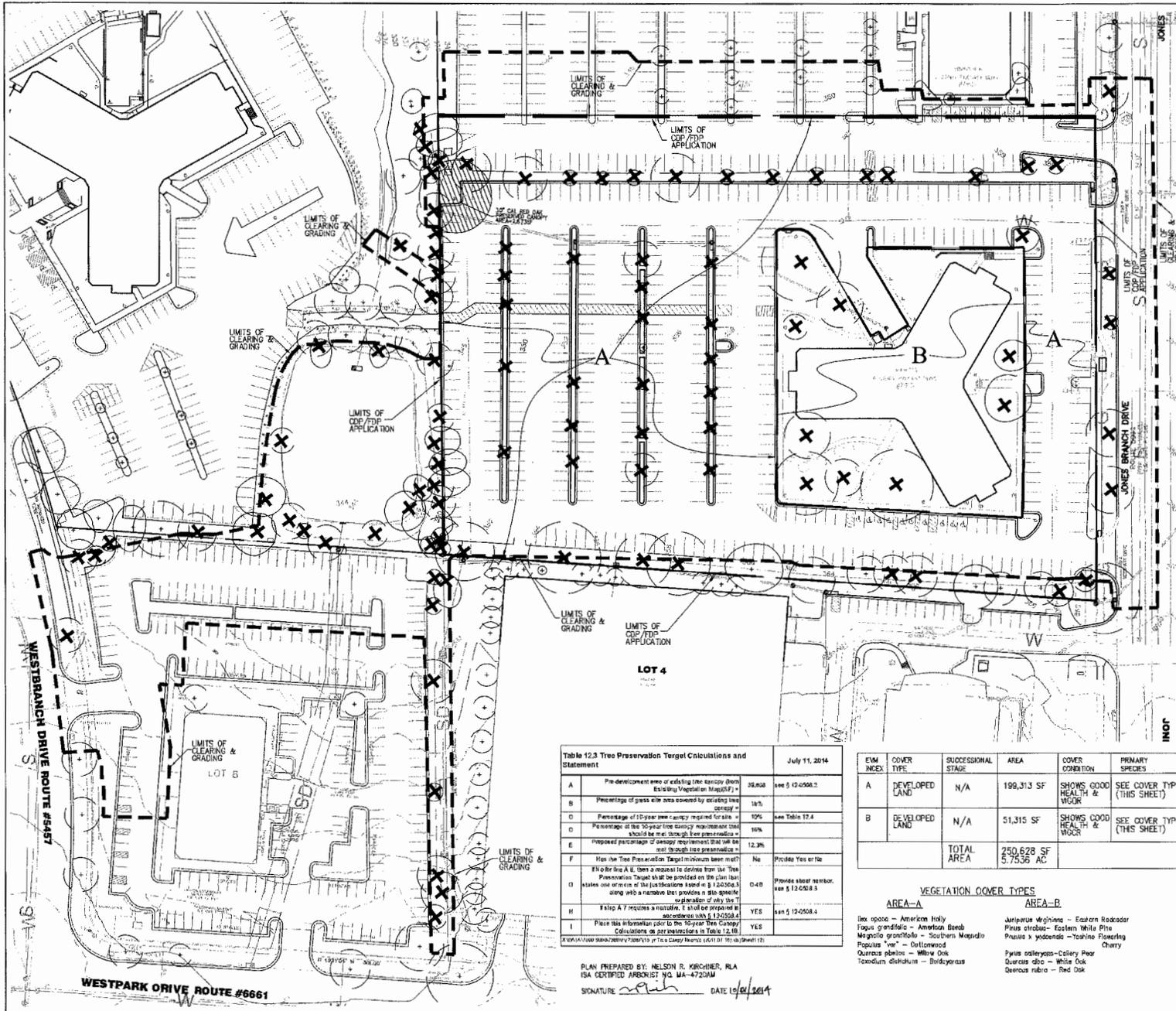
DES. FEJ DWN JMB

SCALE: 1"=30'

PROJECT/FILE NO. W7388E

SHEET NO. C-3





- LEGEND**
- EXISTING TREE WITHIN APPLICATION AREA TO BE PRESERVED WITH CREDIT TOWARDS PROPOSED CANOPY COVERAGE.
  - EXISTING TREE TO BE PRESERVED WITH NO CREDIT TOWARDS PROPOSED CANOPY COVERAGE.
  - EXISTING TREE TO BE REMOVED.

**EXISTING CANOPY DATA**

TOTAL PRE-DEVELOPED EXISTING CANOPY WITHIN APPLICATION AREA: 39,608 SF.

TOTAL POST-DEVELOPED EXISTING CANOPY WITHIN APPLICATION AREA TO BE PRESERVED: 2,673 SF.

- NOTES**
- FOR PFM TABLE 12.10 TABULAR LANDSCAPE DATA SEE LANDSCAPE PLAN SHEET L0-00.
  - FOR OVERALL CONCEPTUAL / FINAL DEVELOPMENT PLAN SEE SHEETS C-05 AND L0-00.
  - DETAILED TREE PRESERVATION MEASURES HAVE BEEN DESIGNED FOR THE EXISTING 36" CALIBER RED OAK LOCATED AT THE NORTHWEST CORNER OF THE SITE. FOR PRESERVATION DETAILS SEE SHEETS C-4A AND C-4B.

**EVM NARRATIVE**

THE SUBJECT SITE HAS BEEN DEVELOPED WITH ONE EXISTING W8-RISE OFFICE BUILDING. ONE OF THE DEVELOPMENT ACCOUNTS FOR THE BUILDING FOOT PRINT AREA AND SURROUNDING LANDSCAPED AREA. THE REMAINING PORTION OF THE SITE AREA IS ASPHALT PAVED LOT COMPARED WITH LANDSCAPED PLANTING THROUGH THE PARKING AREA AND THE PERIPHERY OF THE PARKING AREA. THE VEGETATION APPEARS TO HAVE BEEN INSTALLED WITH THE DEVELOPMENT OF THE PROPERTY. THE EXISTING PLANT MATERIAL IS PRIMARILY NATIVE AND SUB-NATIVE VEGETATION. THE GENERAL HEALTH AND CONDITION OF THIS VEGETATION IS GOOD AND GENERALLY SHOWS GOOD WOOD AND VITALITY. WITH THIS APPLICATION THE PROPOSED ZONING WILL BE PUD. THIS SITE IS SCHEDULED FOR SIGNIFICANT REDEVELOPMENT WORK. THE EXISTING BUILDING, SURFACE PARKING AND LANDSCAPING WILL BE REMOVED AND REDEVELOPED WITH LANDSCAPED WITH VARIOUS COMPONENTS.

**EXISTING VEGETATION MAP**

**7915 JONES BRANCH DRIVE**

REC'D: 08/16/14  
DISTRICT: FAIRFAX COUNTY, VIRGINIA

---

**VKA REVISIONS**

REV.	DATE	DESCRIPTION
REV. 10/02/14		
REV. 08/21/14		
REV. 07/16/14		
REV. 06/16/14		
REV. 03/03/14		

INITIAL SUB: 12/18/13  
DES: NPK  
SCALE: 1"=40'  
PROJECT/FILE NO: WJ286F  
SHEET NO: C-4

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

Item	Description	Value	Reference
A	Pre-development area of existing tree canopy shown Existing Vegetation or Manmade?	39,608	see § 12.05B.2
B	Percentage of grass etc. area covered by existing tree canopy	14%	
C	Percentage of 10-year tree canopy required to remain	10%	see Table 17.4
D	Percentage of the 10-year tree canopy replacement that should be met through tree preservation	16%	
E	Proposed percentage of canopy replacement that will be met through tree preservation	12.3%	
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If for line A, then a request to deviate from the Tree Preservation Target will be provided on the plan that states one or more of the justifications listed in § 12.05C.1, along with a narrative that provides a site specific explanation of why the Tree Preservation Target cannot be met.	0-48	Provide exact number, see § 12.05C.1
H	If slip A 7 requires a narrative, it shall be prepared in accordance with § 12.05D.4	YES	see § 12.05D.4
I	Please fill in information prior to the 10-year Tree Canopy Calculations on plan instructions in Table 12.10	YES	

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED LAND	N/A	199,313 SF	SHOWS GOOD HEALTH & WOOD	SEE COVER TYPE (THIS SHEET)	DEVELOPED OFFICE BUILDING, FOUNDATION PLANTING & MATURE TREE LANDSCAPING.
B	DEVELOPED LAND	N/A	51,315 SF	SHOWS GOOD HEALTH & WOOD	SEE COVER TYPE (THIS SHEET)	DEVELOPED PARKING COMPOUND WITH INTERIOR & EXTERIOR PARKING LOT LANDSCAPING.
<b>TOTAL AREA</b>			<b>250,628 SF</b> <b>5,7536 AC</b>			

- VEGETATION COVER TYPES**
- AREA-A**
- Ilex opaca - American Holly
  - Fagus grandifolia - American Beech
  - Populus grandifolia - Southern Magnolia
  - Populus "var" - Cottonwood
  - Quercus planifolia - White Oak
  - Taxodium distichum - Baldcypress
- AREA-B**
- Juniperus virginiana - Eastern Redcedar
  - Pinus strobus - Eastern White Pine
  - Prunus x yedoensis - Yoshino Flowering Cherry
  - Dryas octopetala - Cutlery Pear
  - Quercus alba - White Oak
  - Quercus rubra - Red Oak

PLAN PREPARED BY: NELSON A. WICKHAM, RLA  
SEA CERTIFIED ARCHITECT NO. 44-4720AM  
SIGNATURE: [Signature]  
DATE: 10/02/2014

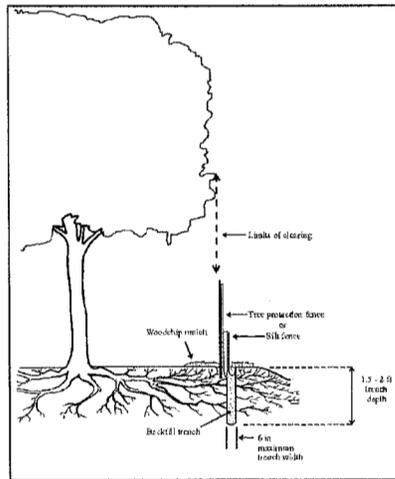




EXISTING TREE TRUNK PROTECTION EXHIBIT

1  
4B

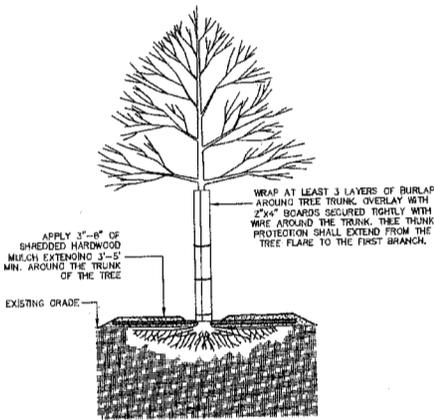
04/11/2024



3 ROOT PRUNE DETAIL

4B

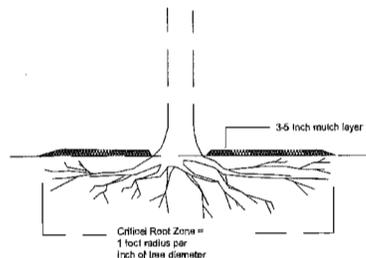
NOT TO SCALE



EXISTING TREE TRUNK PROTECTION DETAIL

2  
4B

NOT TO SCALE



3 CRITICAL ROOT ZONE PRESERVATION DETAIL

4B

NOT TO SCALE

- Spread mulch by hand to a uniform thickness of 3-5 inches
- Mulch shall cover as much of the entire critical root zone as possible
- Mulch shall consist of a woody material that has been chipped or shredded or other approved material
- Mulch shall not touch the base of the tree

TREE PRESERVATION AREA

KEEP OUT

NO EQUIPMENT OR MATERIALS ARE TO BE STOPPED OR DEPOSITED IN THIS AREA

(COMPANY NAMES AND CONTACT NUMBERS)

PENALTY FOR VIOLATIONS STRICTLY ENFORCED

SPECIFICATIONS:

-DIMENSIONS: WIDTH: 11 INCHES MINIMUM  
HEIGHT: 8 INCHES MINIMUM

-BACKGROUND COLOR: YELLOW

-LETTER SIZE: LARGE: 48 INCHES MINIMUM  
SMALL: 26 INCHES MINIMUM

4 TREE PRESERVATION SIGNAGE DETAIL

4B

NOT TO SCALE

7915 Jones Branch Drive  
Tree Preserve Measures

After survey stakeout of the limits of disturbance/tree protection fence all measures will be reviewed on-site with the owner, project arborist (PA) and contract arborist (CA). The tree preservation measures (TPM) to be installed will be approved by the owner and Fairfax County UFMD.

The Contract Arborist is responsible for understanding the standards and requirements contained within this section prior to the commencement of any tree preservation work within the area of the subject tree.

Substitutions or alternative methods or materials shall be reviewed and approved only by the owner, UFMD, Site Inspector and Project Arborist.

All tree protection measures must be in place prior to commencement of demolition, existing tree removal, site clearing and shall be maintained through construction

Tree Protection Fence (TPF)

TPF shall be 4' high, 14 gauge welded wire fence material attached to 6ft steel "T" posts spaced not more than 10' apart. Tree protection construction signage shall be located at the tree protection fence at a 30ft spacing. See sheet C-4B. Where root pruning is specified, TPF shall be installed after root pruning and prior to any clearing and grading. As required, any installation of silt fence within the area of the subject tree shall be coordinated with PA for installation to enhance protection and avoid unnecessary root cuts by silt fence installation. TPF shall remain in place for the duration of construction and may only be removed after all construction is complete and / or with Fairfax County Site Inspector and / or UFMD approval.

Wood Chip Mulch

Install a mulch bed as specified for subject red oak tree. Mulch bed to provide a continuous mulch strip within preserved CRZ area at a minimum of 10ft wide along LOD and / or as specified in this plan. See sheet C-4. Mulch shall be installed to a depth of at least 3" to 4". Mulch shall be placed by hand without the use of wheeled or tracked machinery. Mulch shall not be placed more than ten feet beyond the LOD and shall not be placed at a depth of no more than four inches. Mulch shall not contact the trunk base / root crown of the tree. Edging is neither necessary nor desirable for this application.

Root Prune

Root pruning is specified at and around the perimeter of where the new proposed deck area will align. See sheet C-4A. The location and depth of root pruning shall be as specified per Fairfax County PFM and as detailed on sheet C-4B. Means and methods will be determined by Contract Arborist and based on site considerations and tree impact.

Roots over 1.5" diameter within CRZs of subject red oak tree shall be hand pruned. Deep excavations and pavement/curb removal will be reviewed when roots are exposed and hand root pruning methods determined during construction. Prime contractor and contract arborist to coordinate with any super silt fence installation to minimize unnecessary root damage to the 30" red oak.

Trunk Protection Wrap

The existing 30" red oak tree trunk in close proximity to construction shall be protected. If the tree may be in danger of being damaged by construction equipment or other activity, the contract arborist shall protect the tree with a minimum of 3-layers of burlap wrap around the tree trunk with 2"x4" lumber encircling the trunk and secured tightly with wire around the trunk and shall not damage the tree trunk. The material shall not be in contact with the trunk. Tree trunk protection shall extend from the tree root crown flare to the first branch. However, wrap shall not be less than 12" high on trunk or up to the lowest limb (whichever is less). Root flare shall also be fully covered. Wrap shall be removed promptly after construction. See details this sheet.



PLAN PREPARED BY: NELSON P. KROHNER, RLA  
ISA CERTIFIED ARBORIST NO. NA-4728AM  
SIGNATURE: *NPK* DATE: 10/1/24



CONTRACTORS: HANNAH'S LANDSCAPE ARCHITECTURE, SUPERVISOR: ST. TAMMIE, CLS  
4441 VINTAGE HILL  
FAIRFAX COUNTY, VIRGINIA 22031  
REC. CREATION: 04/11/2024 10:00 AM FAX: (703) 791-2787  
WWW.VITA-CORP.COM

7915 JONES BRANCH DRIVE  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

EXISTING TREE PRESERVATION DETAILS FOR 30" RED OAK

VITA REVISIONS

REV.	DATE	DESCRIPTION
REV. 10/02/24		
REV. 08/21/24		
REV. 07/16/24		
REV. 05/16/24		
REV. 02/02/24		

INITIAL SUB. 12/18/23

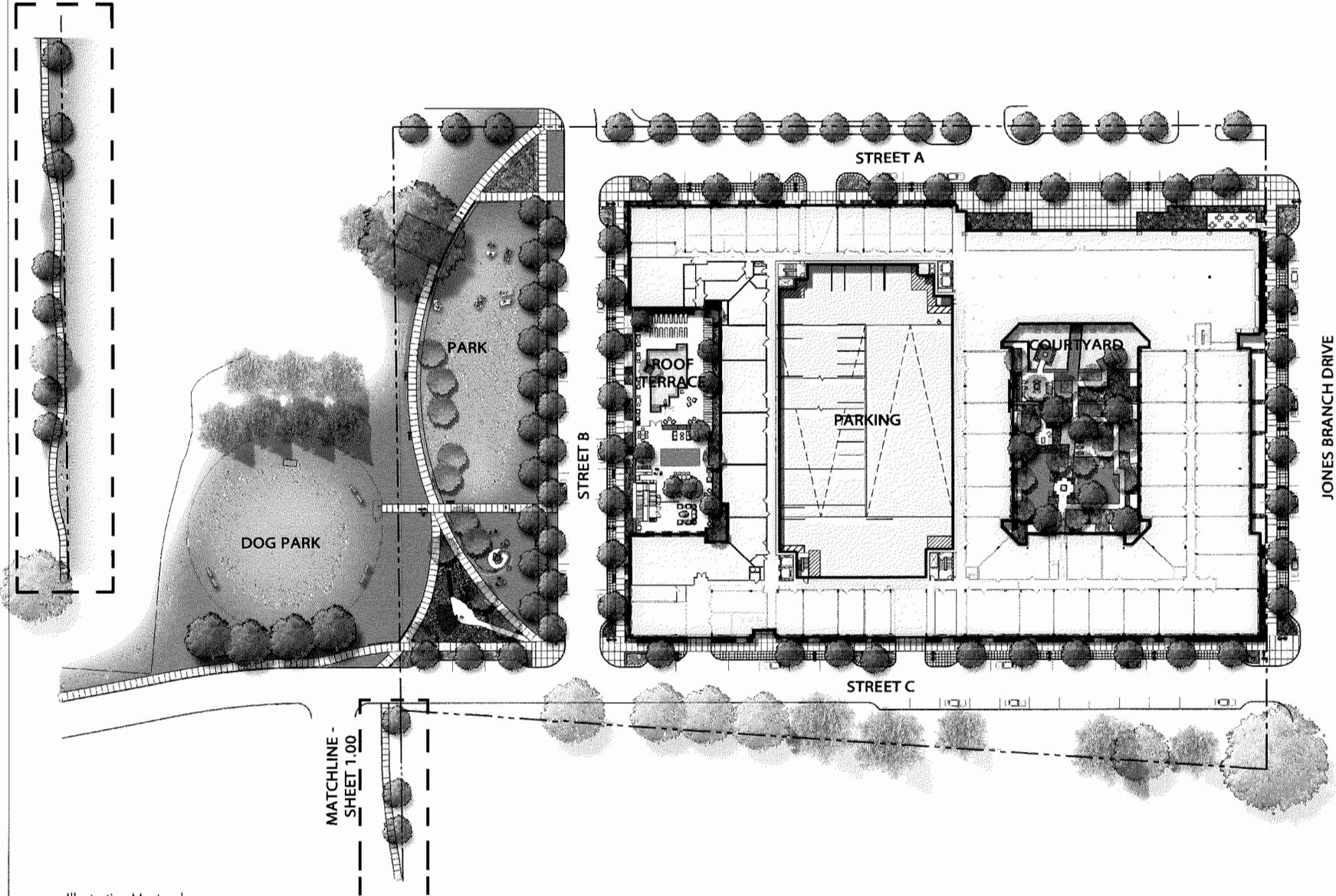
DES. NPK DWN. NPK

SCALE: 1"=30'

PROJECT/FILE NO. VV7388F

SHEET NO. C-4B

MATCHLINE -  
SHEET 1.00



MATCHLINE -  
SHEET 1.00

01 Illustrative Masterplan  
SCALE: 1"=30'-0"

7915 JONES  
BRANCH  
DRIVE

PROVIDENCE DISTRICT  
PITTSBURGH COUNTY, WEST VIRGINIA  
**PARKER, RODRIGUEZ, INC.**  
P.O. Box 1134, Sta. 2520  
Charleston, WV 25311  
Tel: 548-5610



REVISIONS

08.08.2014	DESIGNED	CONRAD
08.13.2014	CDP / FDP REVISIONS	
08.21.2014	CDP / FDP REVISIONS	
08.21.2014	CDP / FDP REVISIONS	
10.02.2014	CDP / FDP REVISIONS	

Illustrative  
Landscape  
Masterplan

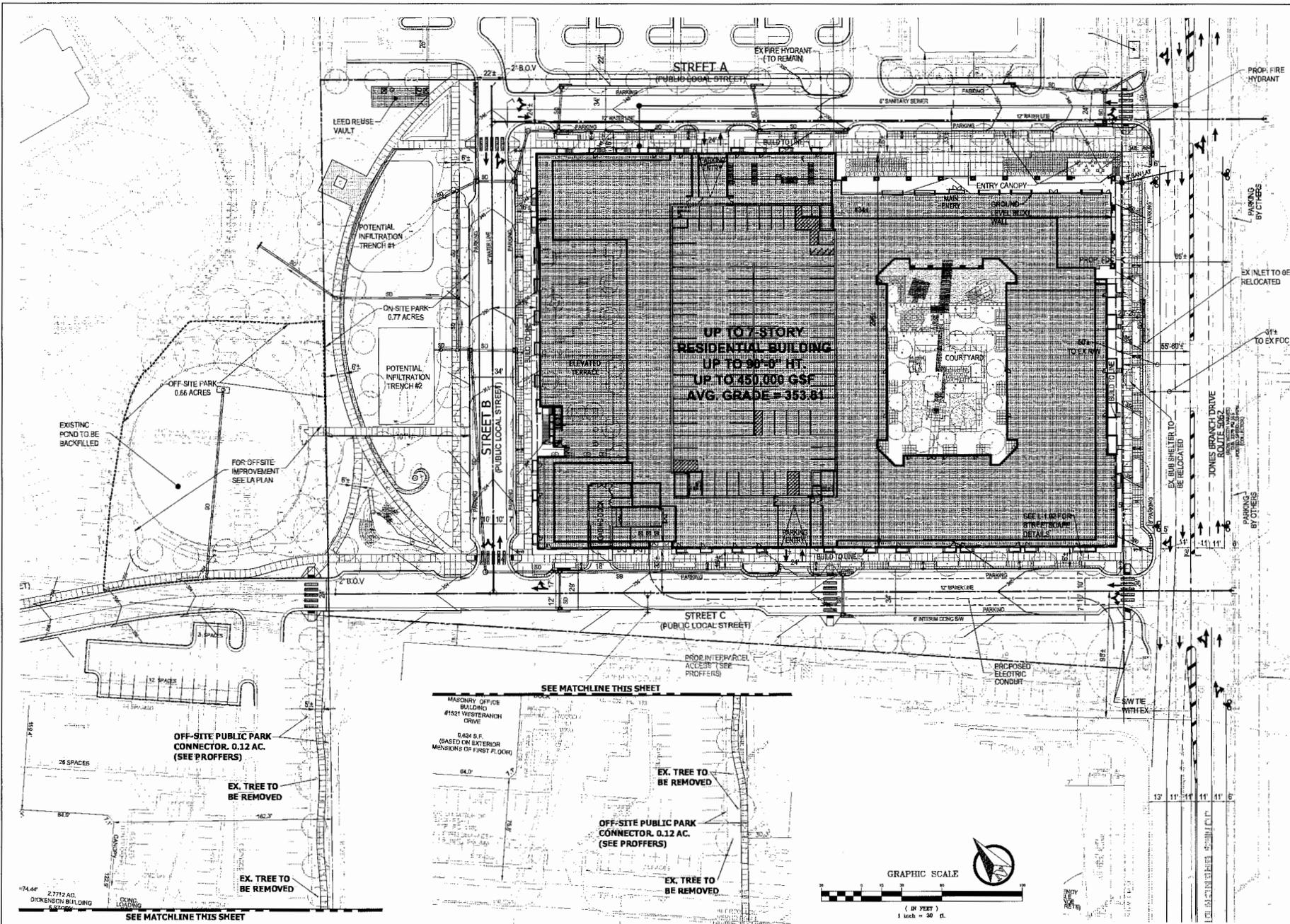
CDP/FDP SUBMISSION - 10.02.2014

CDP/FDP USER	10.15.2012
DESIGNED BY	EC
DRAWN BY	RE
CHECKED BY	EC
IN CHARGE	EC

SCALE: 1"=30'-0"

L1.00





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 PROUDHOOD DRIVE, SUITE 200 • FORT MYERS, FLORIDA 33902  
 (813) 938-1100 • FAX (813) 938-1107  
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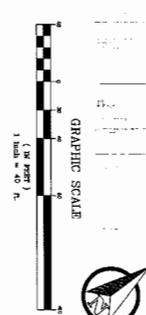
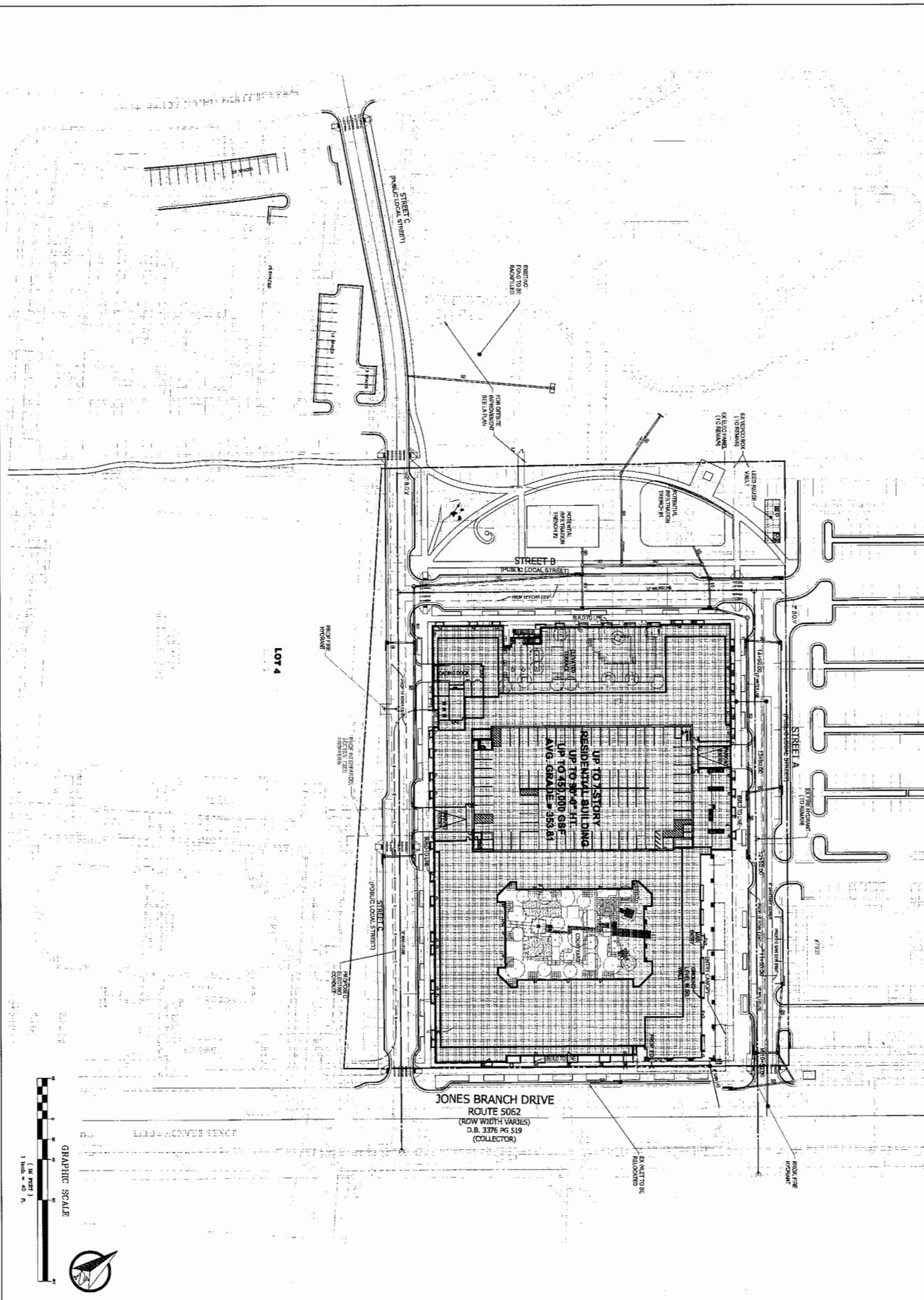
**7915 JONES BRANCH DRIVE**  
 PROUDHOOD DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**CONCEPTUAL/FINAL DEVELOPMENT PLAN**

VIVA REVISIONS

REV. 10/02/14		
REV. 08/21/14		
REV. 07/16/14		
REV. 05/19/14		
REV. 02/23/14		
INITIAL SUB. 12/18/13		
DES.	D/M/L	D/H
SCALE:	1"=30'	
PROJECT/FILE NO.	VW7388F	
SHEET NO.	C-6	

ALL DIMENSIONS UNLESS OTHERWISE NOTED. DATE: 08/21/14. TIME: 10:59:54 AM



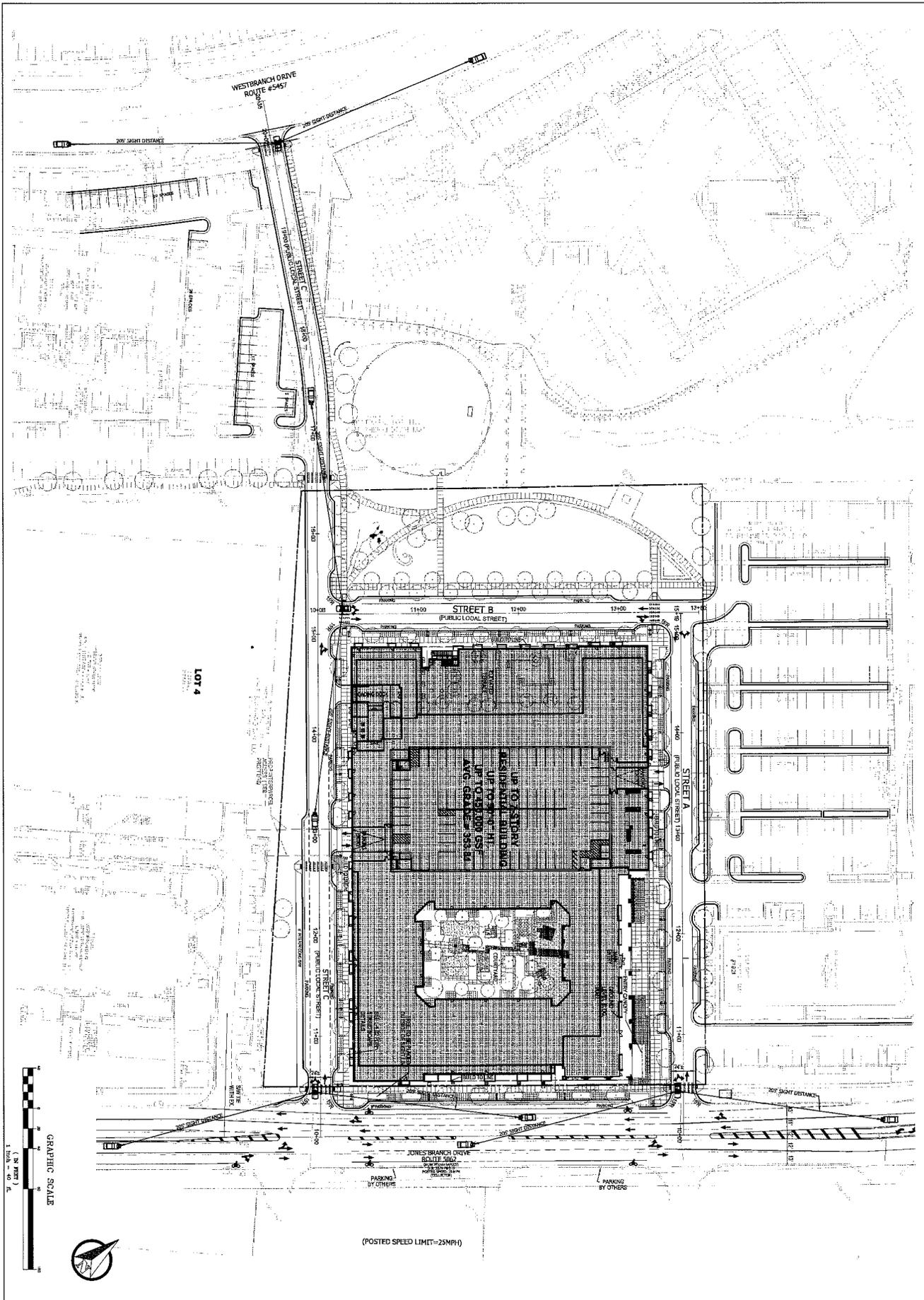
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93	10/22/14	REV. 10/22/14
94	10/22/14	REV. 10/22/14
95	10/22/14	REV. 10/22/14
96	10/22/14	REV. 10/22/14
97	10/22/14	REV. 10/22/14
98	10/22/14	REV. 10/22/14
99	10/22/14	REV. 10/22/14
100	10/22/14	REV. 10/22/14

**PRELIMINARY PROPOSED UTILITY LAYOUT**

**7915 JONES BRANCH DRIVE**  
 FROVINCENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**VIVA**  
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIVA VIRGINIA LLC  
 8800 CRENSHAW DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102  
 (703) 442-7806 ■ FAX (703) 781-2787  
 WWW.VIVAVIRGINIA.COM



VIA REVISIONS	
REV. 13/02/21	
REV. 09/21/21	
REV. 07/19/21	
REV. 02/02/21	
INTIAL. 5/28/17	17/03/13
DES. ENG.	DNM 2M
SCALE	1"=40'
PROJECT FILE NO.	VV12881
SHEET NO.	C-8

**TRAFFIC CIRCULATION & SIGHT DISTANCE PLAN**

**7915 JONES BRANCH DRIVE**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

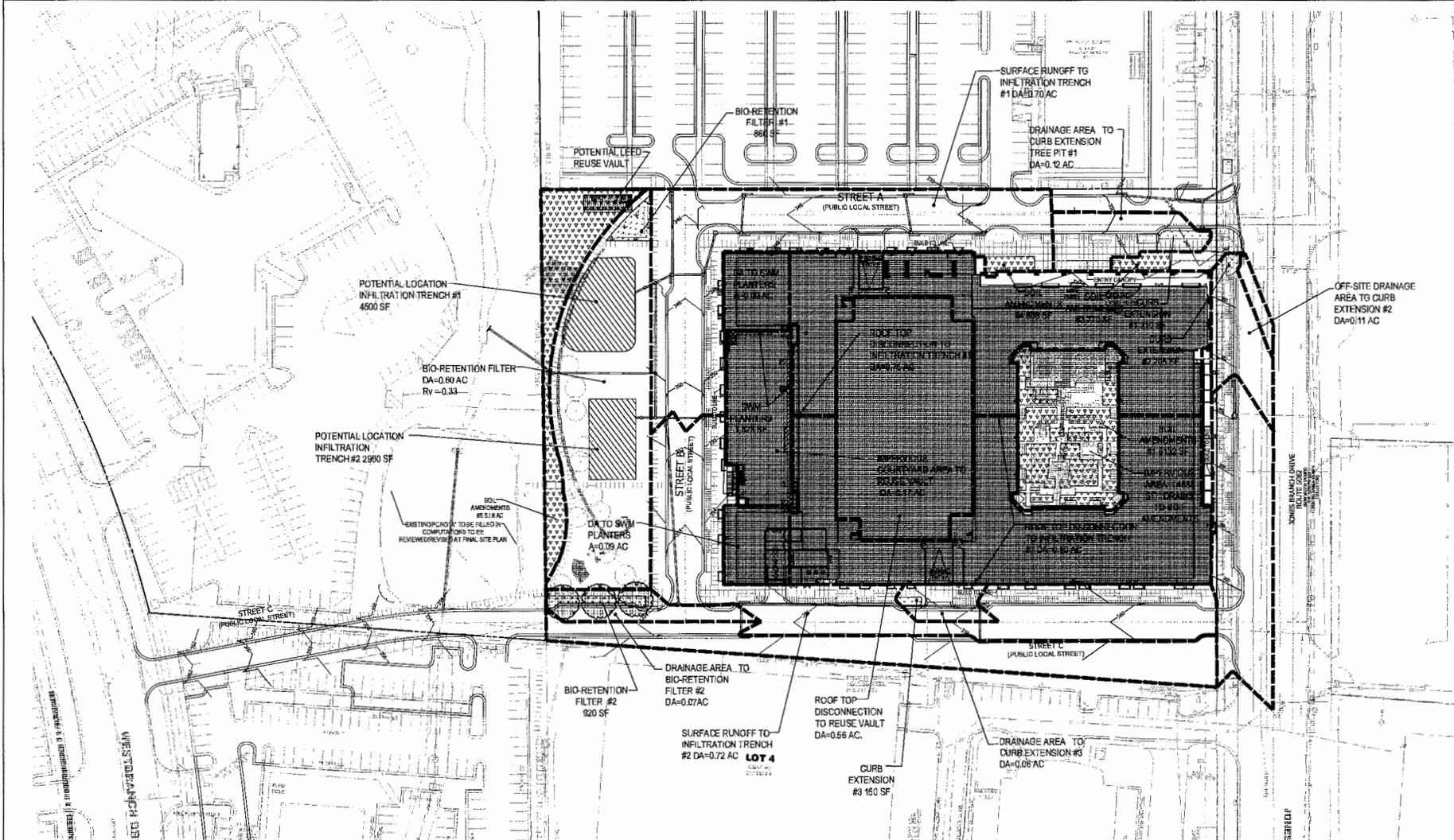
**VIA**  
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIA VIRGINIA LLC  
 8180 CREEDSBRIDGE DRIVE, SUITE 200 ■ FAYSONS, VIRGINIA 22032  
 (703) 442-7800 ■ FAX (703) 761-7787  
 WWW.VIAA.COM









- LEGEND:**
- 

BIO-RETENTION FILTER AND CURB EXTENSIONS
  - 

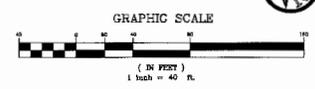
SOIL AMENDMENT
  - 

POTENTIAL LOC. INFILTRATION TRENCH
  - 

ROOFTOP DISCONNECTION TO PLANTER
  - 

EXTENSIVE GREEN ROOF

NOTE: LEED BOUNDARY IS SITE AREA. SEE SHEET C-13 FOR COMPUTATIONS.



VIVA REVISIONS

NO.	DATE	DESCRIPTION

REV. 10/02/14	
REV. 06/21/14	
REV. 07/18/14	
REV. 03/17/14	
REV. 02/05/14	
INITIAL SUB. 12/18/13	
DES. RRC	DRAWN: DM
SCALE: 1"=40'	
PROJECT/FILE NO. VV7388F	
SHEET NO. C-11	

DATE: 10/20/14 10:52 AM  
 USER: rrc  
 PROJECT: VV7388F  
 SHEET: C-11



# PART I: LEED COMPUTATIONS

## EXISTING CONDITION

MINI-20 PRINTED PAGE FILE BEGINNING OF INPUT DATA LIST  
TR20.DWG

MINI-20: VERSION 1.10 0 0 0.05  
 AMBUST - CUP/EDP  
 EXISTING CONDITIONS

SUB-AREA: EXISTING OUTLET .0089 91. .1

STREAM REACH:  
 STORM ANALYSIS:  
 2-YR 3.2 TYPE II 2  
 1-YR 2.7 TYPE II 2

STRUCTURE BAYING:  
 GLOBAL OUTPUT:  
 2 0.05 YYYN YYYN

## PROPOSED CONDITION

MINI-20 PRINTED PAGE FILE BEGINNING OF INPUT DATA LIST  
TR20.DWG

MINI-20: VERSION 1.10 0 0 0.05  
 AMBUST - CUP/EDP  
 PROPOSED CONDITIONS

SUB-AREA: PROPOSED OUTLET .0089 92. .1

STREAM REACH:  
 STORM ANALYSIS:  
 2-YR 3.2 TYPE II 2  
 1-YR 2.7 TYPE II 2

STRUCTURE BAYING:  
 GLOBAL OUTPUT:  
 2 0.05 YYYN YYYN

## EXISTING CONDITION

MINI-28 PRINTED PAGE FILE END OF INPUT DATA LIST  
TR28.DWG

MINI-28: VERSION 1.10 0 0 0.05  
 AMBUST - CUP/EDP  
 EXISTING CONDITIONS

NAME OF PRINTED PAGE FILE: TR28.DWG

STORM 1-YR

AREA OR REACH IDENTIFIER (SQ MI)	DRAINAGE AREA (SQ MI)	RAIN GAGE LOCATION	RUNOFF (IN)	ELEVATION (FT)	TIME (HR)	DATE (CDS)	RAINFALL (IN)	PEAK FLOW (CFS)	DATE (CDS)
EXISTING	0.009		1.789		11.53	15.69	1748.88		

STORM 2-YR

AREA OR REACH IDENTIFIER (SQ MI)	DRAINAGE AREA (SQ MI)	RAIN GAGE LOCATION	RUNOFF (IN)	ELEVATION (FT)	TIME (HR)	DATE (CDS)	RAINFALL (IN)	PEAK FLOW (CFS)	DATE (CDS)
EXISTING	0.009		2.292		11.93	19.59	2142.05		

## PROPOSED CONDITION

MINI-28 PRINTED PAGE FILE END OF INPUT DATA LIST  
TR28.DWG

MINI-28: VERSION 1.10 0 0 0.05  
 AMBUST - CUP/EDP  
 PROPOSED CONDITIONS

NAME OF PRINTED PAGE FILE: TR28.DWG

STORM 1-YR

AREA OR REACH IDENTIFIER (SQ MI)	DRAINAGE AREA (SQ MI)	RAIN GAGE LOCATION	RUNOFF (IN)	ELEVATION (FT)	TIME (HR)	DATE (CDS)	RAINFALL (IN)	PEAK FLOW (CFS)	DATE (CDS)
PROPOSED	0.809		1.872		11.95	16.20	1818.45		

STORM 2-YR

AREA OR REACH IDENTIFIER (SQ MI)	DRAINAGE AREA (SQ MI)	RAIN GAGE LOCATION	RUNOFF (IN)	ELEVATION (FT)	TIME (HR)	DATE (CDS)	RAINFALL (IN)	PEAK FLOW (CFS)	DATE (CDS)
PROPOSED	0.009		2.244		11.93	20.23	2252.98		

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)  
 1-YR STORM: 5.33 AC X 1.789 IN X 3600 X 4.860 = 37,280 CU FT  
 2-YR STORM: 5.33 AC X 2.292 IN X 3600 X 4.860 = 47,840 CU FT

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)  
 1-YR STORM: 5.25 AC X 1.872 IN X 3600 X 4.860 = 36,720 CU FT  
 2-YR STORM: 5.25 AC X 2.244 IN X 3600 X 4.860 = 46,200 CU FT

## EXISTING CONDITION

7155 JONES BRANCH DR EXISTING PAVEMENT PAVED PAIRFAIR COUNTY, VIRGINIA

SUB-AREA SUMMARY TABLE

SUB-AREA IDENTIFIER (AC)	DRAINAGE AREA (AC)	TIME OF CONCENTRATION (HR)	CURVE RADIUS (FT)	SUB-AREA DESCRIPTION
AMBUST	3.75	0.109	62	CONCRETE
TOTAL AREA:	5.75 (AC)			ASSUMED OPEN SPACE IN GOOD CONDITION

7155 JONES BRANCH DRIVE EXISTING PAVEMENT PAVED PAIRFAIR COUNTY, VIRGINIA

RETENTION TIME/PEAK TIME TABLE

SUB-AREA OR REACH IDENTIFIER (SQ)	PEAK FLOW AND PEAK TIME (HR)	RETENTION TIME (HR)	RETURN PERIOD
AMBUST	3.15 12.02	1.53	
TRUCKS			
OUTLET	3.15 1.93		

ALLOWABLE PEAK RELEASE RATE

## LEED CREDIT 6.1 REQUIREMENTS

THE SITE HAS EXISTING DETENTION FACILITIES (OFF SITE) WHICH HAVE BEEN DESIGNED TO MATCH THE PEAK RELEASE RATE OF THE UNDEVELOPED WATERSHED (C=0.30) BEFORE THE EXISTING DEVELOPMENT WAS CONSTRUCTED. IT IS FOR THIS REASON THE SITE IS CONSIDERED AS "UNDEVELOPED" OR LESS THAN 50% IMPROVED FOR THE PEAK RELEASE RATE COMPUTATIONS (CASE 1). THUS THE PEAK DISCHARGE RATE FOR THE 1-YR AND 2-YR 24-HOUR DESIGN STORM SHALL NOT EXCEED THE EXISTING RATE.

SINCE THERE ARE NO EXISTING STORMWATER VOLUME CONTROLS FOR THE SITE THE POST-DEVELOPED VOLUME FOR THE 2-YR STORM MUST BE REDUCED BY 25% RELATIVE TO THE EXISTING CONDITIONS VOLUME (CASE 2). THEREFORE ANY ADDITIONAL STORAGE REQUIRED SHALL BE MET WITH RUNOFF REDUCTION PRACTICES.

2-YEAR STORM (VOLUME REQUIREMENTS)  
 ALLOWABLE LEED VOLUME RELEASE = 46,200 CU FT X 0.75 = 34,650 CU FT  
 REQUIRED LEED VOLUME REDUCTION = 46,200 CU FT - 34,650 CU FT = 11,550 CU FT

1-YR AND 2-YEAR STORM (PEAK DISCHARGE REQUIREMENTS)  
 ALLOWABLE PEAK RELEASE RATE = 1-YR STORM: 1.51 CFS  
 ALLOWABLE PEAK RELEASE RATE = 2-YR STORM: 3.14 CFS

## LEED CREDIT 6.2 NARRATIVE

THE VOLUME REDUCTION REQUIREMENTS OF LEED CREDIT 6.1 SHALL BE MET VIA THE RUNOFF REDUCTION TECHNIQUES DESCRIBED ON SHEET G-11 AND CALCULATED ON SHEET 14. AS CAN BE SEEN THE TOTAL STORAGE VOLUME PROVIDED IS EQUAL TO THE SUM OF THE STORAGE PROVIDED TO OBTAIN THE FIRST "C" OF RAINFALL AND ANY ADDITIONAL STORAGE PROVIDED BY THE VARIOUS RUNOFF REDUCTION PRACTICES. AS CAN BE SEEN IN THE COMPUTATIONS ON SHEET 14, APPROXIMATELY 22,287 CU FT OF STORAGE HAS BEEN PROVIDED TO HELP MEET THE LEED REQUIREMENT OF RUNOFF VOLUME REDUCTION (THIS VOLUME DOES NOT INCLUDE THE STORAGE PROVIDED IN THE OFF-SITE DETENTION TRENCH PITS THAT TREAT JONES BRANCH DRIVE RUNOFF). AS CAN BE SEEN, THE RUNOFF REDUCTION PROVIDED IS GREATER THAN WHAT IS REQUIRED TO MEET THE LEED ALLOWABLE RELEASE. THUS, THIS SITE DOES NOT EXCEED THE ALLOWABLE RUNOFF VOLUME FOR THE 2-YR STORM.

THE ALLOWABLE PEAK RELEASE RATE SHALL BE MET VIA THE RUNOFF REDUCTION PRACTICES EMPLOYED AROUND THE SITE AND BY THE EXISTING WET POND (POND C) WHICH HAS BEEN DESIGNED TO REDUCE THE OVERALL PEAK RELEASE RATE FOR THIS SITE TO THAT OF AN UNDEVELOPED CONDITION. PLEASE NOTE THAT THIS EXISTING WET POND WAS DESIGNED USING THE 24 HOUR STORM EVENTS.

## LEED 6.2 NARRATIVE

LEED CREDIT 6.2 SHALL REQUIRE THIS SITE TO TREAT THE STORMWATER RUNOFF FROM 90% OF THE AVERAGE ANNUAL RAINFALL (1.17 FOR RAINFALL WATERSHEDS) WITH A MINUS CHANGE OF REDUCING 80% OF THE AVERAGE ANNUAL POST DEVELOPMENT SUSPENDED SOLIDS (TSS). AS CAN BE SEEN IN THE COMPUTATIONS BELOW, THIS SITE SHALL COMPLY WITH THE LEED REQUIREMENT VIA THE VARIOUS RUNOFF REDUCTION DEVICES AND POTENTIALLY AN EXTENDED DETENTION VAULT. REFER TO SHEET 14 FOR SIZING COMPUTATIONS.

## LEED 556.2 (WATER QUALITY) COMPUTATIONS

BMP TYPE	LOCATION	IN SERIES?	DRAINAGE AREA	PERCENT TSS TREATED	TSS REMOVAL EFFICIENCY (%)	SOURCE OF TSS REMOVAL DATA	WEIGHTED AVG. TSS REMOVAL EFF. (%)
INFILTRATION TRENCH	PARK	NO	2.97	31.5%	75.0%	VA SWAM HANDBOOK	38.24%
BIODIVERSION TRENCH	PARK	NO	0.07	31.5%	80.0%	VA SWAM HANDBOOK	11.07%
CURB EXTENSIONS	ON-SITE	NO	0.18	31.5%	90.0%	VA SWAM HANDBOOK	2.82%
SWAMP PLANTERS	PODDAM/COURTYARD	NO	0.18	31.5%	90.0%	VA SWAM HANDBOOK	2.82%
EXT. DET. VAULT	ON-SITE	YES	1.50	26.78%	90.0%	VA SWAM HANDBOOK	13.48%
PERME.	ON-SITE	NO	0.22	32.75%	90.0%	VA SWAM HANDBOOK	11.63%
TOTAL WEIGHTED AVERAGE TSS REMOVAL EFFICIENCY							80.33%

NOTE: LEED AREA IS THE FDF UNITS, 3.75 ACRES

# PART II: PFM COMPLIANCE

## PFM ALLOWABLE RELEASE RATE

FOR THE PFM 2-YR AND 10-YR DEVELOPED RELEASE RATE FOR THE 2-YEAR AND 10-YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE. PLEASE NOTE THAT THE EXISTING SITE DOES HAVE STORMWATER MANAGEMENT CONTROLS IN PLACE (OFFSITE POND C). THEREFORE THE PRE-DEVELOPMENT RELEASE RATE IS BASED ON A "C" FACTOR OF 0.30 (UNASS) FOR THE 2-YR STORM AND A "C" FACTOR OF 0.30 FOR THE 10-YR STORM.

## PFM PROVIDED RELEASE RATE

THE POST DEVELOPMENT RELEASE RATE FOR BOTH THE 2-YEAR AND 10-YEAR STORM EVENTS IS CONTROLLED BY EXISTING WET POND "C". THIS POND HAS BEEN DESIGNED TO CONTROL THE SUBJECT PROPERTY WITH AN ASSIGNED CURVE NUMBER OF 92. AS THE COMPUTATIONS BELOW DEMONSTRATE, THE SUBJECT SITE SHALL BE IN COMPLIANCE TO THE ASSIGNED DEVELOPMENT WITHIN THE WATERSHED BY NOT EXCEEDING THE CURVE NUMBER OF 92 AND THEREFORE SHALL MEET ITS STORMWATER MANAGEMENT REQUIREMENTS VIA THE EXISTING POND "C".

## LAND USE - PROPOSED CONDITION

7155 JONES BRANCH DR - CUP/EDP PROPOSED CONDITIONS PAIRFAIR COUNTY, VIRGINIA

SUB-AREA LAND USE AND CURVE NUMBER DETAILS

SUB-AREA IDENTIFIER	LAND USE	HYDROLOGIC SOIL GROUP	SUB-AREA AREA (AC)	CURVE NUMBER
PROPOSED	ORED SPACE; GRASS COVER > 75%	(GOOD) B	94	81
	PAVED PARKING LOTS, ROADS, DRIVEWAYS	B	4.81	92
	TOTAL AREA / WEIGHTED CURVE NUMBER		5.75	88

# BEST MANAGEMENT PRACTICE COMPLIANCE

## BMP FACILITY DESIGN CALCULATIONS

Plan Name: 7195 Jones Branch Site Date: 12/17/2013  
 Plan Number: Engineer: BC

## Part 4: Detention Compliance with Phosphorus Removal Requirements

(A) Select Requirement

Water Supply Outlet District (Occoquan Watershed)	% (Earle, Dairy and Prince William County)
Chesapeake Bay Preservation Area (Bays Development)	40% (Prince William County)
Chesapeake Bay Preservation Area (Recreation)	50% (Prince William County)
1 - 0.4 (1" per 1" over 1" = 0.4)	

(B) Site Use - Use via the Phosphorus removal requirement is satisfied

Limit 3(a) = \$9.2 1" = 40.0

## II. WATERSHED INFORMATION

Part 1: List all of the Subareas and "C" factors used in the BMP Computations

Subarea Designation	"C" Factor	Acres
(1)	0.3	5.75
(2) Bioretention Filter	0.42	0.87
(3) Curb Extensions	0.30	2.16
(4) Infiltration	0.30	2.07
(7) Perme.	0.30	0.73
(8) Uncontrolled	0.30	1.28
Total		5.75

## 1(a). PHOSPHORUS REMOVAL - "OCOQUAN METHOD"

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the Site (a) 4.55 acres

Subarea Designation	"C" Factor	Acres	Product
(1)	0.30	4.55	1.365
(2) Bioretention Filter	0.42	0.87	0.365
(3) Curb Extensions	0.30	2.16	0.648
(4) Infiltration	0.30	2.07	0.621
(7) Perme.	0.30	0.73	0.219
(8) Uncontrolled	0.30	1.28	0.384
Total		4.77	3.502

(C) Weighted average "C" factor:  $Ry/(a) = C1$  0.85

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation	Removal Efficiency (%)	Area (Ac)	Area Ratio	"C" Factor	Product
(1)	0	4.55	0.90	0.30	0.00
(2) Bioretention Filter	60	0.87	0.18	0.42	0.70
(3) Curb Extensions	60	2.16	0.44	0.30	0.72
(4) Infiltration	60	2.07	0.42	0.30	0.76
(7) Perme.	60	0.73	0.15	0.30	0.35
(8) Uncontrolled	0	1.28	0.26	0.30	0.00
Total		4.77	0.95		2.53

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

VIVA ENGINEERING & ARCHITECTURE  
 10000 WOODBRIDGE DRIVE  
 FALLS CHURCH, VA 22041  
 WWW.VIVA-VA.COM

7915 JONES BRANCH DRIVE  
 PROUDENCE DISTRICT  
 FALFAIR COUNTY, VIRGINIA

LEED/PFM STORMWATER MANAGEMENT COMPUTATIONS

VIVA REVISIONS

REV. 10/02/14  
 REV. 08/21/14  
 REV. 07/15/14  
 REV. 05/15/14  
 REV. 02/03/14  
 INITIAL SUB. 12/16/13

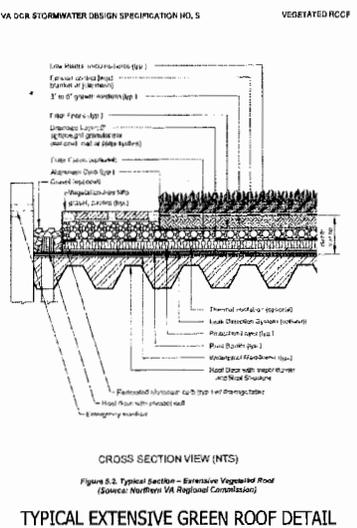
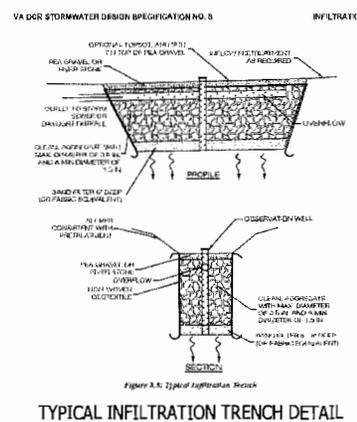
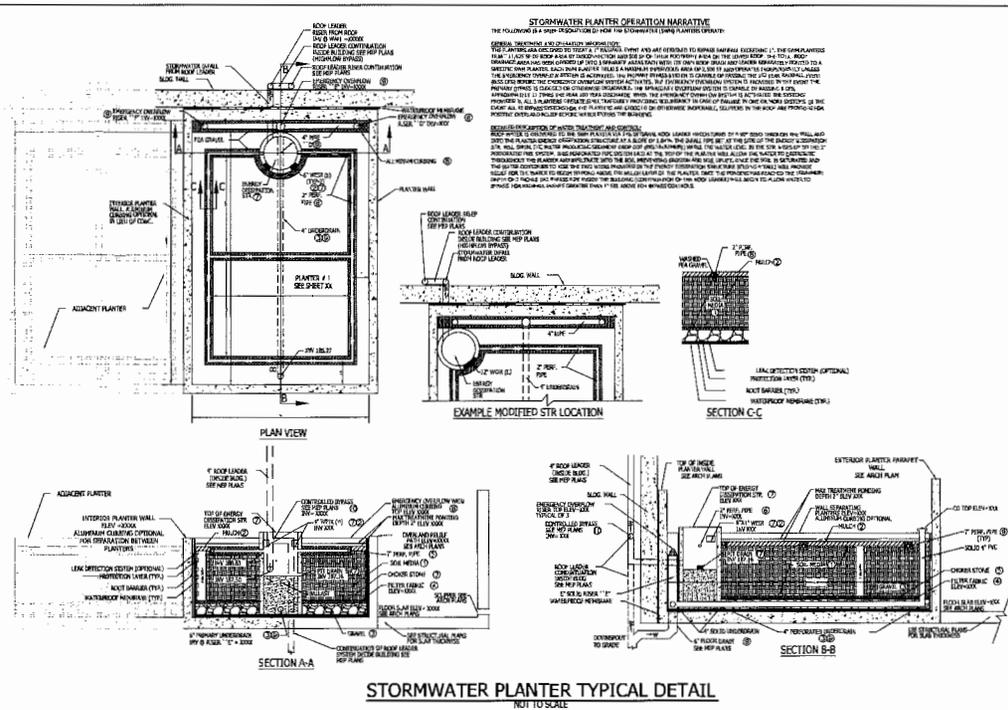
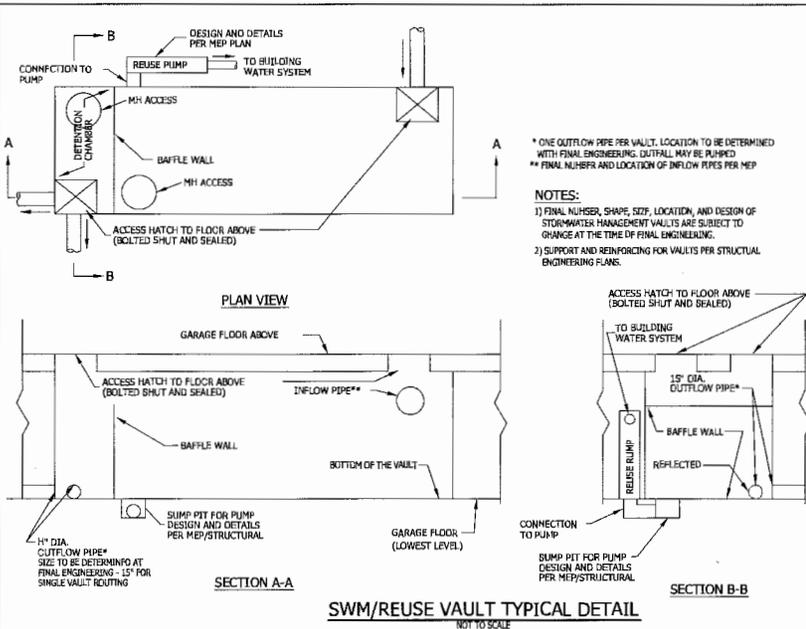
DES. RC OWN. MC

SCALE: N/A

PROJECT/FILE NO. VV2386F

SHEET NO. C-13





SEE LANDSCAPE PLAN SHEETS FOR URBAN BIC-RETENTIVE (TREE PITS) AND RAINGARDEN DETAILS.

**NOTE:**

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



7915 JONES BRANCH DRIVE  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT DETAILS

VKA REVISIONS

REV.	DATE	BY	CHK
REV.	10/25/14		
REV.	06/21/14		
REV.	07/16/14		
REV.	05/16/14		
REV.	02/03/14		
INITIAL SUB. 12/18/13			
DES.	BC	DWH	BC
SCALE:	N/A		
PROJECT/FILE NO.	VW7386P		
SHEET NO.	C-15		

DATE PLOTTED: 04/11/14 10:24 AM; PLOT: 13/15000



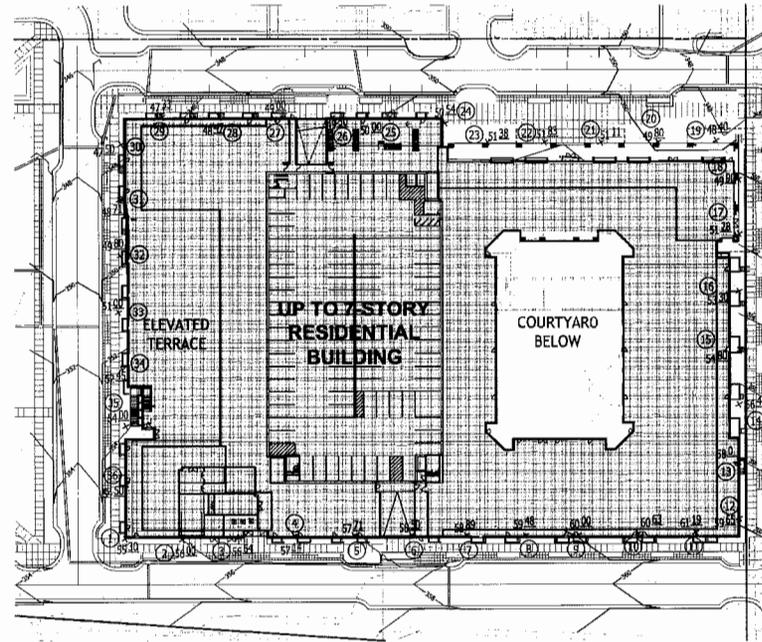


PROJECT: 7915 JONES BRANCH DRIVE  
 AVERAGE GRADE COMPUTATION

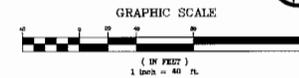
AVERAGE GRADE = 353.67

NUMBER OF SPOTS = 36  
 GRADE SUM = 12732.17

SPOT #	GRADE	SPOT #	GRADE
1	355.30	28	348.47
2	356.00	29	347.33
3	356.64	30	347.50
4	357.14	31	348.71
5	357.71	32	349.80
6	358.50	33	351.00
7	358.89	34	352.45
8	359.48	35	354.00
9	360.00	36	354.50
10	360.63		
11	361.19		
12	359.65		
13	358.00		
14	356.44		
15	354.80		
16	355.30		
17	351.28		
18	349.90		
19	348.40		
20	349.80		
21	351.11		
22	351.83		
23	351.38		
24	350.54		
25	350.00		
26	349.50		
27	349.00		



G = +/- 353.67'



**VVA**  
 ENGINEERS & ARCHITECTS  
 LANDSCAPE ARCHITECTS  
 4000 WOODBURN DRIVE, SUITE 200, FARMERS MARKET DISTRICT  
 FARMERS MARKET DISTRICT  
 FAIRFAX COUNTY, VIRGINIA 22031  
 WWW.VVA-VA.COM

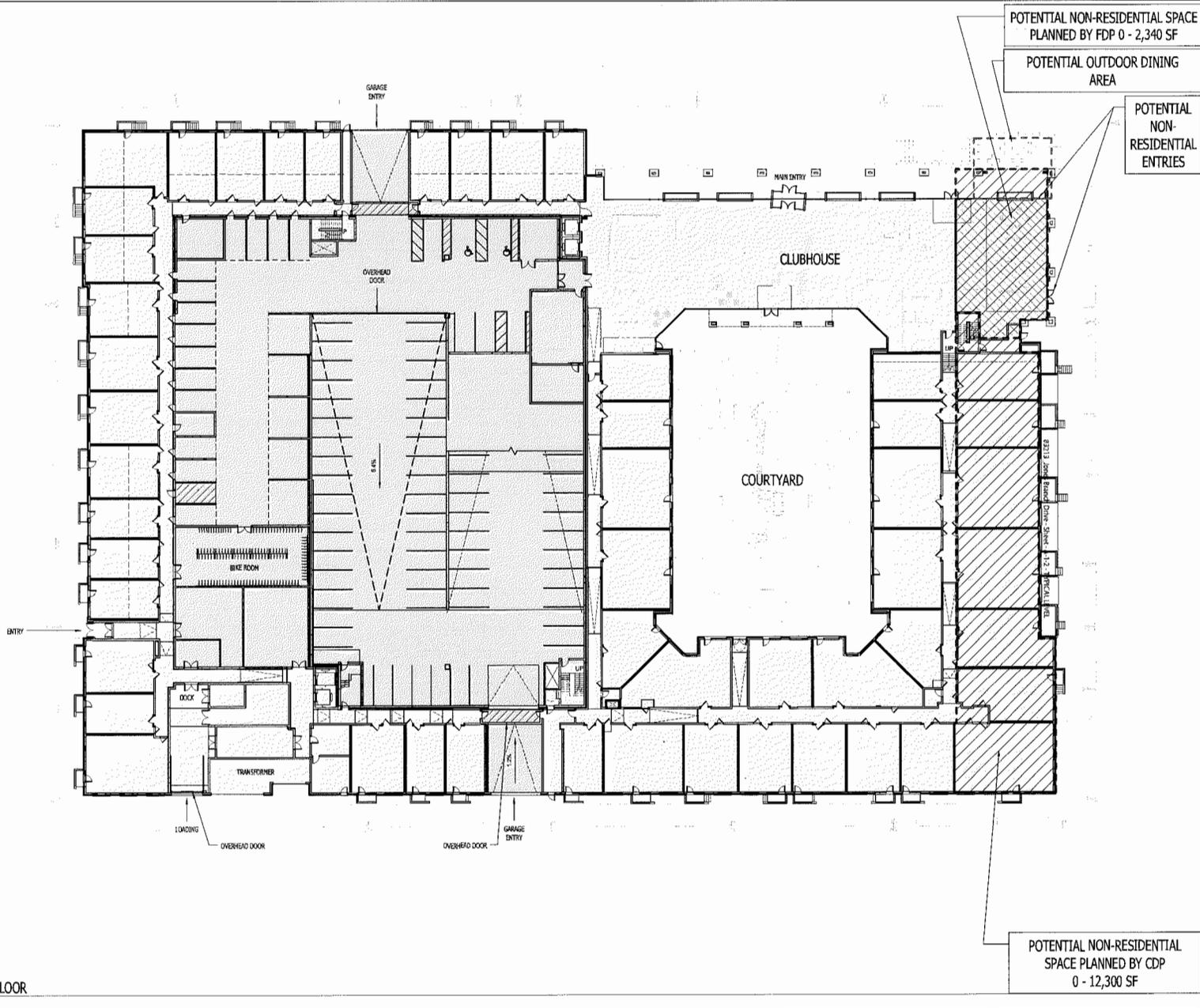
7915 JONES BRANCH DRIVE  
 PROMENADE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

AVERAGE GRADE CALCULATION EXHIBIT

VKA REVISIONS

REV. 10/02/14
REV. 09/21/14
REV. 07/16/14
REV. 03/19/14
REV. 02/03/14
INITIAL SUB. 12/19/13
DES. RBC DWN: DM
SCALE: 1"=40'
PROJECT/FILE NO. VV7388F
SHEET NO. C-18

FILE: P:\projects\7915\7915\_VV7388F\DWG\7915\_VV7388F\_C-18.dwg DATE: 08/11/14 TIME: 10:23:33 AM



**DESIGN COLLECTIVE**  
 561 EAST PAVY STREET, SUITE 300  
 BALTIMORE, MARYLAND 21207  
 T: 410.683.6655 F: 410.339.6142  
 ARCHITECTURE, PLANNING, INTERIORS  
 WWW.DESIGNCOLLECTIVE.COM

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ISSUED FOR	DATE
INITIAL CDP / FDP SUBMISSION	2012-12-18
CDP/FDP REV.	2014-02-03
CDP/FDP REV.	2014-05-16
CDP/FDP REV.	2014-07-16
CDP/FDP REV.	2014-08-21
CDP/FDP REV.	2014-10-02

CONSULTANT

OWNER / DEVELOPER  
**Amherst Property LLC**

1751 Pinnacle Drive #700  
 McLean, VA 22102

PROJECT NAME  
**7915 Jones Branch Drive**

PROJECT ADDRESS  
 7915 Jones Branch Drive, McLean Virginia

PROJECT MANAGEMENT  
 DCI Project No. 832-13  
 Owner Project No. 190  
 Drawn By: Author Checked By: Checker



THREE YEAR  
**GROUND FLOOR PLAN**

SCALE  
**1" = 20'-0"**  
 SHEET NUMBER

**A-1.0**

**1 FLOOR PLAN - GROUND FLOOR**  
 K.L.P. 1" = 20'-0"

DESIGN COLLECTIVE, INC. ALL RIGHTS RESERVED  
 ISSUED FOR DATE

INITIAL CDP / FDP	DATE
SUBMISSION	2012-12-18
CDP/FDP REV.	2014-03-03
CDP/FDP REV.	2014-05-16
CDP/FDP REV.	2014-07-16
CDP/FDP REV.	2014-08-21
CDP/FDP REV.	2014-10-02

CONSULTANT

OWNER / DEVELOPER  
**Amherst Property LLC**

1751 Pinnacle Drive #700  
 McLean, VA 22102

PROJECT NAME  
**7915 Jones Branch Drive**

PROJECT ADDRESS  
 7915 Jones Branch Drive, McLean Virginia

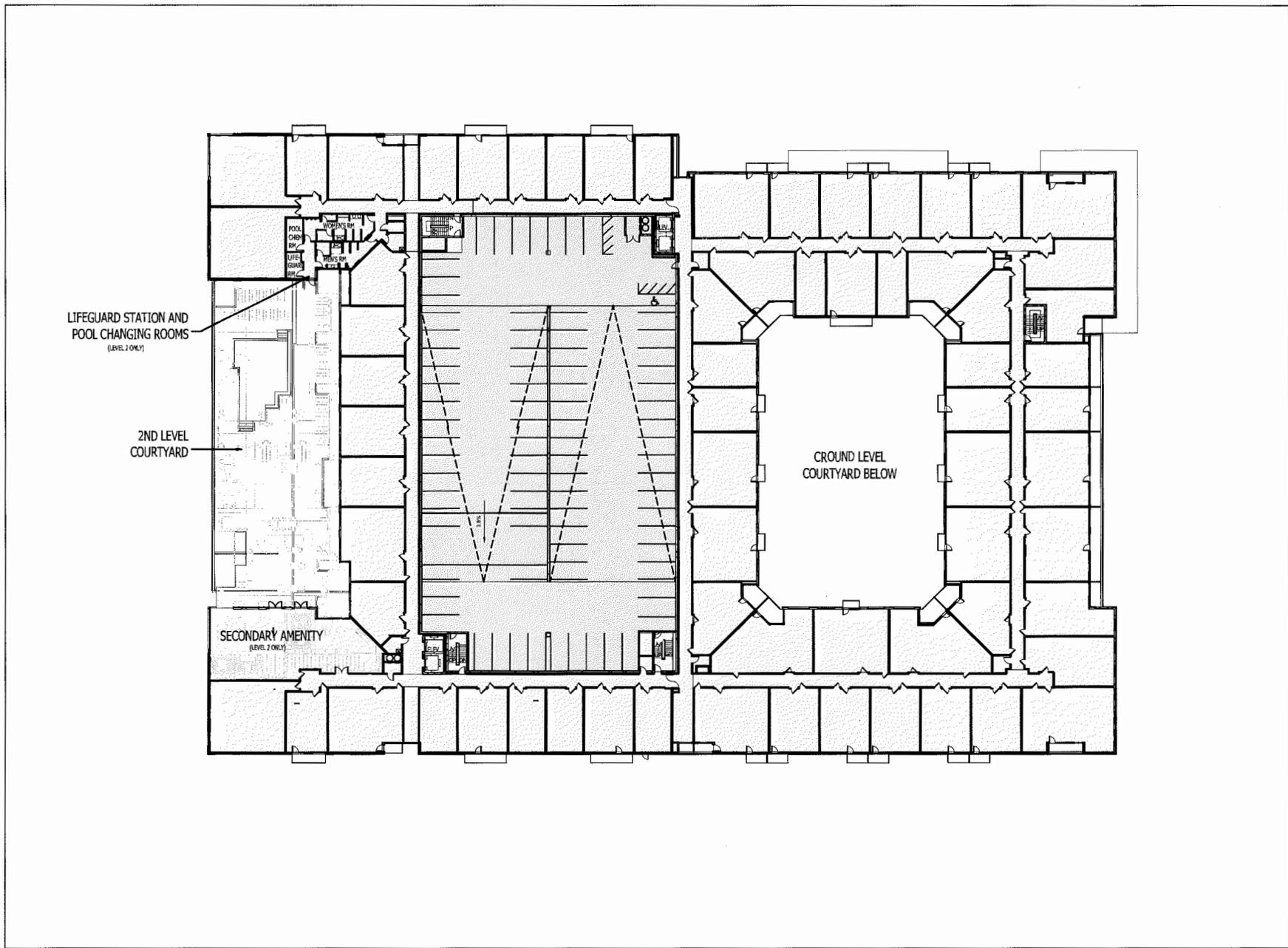
PROJECT MANAGEMENT  
 DCI Project No. B12-13  
 Owner Project No. 190  
 Drawn By: Author Checked By: checker



SHEET TITLE  
**TYPICAL LEVEL**

SCALE  
**1" = 20'-0"**

SHEET NUMBER  
**A-1.2**



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ISSUED FOR	DATE
INITIAL CDP / FDP	2012-12-18
SUBMISSION	
CDP/FDP REV.	2014-02-03
CDP/FDP REV.	2014-05-16
CDP/FDP REV.	2014-07-16
CDP/FDP REV.	2014-08-21
CDP/FDP REV.	2014-10-02

CONSULTANT

OWNER / DEVELOPER  
**Amherst Property LLC**

1751 Pinnacle Drive #700  
 McLean, VA 22102

PROJECT NAME  
**7915 Jones Branch Drive**

PROJECT ADDRESS  
 7915 Jones Branch Drive, McLean Virginia

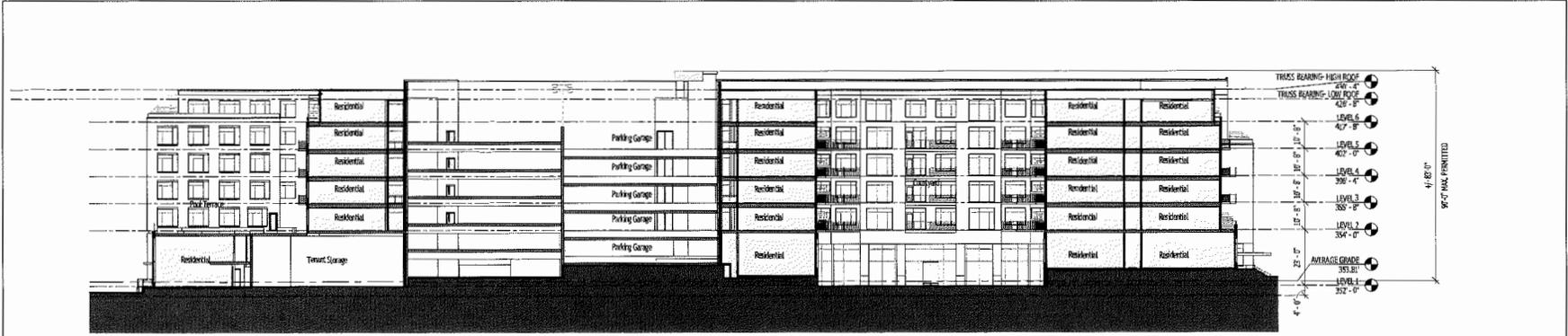
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 DCJ Project No. 832-13  
 Owner Project No. 190  
 Drawn By: Author Checked By: Checker



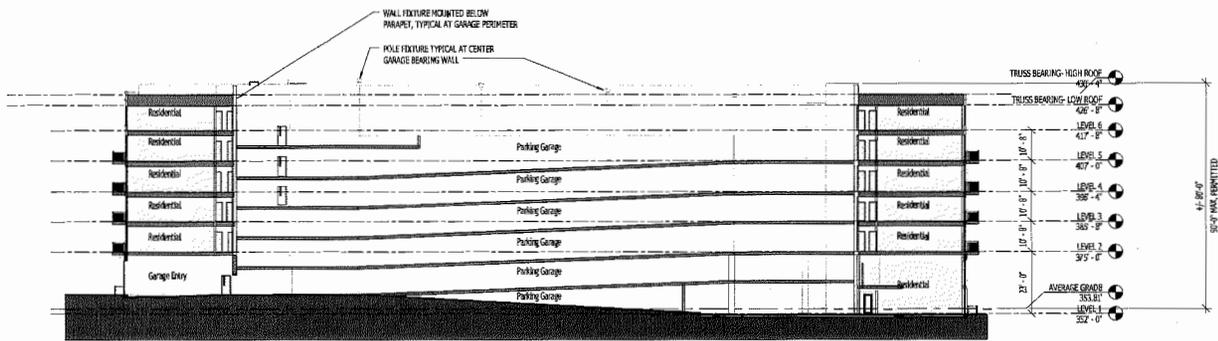
SHEET TITLE  
**BUILDING SECTIONS**

SCALE  
**1" = 20'-0"**  
 SHEET NUMBER

**A-2.0**



1 SECTION - LONGITUDINAL  
 1" = 20'-0"



2 SECTION - CROSS  
 1" = 20'-0"

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COP/FDP REV.	2014-07-16
COP/FDP REV.	2014-08-21
COP/FDP REV.	2014-10-02

CONSULTANT

OWNER / DEVELOPER  
**Amherst Property LLC**

1751 Pinwaco Drive #700  
 McLean, VA 22102

PROJECT NAME  
**7915 Jones Branch Drive**

PARCEL ADDRESS  
 7915 Jones Branch Drive, McLean Virginia

PROJECT MANAGERS  
 DCI Project No. 832-13  
 Owner Project No. 190  
 Drawn By: Author Checked By: Checker

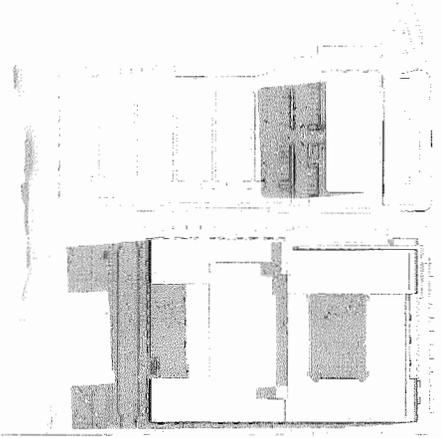


SHEET TITLE  
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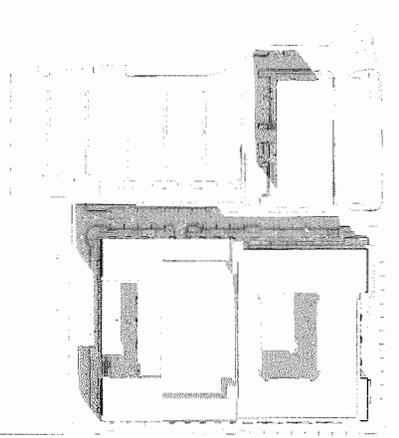
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SHEET NUMBER

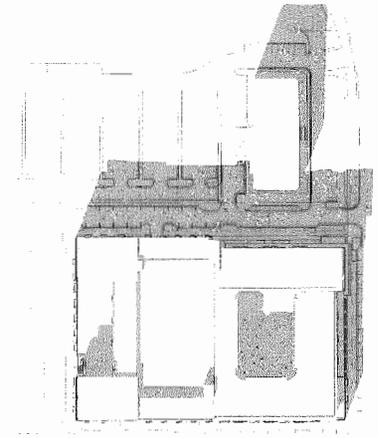
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MARCH/SEPTEMBER - 9 AM



MARCH/SEPTEMBER - NOON



MARCH/SEPTEMBER - 3 PM



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CDP/FDP REV.	2014-05-16
CDP/FDP REV.	2014-07-16
CDP/FDP REV.	2014-09-21
CDP/FDP REV.	2014-10-02

CONSULTANT

OWNER / DEVELOPER  
**Amherst Property LLC**

1751 Pinnacle Drive #700  
 McLean, VA 22102

PROJECT NAME  
**7915 Jones Branch Drive**

PROJECT ADDRESS  
 7915 Jones Branch Drive, McLean Virginia

PROJECT MANAGEMENT  
 DCI Project No. 832-13  
 Owner Project No. 190  
 Drawn By: Author Checked By: checker

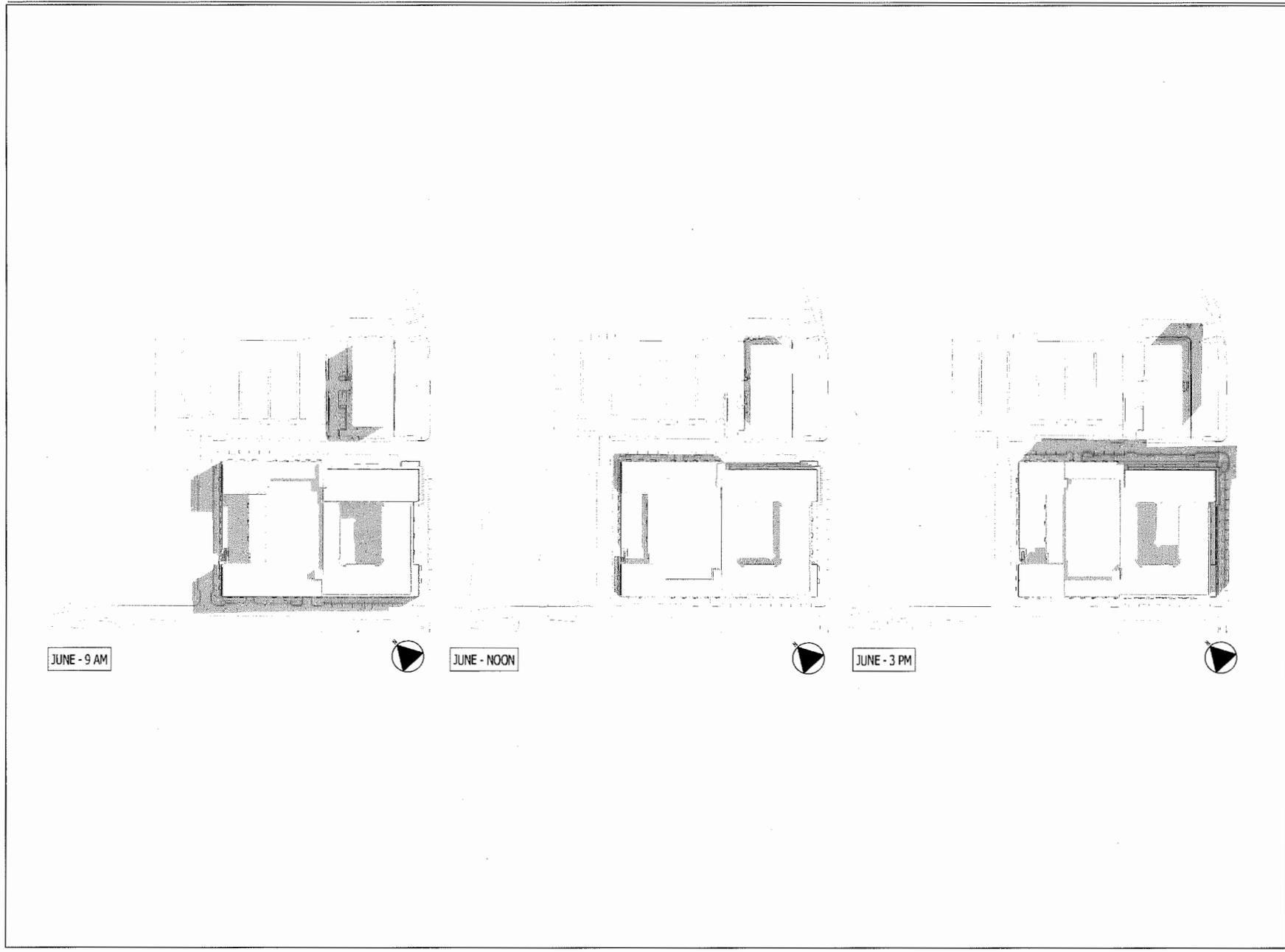


SHEET TITLE  
**SHADOW STUDY - JUNE**

SCALE

SHEET NUMBER

**A-3.1**



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CDP/FDP REV.	2014-07-16
CDP/FDP REV.	2014-08-21
CDP/FDP REV.	2014-10-02

CONSULTANT

OWNER / DEVELOPER  
**Amherst Property LLC**

1751 Pinnacle Drive #700  
 McLean, VA 22102

PROJECT NAME  
**7915 Jones Branch Drive**  
 Drive

PROJECT ADDRESS  
 7915 Jones Branch Drive, McLean Virginia

PROJECT MANAGEMENT  
 DCI Project No. 832-13  
 Owner Project No. 190  
 Drawn By: Author Checked By: checker

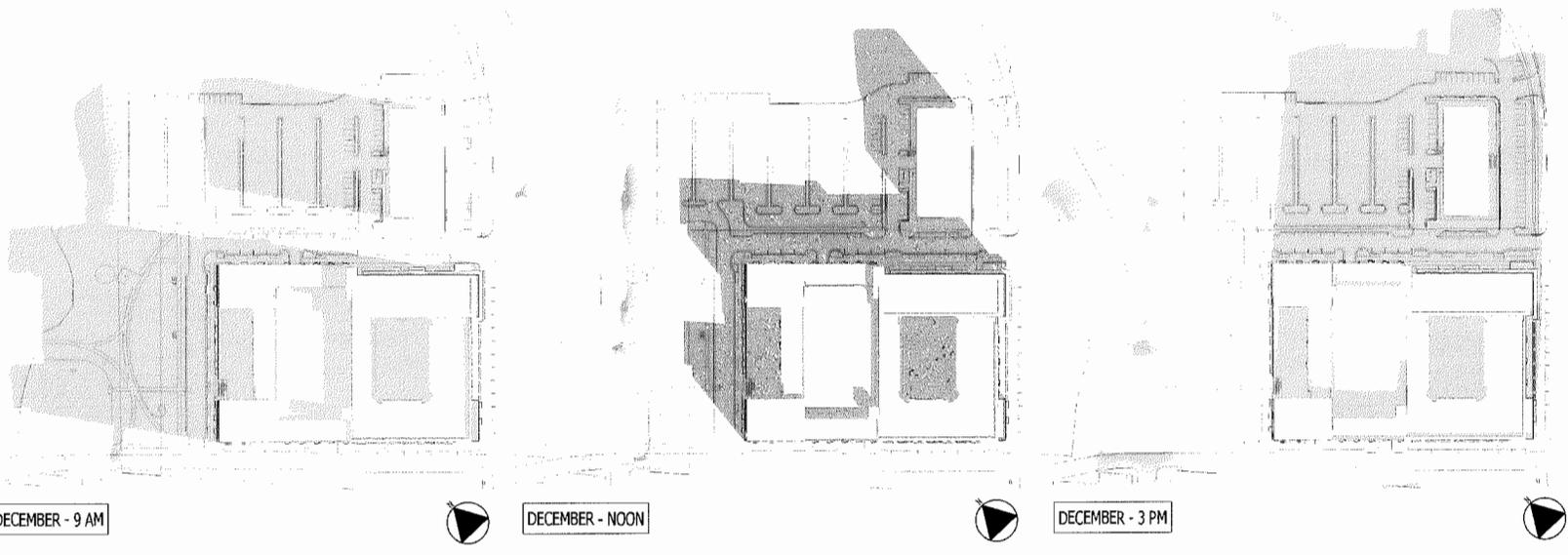


SHADE STUDY  
**SHADOW STUDY -**  
**DECEMBER**

SCALE

SHEET NUMBER

**A-3.2**



DECEMBER - 9 AM

DECEMBER - NOON

DECEMBER - 3 PM



**ELEVATION - EAST (JONES BRANCH)**  
 1/4" = 20'-0"



**ELEVATION - NORTH (STREET A)**  
 1/4" = 20'-0"

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CDP/FDP REV.	2014-07-16
CDP/FDP REV.	2014-08-21
CDP/FDP REV.	2014-10-02

CONSULTANT

OWNER / DEVELOPER  
**Amherst Property LLC**

1751 Pinnacle Drive #700  
 McLean, VA 22102

PROJECT NAME  
**7915 Jones Branch Drive**

PROJECT ADDRESS  
 7915 Jones Branch Drive, McLean Virginia

PROJECT MANAGEMENT  
 DCI Project No. 832-13  
 Owner Project No. 190  
 Drawn By: Author Checked By: Checker



SHEET TITLE  
**ELEVATIONS**

SCALE  
**1" = 20'-0"**  
 SHEET NUMBER

**A-4.0**



**ELEVATION - WEST (STREET B)**  
1" = 20'-0"



**ELEVATION - SOUTH (STREET C)**  
1" = 20'-0"

**DESIGN COLLECTIVE**  
561 EAST PRATT STREET, SUITE 500  
BALTIMORE, MARYLAND 21202  
WWW.DESIGNCOLLECTIVE.COM  
P: 410.683.6655 F: 410.536.6532

DESIGN COLLECTIVE, INC. ALL RIGHTS RESERVED  
ISSUED FOR:

DATE	ISSUED FOR
2014-05-16	CDP/POP REV
2014-07-16	CDP/POP REV
2014-08-21	CDP/POP REV
2014-10-02	CDP/POP REV

CONSULTANT

OWNER: DEVELOPER  
**Amherst Property LLC**

1751 Pinnacle Drive #700  
McLean, VA 22102

PROJECT NAME  
**7915 Jones Branch Drive**

PROJECT ADDRESS  
7915 Jones Branch Drive, McLean Virginia

PROJECT MANAGEMENT  
DCI Project No. 832-13  
Owner Project No. 190  
Drawn By: Author Checked By: Checker



SHEET TITLE  
**ELEVATIONS**

SCALE  
**1" = 20'-0"**  
SHEET NUMBER

**A-4.1**



1 ENTRY VIEW FROM JONES BRANCH DRIVE  
0" = 1'-0"



1 VIEW FROM PARK  
1/8" = 1'-0"

**DESIGN COLLECTIVE**  
 ARCHITECTURE, PLANNING, INTERIORS  
 601 EAST PRATT STREET, SUITE 300  
 BALTIMORE, MARYLAND 21202  
 T: 410.685.9655 F: 410.539.6122  
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CDP/FDP REV.	2014-05-16
CDP/FDP REV.	2014-07-16
CDP/FDP REV.	2014-08-21
CDP/FDP REV.	2014-10-02

CONSULTANT

OWNER / DEVELOPER  
**Amherst Property LLC**

1751 Rinnacle Drive #700  
McLean, VA 22102

PROJECT NAME  
**7915 Jones Branch Drive**  
Drive

PROJECT ADDRESS  
7915 Jones Branch Drive, McLean Virginia

PROJECT MANAGEMENT  
DCI Project No. 832-13  
Owner Project No. 190  
Drawn By: Author Checked By: Checker



SHEET TYPE:  
**VIEWS**

SCALE:  
**As indicated**  
SHEET NUMBER

FOR ILLUSTRATIVE PURPOSES ONLY

**A-5.0**




 VIEW OF TYPICAL STOOP  
 6" = 1'-0"

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ISSUED FOR	DATE
CDP/FPD REV.	2014-05-18
CDP/FPD REV.	2014-02-16
CDP/FPD REV.	2014-08-21
CDP/FPD REV.	2014-10-02

CONSULTANTS

OWNER / DEVELOPER  
**Amherst Property LLC**

1751 Pinnacle Drive #700  
 McLean, VA 22102

PROJECT NAME  
**7915 Jones Branch Drive**

PROJECT ADDRESS  
 7915 Jones Branch Drive, McLean Virginia

PROJECT MANAGEMENT  
 DCI Project No. 832-13  
 Owner Project No. 190  
 Drawn By: Author Checked By: checker



SHEET TITLE  
**VIEWS**

SCALE  
**6" = 1'-0"**  
 SHEET NUMBER

FOR ILLUSTRATIVE PURPOSES ONLY

**A-5.1**

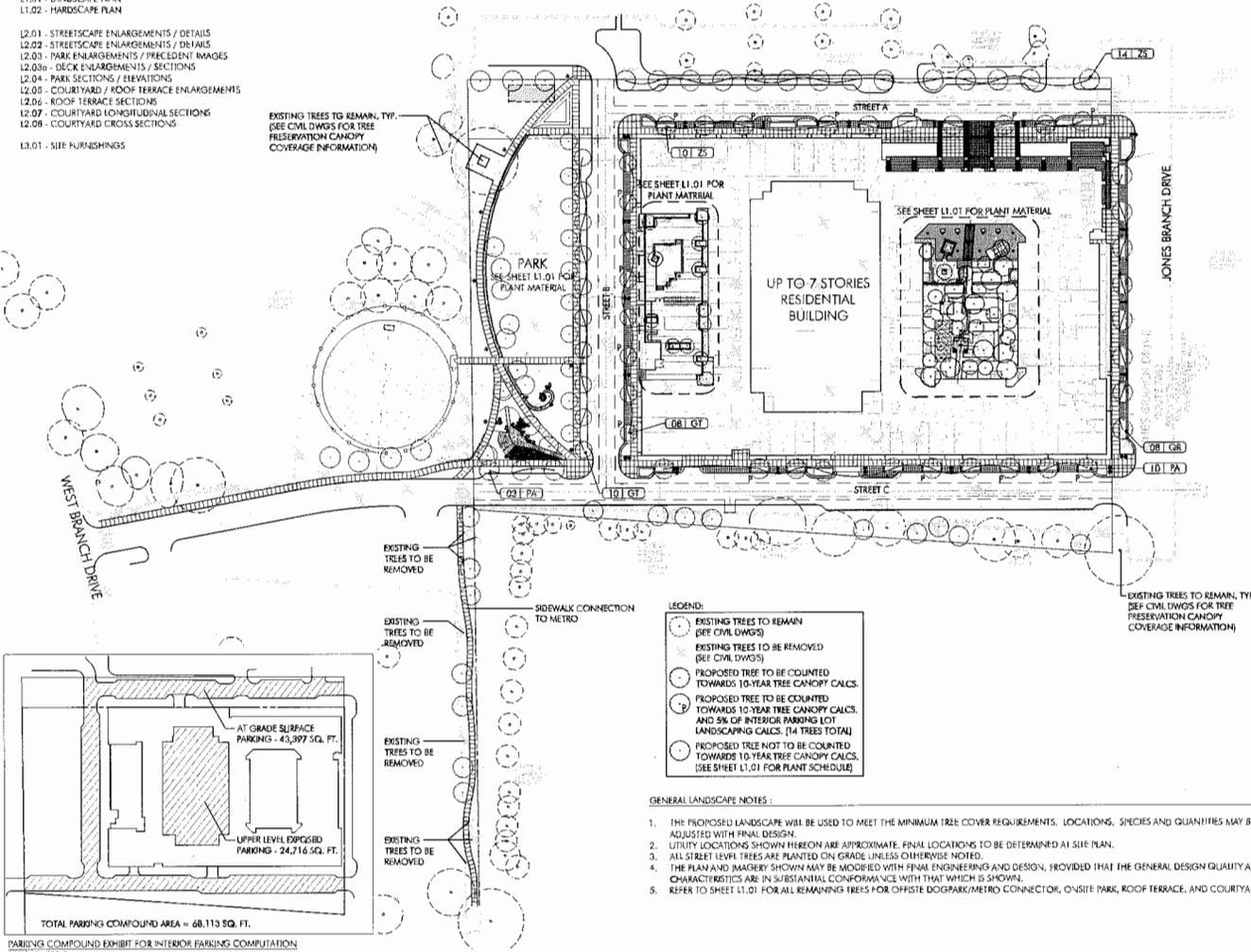
LANDSCAPE SHEET LIST

L0.00 - COVERSHEET / OVERALL SITE PLAN  
L0.01 - OVERALL SITE HIERARCHY PLAN

L1.00 - ILLUSTRATIVE PLAN  
L1.01 - LANDSCAPE PLAN  
L1.02 - HARDSCAPE PLAN

L2.01 - STREETSCAPE ENLARGEMENTS / DETAILS  
L2.02 - STREETSCAPE ENLARGEMENTS / DETAILS  
L2.03 - PARK ENLARGEMENTS / PRECEDENT IMAGES  
L2.03a - DECK ENLARGEMENTS / SECTIONS  
L2.04 - PARK SECTIONS / ELEVATIONS  
L2.05 - COURTYARD / ROOF TERRACE ENLARGEMENTS  
L2.06 - ROOF TERRACE SECTIONS  
L2.07 - COURTYARD LONGITUDINAL SECTIONS  
L2.08 - COURTYARD CROSS SECTIONS  
L3.01 - SITE FURNISHINGS

EXISTING TREES TO REMAIN, TYP.  
(SEE CIVIL DWGS FOR TREE PRESERVATION CANOPY COVERAGE INFORMATION)



LEGEND:

- EXISTING TREES TO REMAIN (SEE CIVIL DWGS)
- EXISTING TREES TO BE REMOVED (SEE CIVIL DWGS)
- PROPOSED TREE TO BE COUNTED TOWARDS 10-YEAR TREE CANOPY CALCS.
- PROPOSED TREE TO BE COUNTED TOWARDS 10-YEAR TREE CANOPY CALCS, AND 5% OF INTERIOR PARKING LOT LANDSCAPING CALCS. (14 TREES TOTAL)
- PROPOSED TREE NOT TO BE COUNTED TOWARDS 10-YEAR TREE CANOPY CALCS. (SEE SHEET L1.01 FOR PLANT SCHEDULE)

GENERAL LANDSCAPE NOTES:

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
2. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.
3. ALL STREET LEVEL TREES ARE PLANTED ON GRADE UNLESS OTHERWISE NOTED.
4. THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT WHICH IS SHOWN.
5. REFER TO SHEET L1.01 FOR ALL REMAINING TREES FOR OFFSITE DOGPARK/METRO CONNECTOR, ONSITE PARK, ROOF TERRACE, AND COURTYARD.

PLANTING SCHEDULE FOR 10 YEAR TREE CANOPY COVERAGE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	TREE CATEGORY	10-YR TREE CANOPY FT.	TREE CANOPY SUB-TOTAL FT.	BENEFIT TYPE	BENEFIT MULTIPLIER PER SQ. FT.	TREE CANOPY WITH BENEFITS	COMMENTS
GT	18	<i>Gleditsia triacanthos inermis</i>	Thornless Honeylocust	3" cal.	B&B	III	175	3150	NONE	0	3150	full branching; single leader
PA	13	<i>Platanus x acaulis</i> 'Bloodgood'	London Planetree	3" cal.	B&B	IV	250	3250	WATER QUALITY	1.25 (SQ. FT.)	4063	full branching; single leader
QR	8	<i>Quercus rubra</i>	Red Oak	3" cal.	B&B	IV	250	2000	WILDLIFE	1.5 (SQ. FT.)	3000	full branching; single leader
ZS	24	<i>Zelkova serrata</i> 'Village Green'	Japanese Zelkova	3" cal.	B&B	IV	250	6000	AIR QUALITY	1.5 (SQ. FT.)	9000	full branching; single leader
TOTAL 10-YEAR TREE CANOPY PROVIDED BY PLANTING							14400		TOTAL 10-YEAR TREE CANOPY PROVIDED BY PLANTING WITH BENEFITS (LINE D17)		19213	

Table 12.3 True Preservation Target Calculations and Statement

Item	Description	Value	Reference
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) -	20,900	see § 12-09B.2
B	Percentage of gross site area covered by existing tree canopy -	10%	
C	Percentage of 10-year tree canopy required for site -	10%	see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation -	18%	
E	Proposed percentage of canopy requirement that will be met through tree preservation -	12.3%	
F	Has the True Preservation Target minimum been met?	No	Provide Yes or No
G	If "No" to line F, then a request to deviate from the True Preservation Target shall be provided on the plan that states an area or more of the jurisdictional forest in § 12-09B.3 along with a complete tree preservation plan and a detailed explanation of why the True Preservation Target cannot be met. Provide a net number when a deviation request is sought.	-6,480	Provide a net number; see § 12-09B.3
H	If any A-T requires a waiver, it shall be prepared in accordance with § 12-09B.4	YES	see § 12-09B.4
I	Place this information prior to the Mayor/Tree Canopy Calculations as per instructions in Table 12.10.	YES	

Table 12.10 10-Year Tree Canopy Calculation Worksheet

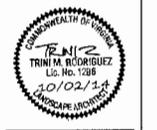
Item	Description	Value	Reference
<b>A. True Preservation Target Land Statement</b>			
A.1	Place the True Preservation Target Calculations and Management here preceding the 10-year tree canopy -		see § 12-09B.2 for list of required elements and worksheet
<b>B. Tree Canopy Requirements</b>			
B1	Identify gross site area (GPA) -	208,620	§ 12-09B.1A
B2	Subtract area dedicated to parks, road frontage (BPF) -	33,542	§ 12-09B.1B
B3	Subtract area of excavation (BPE) -	0	§ 12-09B.1C(1) through § 12-09B.1C(5)
B4	Adjusted gross site area (A-GSA) (B1-B2-B3) -	175,078	Square feet
B5	Identify the site's current tree canopy -	PTC	Square feet
B6	Percentage of 10-year tree canopy required -	10.0%	§ 12-09B.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6) (B7) -	21,708	Square feet
B8	Indication of 10-year Tree Canopy Requirements compliance -	NO	Yes or No
B9	If "No" to year then list plan sheet where modification request is located -	NA	Sheet number
<b>C. Tree Preservation</b>			
C1	Tree Preservation Target Area (TPA) -	3,431	Square Feet
C2	Total canopy area meeting standards of § 12-09B.1 (TPA) -	2,973	Square Feet
C3	TPA - TPA (C1 - C2) -	2,993	§ 12-09B.3B
C4	Total canopy area provided by utility or valuable wood or woodland conservation (C4) -	0	Square Feet
C5	TPA - C4 (C1 - C4) -	0	§ 12-09B.3B(1)
C6	Total of canopy area provided by "Heritage" "Historic" "Specimen" or "Special" trees (C6) -	0	Square Feet
C7	TPA - C6 (C1 - C6) -	0	§ 12-09B.3B(2)
C8	Canopy area of trees within resource Protection Areas and 100-year floodplains (C8) -	0	Square Feet
C9	TPA - C8 (C1 - C8) -	0	§ 12-09B.3C(1)
C10	Total of C3, C7, C8 and C9 -	2,973	Items of C3 to C9 are then 0.7 remainder of requirement must be met through tree planting - see § 12-09B.3B(3)
<b>D. Tree Planting</b>			
D1	Area of canopy to be met through tree planting (D1) -	10,033	Square feet
D2	Area of canopy planned for air quality benefits -	6,000	Square feet
D3	D2 x 1.5 (D2) -	9,000	§ 12-09B.4B(1)
D4	Area of canopy planned for water quality benefits -	0	Square feet
D5	D4 x 1.5 (D4) -	0	§ 12-09B.4B(2)
D6	Area of canopy planned for visual quality benefits -	3,260	Square feet
D7	D6 x 1.25 (D6) -	4,075	§ 12-09B.4B(3)
D8	Area of canopy planned for wildlife benefits -	2,000	Square feet
D9	D8 x 1.5 (D8) -	3,000	§ 12-09B.4B(4)
D10	Area of canopy provided by utility trees -	0	Square feet
D11	D1 - D10 (D1) -	0	§ 12-09B.4B(5)
D12	Area of canopy provided by improved utilities and related -	0	Square feet
D13	D12 x 1.25 (D12) -	0	§ 12-09B.4B(6)
D14	Area of canopy provided through tree amenities (D14) -	0	§ 12-09B.4B(7)
D15	Area of canopy provided through habitat restoration -	0	Square feet
D16	D15 x 1.0 -	0	
D17	Percentage of D16 measured by D16 -	6.0%	Right-of-way covered 32% of D16
D18	Area of canopy to be planted with no benefit credits -	3,180	Square feet
D19	Total of canopy area provided through tree planting -	15,213	Square feet
D20	Is an offset planting requirement met?	NO	Yes or No
D21	Total of D19 through D20 -	NO	Yes or No § 12-09B.3
D22	Canopy area requested to be provided through offset planting or tree bank -	0	Square Feet
D23	Amount to be deposited into the Tree Preservation and Planting Fund -	0	
<b>E. Total of 10-year Tree Canopy Provided</b>			
E1	Total of canopy area provided through tree preservation -	2,973	Square Feet
E2	Total of canopy area provided through tree planting (D 17) -	15,213	Square Feet
E3	Total of canopy area provided through offset planting (D 22) -	0	Square Feet
E4	Total of 10-year Tree Canopy Provided (E1 + E2 + E3) -	21,886	Total of E1 through E3 area should meet or exceed area of D1

Table 12.13 Interior Parking Lot Landscaping Calculations

Item	Description	Value	Remarks
	Area to be counted (GPA) -	66,113	square feet
	Interior Landscaping Required (GPA) x	3,609.66	square feet
	Total Grade Tree Canopy Provided	3500	Levelled along Street
	(14 trees @ 250 sq. ft.) -	3500	Benchmark Street C
	Total Area Required (GPA) -	3,609.66	
	Total Area Provided (GPA) -	3500	0.97%

7915 JONES BRANCH DRIVE

PROVINCE DISTRICT  
HARRIS COUNTY, TEXAS  
PARKER RODRIGUEZ, INC.  
101 Park Tower - 4501  
Avenue 116, Houston, TX 77056  
713.549.5110



REVISION

NO.	DATE	DESCRIPTION
01	10/02/2014	COUNTY COMPLETION
02	05/16/2014	CIP / FDP ENDS
03	01/14/2014	CIP / FDP ENDS
04	08/21/2014	CIP / FDP ENDS
05	10/02/2014	CIP / FDP ENDS

Overall Landscape Plan

ORIGINAL DATE DATE 12.18.2013  
DESIGNED BY JC  
DRAWN BY JA  
CHECKED BY GC  
NOTED BY JC  
SCALE 1/8"=1'-0"  
DATE OF SUBMISSION - 10.02.2014  
L0.00

7915 JONES  
BRANCH  
DRIVE

PRINCIPAL ARCHITECT  
PARKER RODRIGUEZ, INC.  
111 North Lakeside Dr #211  
Aurora, IL 60015  
TEL: 708.486.0000



REVISIONS

09.03.2014	COUNTY COMMENTS
09.16.2014	CFP / FDP REVISIONS
09.16.2014	CFP / FDP REVISIONS
09.19.2014	CFP / FDP REVISIONS
10.02.2014	CFP / FDP REVISIONS

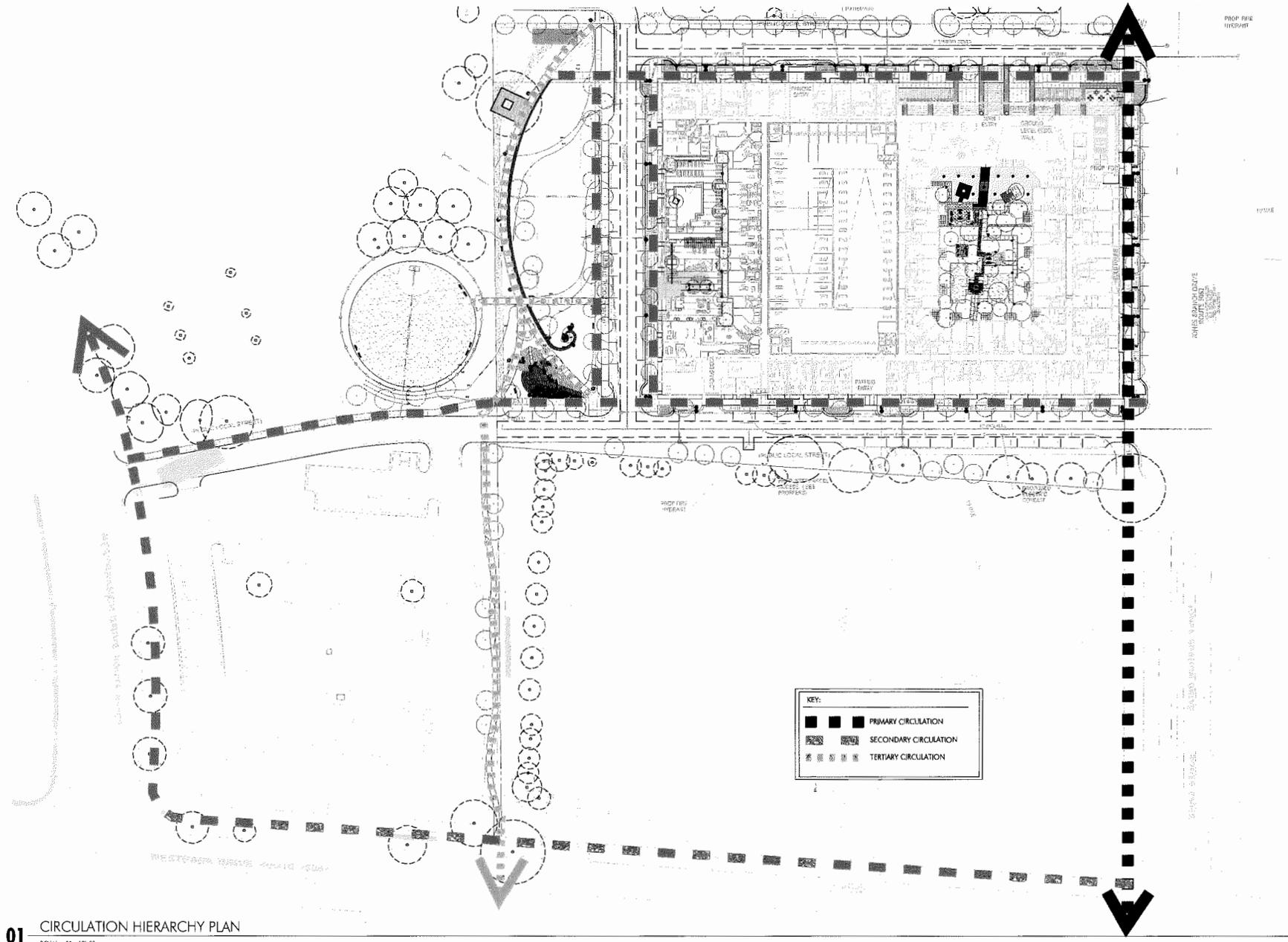
Circulation  
Hierarchy  
Plan

ORIGINAL SUB DATE  
12.18.2013  
DESIGNED BY  
DC  
DRAWN BY  
R  
CHECKED BY  
DC  
NORM



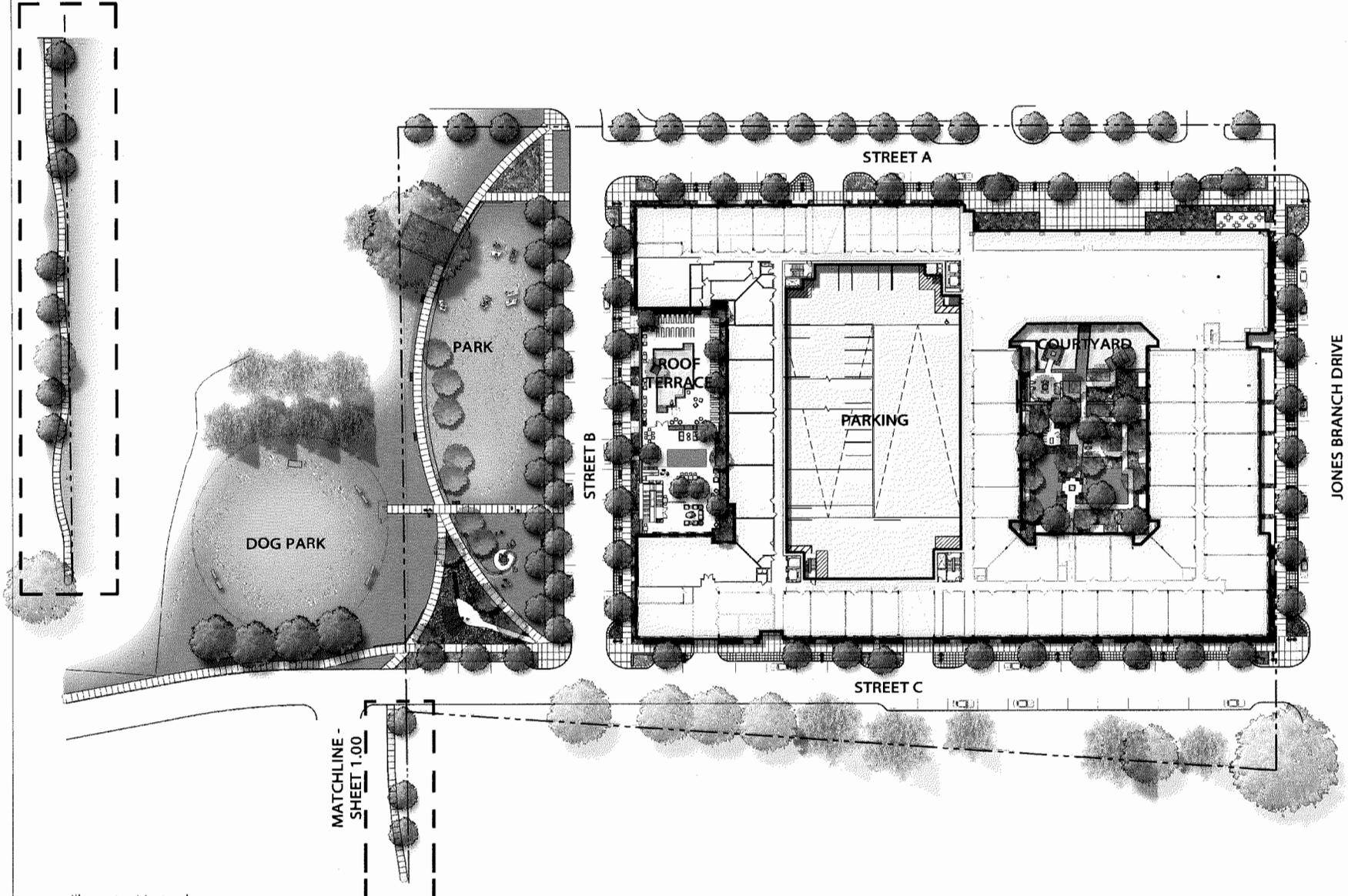
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CDP/ FDP SUBMISSION - 10.02.2014



01 CIRCULATION HIERARCHY PLAN  
SCALE: 1"=40'-0"

MATCHLINE -  
SHEET 1.00



MATCHLINE -  
SHEET 1.00

01 Illustrative Masterplan  
SCALE: 1"=30'-0"

7915 JONES  
BRANCH  
DRIVE

PROFESSIONAL SEAL  
PARKER RODRIGUEZ, INC.  
151 North Union St., #200  
New Rochelle, NY 10801  
703.548.2010



DATE	DESCRIPTION
10.02.2014	CONCEPT DESIGN
09.24.2014	CDP, FDP, EXISTING
07.24.2014	CDP, FDP, EXISTING
06.21.2014	CDP, FDP, EXISTING
10.02.2013	CDP, FDP, EXISTING

Illustrative  
Landscape  
Masterplan

CDP/ FDP SUBMISSION - 10.02.2014

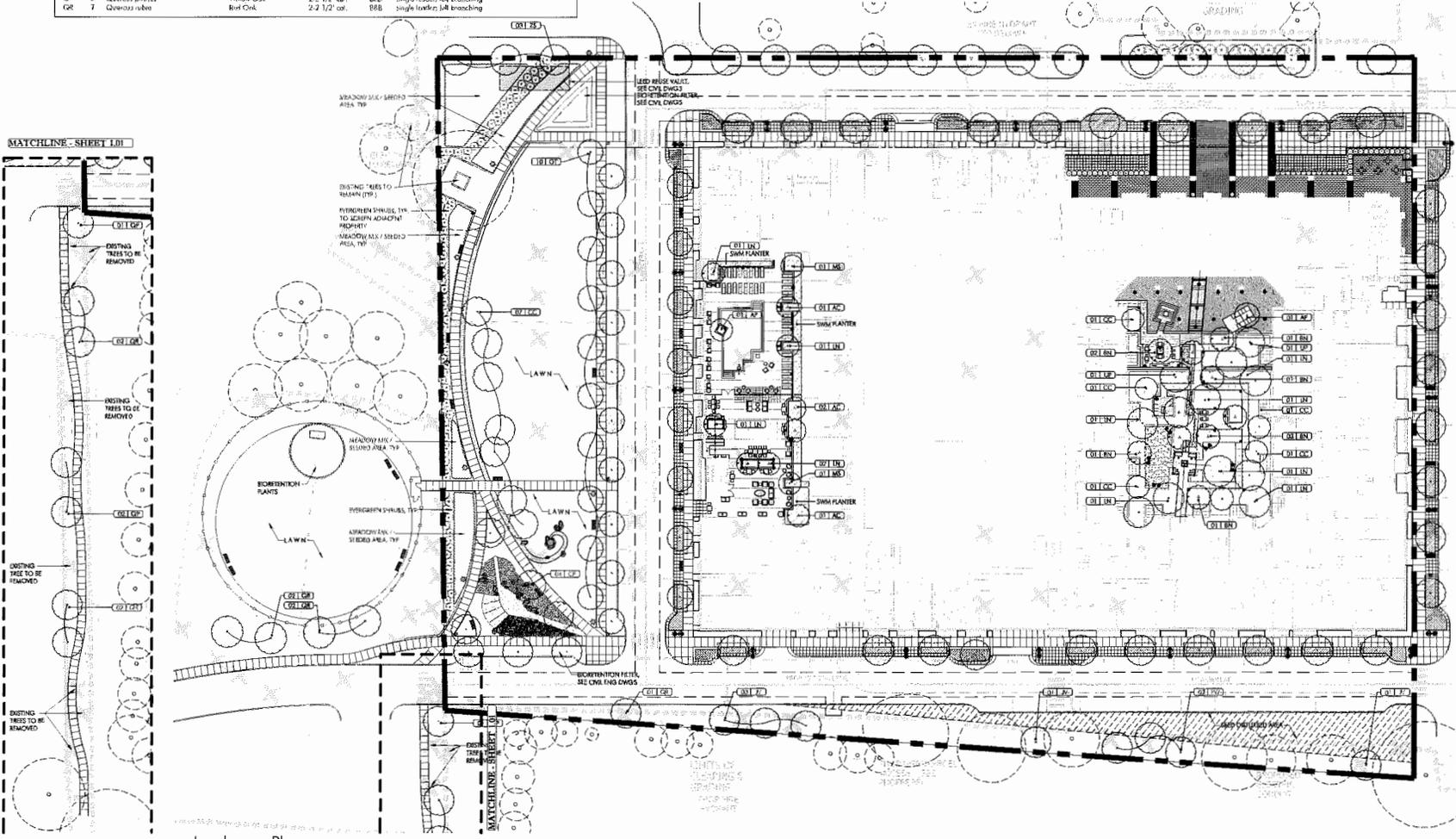
DESIGNED BY	TRIN M. RODRIGUEZ
CHECKED BY	DC
DATE	10/02/14
SCALE	1"=30'-0"

L1.00

CONCEPTUAL PLANTING SCHEDULE (TREES DO NOT COUNT TOWARDS TREE CANOPY COVERAGE)					
REF.	QTY	TROPICAL NAME	COMMON NAME	HT.	COMMENTS
<b>Roof Terrace</b>					
JC	4	Amelanchier canadensis	Serviceberry	8-10 ft.	BSB
JAP	1	Acer palmatum	Japanese Maple	9-10 ft.	BSB
EL	5	Lagerstroemia indica 'Fatche'	Flowering Crape Myrtle	6-10 ft.	BSB
HS	2	Magnolia x soulangiana 'Mevenden'	Southern Magnolia	8-10 ft.	BSB
<b>Courtyard</b>					
JAP	1	Acer palmatum	Japanese Maple	8-10 ft.	BSB
EA	9	Banksia integrifolia	Blowdown	8-10 ft.	BSB
CC	5	Cercis canadensis	Eastern Redbud	6-10 ft.	BSB
UH	6	Lagerstroemia indica	Crape Myrtle	6-10 ft.	BSB
UP	2	Ulmus parvifolius	Chinese Elm	2-2 1/2' cal.	BSB
<b>On-Site Park</b>					
CC	7	Cercis canadensis	Eastern Redbud	2-2 1/2' cal.	BSB
CF	4	Camelia floribunda	Flowering Dogwood	2-2 1/2' cal.	BSB
GT	10	Ginkgo biloba var. 'Meyer'	Benjamin Franklin Tree	2-2 1/2' cal.	BSB
CS	3	Zelkova serotina 'Village Green'	Japanese Zelkova	2-2 1/2' cal.	BSB
<b>Oil-Site Metro Trail Connector / South Property Line</b>					
JV	5	Juniperus virginiana	Eastern Red Cedar	6-10 ft.	BSB
PW	3	Pinus strobus	White Pine	12-14 ft.	BSA
QP	8	Quercus phellos	Willow Oak	2-2 1/2' cal.	BSB
QR	7	Quercus rubra	Red Oak	2-2 1/2' cal.	BSB

LEGEND:

- EXISTING TREES TO REMAIN (SEE CIVIL DWGS)
- EXISTING TREES TO BE REMOVED (SEE CIVIL DWGS)
- PROPOSED TREES TO BE COUNTED TOWARDS TOTAL TREE CANOPY COVERAGE (SEE SHEET BELOW FOR PLANT, SIZE AND HEIGHT INFORMATION AND TO-TOTAL TREE CANOPY CREDIT INFORMATION)
- PROPOSED TREES NOT TO BE COUNTED TOWARDS TOTAL TREE CANOPY COVERAGE
- STORM WATER MANAGEMENT PLANTER



REVISIONS

DATE	BY	DESCRIPTION
02.03.2014	CC/MP	CLIENT COMMENTS
06.16.2014	CCP / REP	REVISIONS
08.14.2014	CCP / REP	REVISIONS
08.23.2014	CCP / REP	REVISIONS
10.03.2014	CCP / REP	REVISIONS

Landscape/  
Park Plan

ORIGINAL ISSUE DATE: 10.02.2014  
DESIGN BY: PRC  
DRAWN BY: JS  
CHECKED BY: MC  
SCALE: 1"=30'-0"  
1"=30'-0"  
1"=30'-0"

01 Landscape Plan  
SCALE: 1"=30'-0"

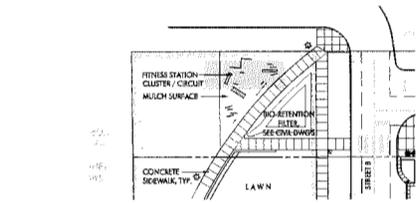
L1.01

CDP/ FDP SUBMISSION - 10.02.2014

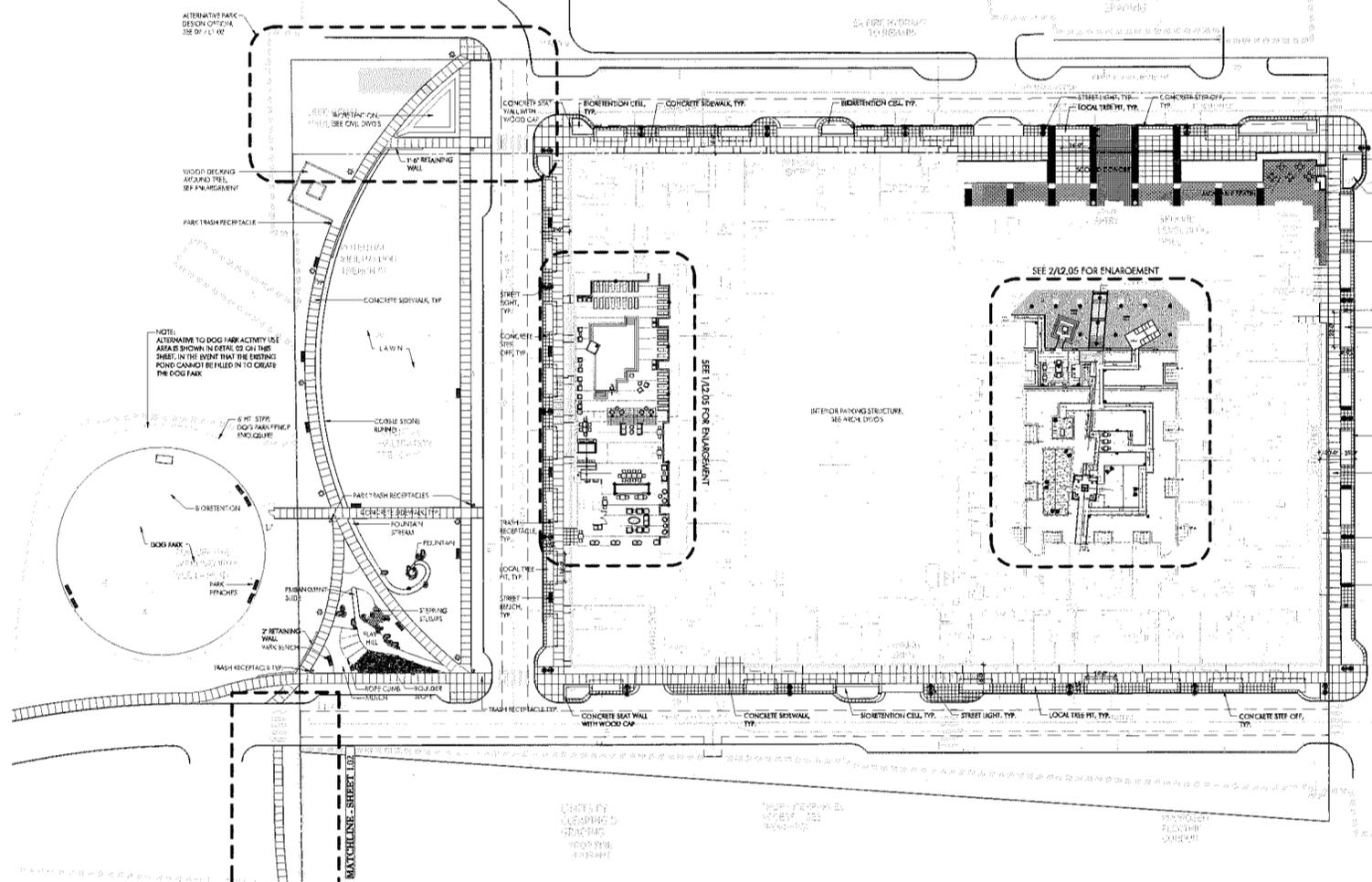
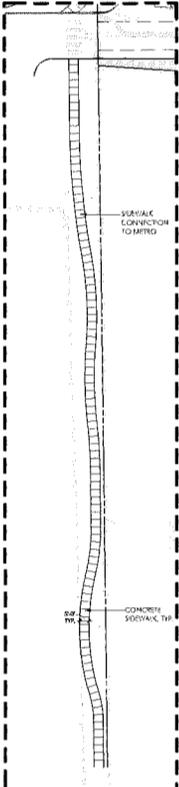
**02 Park Design Alternative**  
SCALE: 1"=30'-0"



FITCORE OUTDOOR FITNESS EQUIPMENT BY LANDSCAPE STRUCTURES



MATCHLINE - SHEET L1.02



**01 Hardscape Plan**  
SCALE: 1"=30'-0"



REVISIONS

NO.	DATE	DESCRIPTION
01	02/26/2014	CONCRETE SEAT WALL WITH WOOD CAP
02	03/10/2014	CONCRETE SIDEWALK
03	03/21/2014	CONCRETE STEP OFF
04	03/21/2014	CONCRETE SIDEWALK

**Landscape Plan**

ORIGINAL DATE: 12.18.2013  
DESIGNED BY: EC  
DRAWN BY: JA  
CHECKED BY: EC  
SCALE: 1"=30'-0"  
NORTH

L1.02

CDP/FDP SUBMISSION - 10.02.2014

PROVIDENCE DISTRICT  
TRANSPORTATION DIVISION  
**PARKER RODRIGUEZ, INC.**  
PLANNING, DESIGN, CONSTRUCTION MANAGEMENT  
131 North Union St., #300  
Providence, RI 02903-4  
401.848.1111  
401.848.9113



REVISIONS

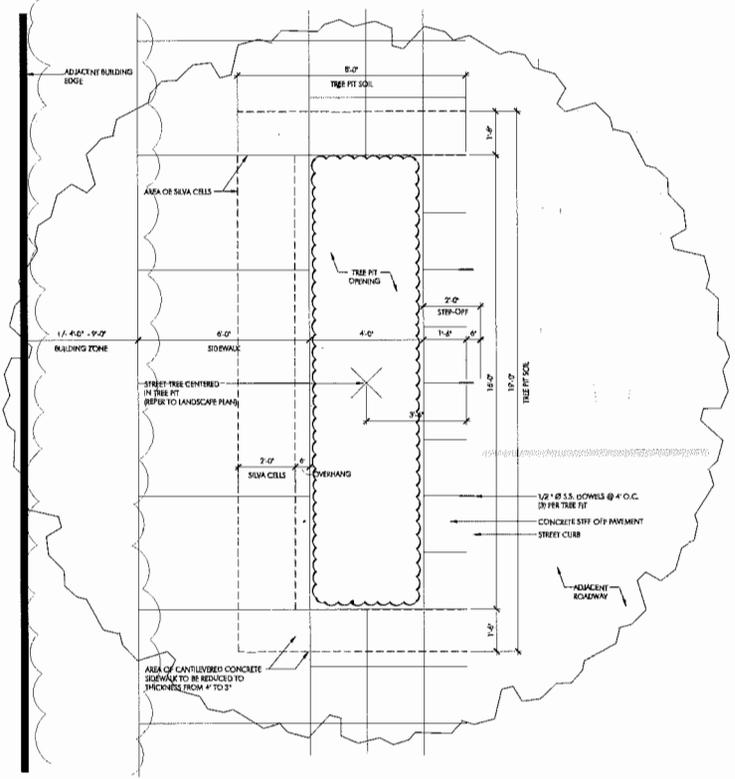
DATE	DESCRIPTION
02.03.2014	COUNTY COMMENTS
06.10.2014	CDP / FDP REVISIONS
07.15.2014	CDP / FDP REVISIONS
08.01.2014	CDP / FDP REVISIONS
10.01.2014	CDP / FDP REVISIONS

Streetscape  
Enlargements

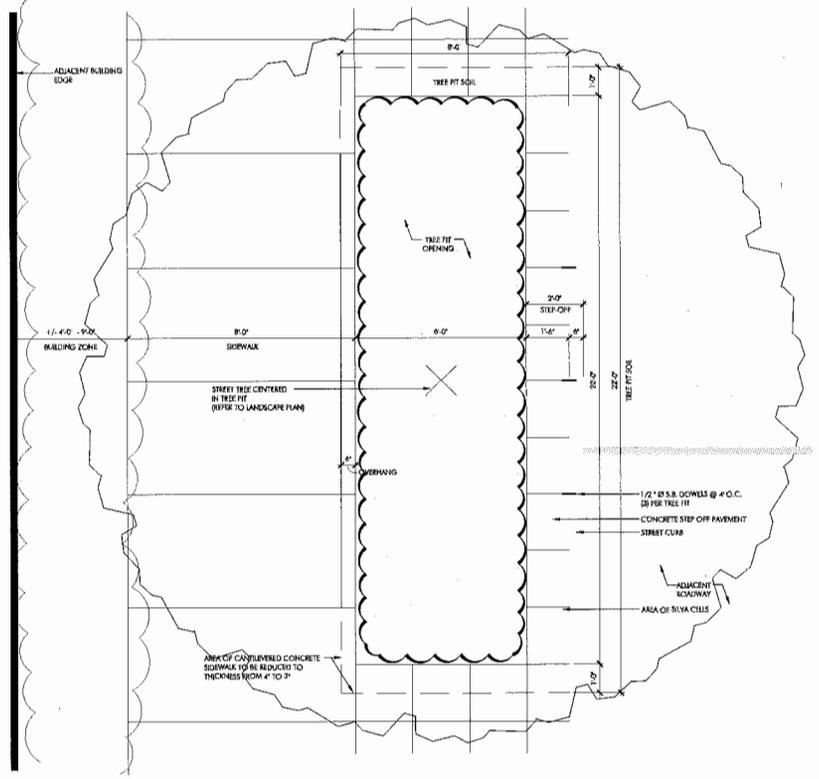
DESIGNAL ISSUE DATE  
12.18.2013  
DESIGNED BY  
SC  
DRAWN BY  
JB  
CHECKED BY  
SC  
NORTH  
SCALE  
1"=20'-0"

CDP / FDP SUBMISSION - 10.02.2014

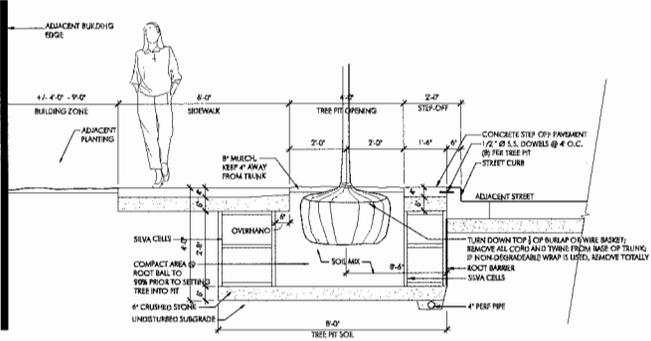
L2.01



STREET TREE PIT PLAN

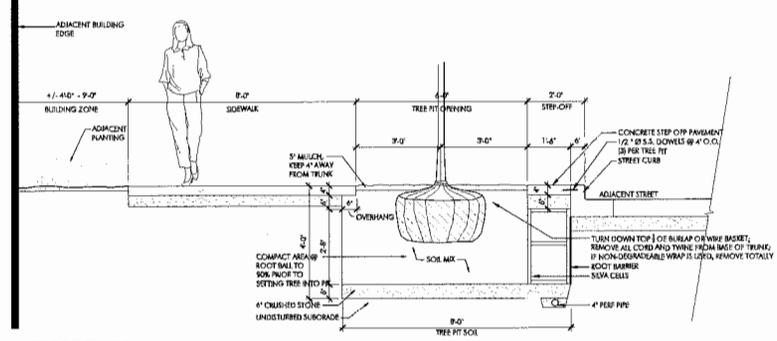


STREET TREE PIT PLAN



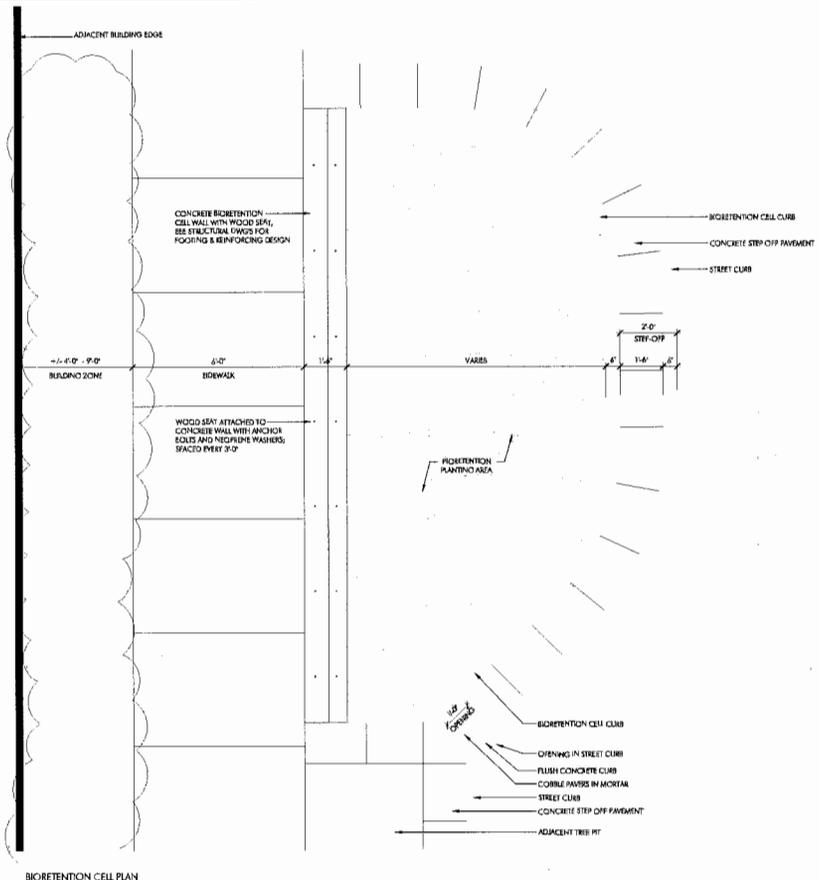
STREET TREE PIT SECTION

01 TREE PIT - LOCAL STREET  
SCALE: 1/2" = 1'-0"

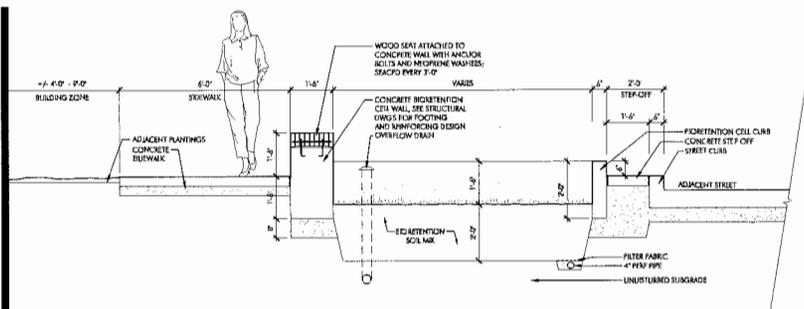


STREET TREE PIT SECTION

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



BIORETENTION CELL PLAN



BIORETENTION CELL SECTION

01 BIORETENTION CELL ENLARGEMENT  
SCALE: 1/2" = 1'-0"



02 STREETScape VIEW - AVENUE  
SCALE: NTS



03 STREETScape VIEW - LOCAL STREET  
SCALE: NTS

7915 JONES  
BRANCH  
DRIVE

PROVIDENCE DISTRICT  
FARMINGTON, RHODE ISLAND  
PARKER RODRIGUEZ, INC.  
ARCHITECTS, PLANNERS & INTERIORS  
101 North Union St., #320  
Providence, RI 02903  
TEL: 401.843.1100



DATE	DESCRIPTION
02.08.2014	FINAL COMMENTS
08.18.2014	CDP / FDP REVISIONS
09.18.2014	CDP / FDP REVISIONS
08.11.2014	CDP / FDP REVISIONS
10.01.2014	CDP / FDP REVISIONS

Streetscape  
Enlargements  
and Perspectives

CDP / FDP SUBMISSION - 10.02.2014

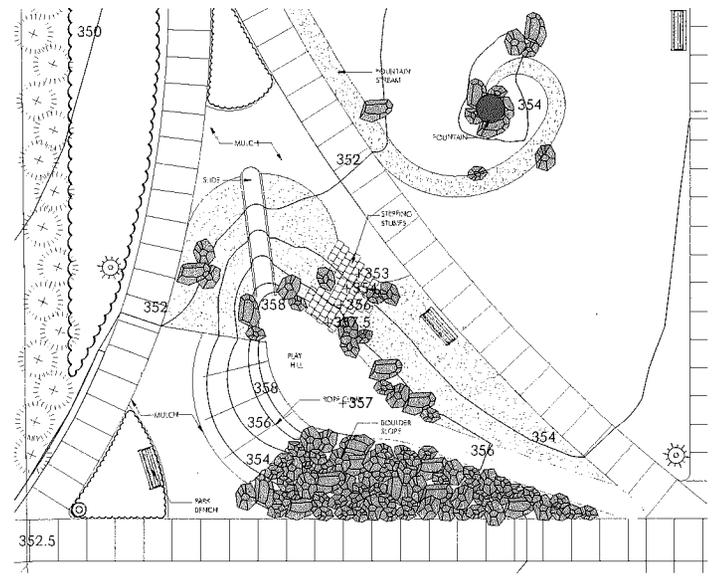
ORIGINAL ISSUE DATE	12.15.2013
DESIGNED BY	DC
DRAWN BY	JR
CHECKED BY	DC
INCH	1/2" = 1'



L2.02



**01** PARK PERSPECTIVE: FROM NORTH LOOKING SOUTH



**02** PLAY HILL & FOUNTAIN ENLARGEMENT  
SCALE: 1/8" = 1'-0"



POURING WATER STREAMING FROM GROUP OF BOULDER



SEEPRAC STUMPS



CONCRETE CHANNEL WITH WATER STREAMING FROM ROCK FOUNTAIN

NOTE: THESE PHOTOS ARE REPRESENTATIVE OF DESIGN INTENT ONLY FOR PLAY AREA.



SOFT CLIMBING SLOPE AND SOFT MULCH AREA



BOULDER SLOPE FOR CLIMBING AND PLAYING



WILDSIDE SLIDE, BOULDERS, AND STEPS



WILDSIDE SLIDE, BOULDER, AND STEPS

**03** PARK PRECEDENT PHOTOS



DATE	REVISIONS
02.04.2011	CLIENT COMMENTS
06.14.2011	CDP / FDP REVISIONS
07.18.2011	CDP / FDP REVISIONS
08.21.2011	CDP / FDP REVISIONS
10.02.2011	CDP / FDP REVISIONS

Park  
Enlargements

02.04.2011	ORIGINAL ISSUE DATE
12.16.2013	ISSUE DATE
DESIGNED BY	IC
DRAWN BY	JD
CHECKED BY	IC
SCALE	1/8" = 1'-0"
DATE	10/02/14

CDP / FDP SUBMISSION - 10.02.2014



**L2.03**



DATE	DESCRIPTION
03.03.2014	COUNTY COMMENTS
05.16.2014	CDP / FDP REVISIONS
07.16.2014	CDP / FDP REVISIONS
09.21.2014	CDP / FDP REVISIONS
10.02.2014	CDP / FDP REVISIONS

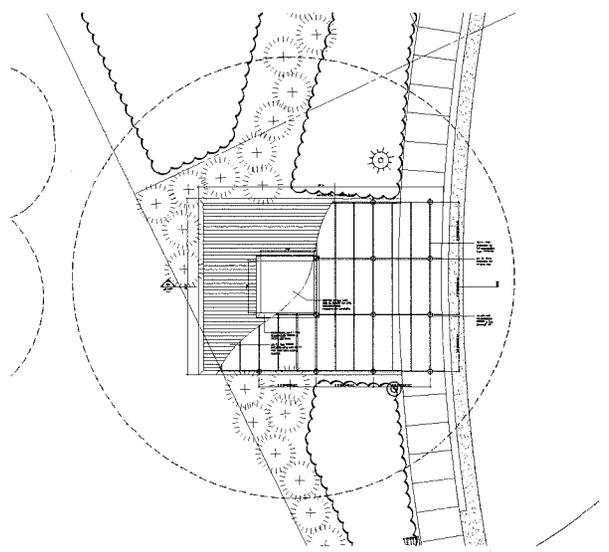
Wood Deck  
Enlargement Plan  
/ Sections

DECISION ISSUE DATE	12.18.2013
DESIGNED BY	EC
CREATED BY	JB
CHECKED BY	EC
NOTED BY	JB

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

L2.03a

CDP / FDP SUBMISSION - 10.02.2014



**01** DECK ENLARGEMENT  
SCALE: 1/8"=1'-0"



WOOD DECK CONSTRUCTION METHOD WITH HELICAL PIER FOUNDATION SYSTEM

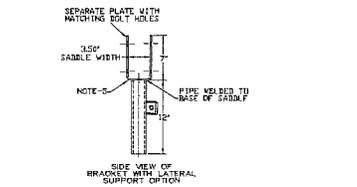
**02** WOOD DECK PRECEDENT PHOTOS

NOTES:

1. THIS DRAWING IS A CONCEPT DRAWING ONLY. THE SECTION SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT WHICH IS SHOWN.
2. ACTUAL DESIGN AND CONSTRUCTION OF RAISED DECK AND HELICAL PIER SUPPORT SYSTEM ARE SUBJECT TO CHANGE PER ROOT LOCATION AND ARBORIST RECOMMENDATIONS.
3. IN THE EVENT IT IS DETERMINED THAT THE LARGE OAK SURROUNDED BY THE OVERLOOK DECK CANNOT BE PRESERVED OR DOES NOT SURVIVE CONSTRUCTION, THE DECK WILL NOT BE CONSTRUCTED.
4. HELICAL PIER SUPPORT SYSTEM IS TO BE APPROVED BY STRUCTURAL ENG.
5. SEE CIVIL ENG. DWGS FOR EX. TREE PRESERVATION MEASURES.

NOTES-

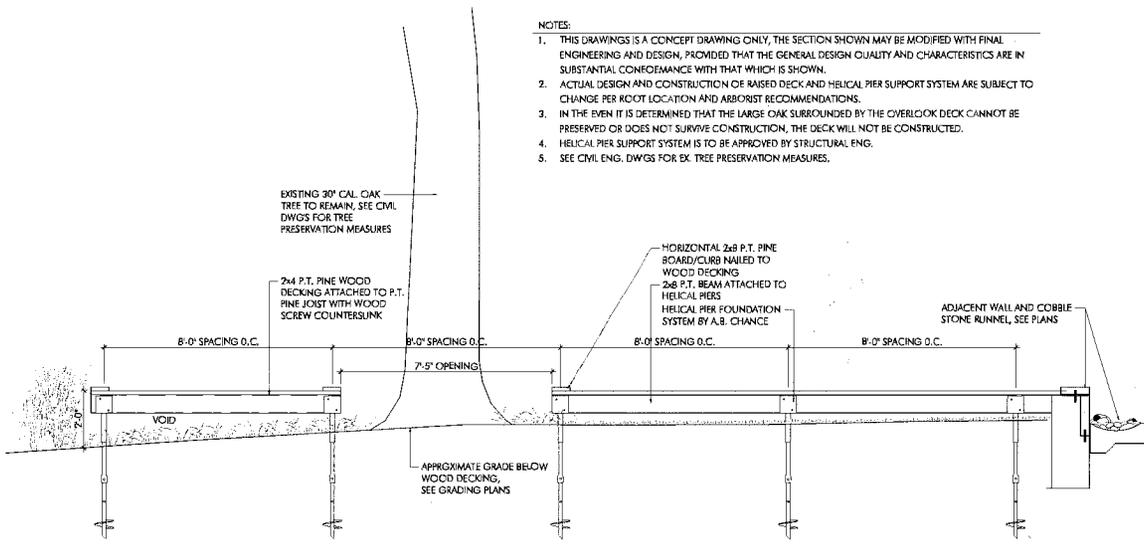
1. THIS IS A CONCEPT DRAWING ONLY. ACTUAL DESIGN AND CONSTRUCTION OF WALKWAY AND HELICAL PIER SUPPORT SYSTEM IS LEFT TO OTHERS.
2. HELICAL PIERS CAN BE EITHER SINGLE OR MULTI-HELIX. THE NUMBER AND SIZE OF HELIX PLATES VARY DEPENDING ON PIER LOAD AND SOIL CONDITIONS.
3. HELICAL PIERS ARE INSTALLED (SCREWED) TO A MINIMUM DEPTH AND TORQUE AS REQUIRED ON THE CONSTRUCTION PLANS.
4. HOT DIP GALVANIZED PER ASTM A-303.
5. MATERIAL FOR SABLES: 1/4" THICK HOT ROLLED STEEL.
6. BOLTS: 1/2" DIA. HEX HEAD, 4-1/2" LONG WITH NUT AND LOCKWASHER SUPPLIED BY OTHERS.
7. 10000 LB MAX. LOAD COMPRESSION ONLY.



**CHANCE** **HUBBELL POWER SYSTEMS**

WALKWAY SUPPORT BRACKET  
W/LATERAL T/C SUPPORT OPTION

DATE: 08/11/14  
DRAWN BY: JTB  
CHECKED BY: JTB  
SCALE: 1/8"=1'-0"



**03** CONCEPTUAL DECK CROSS SECTION  
SCALE: 1/2"=1'-0"

7915 JONES  
BRANCH  
DRIVE

PROPOSER: DERRICK  
BARRETT COUNTY, VIRGINIA  
**PARKER RODRIGUEZ, INC.**  
Landscape Architecture  
101 North Union St., #250  
Arlington, VA 22204  
703.546.9019

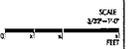


REVISIONS

02.05.2014	COUNTY COMMENTS
06.15.2014	CDP / FDP REVISIONS
07.16.2014	CDP / FDP REVISIONS
08.21.2014	CDP / FDP REVISIONS
10.02.2014	CDP / FDP REVISIONS

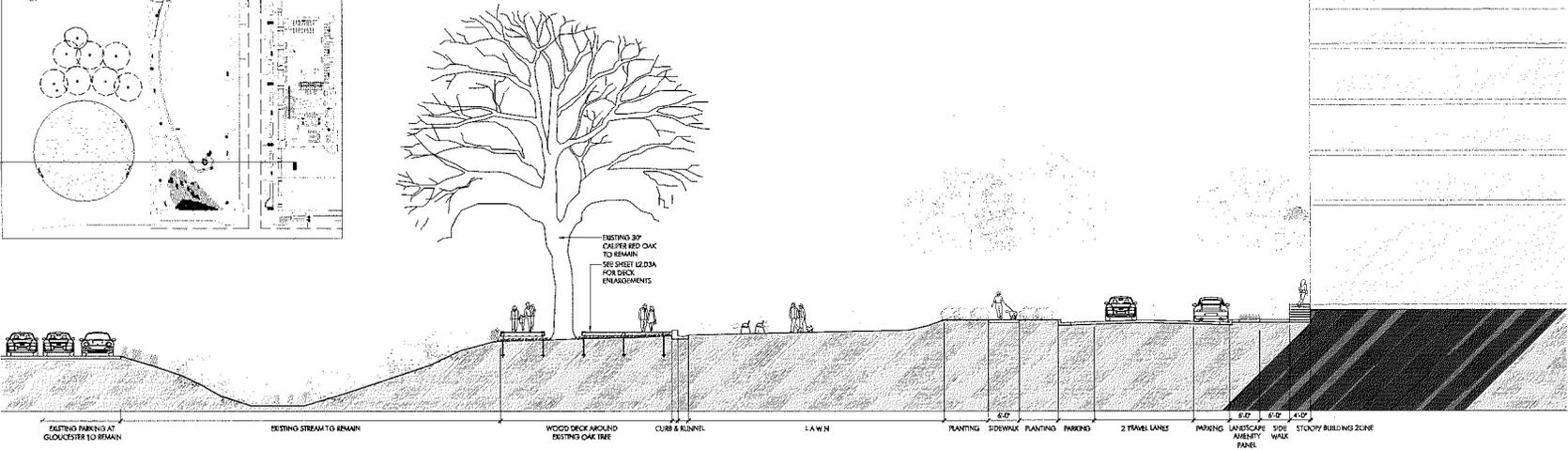
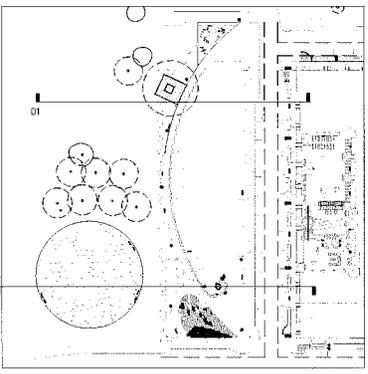
Park  
Sections

ORIGINAL ISSUE DATE  
12.18.2013  
DESIGNED BY  
JC  
DRAWN BY  
JB  
CHECKED BY  
JC  
NORTH

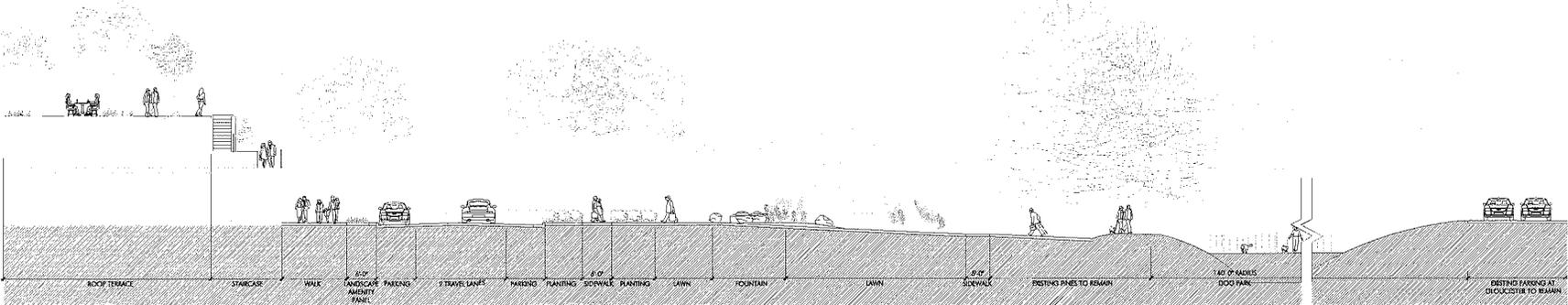


SCALE  
3/32" = 1'-0"  
L2.04

CDP / FDP SUBMISSION - 10.02.2014



**01** SECTION THROUGH NORTHERN END OF PARK, LOOKING NORTH  
SCALE : 3/32" = 1'-0"



**02** SECTION THROUGH SOUTHERN END OF PARK, LOOKING SOUTH  
SCALE : 3/32" = 1'-0"

7915 JONES  
BRANCH  
DRIVE

PROPOSED EXIST  
HAWK COUNTY, VIRGINIA  
**PARKER RODRIGUEZ, INC.**  
ARCHITECTS  
101 North Lakes Dr., #201  
Arlington, VA 22204  
703.548.1010



KEYS/REV

07.09.2014	COUNTY COMMENTS
08.10.2014	CDP / FDP REVISIONS
09.16.2014	CDP / FDP REVISIONS
08.05.2014	CDP / FDP REVISIONS
10.02.2014	CDP / FDP REVISIONS

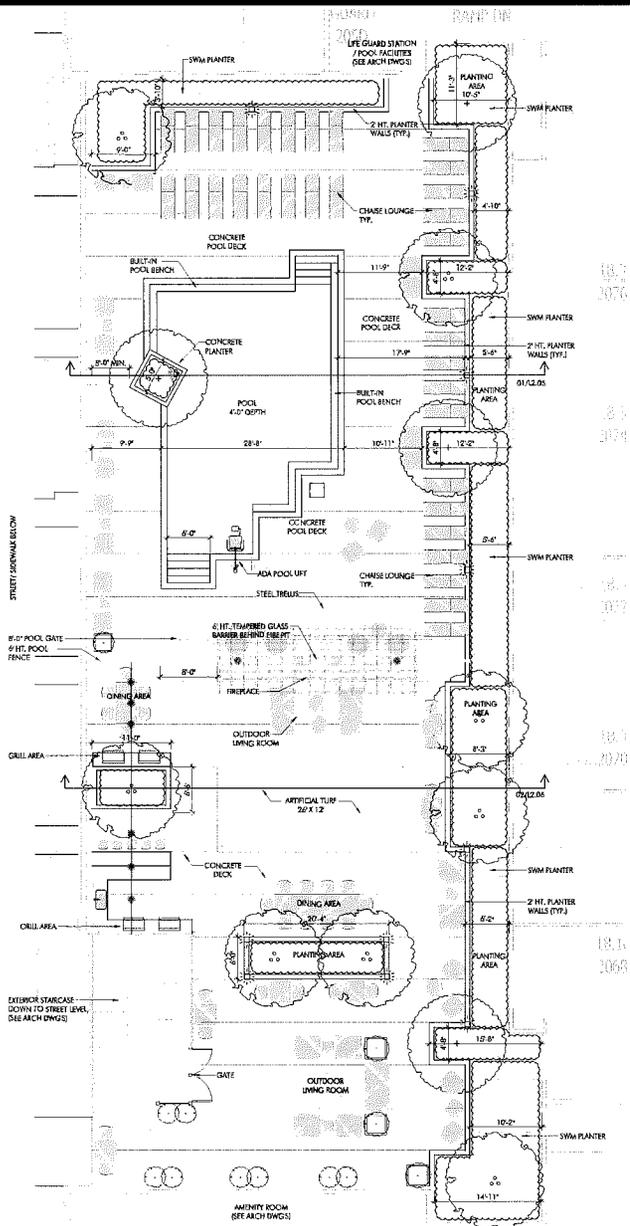
Roof Terrace  
and Courtyard  
Enlargements

ORIGINAL ISSUE DATE  
DESIGNED BY  
DRAWN BY  
CHECKED BY  
NORTH  
SCALE  
1"=10'-0"

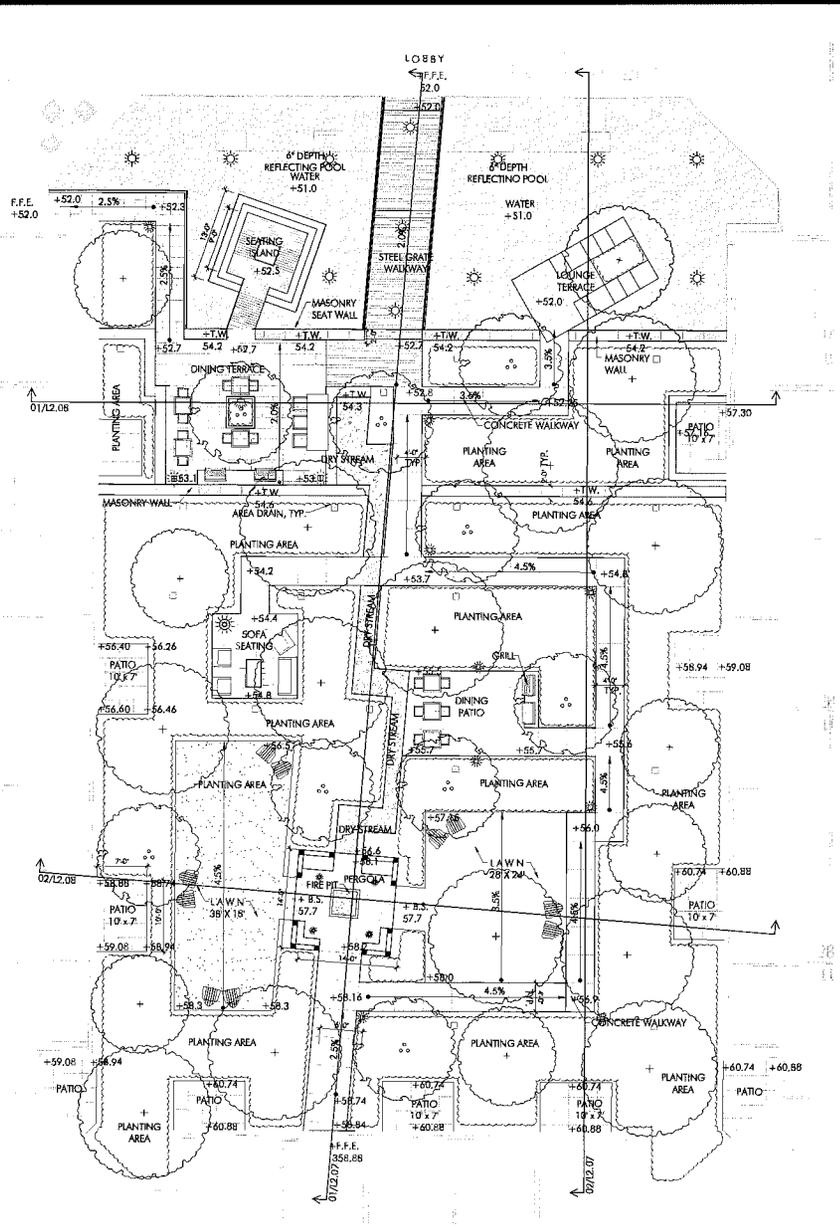
L2.05

CDP / FDP SUBMISSION - 10.02.2014

**01** ROOF TERRACE ENLARGEMENT  
SCALE: 1/8"=1'-0"



**02** COURTYARD ENLARGEMENT PLAN  
SCALE: 1/8"=1'-0"



7915 JONES  
BRANCH  
DRIVE

PROVIDENCE DISTRICT  
TOWN OF COLUMBIA, VIRGINIA  
**PARKER RODRIGUEZ, INC.**  
ARCHITECTURAL & INTERIOR DESIGN

112 North Main Ave. # 2127  
Martinsville, VA 22114  
703.545.5814



REVISIONS

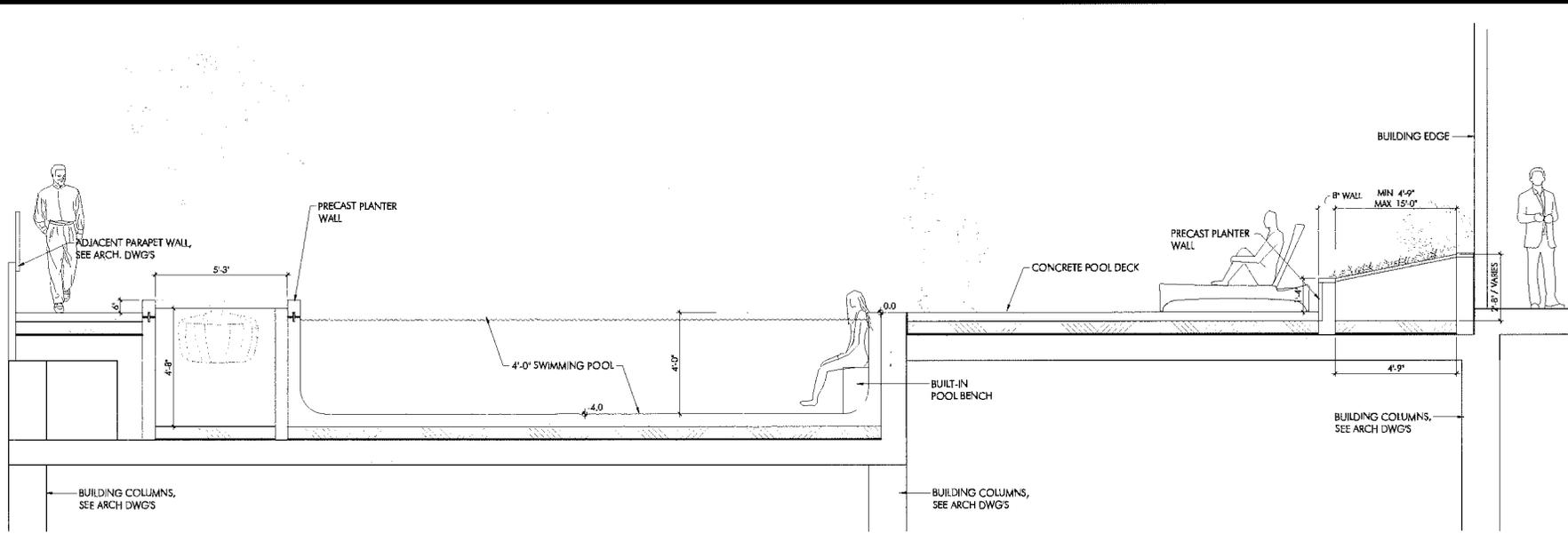
DATE	DESCRIPTION
02.03.2014	COUNTY COMMENTS
05.18.2014	CDP / FDP REVISIONS
07.18.2014	CDP / FDP REVISIONS
08.21.2014	CDP / FDP REVISIONS
10.02.2014	CDP / FDP REVISIONS

Roof Terrace Sections

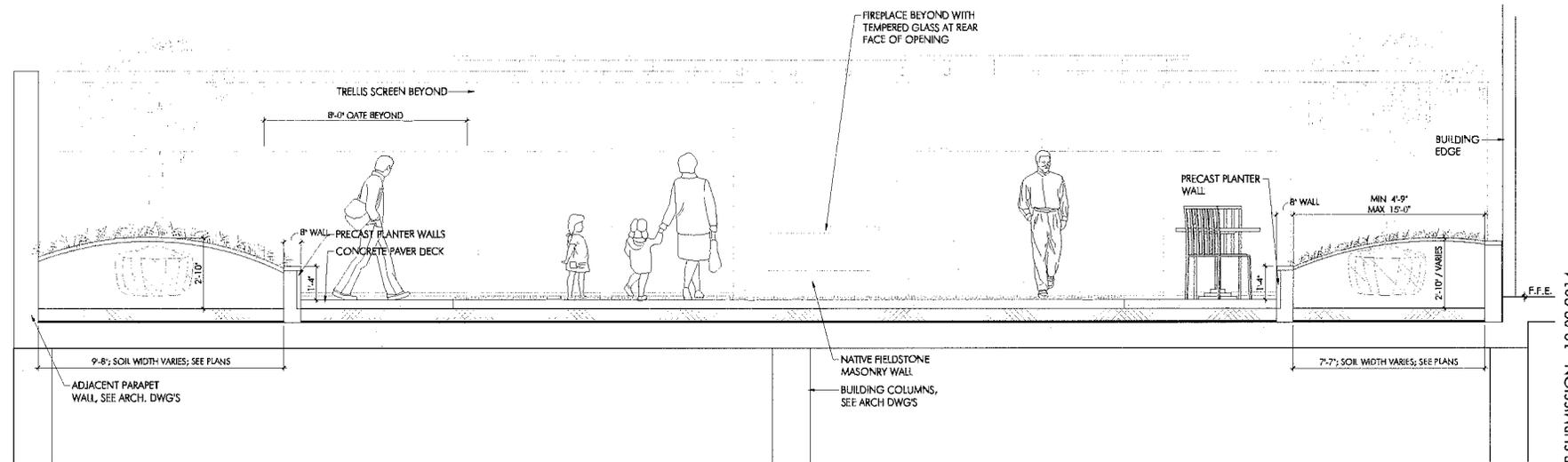
ORIGINAL ISSUE DATE  
12.18.2013  
DESIGNED BY  
DC  
DRAWN BY  
JB  
CHECKED BY  
DC  
NORTH



L2.06



**01** ROOF TERRACE CROSS SECTION THROUGH POOL  
SCALE: 1/2" = 1'-0"



**02** ROOF TERRACE CROSS SECTION AMENITY SPACE  
SCALE: 1/2" = 1'-0"

CDP / FDP SUBMISSION - 10.02.2014

7915 JONES  
BRANCH  
DRIVE

MONIMENCY DISTRICT  
HANRAJ COUNTY, VIRGINIA  
**PARKER RODRIGUEZ, INC.**  
LANDSCAPE ARCHITECTS  
117 South Lakeside Dr., #300  
Alexandria VA 22304  
703.548.5210



REVISIONS

DATE	COUNTY COMMENTS
02.03.2014	COUNTY COMMENTS
08.13.2014	CDP / FDP REVISIONS
11.18.2014	CDP / FDP REVISIONS
08.01.2014	CDP / FDP REVISIONS
10.09.2014	CDP / FDP REVISIONS

Courtyard  
Sections

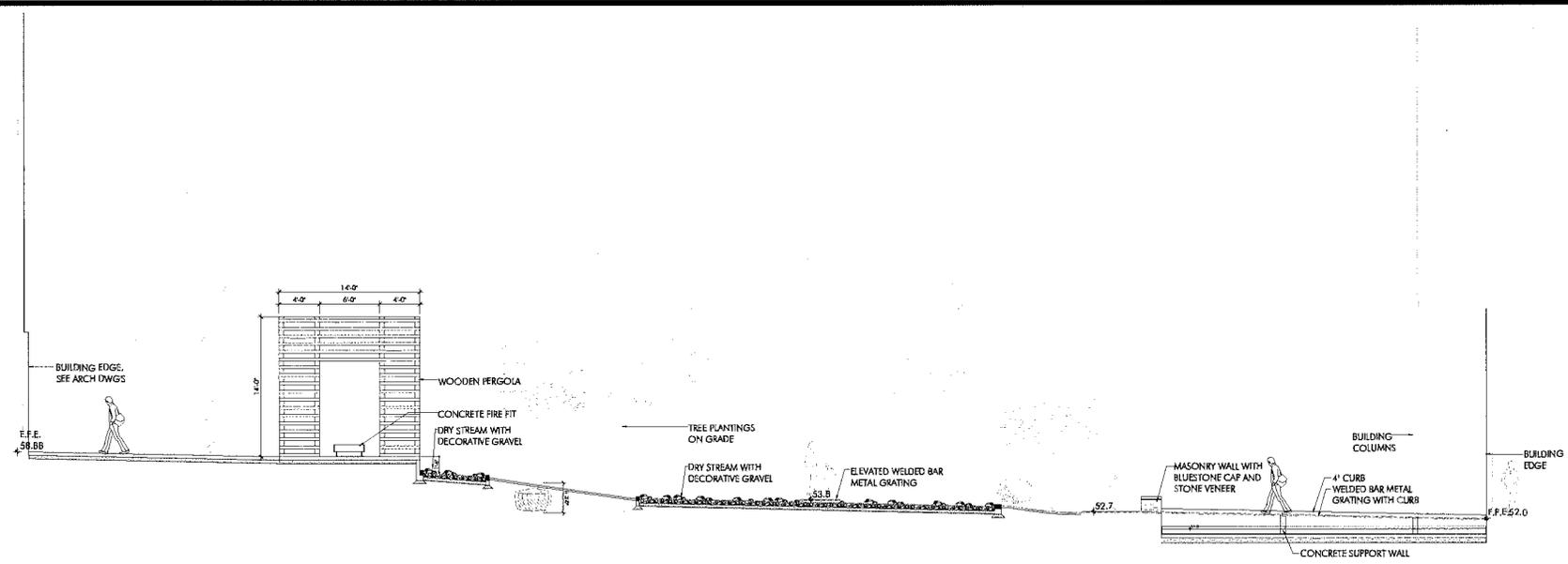
ORIGINAL ISSUE DATE: 12.18.2013

DESIGNED BY:	DC
DRAWN BY:	JR
CHECKED BY:	DC
NOTED BY:	NDRH

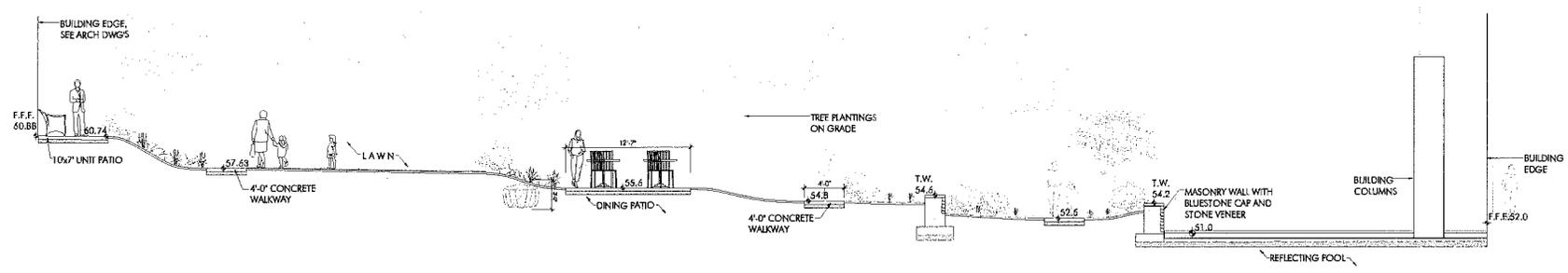


L2.07

CDP / FDP SUBMISSION - 10.02.2014



**01** COURTYARD LONGITUDINAL SECTION A  
SCALE: 3/16"=1'-0"



**02** COURTYARD LONGITUDINAL SECTION B  
SCALE: 3/16"=1'-0"

7915 JONES  
BRANCH  
DRIVE

PROPOSED DISTRICT  
PARAL COUNTY, MISSISSIPPI  
**PARKER RODRIGUEZ, INC.**  
LANDSCAPE ARCHITECTS  
101 Oak Park Drive, #330  
Meridian, MS 39301  
301.548.2014



REVISIONS

02.03.2014	COUNTY COMMENTS
05.13.2014	CDP / FDP REVISIONS
07.18.2014	CDP / FDP REVISIONS
08.21.2014	CDP / FDP REVISIONS
10.02.2014	CDP / FDP REVISIONS

Courtyard  
Sections

ORIGINAL ISSUE DATE  
12.18.2010

DESIGNED BY  
JOC

DRAWN BY  
JB

CHECKED BY  
JOC  
NORM

SCALE  
1/4" = 1'-0"

0 10 20 30  
FEET

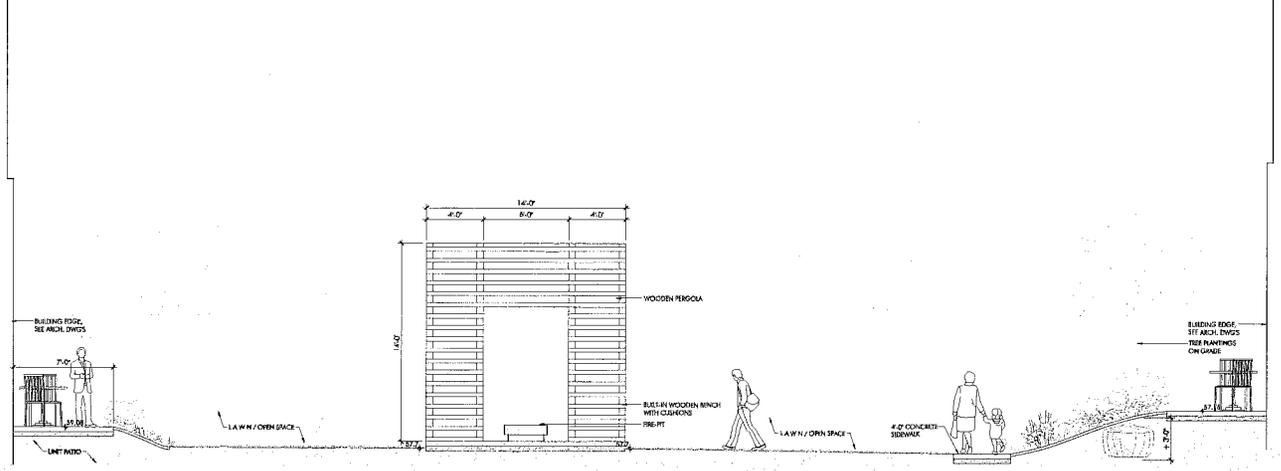
L2.08

CDP/ FDP SUBMISSION - 10.02.2014



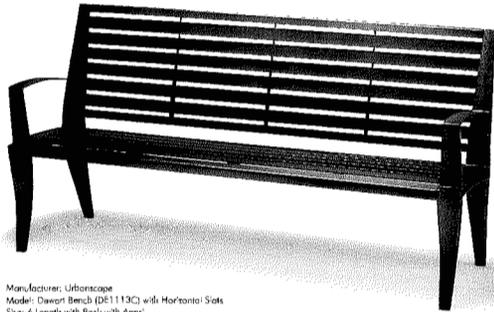
**01** COURTYARD CROSS SECTION A

SCALE : 3/16" = 1'-0"



**02** COURTYARD CROSS SECTION B

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



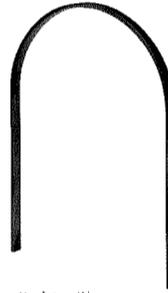
Manufacturer: Urbanscope  
 Model: Davenport Bench (DB1113C) with Horizontal Slats  
 Size: 6' Length with Back with Arms  
 Color: Powder Coating (AAMA 2604-05)  
 Website: www.urbanscopefurniture.com

**01** STREETScape - BENCH  
 Scale: NTS



Manufacturer: Urbanscope  
 Model: Recaptacia TR3K33P  
 Size: 32 Gallon  
 Color: Powder Coating (AAMA 2604-05)  
 Website: www.urbanscopefurniture.com

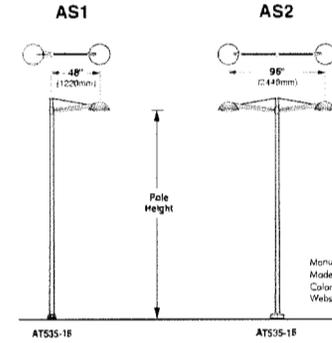
**02** STREETScape - TRASH RECEPTACLES  
 Scale: NTS



Manufacturer: Urbanscope  
 Model: Loop Bike Rack (BR1453B1)  
 Color: Powder Coating (AAMA 2604-05)  
 Website: www.urbanscopefurniture.com

**03** STREETScape - BIKE RACK  
 Scale: NTS

**Spanner Arm Series**



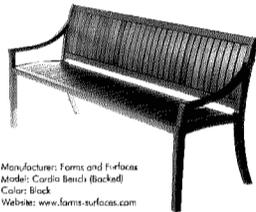
Manufacturer: Sefux  
 Model: Arc Spanner Arm Series  
 Color: Silver Finish  
 Website: www.sefux.com

**04** STREETScape - LIGHT POLE  
 Scale: NTS



Manufacturer: Urbanscope  
 Model: Miami Collector Arm Chair  
 Color: Powder Coating (AAMA 2604-05)  
 Website: www.urbanscopefurniture.com

**05** STREETScape - CAFE STYLE SEATING  
 Scale: NTS



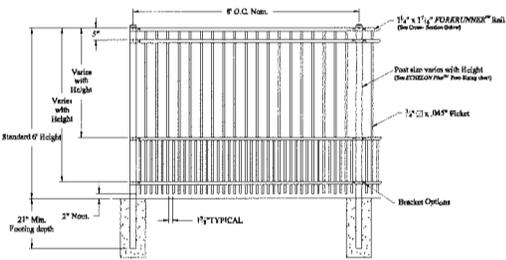
Manufacturer: Forms and Surfaces  
 Model: Curved Bench (Backed)  
 Color: Black  
 Website: www.forms-surfaces.com

**06** PARK - BENCH  
 Scale: NTS



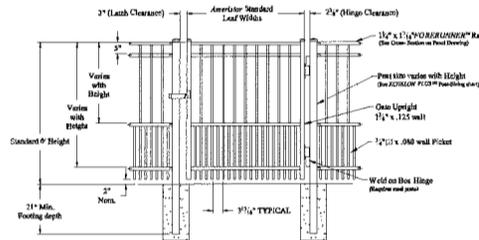
Manufacturer: Landscape Forms  
 Model: Plainwall Trash Receptacle (32 Gallon)  
 Color: Black  
 Website: www.forms-surfaces.com

**07** PARK - TRASH RECEPTACLE  
 Scale: NTS



Manufacturer: Ameristar Fence Products  
 Model: Echelon Plus Puppy Panel  
 Size: 6' Length (Standard)  
 Color: Black  
 Website: www.ameristarfence.com

**08** PARK - FENCE  
 Scale: NTS



Manufacturer: Ameristar Fence Products  
 Model: Echelon Plus Puppy Panel Gate  
 Color: Black  
 Website: www.ameristarfence.com

**09** PARK - GATE  
 Scale: NTS



Manufacturer: Urbanscope Structures  
 Model: Slide, Custom  
 Material: Steel and Plastic  
 Website: www.usf.com

**10** PARK - SLIDE  
 Scale: NTS

7915 JONES  
 BRANCH  
 DRIVE

PROVIDENCE DISTRICT  
 NEWARK COUNTY, VIRGINIA  
**PARKER RODRIGUEZ, INC.**  
 115 North Street, #303  
 Providence, VA 23204  
 Phone: 804.233.1114  
 Fax: 804.233.1115



DATE	COMMENTS
02.08.2014	COASTS COMMENTS
05.16.2014	CDP / FDP REVISIONS
08.16.2014	CDP / FDP REVISIONS
08.21.2014	CDP / FDP REVISIONS
10.02.2014	CDP / FDP REVISIONS

Streetscape and Park  
 Site Furnishings

ORIGINAL DATE GATE  
 12.16.2013  
 DESIGNED BY  
 JC  
 DRAWN BY  
 JR  
 CHECKED BY  
 JC  
 NOESI



L3.01

CDP / FDP SUBMISSION - 10.02.2014





REV. 12/03/24	REV. 08/22/24
REV. 07/18/24	REV. 07/18/24
REV. 07/18/24	REV. 07/18/24
INITIAL SIGN. 12/19/23	DES. RMC
CHK. RMC	OWN. KEA
SCALE: 1"=150'	PROJECT TITLE: 7915 JONES BRANCH DRIVE
PROJECT NO. 24050	DATE: July 14, 2024
SHEET NO. S-2	TIME: 11:07:53 AM

VIA REVISIONS

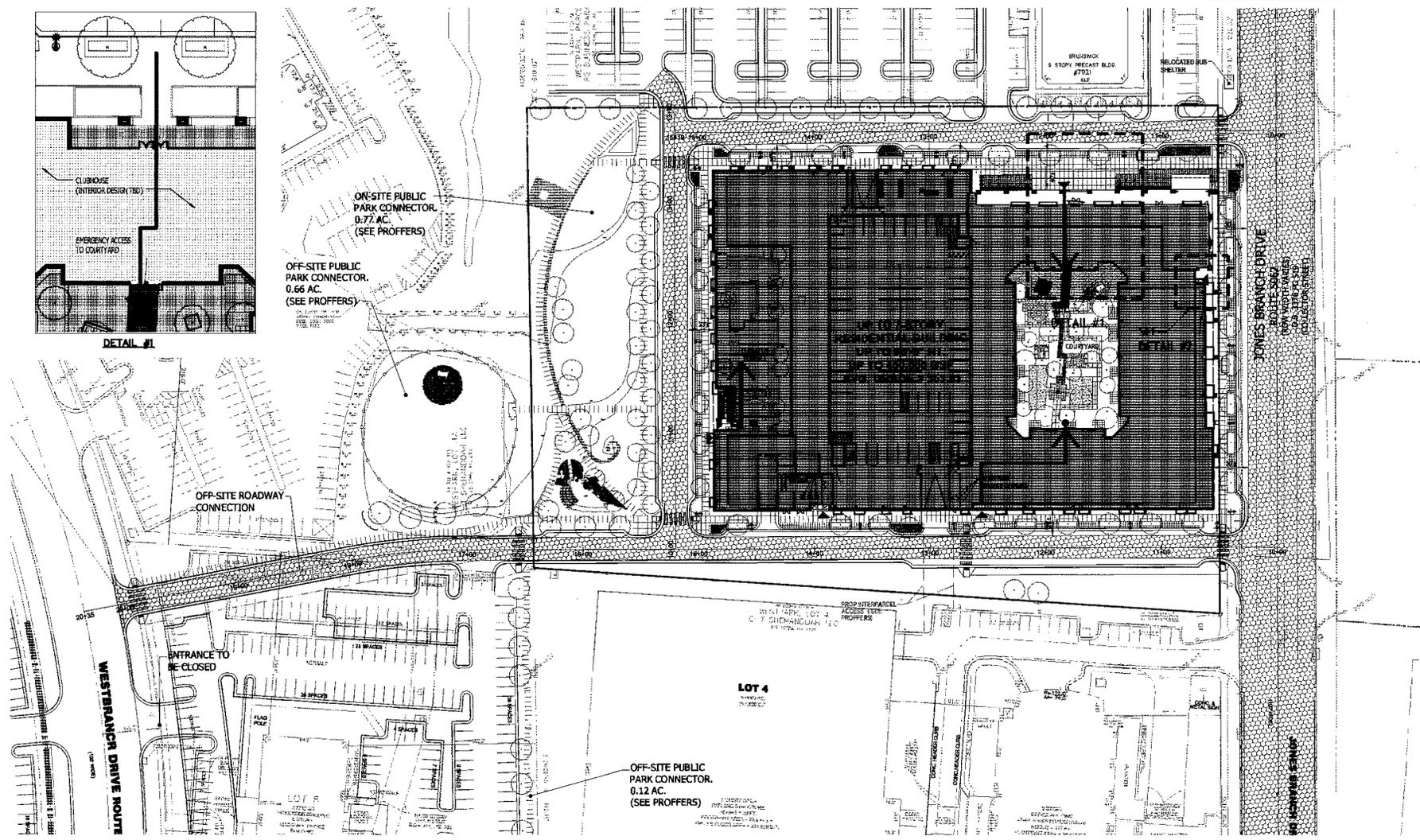
**CONCEPT MASTER PLAN MASSING**

**7915 JONES BRANCH DRIVE**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**VIVA**

\*SINGAGERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIVA VIRGINIA LLC  
 8160 GREENBROOK DRIVE, SUITE 200 ■ FLOYDS VILLAGE, VIRGINIA 22102  
 703.442.7600 ■ FAX: 703.781.2787  
 WWW.VIVA.CC.US

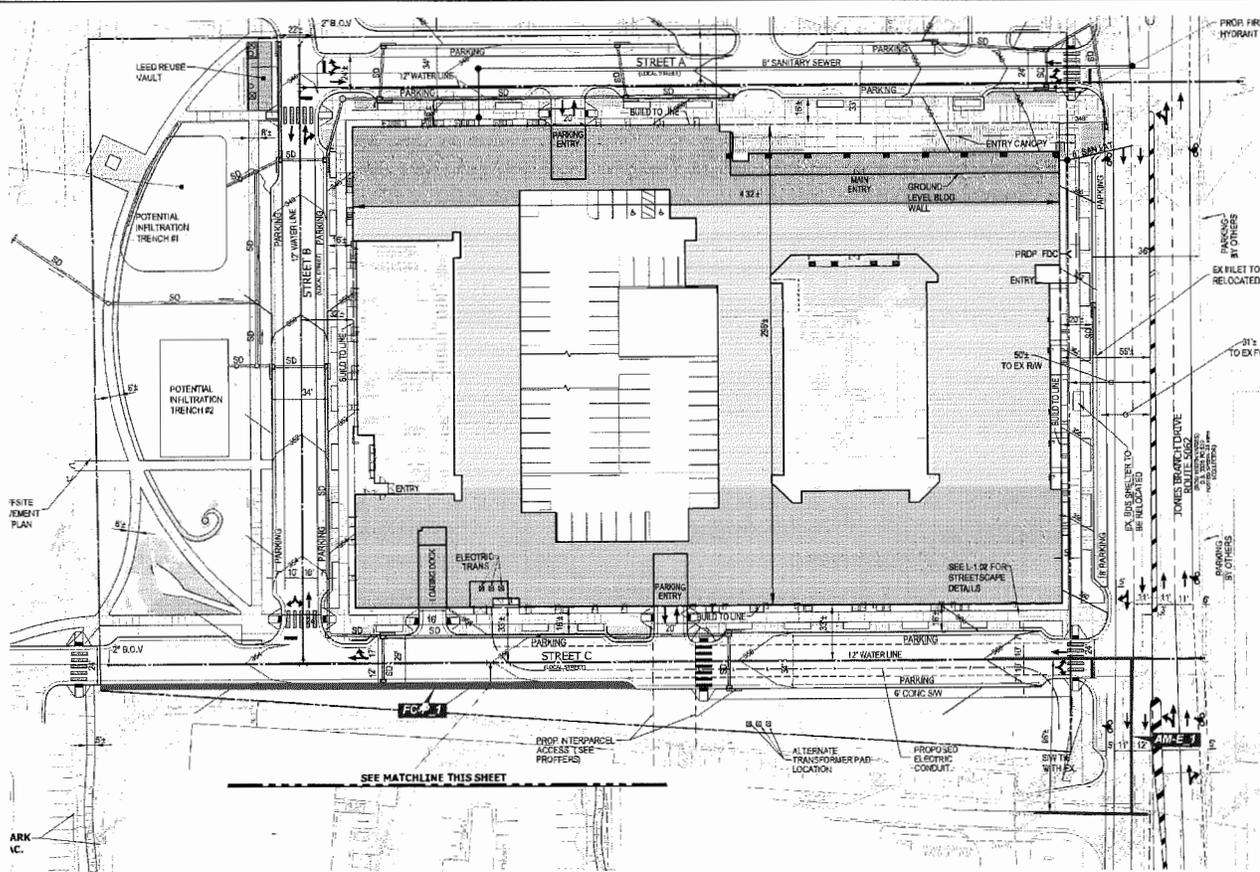


**BUILDING DATA**  
 BUILDING TYPE II B OVER TYPE IA PODIUM  
 NUMBER OF STORIES 6  
 BUILDING HEIGHT 51'-4" (UP TO 85')  
 USE GROUP R-2 (RESIDENTIAL) A-3 (CLUBHOUSE & COURTYARDS) S-2 (PARKING)  
 BUILDING FOOT PRINT 123,823 S.F.  
 FULLY SPRINKLERED PER NFPA 13  
 FIRE WALL RATING

RESIDENTIAL TYPE II B OVER TYPE IA PODIUM  
 51'-4" (UP TO 85')  
 R-2 (RESIDENTIAL) A-3 (CLUBHOUSE & COURTYARDS) S-2 (PARKING)  
 123,823 S.F.  
 YES NO  
 3 HOUR SEPARATION AT PODIUM CAP  
 3 HOUR FIRE WALL BETWEEN S-2 & R-2  
 2 HOUR FIRE WALL BETWEEN FIRE ZONES OF R-2

- LEGEND:**
- = DENOTES VEHICULAR FIRE ACCESS
  - = PEDESTRIAN ENTRY
  - = COURTYARD ACCESS POINT
  - = EMERGENCY ACCESS
- GRAPHIC SCALE**  
 0 10 20 30 40  
 1" = 40'  
 1/8" = 10'
- 3) ALL ROADS PROPOSED BY THE PROJECT, AS WELL AS ADJOINING ROADS; THE CLASSIFICATIONS OF THE ROADS (I.E. ARTERIAL, COLLECTOR, ETC.) SHOULD BE NOTED. (PROVIDED)**
- 4) LOCATION AND DIMENSIONS OF ALL FIRE ACCESS LINES AND TURNAROUNDS; VEHICLE ACCESS TO THE REAR OF BUILDINGS, INCLUDING INTERIOR COURTYARDS FOR STOCK-BUILD, DONUT-SHAPED BUILDINGS, NEEDS TO BE SHOWN. (PROVIDED)**
- 5) ARROW DIAGRAMS INDICATING WHERE EMERGENCY VEHICLES CAN ACCESS BUILDINGS. (PROVIDED)**
- 6) DIMENSIONS OF THE DISTANCE BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS. THE TARGET DISTANCE IS BETWEEN 15 AND 30 FEET SEPARATION. (PROVIDED)**
- 7) IMPROVEMENTS PLANNED FOR THE AREA BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS, INCLUDING PARKING LANES, GARAGE HOODS, LANDSCAPED AREAS, STEEP SLOPES, SIDEWALKS, PLAZAS, YARDS, OUTDOOR SEATING AREAS, STEPS, PLANTERS, SCULPTURES, ETC. (PROVIDED)**
- 8) CLEAR IDENTIFICATION OF BUILDING FOOTPRINTS, CANTILEVERED EXTENSIONS, PENTHOUSES, BALCONIES, PATIOS, ETC. (PROVIDED)**
- 9) HEIGHTS OF THE PROPOSED BUILDINGS; FOR BUILDINGS WITH MULTIPLE HEIGHTS DUE TO STEP BACKS, THE HEIGHT AND NUMBER OF STORIES OF EACH BUILDING SEGMENT SHOULD BE CLEARLY NOTED. (PROVIDED)**
- 10) LOCATION OF OVERHEAD UTILITY LINES. (PROVIDED)**
- 11) IDENTIFICATION OF CONSTRUCTION TYPE FOR EACH BUILDING; FOR MULTIPLE BUILDINGS LOCATED ON A SINGLE GARAGE PAD, THE CONSTRUCTION TYPE FOR EACH BUILDING MUST BE IDENTIFIED - THE GARAGE PAD CAN BE IDENTIFIED AS A BLOCK, WITH EACH BUILDING IDENTIFIED SEPARATELY. EACH PORTION OF STRUCTURE WITH A DIFFERENT CONSTRUCTION TYPE IS CONSIDERED A SEPARATE BUILDING. STRUCTURES THAT ARE SEPARATED BY A FIRE WALL ARE ALSO CONSIDERED SEPARATE BUILDINGS. (PROVIDED)**
- 12) TYPE OF BUILDING SKIN MATERIAL (COMBUSTIBLE/NON-COMBUSTIBLE), TYPE OF SPRINKLERS (TYPE 13; 3" OR 1.5" PLEASE EXPLAIN), AND ROOF TYPE (CLASS & PREFERRED). (PROVIDED)**
- 13) LOCATION OF PROPOSED BUILDING ENTRANCES, BOTH PEDESTRIAN AND VEHICULAR; ACCESS DOORS AND ELEVATORS, INCLUDING MEDICAV ELEVATORS, SHOULD BE SHOWN ON THE EXP. ALSO, ANY INTERIOR ROUTES AVAILABLE FOR EMERGENCY VEHICLE USE, SUCH AS SUITWAY SIZED DRIVEWAYS THROUGH PARKING GARAGES AND COURTYARDS, SHOULD BE DELINEATED. (PROVIDED)**
- 14) ACCESS TO ACTIVE COURTYARDS (ESPECIALLY WITH POOLS, TENNIS COURTS, ETC.) NEEDS TO BE SHOWN - HOW WILL THE MEDICAL STAFF GET THERE, WITH THEIR EQUIPMENT, QUICKLY? (PROVIDED)**

DATE: October 1, 2014 TIME: 10:31 AM



Summary of Transportation Design Standards for Tysons Corner Urban Center Applicable to 7915 Jones Branch Drive

CLASSIFICATION	COLLECTOR	Jones Branch Drive	LOCAL	Street A	Street B	Street C
<b>CRITERIA</b>						
Rated/Landscaped Median (Table 6, DS-11)	Optional <sup>1</sup>	✓	N/A	N/A	N/A	N/A
Circulator Route (Table 13, OS-24)	Yes (select routes)	N/A	N/A	N/A	N/A	N/A
On-Street Parking (Table 5, OS-13) <sup>2</sup>	Required (if) <sup>3</sup>	✓	Required (if) <sup>4</sup>	✓	✓	Need Waiver (FC-P) <sup>3</sup>
Target LOS (Table 2, OS-5)	E	✓	E	✓	✓	✓
# of Through Lanes (Table 3, OS-10)	2-4 lanes	✓	2 lanes	✓	✓	✓
Design Speed (Table 3, OS-10)	25-30 mph	✓	25 mph	✓	✓	✓
Operating Speed (Table 3, OS-10)	25-30 mph	✓	25 mph	✓	✓	✓
Unsignalized, Full Access Spacing (Table 4, OS-12)	200'-600'	✓	100'-600'	✓	✓	✓
Driveway Spacing (Table 4, OS-11)	155'	✓	50'	✓	✓	✓
Lane Widths (Table 5, OS-13) <sup>4</sup>	11'-11"	✓	10'	11'	11'	11'
Streetscape Zone Widths (Table 14, OS-27)	20-28' 4'-11" Building front 8' sidewalk 8' landscaping panel	✓	16-24' 4'-12" Building front 6' sidewalk 6' landscaping panel	✓	✓	✓
Sign Distance (Table 12, OS-23)	155'	✓	155'	✓	✓	✓
File Lane (Table 15, OS-29) <sup>4</sup>	4'-6"	✓	N/A	N/A	N/A	N/A

- Notes on Requirements:
1. Evaluated on a case-by-case basis. On circulator routes medians should be 24'-35' on Arlanes and Collectors.
  2. Parking may be restricted in the vicinity of circulator routes.
  3. For Collector Streets 30' minimum for streets residential in character and 11' for streets more commercial in nature.
  4. Widths vary depending on location relative to curb and cut back parking.

Driveway spacing requiring exceptions:  
 Jones Branch Drive  
 - Unsignalized driveway spacing Street C south to Parcel A driveways, 55' provided, 155' required (S25) (AM-E,1)



VIKA ARCHITECTS & ENGINEERS, INC.  
 10000 WOODBRIDGE DRIVE, SUITE 200  
 FARMERS MARKET, VA 22031  
 WWW.VIKAE.COM

7915 JONES BRANCH DRIVE  
 PRE-WORK DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

TYSONS CORNER TRANSPORTATION DESIGN STANDARDS SUMMARY

VIKA REVISIONS

REV.	DATE	DESCRIPTION
REV. 10/02/14		
REV. 06/21/14		
REV. 07/16/14		
REV. 05/16/14		
REV. 02/03/14		
REVISED SUB. 12/18/13		
DES.	DRAWN	KEY
RRC	DWH	KEA
SCALE:	NTS	
PROJECT/FILE NO.	VV7388F	
SHEET NO.	S-4	

**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

## **TYSONS CORNER URBAN CENTER BACKGROUND**

As a key employment and business center in Fairfax County, Tysons Corner has been the subject of several planning efforts over the past few decades. The most recent effort resulted in a Comprehensive Plan amendment which was approved by the Board of Supervisors (BOS) in June 2010. The effort was largely prompted by the opportunities presented by the expansion of Metrorail's Silver Line, with four new Metro stations in Tysons Corner. Following the adoption of the final Environmental Impact Statement (EIS) for the Silver Line in 2004, the Tysons Land Use Task Force, a 36 member group of Board-appointed citizens, developed a vision for the future of Tysons based on public input and best practices in transit-oriented development. Following the presentation of this vision developed by the task force, staff and a committee of the Planning Commission (PC) developed Comprehensive Plan language and a zoning ordinance amendment based on the work of the task force and additional economic, transportation and fiscal analyses. Both amendments were eventually adopted.

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

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

## **DESCRIPTION OF THE APPLICATIONS**

### *Proffered Condition Amendment (PCA)*

The PCA application is being filed to remove the subject 5.75 acre property from the West\*Park rezoning and the plans and proffers associated with that series of approvals (RZ 88-D-005 with subsequent amendments).

### *Conceptual Development Plan/Final Development Plan*

7915 Jones Branch Drive (RZ/FDP 2014-PR-014) represents a next wave of development in Tysons, development which is further away from the Metro stations and smaller in scale, but still expected to meet the vision and goals of Tysons in completing the urban neighborhoods. The application proposes a primarily residential building (with limited retail

on ground level), located predominantly within a ½ mile radius of two Metro stations— Greensboro and Tysons Corner. The new development plan, should it be approved, will raze the existing office building, referred to as the Amherst Building, in the West\*Park office park, and replace it with a 5-7 story residential building with three new grid streets with on and offsite parkland. The park amenity includes a dog park, trails and open and hardscaped park areas. All parking will be structured within the residential building with the exception of the typical onstreet parking expected in Tysons.

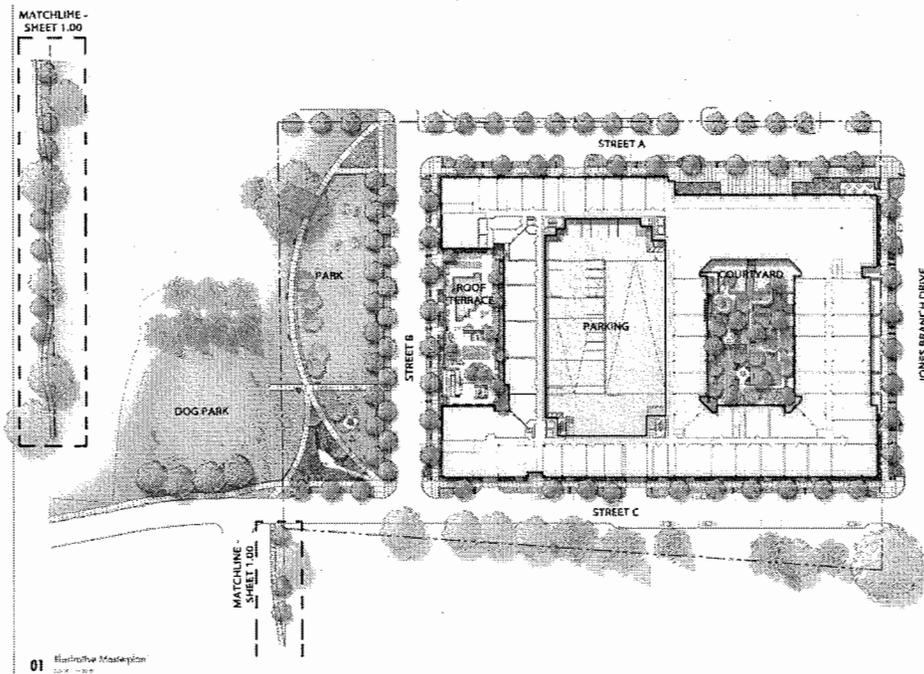


Figure 1 Rendering of Amherst Property (Source: CDP/FDP)

The Amherst Property rezoning presents a grid of streets which will serve the development and connect to the surrounding grid. The applicant has agreed to construct a street, Street C, which begins on the subject site, but will link Jones Branch Drive and Westbranch Drive offsite. The applicant has also committed to providing an offsite trail connection from its site and proposed park to WestPark Drive to the south, and the developments associated with Arbor Row. The application also includes a continuation of the public facility use in an adjacent office building (likely for fire and rescue administrative space). The Final Development Plan (FDP) includes the entire property and residential building. The range of uses and intensities as proposed under the rezoning and FDP applications is shown in the following chart.

Gross Floor Area in Square Feet (maximum) as tabulated in CDP/FDP					
Case	Office	Retail/ Service	Hotel	Residential	Maximum GFA (FAR)
RZ/FDP 2014-PR-004	0	up to 12,300 2,500 shown on FDP	0	450,000 (400 Units)	1.80

The development itself also addresses other elements of the adopted Comprehensive Plan text for the Tysons Corner Urban Center such as streetscapes, stormwater management, green building, athletic fields and public facilities, but also, as described below, sets up a pattern for future development in this area.



*Figure 2 Site Layout (Source: CDP/FDP)*

### Overview of Proposal

RZ/FDP 2014-PR-004 is filed on is filed on a total of 5.75 acres, consisting of Tax Map Parcels 29-4((7)) 6 and a portion of 7B. The property is currently developed with a vacant office building and surface parking.

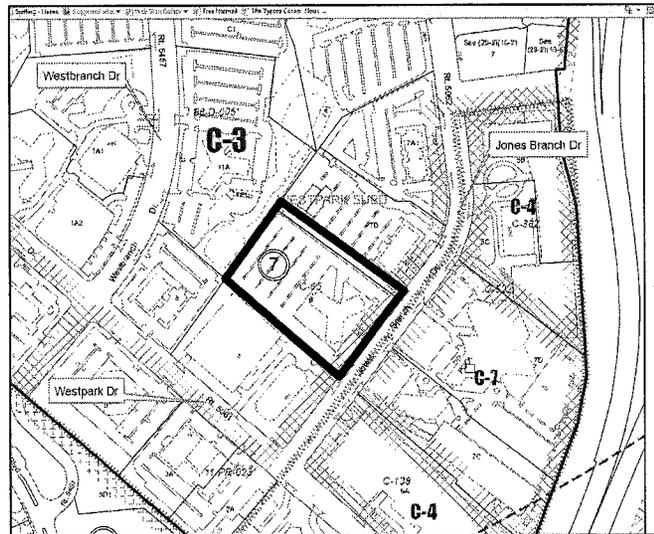


*Figure 3 Existing Conditions*

The property is fairly flat throughout as the site was graded when previously developed with the office building. A small stormwater management pond is situated adjacent to the existing surface parking lot along the west property line. The CDP/FDP proposes a 5-7 story residential building with limited (2,500 SF) retail on the ground level. The proposed maximum height of the building is 90 feet tall. The building is designed to include some retail at the corner of new Street A and Jones Branch Drive. The building will be built around the parking structure, with residential units, retail, plazas and/or amenity use (leasing office, etc.) facing the streets. With bonus density for workforce housing, the proposed maximum floor area ratio (FAR) within this application is 1.8. By use, the development will be comprised between 97-100% residential, with 0-3% retail. The applicant proposes private amenity space for the use of the future residents in the internal courtyards in the building. In addition, the applicant proposes to utilize some of the existing surface parking lot area and fill an existing pond in order to create onsite and offsite park space including an off-leash dog park.

A reduced copy of the proposed Conceptual Development Plan/Final Development Plan (CDP/FDP) for RZ 2014-PR-004 is included in the front of this report. A reduced copy of the PCA Exhibit is also included in the front of this report. The applicant's draft proffers for this application are included as Appendix 1. Draft Proposed Development Conditions are included as Appendix 2. The applicant's affidavit is included in Appendix 3 and the applicant's statements regarding this application are included in Appendix 4. The applicant is also requesting a series of waivers and modifications, which are summarized on the second sheet of the CDP/FDP and on the cover sheet of this report.

**LOCATIGN AND CHARACTER**



*Figure 4 Tax Map Showing the Site Area for RZ/FDP 2014-PR-004*

As depicted above, the properties associated with this rezoning application lie west of Jones Branch Drive, north of its intersection with Westpark Drive. It is currently surrounded by office uses—predominantly mid-rise office buildings with surface or structured parking.

SURROUNDINO AREA DESCRIPTION			
Direction	Use	Zoning	Plan Map
North	Office	C-3	Residential Mixed Use
East	Office	C-7	Office
South	Office	C-3	Residential Mixed Use
West	Office	C-3	Residential Mixed Use

**BACKGRGUND**

On October 15, 1990, the Board of Supervisors (BOS) approved **RZ 88-D-005** to rezone 193.54 acres of land from the I-3 and I-4 Districts to the C-3 District. The approval permitted a floor area ratio (FAR) of 0.54 on the property, or a total of 4,691,753 SF (SF) of gross floor area (GFA).

On October 31, 1994, the BOS approved **PCA 88-D-005**: to divide the overall 193.54 acres contained within the West\*Park site into five (5) Land Bays (A through E); to establish the C-3 Zoning District regulations for yard requirements; to amend the proffers to allow construction of Pond C in accordance with the Chesapeake Bay Preservation Ordinance; to establish a 90 foot height limitation and a 75 foot height limitation for those buildings along the Dulles Access Airport Road (DAAR) unless increased by special exception; and to re-designate certain Environmental Quality Corridor (EQC) lands as private open space in accordance with the Comprehensive Plan.

On September 18, 1995, the BOS approved **PCA 88-D-005-02** to increase the overall allowable FAR within West\*Park from 0.54 FAR (4,691,753 SF of GFA) to a maximum of 0.599 FAR or a total of 5,200,000 SF of GFA.

On March 22, 1999, the BOS approved **PCA 88-D-005-03** to increase the proffered density at West\*Park from 0.599 FAR or a total of 5,200,000 SF of GFA to 0.6096 FAR or a total of 5,297,325 SF of GFA. PCA 88-D-005-3 also amended the Transportation Demand Management (TDM) proffer to provide both a private and a public TDM program. Under this proffer change, the private program was to be run by the applicant to include the current members of the TYTRAN program. In addition, the County would continue to run the public program for those companies within Tysons that employ more than 100 people and which did not participate in TYTRAN.

On July 26, 1999, the BOS approved **PCA 88-D-005-04** to create a new land bay and to change the boundaries and site area of Land Bays A-1 and D-2. As a result of these changes to the site area, the floor area ratio (FAR) for Land Bay A and Land Bay D was altered slightly. Land Bay A decreased from 0.48 FAR to 0.47 FAR and Land Bay D increased from 0.69 FAR to 0.73 FAR. However, because there was no increase or decrease in site area for West\*Park overall, the overall FAR for West\*Park remained unchanged at 0.6096 FAR (or a total of 5,297,325 SF of GFA). In addition, the overall land area, uses, and other proffered commitments for West\*Park remained unchanged.

On January 6, 2003, the BOS approved **PCA 88-D-005-5** in order to delete Land Bay A-6, which reduced the overall land area in West\*Park from 189.49 acres to 175.94 acres and reduced the overall development potential of West\*Park from 0.6096 to 0.5812 FAR. In addition, under this application, Land Bay C was incorporated into Land Bay A.

On September 24, 2007, the BOS approved **PCA 88-D-005-06** to permit the creation of a new land bay (Land Bay F). The uses, GFA, and other proffer commitments in West\*Park remained unchanged.

On November 20, 2012, the BOS approved **PCA 88-D-005-07** to permit the redevelopment of 85.93 acres for public purposes or for the Arbor Row mixed use development. Those areas were removed from RZ 88-D-005.

**COMPREHENSIVE PLAN PROVISIONS (Appendix 6)**

**Plan Area:**

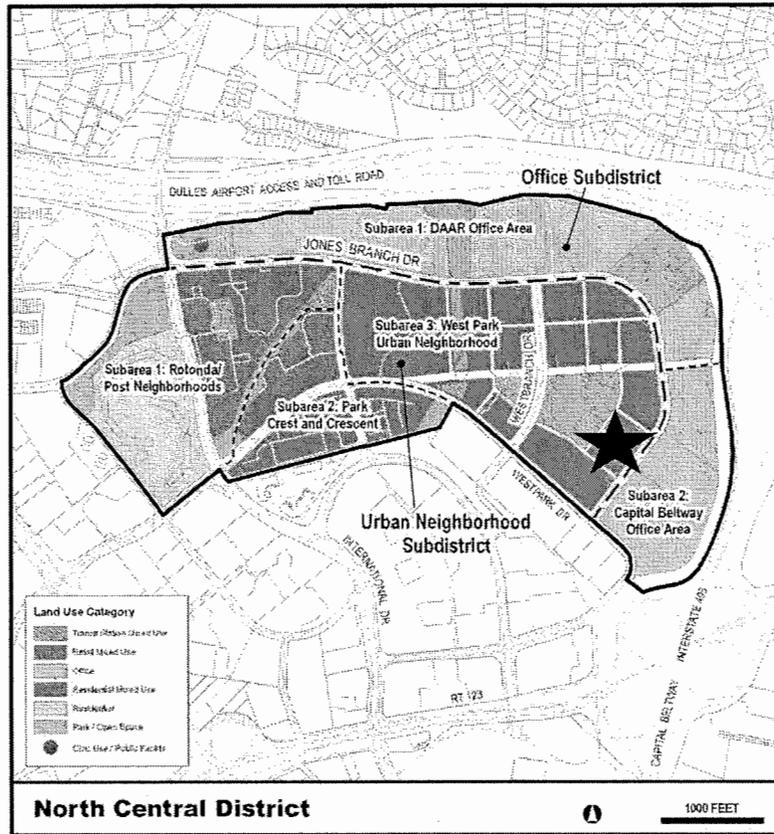
Area II

**Planning District:**

Tysons Corner Urban Center District  
 Subarea: 3 WestPark Urban Neighborhood

North Central (West Park Urban Neighborhood)

The Tysons West District Comprehensive Plan Map shows the application property is planned for Residential Mixed Use and Park/Open Space.



In the Fairfax County Comprehensive Plan, 2013 Edition, Area II, Tysons Corner Urban Center, District Recommendations, as amended through April 29, 2014, on Pages 171 – 178, the Plan, as applied to the application area, states the following:

**North Central**

*The land use pattern in the North Central District, which is located primarily between West Park Drive and the DAAR, will allow for a transition between Tysons Central 123 and the adjacent community north of Tysons. The DAAR serves as an additional buffering element. Office uses would be mostly located adjacent to the DAAR, providing easy access from the Toll Road and continuing the office focus east in the Tysons West District.*

*Moving into the heart of the district, residential land uses could be concentrated along a potential circulator route. The district is envisioned to become a vibrant, mixed use residential neighborhood, with local-serving retail, dedicated parks and civic uses, and a pedestrian-friendly street network for residents and workers in the neighborhood.*

*The local streets, along with a finer grid of streets and a linear park/green network, would lead people to the circulator and encourage them to walk. As the central feature of*

*the district, the circulator could help shape its urban form. Having a mix of uses, portions of the North Central District should develop with a 24-hour environment.*

*The district's ponds and small streams should be enhanced to add to the amenities of the neighborhoods. Urban parks could include a green network leading from Tysons Central 123 to the employment area adjacent to the DAAR. A new 8 to 10 acre urban park will be a central feature of this district that provides both active and passive recreational facilities and a focus for civic gatherings for residents and employees.*

*The land use concept for the North Central District is shown in the map above. The district is composed of two subdistricts: an office subdistrict and an urban neighborhood subdistrict.*

*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.*

### **URBAN NEIGHBORHOOD SUBDISTRICT**

*This subdistrict is south and west of Jones Branch Drive and north of the Tysons Central 123 District. The western half of the subdistrict is developed with multifamily use. The eastern half of the subdistrict is developed with suburban office buildings with mostly surface parking. The vision is to have substantial redevelopment (especially in the eastern portion) that will transform the area into urban neighborhoods. The subdistrict has three subareas.*

#### **Subarea 3: West Park Urban Neighborhood**

*This area is comprised of about 88 acres, bounded by Jones Branch Drive on the north and east, the Tysons Central 123 District on the south, and the Subarea 2 neighborhood on the west. This area contains the central portion of the West Park office development.*

#### **Base Plan**

*This area is planned for office with support retail and service uses at existing intensities, which average about 0.60 FAR.*

### Redevelopment Option

With the provision of Metrorail and circulator service linking Subarea 3 to the rest of Tysons, the vision for this area is to redevelop to urban residential neighborhoods at substantially higher intensity. Redevelopment of this area to an urban residential neighborhood should be considered if it will provide affordable and workforce housing and if the redevelopment is phased with the provision of circulator service. Prior to operation of circulator service, the area should be developed in residential use up to 1.5 FAR. Redevelopment proposals should provide right-of-way or otherwise accommodate the circulators and make appropriate contributions toward their construction cost. In addition, higher intensity may be allowed in this subarea for property within 1/2 mile distance of the Tysons Central 123 Metro station. See the Intensity section of the Areawide Land Use Recommendations.

To achieve this vision, development proposals should address the Areawide Recommendations and provide for the following.

The successful redevelopment of this area is closely linked to the redevelopment of the adjacent South West Park Subarea in the Tysons Central 123 District. West Park Urban Neighborhood is planned to redevelop from a suburban office park to a primarily residential area with supporting uses, including ground level retail and public facilities. South West Park is planned for a mix of uses with a concentration of office uses. To ensure that the redevelopment of each of these areas is consistent with the overall land use goals for Tysons, the total amount of office development in the two subareas combined should be no more than 3 million square feet.

- The vision is to redevelop this subarea into an urban residential neighborhood. In addition to a significant increase in intensity, more diversity in land use is an essential element for creating urban neighborhoods. The mix of uses should include a small office component, hotels, public uses, ground level retail and service 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. To ensure the provision of public facilities, a street grid, and the desired land use pattern, redevelopment proposals in this subarea should consolidate with a significant portion of the South West Park Subarea in the Tysons Central 123 District. This level of consolidation would 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.

- *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 subarea as well as the abutting districts/subdistricts through the provision of the grid of streets. In addition to the grid of streets, pedestrian and bike circulation improvements should be provided that also improve connectivity. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are provided consistent with the Areawide Urban Design and Transportation Recommendations.*
- *Urban design and open space amenities, such as streetscapes, plazas, courtyards, landscaping, lighting and seating should be provided according to the Areawide Urban Design Recommendations and consistent in quantity with the urban park and open space standards in the Areawide Environmental Stewardship Recommendations. The area's ponds and small streams should be enhanced and provide a green network that links this subarea to the Tysons Central 123 District and to the employment area adjacent to the DAAR. The major open space feature in this area is an 8 to 10 acre park, which provides an opportunity for both active and passive recreational facilities and a focus for civic gatherings for residents and employees. At this new park or at other locations in this area, there should be at least two new athletic fields to serve the residents of this area.*
- *Residential developments should include recreational facilities and other amenities for the residents, and provide for 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 identified for this area is an elementary school; the school should either be located next to the area's large urban park to utilize this open space amenity or be located elsewhere in this subarea on property which can accommodate its recreational needs. An alternative site on Jones Branch Drive is shown on the Conceptual Land Use Map.*
- *The maximum building heights in this subarea are between 75 to 175 feet, as shown conceptually on the building height map in the Areawide Urban Design Recommendations. As indicated under the building height guidance in the*

*Areawide Urban Design Recommendations, building heights should vary within the subarea.*

## **DESCRIPTION OF THE DEVELOPMENT PLANS**

### **General Development Plan (PCA 88-D-005-08) (Reduction at front of staff report)**

Title: PCA Exhibit 7915 Jones Branch Drive

Prepared by: VIKA, Inc.

Date: December 18, 2013

The PCA exhibit contains 2 sheets. The first sheet shows the area context, highlights the subject property and provides an overall GFA tabulation. The second sheet gives existing conditions and shows proximity to the Silver Line Metro Stations.

The total GFA being removed from RZ 88-D-005 is 111,430 SF. With the updated GFA calculations reflecting existing development and the removal of GFA associated with this part of Land Bay A, the remaining overall GFA in West\*Park is 4,375,222 SF (0.66 FAR). The remaining density remains under the 4,707,292 SF permitted in West\*Park. Staff supports the requested removal of this land area from RZ 88-D-005.

### **Conceptual Development Plan (Reduction at front of staff report)**

Title: 7915 Jones Branch Drive

Prepared By: VIKA, Inc.; Design Collective, Inc.; Parker Rodriguez

Original and Revision Dates: December 18, 2013 revised through October 2, 2014

### Overview

This CDP is divided into three sections: Civil (C/S) Sheets (24 sheets); Architectural (A) Sheets (10 sheets); and Landscape (L) Sheets (15 sheets). There are also four supplemental sheets (S) at the end of the CDP which provide context and supplemental information that is not proffered in this rezoning.

The Civil Sheets include the notes and tabulations, the existing conditions and vegetation plans, stormwater management plans, overall street layouts and sections, and building/site layout. The Architectural Sheets include ground floor, roof, and underground parking plans, sections through the proposed building, elevations of the proposed building, rendered views, shadow and building massing studies and illustrative views of the development.



The proffers include commitments to improve street frontages along the property lines in accordance with the *Tysons Corner Urban Street Design Standards* unless a specific modification has been requested.

### Building

As noted, this application proposes only one building. The maximum proposed Gross Floor Area (GFA) is 450,000 SF with a maximum Floor Area Ratio (FAR) for the site of 1.80 which reflects a 20% bonus provision for workforce housing. The maximum number of dwelling units is 400, with the maximum retail square footage provided at 12,300 SF in the CDP, but the applicant has chosen to show only 2,500 SF of retail in the FDP. The minimum number of residential units is 275 and there is no minimum retail.

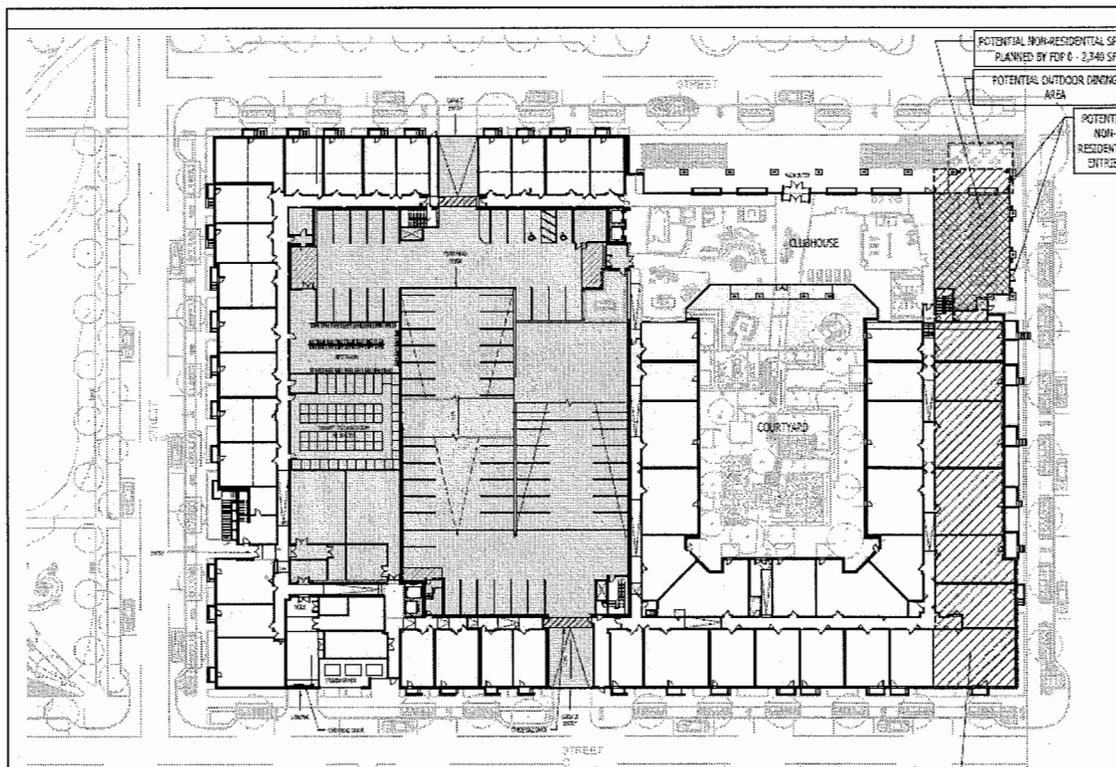


Figure 6 Ground Level Layout (Source CDP/FDP)

The building proposed here is a mid-rise building ranging between 5-7 stories with a height between 55 and 90 feet. The residential units will wrap the proposed parking structures. As this graphic depicts, the ground floor shows internal parking with units directly accessing the streets and possible retail along Jones Branch Drive. In addition, the proposed clubhouse will have a street presence on Street A. The proffers indicate that the building will be designed with high quality architecture and building materials as shown on the CDP/FDP.

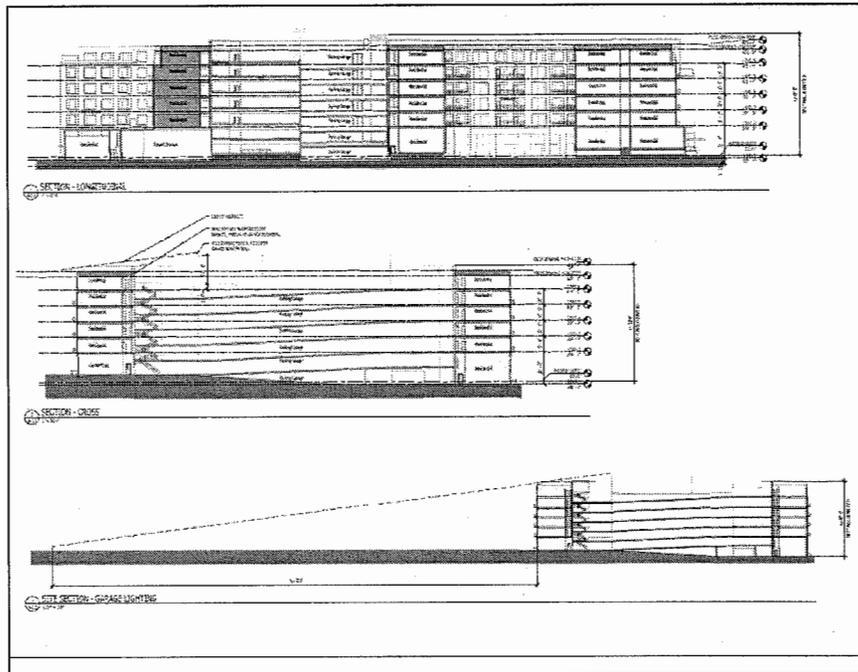


Figure 7 Building Sections

Phasing

Unlike previously approved applications, this rezoning and final development plan consist of one phase—a phase including of the building, the onsite and offsite streets and the onsite and offsite park spaces. The following graphic shows the amenities and infrastructure associated with this building.

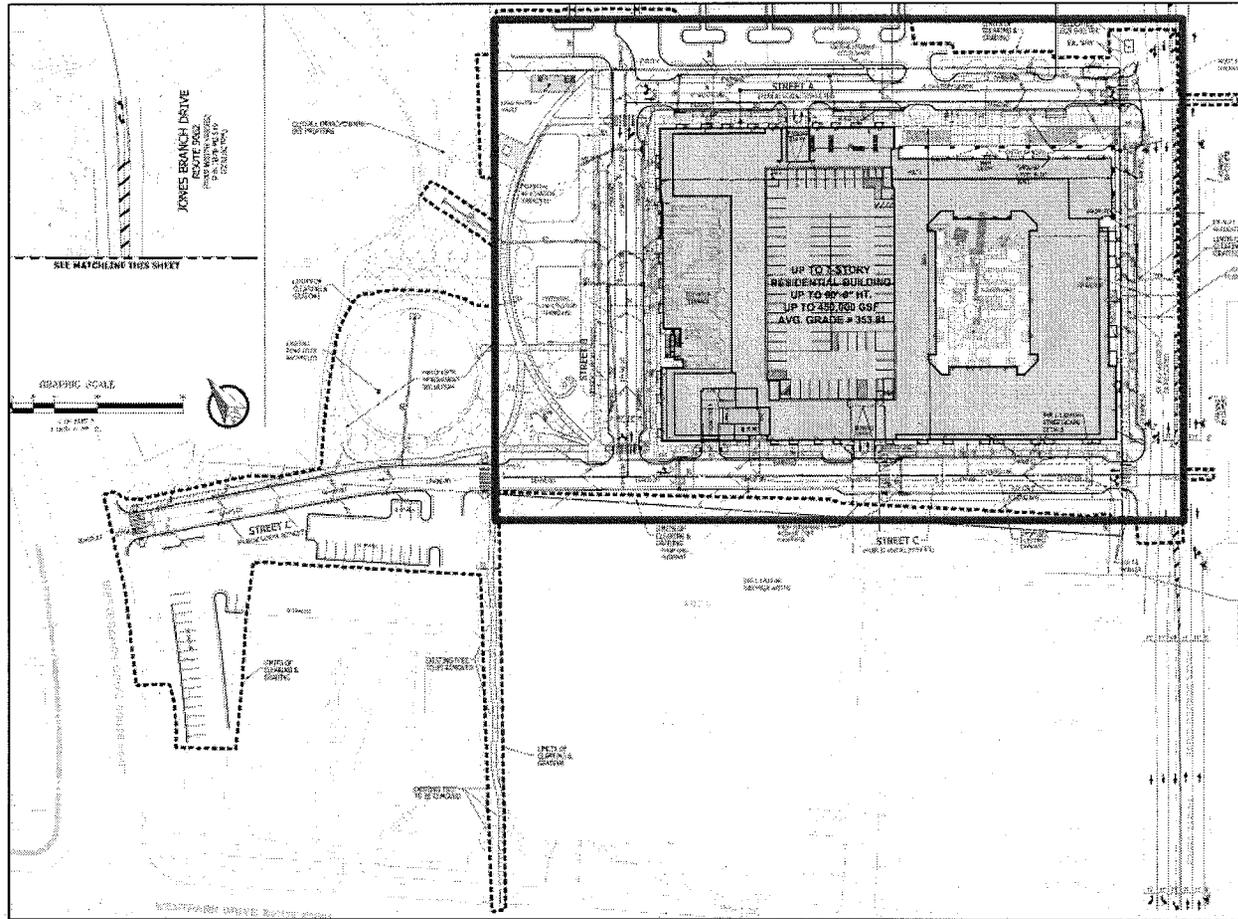


Figure 8 On and offsite improvements (generally, the improvements within the box are onsite)

The applicant has also included a graphic showing how this building would fit in the larger context of future development in this sector; however, those parcels are not a part of this application.



Figure 9 Future Development Options (Amherst in foreground)

### Existing Building and Uses and Interim Uses

As described above, the site is developed today with an office building and surface parking. The site is proposed to be razed completely for the proposed residential building and park space. In addition, an existing stormwater management pond will be filled to create future park space.

### Streetscapes

The FDP shows typical streetscape sections in keeping with the Comprehensive Plan recommendations in most locations. However, the applicant has submitted one modification request. Specifically, the applicant has requested a waiver of on-street parking at this time on the south side of Street C. The requested waiver will be discussed at greater length later in this report.

### Parks and Open Space

The CDP/FDP and proffers describe one new at-grade publicly accessible park which is partially onsite and partially offsite. The onsite portion of the park is approximately  $\frac{3}{4}$  of an acre and is proposed to include an open lawn panel, fountain and stream, a naturalized play hill, paths, benches and landscaping. Adjacent, but offsite, the applicant proposes a 0.66 acre park space which is proposed to include a fenced dog park, benches and supplemental landscaping. This offsite dog park is proposed on an area created by filling in an existing pond. The area is owned by the current applicant but is not a part of this application. In addition, the applicant proposes to provide a tree lined path from the subject site to Westpark Drive. The linear park is approximately 0.12 acres.

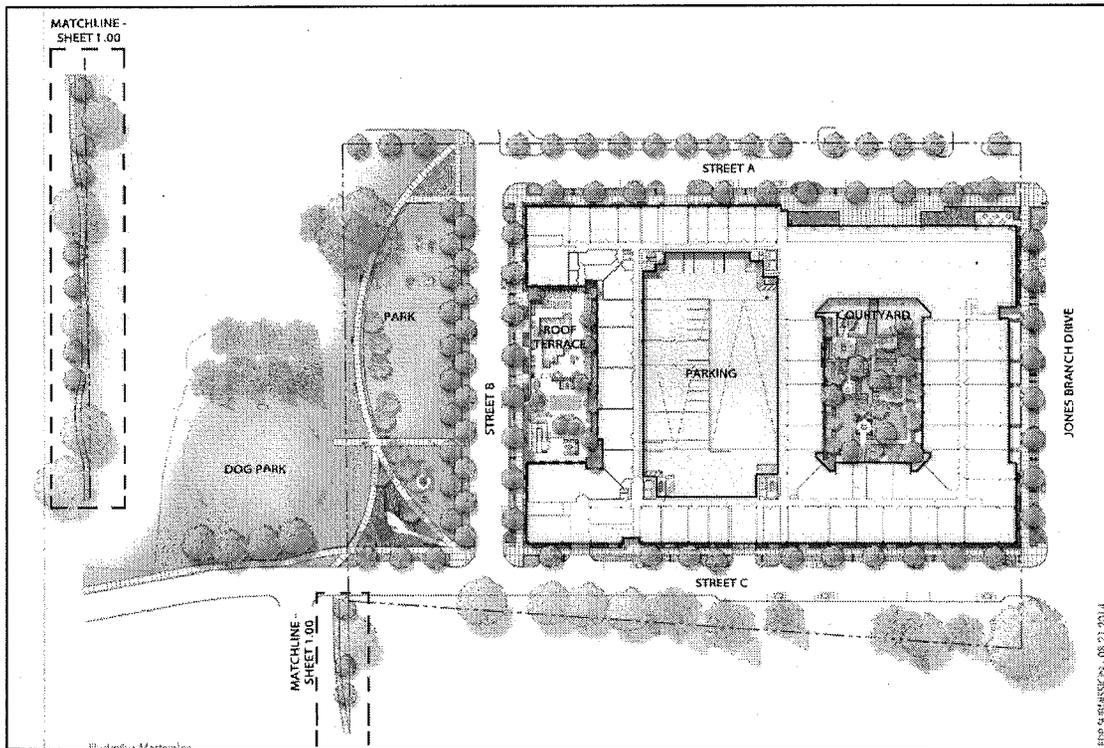


Figure 10 Landscape Plan

## ANALYSIS

This section of the report draws on: the site specific recommendations pertaining to this site in the Tysons West District of the Tysons Corner Urban Center, which is excerpted above; the Land Use, Transportation, Environmental Stewardship, Public Facilities and Urban Design sections of the Areawide Recommendations of the Tysons Corner Urban Center text in the Comprehensive Plan; and staff analysis as reflected in the agency memos found in the appendices of this report. Because the Tysons Corner Urban Center Comprehensive Plan text covers those issues and recommendations that are contained in the Residential Development Criteria and the Transit-Oriented Development (TOD) Guidelines, this staff report will not separately address the Residential Development Criteria and the Transit Oriented Development Guidelines to avoid redundancy.

### *Land Use and Intensity*

The application area is designated as Residential Mixed Use on the Comprehensive Plan's Conceptual Land Use Map. The Plan defines this land use category as follows:

**Residential Mixed Use:** *These areas are planned for primarily residential uses with a mix of other uses, including office, hotel, arts/civic, and supporting retail and services. These complementary uses should provide for the residents' daily needs,*

*such as basic shopping and services, recreation, schools and community interaction. It is anticipated that the residential component should be on the order of 75% or more of the total development.*

The proposed development will be predominantly or all residential, depending on the extent of retail built (up to 12,300 square feet in area) on the ground floor. The proposed building will be built between 5 to 7 stories (55 to 90 feet) in height. The type of retail use may include any non-residential use permitted in the PTC District, such as personal service establishments, fast food restaurants, retail sales establishments, etc. A total maximum of 450,000 square feet in area or 1.80 FAR is proposed for the site as noted in the Development Tabulations and proffers. An initial allocation of 2,500 square feet of retail use is proposed with the FDP.

The application site is planned as "Non-TOD Urban Character" for intensity, and the Comprehensive Plan guidance for the site recommends residential use up to 1.5 FAR prior to the Circulator's operation. The applicant requests a 20% bonus (additional .30 FAR) for providing Workforce Dwelling Units (WDUs) on site, which is supported by the Comprehensive Plan's Affordable Housing recommendations. Staff believes the proposed land use and intensity is in conformance with the Comprehensive Plan.

#### *Phasing Development to Major Transportation Facilities*

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

*Individual rezoning cases in Tysons should only be approved if the development is being phased to one of the following transportation funding mechanisms:*

- *A Tysons-wide CDA or a similar mechanism that provides the private sector's share of the Tysons-wide transportation improvements needed by 2030;*
- *A smaller CDA or a similar mechanism that provides a significant component of the private sector's share of the Tysons-wide improvements needed by 2030; or*
- *Other binding commitments to phase development to the funding or construction of one or more of the Tysons-wide improvements needed by 2030.*

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

*Numerous small-scale improvements in Tysons Corner have been funded over the years through the Tysons Transportation Fund, a voluntary contribution for new commercial development. In 2009, the rate for this contribution was \$3.87 per square foot for non-residential development and \$859 per unit for residential development adjusted annually for inflation. However, this fund does not provide a stable and ongoing source of private sector funding. Moreover, it would generate*

*only a small percentage of the funding needed for the improvements listed in Table 7 that are required for the continued development of Tysons Corner. As part of an overall strategy for funding transportation needs, the contribution rate for the Tysons Transportation Fund should be reassessed.*

On January 8, 2013, the BOS created a Tysons Transportation Service District, established the Tysons-wide and Tysons Grid of Streets transportation funds, and adopted guidelines for administering the two new funds.

The applicant has proffered to contribute to the transportation funds as set forth in the adopted BOS guidelines which includes a credit request for the hard and soft costs associated with constructing "Street C" as shown on the CDP. These commitments are in conformance with the Comprehensive Plan, subject to Fairfax County Department of Transportation's review of the proposed improvements to be credited against the monetary contributions. Staff notes further that the applicant has submitted a proffer, as in all cases approved for the Tysons Corner Urban Center, discussing participation in the Phase I Dulles Rail Transportation Tax District.

#### *Affordable and Workforce Housing*

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The applicant is proposing to meet the Comprehensive Plan guidance for the provision of affordable and workforce housing by proffering to adhere to the Board of Supervisors' Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010. These guidelines may be accessed at:

[http://www.fairfaxcounty.gov/dpz/tysonscorner/tysons\\_wdu\\_policy\\_guidelines\\_final\\_signed.pdf](http://www.fairfaxcounty.gov/dpz/tysonscorner/tysons_wdu_policy_guidelines_final_signed.pdf)

As stated earlier, the applicant is committing to provide 20% of workforce dwelling units (WDUs) on site, in addition to any required affordable dwelling units (ADUs), based on the total number of residential units constructed. A non-residential contribution towards affordable housing is not recommended for this application since ground level retail is exempt from the calculation of the contribution amount, and the applicant only proposes ground floor retail at this time. This commitment is in general conformance with the Comprehensive Plan guidance on affordable and workforce housing.

### *Coordinated Development and Parcel Consolidation*

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The Comprehensive Plan's consolidation guidance for the subject application is as follows (North Central District, Urban Neighborhood Subdistrict, Subarea 3: West Park Urban Neighborhood Recommendations, Pages 176 – 177):

“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. To ensure the provision of public facilities, a street grid, and the desired land use pattern, redevelopment proposals in this subarea should consolidate with a significant portion of the South West Park Subarea in the Tysons Central 123 District. This level of consolidation would 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.”

Additionally, the Comprehensive Plan also sets five specific objectives for consolidations (Page 36):

*In all cases, consolidations or coordinated development plans should meet the following objectives:*

- *Commitment to a functioning grid of streets both on-site and off-site;*
  - *Conceptual engineering of streets that demonstrate connectivity to surrounding areas and satisfy the guidance in the Transportation section should be completed. Such engineering should be done in coordination with land owners in the surrounding area, and the proposed street alignments should be included in an official map, as described in the Transportation section.*
  - *If an official map has already been adopted for the area, the development proposal should be in conformance with the street alignments in the map.*
- *Provision of parks and open space as set forth in the Environmental Stewardship section of the Areawide Recommendations, either on-site or within the subdistrict through a partnership;*
- *Provision of land and/or building space for public facilities as set forth in the Public Facilities section of the Areawide Recommendations;*
- *Conformance with the guidance in the Urban Design section and any urban design guidelines for the district or subdistrict; and*

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

The Comprehensive Plan guidance for consolidation within the West Park Urban Neighborhood Subarea 3 notes that “redevelopment proposals in this subarea should consolidate with a significant portion of the South West Park Subarea in the Tysons Central 123 District.” The South West Park Subarea is located along the southern boundary (across Westpark Drive) of the North Central District where the application is located. The Arbor Row development (RZ 2011-PR-023) was approved in November 2012 by the Board of Supervisors (BOS) and encompasses the entirety of the South West Park subarea. The applicant proposes to provide an off-site linear park with a pedestrian path, benches, trees and lighting between Street C and Westpark Drive, which will connect the application and Arbor Row sites.

Because the subject application does not propose extensive consolidation, it was reviewed against the Comprehensive Plan policy for how well the proposal achieves Plan goals in the absence of consolidation. First, the applicant proposes the development as part of a broader conceptual master plan, as shown on Supplemental Sheet S-1 in the CDP/FDP. The application site’s development does not limit redevelopment options for adjacent parcels, as shown on Supplemental Sheet S-2 (“Concept Master Plan Massing”) since neighboring parcels can be redeveloped (or even remain) in a compatible manner. Additionally, the three new proposed streets (Streets A, B and C) around the application site will begin the start of a future street grid in this subarea. It will also facilitate key road connections, particularly to Jones Branch Drive, in general conformance with the Conceptual Grid of Streets in the Comprehensive Plan. The proposed streetscapes along the new streets are designed to address the urban design recommendations in the Comprehensive Plan and the Tysons Urban Design Guidelines. In addition, with the site design placing the building at Jones Branch Drive and the parkland to the rear, and augmented by offsite park space, the development sets a pattern for the creation of the major planned park in the subarea. With these essential commitments, the application fulfills the consolidation objectives and can set a pattern for future redevelopment of this office park.

#### *Public Facilities (Comprehensive Plan Recommendations)*

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The Comprehensive Plan’s strategy for implementing public facilities to serve Tysons is to focus on dedications of land or building space with the initial rezoning applications in a district (Page 91).

*Practices employed by the County in the past to provide space for public facilities in largely undeveloped suburban areas cannot be relied upon in an intensely developed area where most of the land is privately owned. In Tysons it will be critical that the land area or spaces for public uses are incorporated within private developments at no cost to the public sector.*

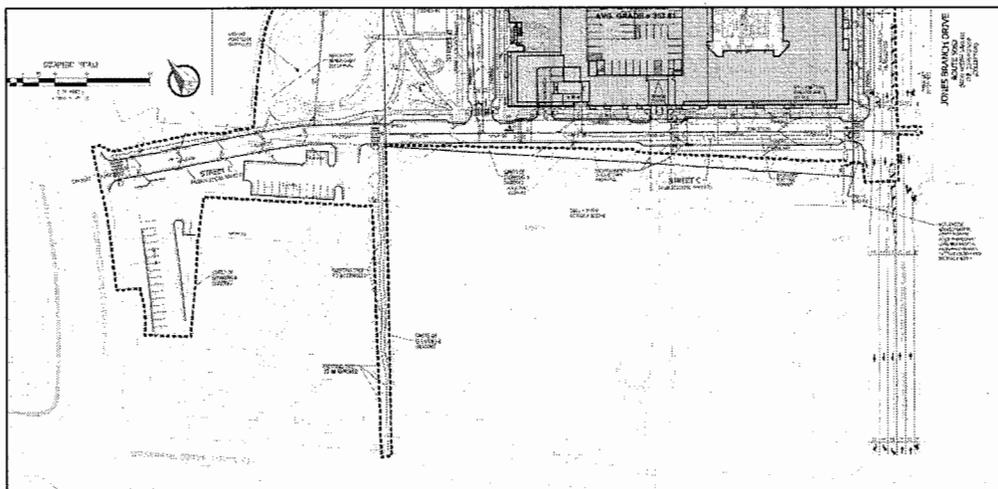
*While facilities may actually be constructed throughout the planning horizon based upon need, it is critical that space for most, if not all, of these facilities be secured as soon as possible. Therefore, rezoning proposals, through proffers, should commit to provide the necessary land and/or space to ensure that places will be available to construct facilities in concert with the pace of growth.*

The Plan specifies an elementary school is needed in the West Park Urban Neighborhood Subarea 3, but this need was already addressed by the Arbor Row application (RZ 2011-PR-023) with dedication of a parcel along Jones Branch Drive for the future school. Therefore, to address the public facility recommendations, the applicant has proposed to provide approximately 4,019 square feet of space to the County for 10 years at no cost. The County is currently using the space as a voting precinct and for training first responders. Staff expects that the space will now be used by the Fire Marshal Office (FMO), but if the FMO does not need the space during this 10-year period, the space will be provided for another public/community use. Additionally, if the space is redeveloped before the lease expires, a comparable space and parking arrangements will be provided in the same planning district. (The county originally received this space through proffers associated with the Park Crest development, RZ 2002-PR-016, and the obligation will soon end.)

Staff finds public facility commitment to be in general conformance with the Comprehensive Plan.

### *Street Grid and Design*

The Comprehensive Plan provides recommendations for a conceptual street grid and for street cross sections for various street types. The subject application shows a grid layout for the proposed building consisting of Streets A, B, and C. Street C is shown to continue offsite, connecting Jones Branch Drive to Westbranch Drive.



**Figure 11 Street C connection**

The proposed street grid for the overall project is in general conformance with the guidance in the Comprehensive Plan and begins the street grid in the area, allowing for offsite connections and future extensions of Street B.

Staff does note that the applicant's proposed Street C is in close proximity to an existing driveway which serves the office building at the corner of Jones Branch Drive and Westbranch Drive. The applicant has submitted an access management waiver to VDOT to allow the access point for Street C, but the waiver has not been approved at this time. The applicant has contended that this waiver could be resolved while the site plan is being processed; however, staff is concerned that because Street C is such an integral part of the street grid that all VDOT waivers should be satisfactorily resolved during the zoning application.

### *Pedestrian and Bicycle Facilities*

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The Comprehensive Plan also envisions a robust non-motorized transportation network for Tysons Corner. The application accommodates the pedestrian primarily in the streetscape network as discussed above.

The applicant has proffered to provide on-street bicycle lanes on both sides of the street along Jones Branch Drive. The FDP also includes bike parking in a dedicated bike room with spaces for occupants in the garage. Further, bicycle racks, bike lockers and/or bike storage areas are proposed (with the specific amounts and locations shall be determined at site plan review). Staff believes these commitments meet the Comprehensive Plan recommendations for the provision of pedestrian and bicycle facilities.

Staff believes that the best way to ensure that Tysons develops as a true urban center (as opposed to a collection of private developments) is to ensure that the entire transportation system is in the public realm. To further that goal and to promote unification of the public transportation network, staff recommended that the sidewalk be included within the public right-of-way. As has been noted many times, safe pedestrian movement is vital to a thriving downtown. The applicant has committed to include the sidewalk and landscape amenity panel within the public right-of- panel and to dedicate the appropriate land area accordingly.

### *Transportation Demand Management (TDM)*

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

implementation and that “traffic needs to be minimized to decrease congestion within Tysons, to create livable and walkable spaces, and to minimize the effects of traffic on neighboring communities.”

The applicant has agreed to a TDM approach, which is consistent with that approved in other recent PTC rezonings, and is proffering the following commitments:

- The applicant intends to join the Arbor Row TDM Administrative Group, which is in the vicinity of the property. Staff finds this approach preferable as it will allow for reduced administrative tasks while improving the probabilities that trip reduction goals will be met. However, if the applicant cannot join the Arbor Row program, they will set up their own program for the individual site. The applicant is committing to meet the Comprehensive Plan goals during all phases of development of the site in conformance with a new approach to TDM. The specific vehicle reduction goals are as follows:

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

- The applicant is committing to monitor its TDM program with annual traffic counts and surveys every three years. This commitment is a significant improvement from monitoring programs in the past. Annual traffic counts will enable the county to review transportation in Tysons on an areawide basis and identify future concerns or areas for improvement.
- The applicant is proffering a detailed implementation plan for the TDM program that will also provide the flexibility to modify the program to address changes necessary during the life of the project.
- The applicant has committed to provide seed funds to help establish a Tysons-wide Transportation Management Association (TMA), which would coordinate TDM approaches throughout Tysons.

Staff believes that the applicant has provided a robust TDM package that will allow the program goals to track closely with local and Tysons-overall development. Staff believes the program will strongly encourage significant traffic reduction measures, addressing the recommendations of the Comprehensive Plan.

*Parking*

Rather than requiring a minimum amount of parking, the PTC district regulations establish parking maximums as an effective approach for reducing automobile use. These maximums are seen as a critical component of an effective TDM program as a shortage of readily available parking has a bearing on mode choice. The amount of parking provided with the proposed development will conform to the parking provisions of PTC district. The applicant has committed to providing parking within the minimums described by the Zoning Ordinance. In addition, the applicant has agreed to exclude reserved parking spaces from residential unit sales/leases (“unbundle” the parking and the unit). This “unbundling” would allow available parking spaces to be used more efficiently, and will create an incentive for residents to reduce car ownership.

*Streetscape Design*

The Urban Design section of the Comprehensive Plan provides detailed guidance on streetscapes within Tysons. The Plan defines three streetscape zones: the landscape amenity panel, the sidewalk, and the building zone. These zones are shown in the following illustration. Each zone serves a distinct purpose and has varying dimensions based on the adjacent street type and land use.

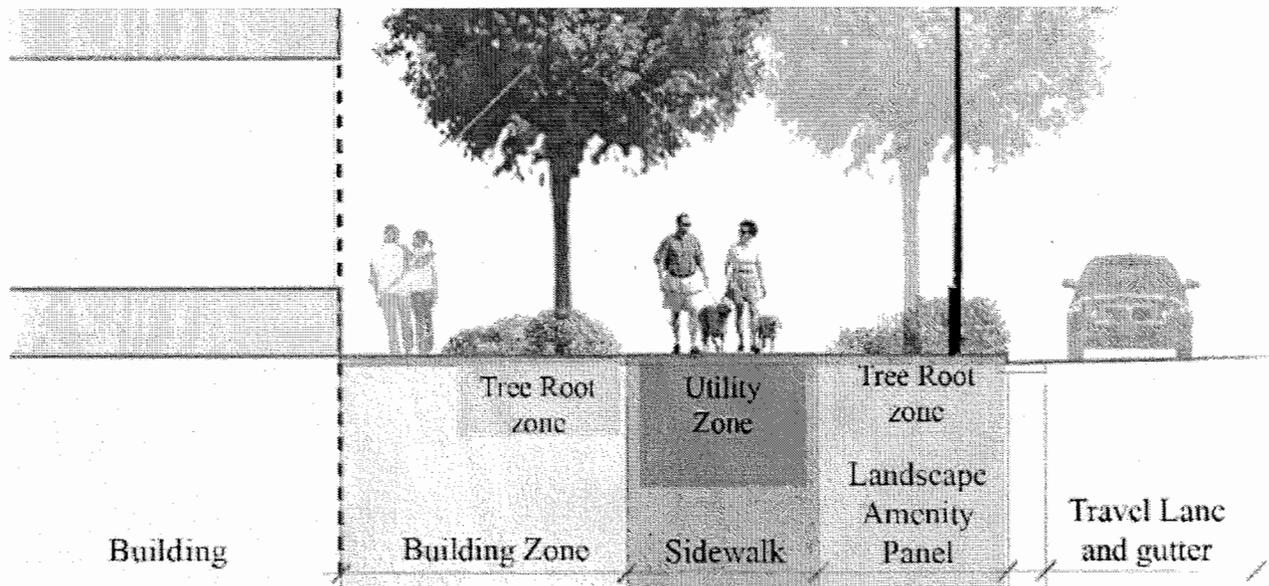


Figure 12 Streetscape

While the streets, overall, have been designed to comply with the *Transportation Design Standards for Tysons Corner Urban Center*, as adopted by the County and VDOT, the applicant has asked for a waiver of on-street parking along the majority of Street C. Staff has provided recommendations on this modification under separate cover. In general, staff can support the removal of on-street parking as it is an interim condition until the adjacent property to the south redevelops. The applicant is striving to preserve existing trees along

this shared property line to the greatest extent possible in those areas where the parking is omitted. The trees serve to buffer the parking structure on this adjacent property and they are expected to remain until redevelopment of that site. In addition, the applicant has proffered to replace and enhance the buffer with further landscaping. Therefore, staff can support the requested waiver of construction.

In addition to the dimensions and conceptual design of the streetscape areas, the applicant has proffered to provide a streetscape furnishings and materials plan with each FDP. These details have been provided with FDP 2014-PR-012 and are generally acceptable to staff.

In the context of the overall goals of the Comprehensive Plan, the proposed streetscape designs are in general conformance with the Plan.

### *Building and Site Design*

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The Comprehensive Plan guidance for building and site design includes elements such as: build-to lines; bulk and massing; and step-backs. The subject application generally adheres to these design recommendations. The proposed building has been sited along build-to lines to create a consistent street wall. The applicant proposes a pedestrian hierarchy to define those areas of the development where pedestrian activity will be focused. The proffers commit to appropriate design articulation and fenestration commitments for each zone within the hierarchy.

The CDP/FDP includes detailed plans, showing (illustrative) interior layouts of ground floor, parking levels and roof area as well as detailed drawings of the building exterior (all four sides) including building materials. Staff notes that future designs are expected to be in substantial conformance with the style, type, character and form depicted in the drawings. The proposed design hides any view of the parking structure in an attractive and active way. Staff specifically finds the upper level plaza along Street B a seamless enhancement of the park space, which takes good advantage of the spaces and provides a good link between the building and the publicly accessible space.

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

### *Building Height*

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The application property falls within Tier 3 of the building height intensity zone as depicted on the height map. Tier 3 recommends a height range of 130-175. The building is proposed with a height of 55 to 90 feet. Any mechanical penthouses (which are excluded from the height calculation per Sect. 2-506 of the ZO) are a maximum of 20 feet. Staff finds that building height proposed in the application is in general conformance with the Comprehensive Plan.

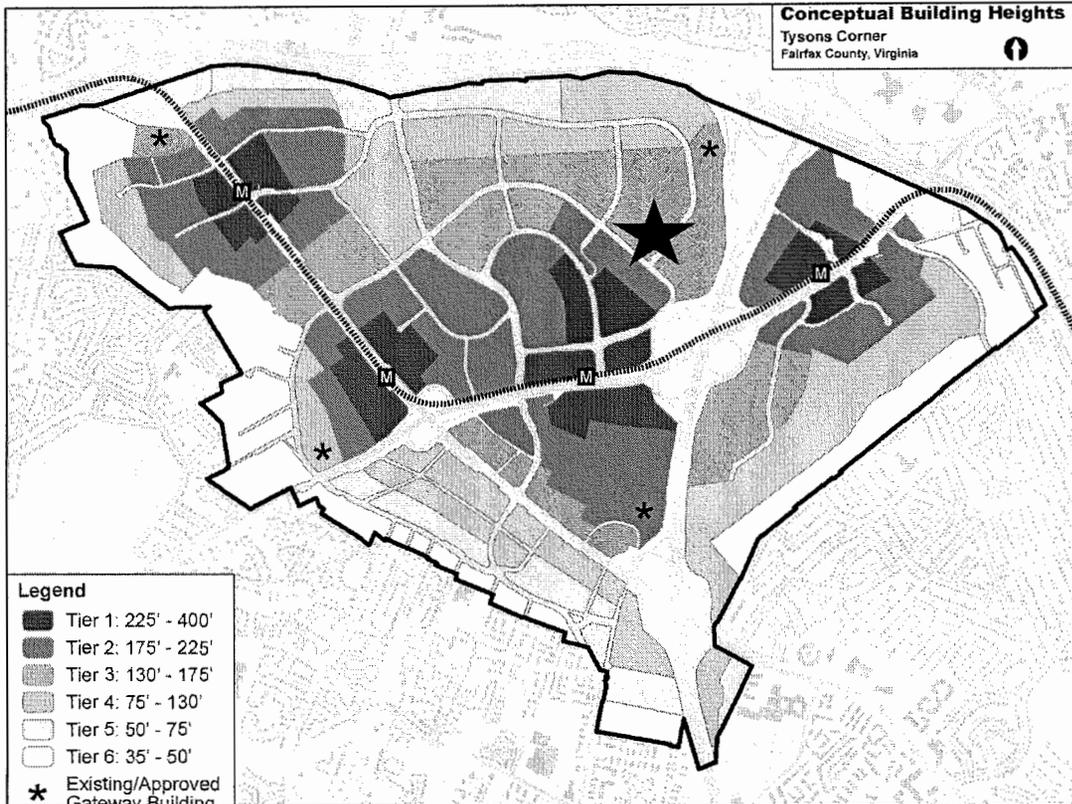


Figure 13 Building Heights (Source: Comprehensive Plan)

*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. Because the Public Facilities Manual (PFM) does not allow off-site trees (such as streetscape trees on public streets) or trees in easements on-site to count towards the tree canopy requirements, a PFM modification of the 10-year tree canopy requirements has been requested for this application. The application generally provides the majority of their trees as street trees, with additional trees provided in above-grade terraces and parks. In this application, the applicant has demonstrated that the Plan’s recommended 10% tree coverage goal for a redevelopment would be achieved in these applications, so long as the street trees (in the public rights-of-way) and the trees in easements were counted. Staff believes a modification in favor of that shown on the CDP/FDP is appropriate because of the applicant’s commitment to provide uncompacted soil volumes, and to maintain, irrigate, and replace trees damaged by utility repair.

The applicant has provided a utility plan showing the proposed landscaping with conceptual utility layouts and sight distance lines. The applicant has committed to avoid conflicts between landscaping and utilities to the greatest extent possible and to work with the County to remain in substantial conformance with the planting scheme shown on the

plan and, in the worst case scenario, to coordinate with UFMD prior to deletion of any tree shown on the plan.

### *Urban Parkland Needs*

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

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

Applying the urban parkland standard to the proposed development and assuming an average household size of 1.75, there is a need for about 1.05 acres of publicly accessible urban parkland onsite to serve the proposed development.

The development plan indicates the provision of 0.77 acres of onsite park space and 0.78 acres to be provided offsite—to include 0.66 acres on an adjacent parcel that currently contains a stormwater management pond that would be filled to allow for park uses. The remainder of the offsite park space is a 0.12 linear strip of land that would provide a pedestrian sidewalk connection to Westpark Drive.

A common characteristic in the Tysons cases presented over the past few years is that, more important than the total area of park space, is the quality of the public park spaces. This application has provided high quality parks onsite with amenities and distinct spaces, but perhaps more importantly, the parkland provided is a significant beginning for the future proposed central park in this subarea. This parkland also establishes a pattern for any future development proposed in this sector. The following graphic shows the park with a star and depicts how this application sets the first piece of that park. Staff finds this application is in harmony with the Comprehensive Plan and Park Plan recommendations.

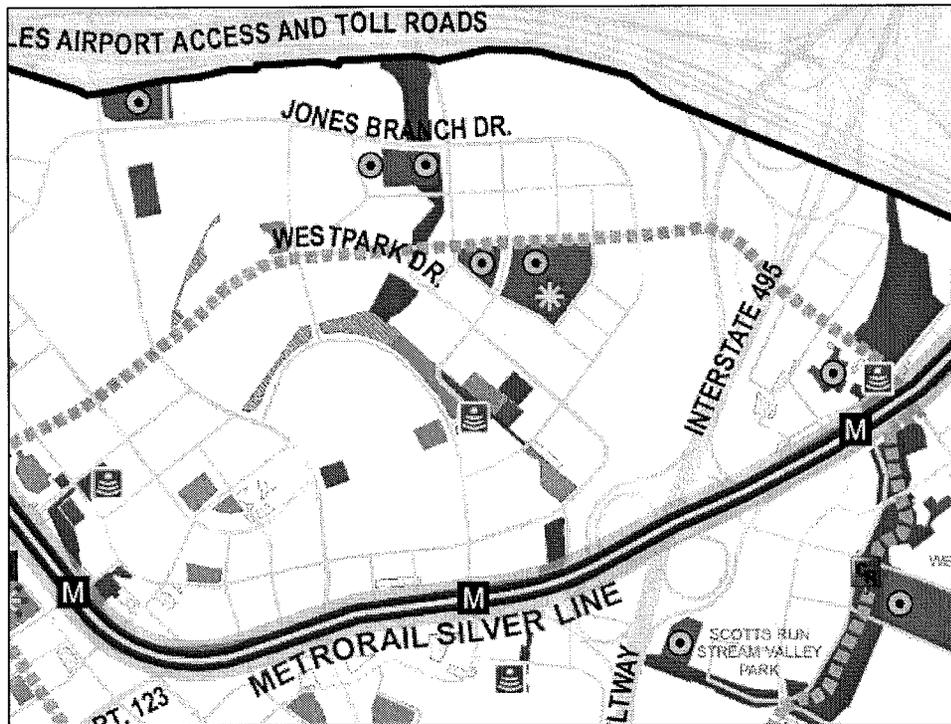


Figure 14 Park diagram for recommended park near subject site

### *Athletic Field Needs*

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

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

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

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

Based on Comprehensive Plan guidance, the proposed development generates a need for approximately one tenth of an athletic field. The applicant has proffered to provide cash contribution that can be used to purchase land and develop one tenth of an athletic field to serve Tysons. As discussed above, although not a part of this application, this applicant owns more than 30 acres of adjacent land which can follow the pattern set up by this application to create larger central park in the future. If the same applicant dedicates adjacent land in the future for the creation of the central park (which is expected to contain an athletic field), a portion of this contribution can be credited back and/or applied toward facility construction costs to offset needs generated by future development. Therefore, this contribution satisfies the athletic field requirement for this development.

#### *Other Recreational Facility Needs*

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

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

Using adopted recreational facility standards found in the Parks and Recreation element (Appendix 2, Part B) of the Policy Plan, other publicly accessible recreational facilities needed for this project area include  $\frac{1}{2}$  a sport court and  $\frac{1}{4}$  of a playground.

The proposed development plan shows a small children's play area in the onsite park and a fenced off-leash dog park in the offsite park. As discussed below, all current reviews suggest that the offsite park will be able to be converted from a pond to the dog park. However, the applicant has also shown an alternative onsite fitness station which would be provided if the pond cannot be filled. Therefore, publicly accessible recreational needs will be met.



Figure 15 Recreational Amenities

### *Streams and Pond A*

As described above, this application proposes to remove a manmade drainage pond on an adjacent property (which is also owned by the applicant) in order to provide more area for a large off leash dog park. Staff notes that the pond itself (Pond A) is small and was created as a part of a series of three ponds (A-C) which provide stormwater (SWM) for the West\*Park office park. However, the outfall channel between Pond A and Pond B is rather degraded. Staff reviewed the proposal against the Comprehensive Plan guidance and required the applicant to provide detailed drainage studies to measure the impact of losing this pond on the system of drainage/stormwater in West\*Park.

The Comprehensive Plan, both in its areawide and district recommendations, calls for stream protection and restoration where possible. In this district, the Plan notes that the ponds and small streams should be enhanced to add to the amenities of the neighborhoods and calls for an urban park network from Tysons Central 123 to the areas adjacent to the Dulles Airport Access Road (DAAR).

Given this Plan guidance, the request to fill in this pond and provide park land was reviewed specifically against both planning and engineering criteria. Overall, staff concluded that, with the filling of the pond, and treatment of the outfall areas which are now incised and degraded, the existing stormwater system can be enhanced and better used as an amenitized dog park. A preliminary drainage study was reviewed and indicated that the overall water quality and quantity requirements of the area would be satisfied with the removal of Pond A. However, even the preliminary study shows that the drainage channels between Ponds A and B and the drainage channel downstream of the ponds may need to be stabilized due to erosive velocities present today. The applicant has agreed that, should stabilization be necessary, to stabilize the channel using natural

features. Staff would like to see the applicant agree to stabilize these reaches whether or not the engineering study shows such are needed, simply because these streams are obviously degraded today.

Overall, however, since there is neither a floodplain or a resource protection area (RPA) associated with this pond and staff has determined that the entire SWM system can continue to function as it currently does without Pond A, staff is comfortable that the area is enhanced due to the park amenities will create more benefits for the entire area.

### *Treatment of Water Quality*

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The applicant is also enhancing the stream system by reducing the amount of runoff impacting the streams and ponds. The applicant has pursued a variety of measures to address stormwater management in a manner which attempts to satisfy both the requirements of the Public Facilities Manual (PFM) and the Comprehensive Plan's water quality goals for the Tysons Corner Urban Center. These measures may include, but are not limited to: retention of runoff from the proposed development; low impact development (LID) measures; street tree planting areas designed as filter boxes; and infiltration and detention (through the use of underground stormwater vaults where runoff may be released gradually to protect stream channels that receive the runoff).

Under the CDP/FDP and proffers, the applicant has committed to retain/reuse the first inch of rainfall to the extent practicable and has shown a refined scenario which includes a specific goal of rainfall to be retained. The applicant will then meet this goal at site plan although alternative measures may still be used (for example, a bio-retention tree pit may be enlarged to compensate for a smaller green roof). Staff believes that this approach will allow for continued refinement of the stormwater management commitment while removing the subjective measurement of a goal from the site plan process.

The applicant indicates that 92% of the site is captured by a BMP and that the first inch of rainfall will be retained onsite. In addition, the applicant has committed to achieve the stormwater management design credit for Leadership in Energy and Environmental Design (LEED). Therefore, staff finds that the application meets the goals for treatment of stormwater identified in the Comprehensive Plan.

### *"Green" Buildings*

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The Comprehensive Plan recommends that zoning proposals for residential development in the Tysons Corner Urban Center area provide green building commitments sufficient to attain, at a minimum, the United States Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) certification or its equivalent. The applicant has committed to pursue at least LEED certification for this residential building. The applicant has provided a set of green building commitments which are in conformance with Plan guidance for compliance with these standards.

### *Energy/Resource Conservation*

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The Comprehensive Plan anticipates that zoning applications in Tysons Corner will include commitments to design elements and practices that will reduce the use of energy and water resources. The proposed proffers for both applications include the following commitments:

- To provide a minimum of two electric vehicle recharging stations that serve four parking spaces and conduit to facilitate additional future recharging stations within the garage; and
- To provide master electric, gas, and water usage data, to the extent that such exists, to the County for each building and the entire property.

Staff finds that the Plan recommendations related to energy conservation have been met with this application.

### *Fairfax County Public Schools*

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The proposed development would be served by the Spring Hill Elementary, Longfellow Middle and Mclean High Schools. Longfellow Middle and McLean High Schools are projected to be over capacity within the next five years. The total number of students generated by applications together is projected to be as follows:

	<b>Total</b>
Elementary	16-24
Middle	5-7
High	8-12
<b>Total</b>	<b>29-43</b>

For the application, the applicant has proffered a contribution of \$10,852 per student, based on the number of students expected to be generated by utilizing the County's current formula, using the current ratios of 0.106 students per mid-rise dwelling unit. Should the County modify the ration of students per subject multi-family unit or the amount of the contribution per student, the amount of the contribution would be modified to reflect whatever the current level was.

### *Sanitary Sewer*

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In the Tysons Corner Urban Center, prior to site plan submission, the applicant shall be required to provide a sewer capacity analysis study to Wastewater Planning and Monitoring Division of all the lines within the Urban Center to which its site contributes flow.

In addition, as development in the Tysons Corner Urban Center is expected to increase dramatically based on the new Comprehensive Plan recommendations, the applicant

should be aware that off-site trunk sewer upgrades might be necessary in the future, which would be handled by a pro-rata share contribution.

#### *Fire and Rescue*

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The subject property is serviced by the Fairfax County Fire and Rescue Department Station #429, Tysons Corner. The requested rezoning currently meets fire protection guidelines, as determined by the Fire and Rescue Department.

The CDP and FDP have been reviewed by the Fire Marshal and design review continues. The applicant has proffered that at site plan, should changes be requested in response to subsequent issues raised by the Fire Marshal (including adjustments to tree locations, the streetscape and perimeter building areas as necessary to allow for required emergency vehicle access), then these changes can occur provided such modifications are made in consultation with the Fairfax County Department of Planning and Zoning (DPZ), in substantial conformance with the intent of the CDP, FDP and these proffers.

#### *Fairfax Water*

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The subject property is served by Fairfax Water. Fairfax Water can adequately serve this site and would be expected to do so in the future.

#### *Telecommunications*

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While no specific telecommunications facilities are proposed with these applications, the applicant has proffered to retain the right to place telecommunications equipment on the roofs, so long as such installations meet the applicable Zoning Ordinance regulations and are screened or set back so as not to be visible from the surrounding streets. To address concerns about future "dead spaces" at ground level where wireless reception is impeded by a proliferation of tall buildings, the applicant has proffered that in addition to rooftop installations, equipment may be architecturally integrated onto the facades of the buildings to ensure on-street and/or open space wireless coverage.

### **ZONING ORDINANCE PROVISIONS (Appendix 18)**

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

As noted, this case will contain a mix of residential and retail uses, but it will predominantly be a residential development. The Zoning Ordinance provides requirements relating to

parking, building height and bulk regulations, open space and intensity. All of these requirements reflect the recommendations of the Comprehensive Plan and have been discussed previously in the Plan analysis. It is staff's opinion, as expressed in this analysis, that the applications meet these standards.

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

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

Waivers and Modifications Requested (for rezoning application unless otherwise noted)

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

Sect. 2-505 of the Zoning Ordinance prohibits structures and vegetation on a corner lot within a triangle determined by the street and sight lines. However, in this rezoning, all buildings and vegetation have been reviewed against VDOT sight distance requirements and have been found to be designed in a manner consistent with those requirements. In addition, the applicant has proffered to provide a functional drawing showing, among other things, sight distance lines at driveways and intersections. The proffers further note that if vegetation conflicts with sight distance requirements, the applicant shall work with staff to make minor adjustments to the tree location or remove lower branches. If necessary, the trees can be relocated with coordination with staff. Due to the level of review of this application and proffered considerations related to maintaining sight distances, staff recommends approval of this waiver.

- Waiver of Par. 1 of Sect. 6-506 to permit a minimum district size of less than ten (10) acres for a PTC zoned parcel.

Par. 1 of Sect. 6-506 of the Zoning Ordinance requires a minimum of ten (10) acres in order to rezone to the PTC zoning district. However, the Ordinance allows this minimum district area to be waived should a development proposal be in conformance with the adopted Comprehensive Plan. To that end, and throughout the analysis of this application, staff has reviewed the character of the application to determine that it is in conformance with the Plan. As previously stated, the application meets the consolidation recommendations in the Comprehensive Plan. The development provides the intensity and mix of uses recommended by the plan. The development also provides useful transportation links by providing the grid of streets and pedestrian connections in the subdistrict. The application also meets the Comprehensive Plan as it relates to parks, landscaping, streetscaping, public facilities, stormwater and environmental recommendations. As such, staff supports this waiver of the minimum district size.

- Waiver to allow the use of underground stormwater management and best management practices in a residential development.

As discussed in the stormwater analysis, staff is supportive of underground stormwater management in the higher density developments expected in Tysons Corner. Waiver request 25530-WPFM-001-1 (found in Appendix 11) has been reviewed by staff and recommended for approval, with the imposition of conditions found in the waiver report and including specifications for the design of the facilities, requirements for maintenance agreements and financial commitments to ensure funds are available for appropriate maintenance and any necessary reconstruction.

- Modification of the Zoning Ordinance Section 2-506 to allow for a parapet wall, cornice or similar projection to exceed the height limit established by more than three (3) feet, as may be indicated on the FDP to screen mechanical equipment.

The applicant has requested this waiver to provide an opportunity to architecturally screen mechanical penthouse equipment and to provide for potential architectural elements above the main roof line. Additionally, active recreational uses on roofs may require fencing, screening and barriers exceeding three feet in height. As any such feature is to be shown on any future FDPA, staff can support this waiver.

- Waiver of the Zoning Ordinance Section 17-201(3)(b) to provide any additional interparcel connections to adjacent parcels beyond that shown on the plans and as proffered.

The application provides for an interconnected grid of streets and demonstrates how the grid may be extended in the future as surrounding properties develop. The proffers commit to many of these streets being public and to the streets being dedicated at the time of site plan approval. The applicant has further proffered to provide public access easements along the private streets. With these commitments, adequate access is provided to connect this development to the surrounding properties as they redevelop. It is unclear where additional interparcel access would be requested, and staff notes that the applicant will continue to need to meet all access management requirements as regulated by VDOT. Therefore, staff believes that a waiver of additional interparcel connections is appropriate in this instance.

- Modification of Zoning Ordinance Section 17-201 and PFM Section 8-0201.3 to waive all trails and bike trails shown on the Comprehensive Plan in favor of the streetscape and on-road bike lane system shown on the CDP/FDP.

On-street bike lanes are provided throughout this development and sidewalks are provided along all streets as part of the streetscape in keeping with the urban recommendations of the Comprehensive Plan. Therefore, staff can support the requested modification.

- Waiver of Zoning Ordinance Section 17-201 (7) to allow establishment of parking control, signs and parking meters along private streets within the development.

In Tysons Corner, on-street parking will be an important part of providing parking for uses and meeting street design standards. The owners of private streets may wish to regulate the use of these parking spaces to serve their needs. Staff can support this waiver.

- Waiver of the Zoning Ordinance Section 17-201 (4) requiring any further dedication and construction for widening of existing roads to address Comprehensive Plan requirements beyond that which is indicated in the plans and proffers

The street grid and design has been extensively negotiated over the course of this application and staff notes that the applicant has provided the requested street grid and offsite connections. As such, staff can support this waiver.

#### Landscaping/Tree Canopy Waivers

The applicant has also requested the following landscaping modifications and/or waivers:

- Waiver/Modification of 5% interior parking lot landscape requirements under Section 13-202 of the Zoning Ordinance and Section 12-0514.2 of the PFM.
- Modification of PFM Section 12-0601.1b minimum planter opening area for trees used to satisfy the tree cover requirement in favor of that shown on the plans.
- Modification of PFM Section 12-0515.6b to allow trees located above any proposed percolation trench or bioretention areas to count towards county tree cover requirements as depicted on the CDP and FDP.
- Modification of the 10 year tree canopy requirements in favor of that shown on the plans and as proffered.
- Modification of the Zoning Ordinance and PFM for required tree preservation target and ten percent canopy to be calculated as shown on the overall CDP area.

The minimum planting area opening requirements contained within the PFM are intended to enhance the survivability of street trees in the application. The applicant has utilized planting details in conformance with the Tysons Urban Design Guidelines, including the use of structural soils and adequate soil volumes. These guidelines account for smaller planter openings to allow for additional pedestrian accommodations.

The application provides details and specifications, with proffers, on how trees planted in percolation trenches and bioretention areas will be planted, maintained and replaced.

As noted earlier, off-site (such as trees in public rights-of-way) and trees in easements do not count toward the tree canopy requirements because of concerns about maintenance and replacement. However, the applicant has proffered to maintain these trees and replace them should they be damaged or removed. Were these street trees and trees in easements counted per the PFM, the 10-year canopy would be met. In addition, given the intensity of development envisioned by the Comprehensive Plan and this CDP, some sites

within the entire development may not meet the 10-year tree canopy requirements; however, the tree canopy requirements could be met when viewing the application as a whole.

Given the proceeding proffer commitments and plan specifications, staff supports this group of landscaping waivers/modifications.

#### Other Requested Waivers and Modifications

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

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The development proposed here represents a next wave of development that can be expected in Tysons, smaller than previous development proposals and further away from the Metro. Nevertheless, it is still expected to conform to Tysons Plan guidance. The proposed residential building has been reviewed against the Tysons Comprehensive Plan Amendment and the PTC District Zoning Ordinance regulations.

Generally, the site is well designed in that the building is oriented towards Jones Branch Drive and oriented towards the street. The building, site, landscape, streetscape, park design and environmental enhancements fit well with what was envisioned in the Comprehensive Plan. However, staff continues to suggest that the applicant agree to some level of improvement in the outfall from Pond A, which is degraded and eroded today as the applicant will already be making changes in the area as Pond A is filled and the drainage pattern redesigned.

Overall, however, the proposed grid of streets accommodates both on-site needs and serves the greater Tysons area by providing additional links in the transportation network as well as creating a convenient pedestrian realm, including an offsite connection between Jones Branch Drive and Westbranch Drive. Staff believes the development is a first step in the pattern of development in the district which calls for the development of an urban residential neighborhood and a central park. The applicant has also satisfied the athletic field and public facility recommendation of the Comprehensive Plan.

Staff believes that these applications describe good example of a residential urban building and therefore concludes that the subject applications are in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the Draft Proffers contained in Appendices 1 of this Staff Report.

## Recommendations

Staff recommends approval of RZ 2014-PR-004 subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2014-PR-004, subject to the proposed development conditions contained in Appendix 2 and the Board's approval of RZ 2014-PR-004

Staff recommends approval of PCA 88-D-005-08.

Staff recommends approval of the following modifications and waivers for RZ 2014-PR-004:

- Waiver to allow the use of underground stormwater management and best management practices in a residential development (25530-WPFM-001-1) subject to the Conditions dated June 10, 2014, contained in Attachment A of Appendix 11 of the staff report.
- 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.
- Waiver of Par. 1 of Sect. 6-506 of the Zoning Ordinance to permit a minimum district size of less than ten (10) acres for a PTC zoned parcel.
- Modification of Sect. 2-506 of the Zoning Ordinance to allow for a parapet wall, cornice or similar projection to exceed the height limit established by more than three (3) feet as may be indicated on the FDP to screen mechanical equipment.
- Waiver of Sect. 17-201(3)(b) the Zoning Ordinance to provide any additional interparcel connections to adjacent parcels beyond that shown on the Plans and as proffered.
- Modification of Zoning Ordinance Section 17-201 and PFM Section 8-0201.3 to waive of all trails and bike trails in favor of the streetscape and on-road bike lane system shown on the plans.
- Waiver of Sect. 17-201(7) of the Zoning Ordinance to allow establishment of parking control, signs and parking meters along private streets within the development.
- Waiver of the Sect. 17-201(4) of the Zoning Ordinance requiring any further dedication and construction for widening of existing roads to address Comprehensive Plan requirements beyond that which is indicated in the Plans and proffers.

- Waiver and/or Modification of Section 13-202 of the Zoning Ordinance and 12-0514.2 of the PFM requiring 5% interior parking lot landscaping in favor of that shown on the CDP/FDP.
- Modification of PFM Section 12-0515b minimum planter opening area for trees used to satisfy the tree cover requirement in favor of that shown on the CDP and FDP.
- Modification to allow trees located above any proposed percolation trench or bioretention areas to count towards county tree cover requirements as depicted on the CDP and FDP.
- Modification of the 10 year tree canopy requirements in favor of that shown on the Plans and as proffered.
- Modification of the Zoning Ordinance and PFM for required tree preservation target and ten percent canopy to be calculated as shown on the overall CDP area.

## APPENDICES

1. Draft Proffer Statement: RZ/FDP 2014-PR-004
2. Draft Proposed Development Conditions
3. Affidavits
4. Applicant's Statements of Justification
5. Clerk's Letter for RZ 88-D-005 and PCA 88-D-005-07
6. Plan Citations and Land Use Analysis and
7. Transportation Analyses
8. Office of Office of Community Revitalization Analysis
9. Environmental Analyses
10. DPWES Stormwater Management Analyses
11. Waiver # 25530-WPFM-001-1 (Underground SWM)
12. Park Authority Analyses
13. Urban Forest Management Branch Analyses
14. Schools Analyses
15. Sanitary Sewer Analyses
16. Fire and Rescue Analyses
17. Fairfax Water Analyses
18. Selected Excerpts from the Zoning Ordinance
19. Glossary of Terms

**Amherst Property, LLC**  
**RZ 2014-PR-004**  
**October 8, 2014**  
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## DRAFT PROFFERS

### Amherst Property, LLC

**RZ 2014-PR-004**

October 8, 2014

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owners and Applicant, for themselves and their successors and/or assigns (hereinafter referred to as the "Applicant"), hereby proffer that the development of the parcels under consideration and shown on the Fairfax County tax maps as 29-4 ((7)) 6 and 7B pt. (collectively, the "Property") shall be in accordance with the following conditions if, and only if, Rezoning application 2014-PR-004 (this "Rezoning") is granted.

#### GENERAL

1. Conceptual Development Plan. The Property shall be developed in substantial conformance with the certain elements of 7915 Jones Branch Drive Conceptual/Final Development Plan ("CDP/FDP/FDP") dated February 3, 2014 and revised through October 2, 2014 prepared by VIKA Virginia, LLC, Design Collective, Inc. and Parker Rodriguez.
2. Proffered CDP Elements. It shall be understood that the proffered elements of the CDP are limited to the grid of streets, general location of the points of access, general location of the building, general mix of uses, minimum and maximum gross floor area ("GFA"), minimum and maximum building heights, build-to-lines, amount and general location and character of urban park land, and general quality and character of the streetscape (the "Proffered Elements"). The Applicant has the option to request a Final Development Plan Amendment ("FDPA") for elements other than the Proffered Elements in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.
3. Minor Modifications. Minor modifications to the proffered elements of the CDP/FDP may be permitted when necessitated by sound engineering or that may become necessary as part of FDPA approval or final site design or engineering, pursuant to Section 16-403(4) of the Ordinance. The Applicant shall have the flexibility to modify the layout shown on the CDP/FDP without requiring approval of an amended CDP/FDP provided such changes are in substantial conformance with the CDP/FDP as determined by the Zoning Administrator. The building envelope, the number of dwelling units and floors, and the amount of square footage may be adjusted as set forth on the CDP/FDP and in these Proffers, as long as (i.) the building setbacks from the property lines as shown on the CDP/FDP are maintained; (ii.) the minimum and maximum number of residential units and the minimum and maximum building heights comply with those shown on the CDP/FDP; and (iii.) the redevelopment otherwise is in substantial conformance with the CDP/FDP and these Proffers.

4. Declarations/Owners Associations. The Applicant shall be obligated to provide for various proffer and maintenance obligations, including but not limited to, implementation, administration and funding of the TDM program, maintenance of the private streets and sidewalks, streetscapes and furnishings therein, publicly accessible park areas and any private utility systems (the "Obligations"). Should, in the future, the Property become part of a larger coordinated development with more than a single building, the Applicant shall cooperate with the other relevant building(s) in the recordation of an umbrella owners association ("UOA") or the equivalent in the form of one or more reciprocal easement and/or joint maintenance and/or joint development agreements, and other governance documents as necessary (collectively referred to as "UOA or equivalent") to provide for the implementation and administration of the Obligations. Upon request from the owner(s) of the larger coordinated development, the Applicant shall coordinate and cooperate in the submission of such governance documents to the Office of the County Attorney to ensure they provide for the various proffers and maintenance obligations not otherwise covered by separate agreement with Fairfax County and/or the Virginia Department of Transportation ("VDOT"). Said UOA or equivalent may be expanded to include other nearby properties. Prior to such time as a UOA or the equivalent is created, the Applicant shall be responsible for the implementation and administration of the Obligations.

#### PROPOSED DEVELOPMENT

5. Proposed Development. The minimum gross floor area ("GFA") to be constructed on the Property is 295,000 square feet and the maximum GFA permitted on the Property is 450,000 square feet (the "Proposed Development"). The primary use on the Property shall be residential. Non-Residential uses as identified in the development tabulations on Sheet C-2A of the CDP/FDP (the "Development Tabulations") may include any non-residential use permitted in the PTC District, as limited by Section 6-505 "use limitations," or uses accessory to the primary use. Such Non-Residential uses may include, but not be limited to, ATMs, business service and supply service establishments, quick service food stores, fast food restaurants, community uses, health clubs and similar commercial recreation uses, personal service establishments, professional offices, repair service establishments, retail sales establishments, financial institutions, eating establishments, educational and tutoring facilities, schools of special education, quasi-public uses, garment cleaning establishments and similar uses, and may be provided at the Applicant's sole discretion in areas shown on the CDP/FDP.

Uses allowed by special exception or special permit in the PTC District may be authorized through a separate special exception or special permit process without the need for a PCA or CDP/FDPA if layout is in substantial conformance with the CDP/FDP as determined by the Zoning Administrator.

6. Final Development Plan Amendments. Any FDPA approved for the Property shall establish the range of GFA, range in the number of dwelling units and mix of uses for the building within the limits established by these Proffers and the CDP/FDP. The specific GFA and number of dwelling units for the building shall be established at final site plan.

Should, in the future, the Property become part of a larger coordinated development with more than a single building, the Applicant shall provide with each FDP and site plan a tabulation listing of all existing buildings to remain and proposed buildings, along with the GFA, uses, final building heights, and parking approved on the CDP, FDP and site plan as may be applicable.

In addition, the following information shall be provided with each subsequent FDPA filed on the Property, subject to modification with concurrence from the Department of Planning and Zoning ("DPZ") based on the relevance of the item to the specific FDPA request.

- A. Tree Canopy Calculations. A tabulation indicating the tree canopy calculations of the Property.
- B. TDM Supplement. A copy of the previous TDM Annual Report, if available, to determine progress toward attaining TDM goals and any planned modifications to the TDM program.
- C. Functional Drawings/Sight Distance. Functional drawings to include proposed right-of-way lines associated with public streets; vehicular sight distance lines at all intersections within, and adjacent to, the FDPA area overlaid on the Landscape Plan; and details with respect to utilities and/or vegetation conflicts with building entrances and/or intersections as presented on the CDP.
- D. Utilities. Approximate location of existing and proposed utilities to serve the area of the FDPA including the location of the any utility vaults and stormwater management facilities overlaid on the Landscape Plan.
- E. Proposed Uses. A list of proposed uses and demonstration of how such uses meet the applicable "Use Limitations" of Section 6-505 of the Ordinance.
- F. Architectural Elements. Specific information on architectural elements, build-to lines, and building heights as provided in Proffers 10, 12 and 15.
- G. Streetscape. A graphic depiction of, and any adjustments to, the activated streetscape elements as provided in Proffer 13.
- H. Garage/Loading and Service Area Treatments. Proposed parking garage façade designs and refined loading and service area designs and treatments as provided in Proffers 13.
- I. Landscaping and Streetscape Furnishings. Detailed landscape plans as provided in Proffer 20 and submission of a "Streetscape Furnishing and Materials Plan" as provided in Proffer 21.
- J. Parks and Recreation. For on-site parks and active recreation facilities, depiction of special amenity features as provided in Proffer 43.

- K. Provisions for Bicycles. Bicycle parking and storage as provided in Proffer 33.
- L. Parking Spaces. Refinement of the number of parking spaces as provided in Proffer 36.
- M. Stormwater Management. Identification of the location and preliminary design of the stormwater management facilities including the access points to underground vaults as provided in Proffer 48.

Should, in the future, the Property become part of a larger coordinated development with more than a single building, the Applicant shall provide a tabulation indicating the development status of all property subject to the larger coordinated development with each FDPA and site plan submitted for the Property. The tabulation shall include a listing of all existing buildings to remain and proposed buildings, along with the GFA, uses, final building heights, and parking approved on the CDP, FDP and site plan as may be applicable and shall be updated with each subsequent FDP and site plan approved for the larger coordinated development.

7. Existing Structure and Interim Uses.

- A. Any use that is permitted in the C-3 District, including any special permit and/or special exception uses, may also be permitted as an interim use in the existing structure subject to the use limitations in Section 6-505. Parking for all interim uses shall be provided either in accordance with Article 11 of the Zoning Ordinance as permitted for C-3 uses or as permitted in the PTC District, at the Applicant's sole discretion.
- B. Commercial off-street parking may be provided on an interim basis in existing surface lots on the Property without approval of an FDP. Prior to issuance of a Non-RUP for commercial off-street parking, the Applicant shall provide an operational traffic analysis ("Operational Analysis") of the points of access to the parking lot(s) to the Fairfax County Department of Transportation ("FCDOT") and VDOT for review and approval. Such Operational Analysis shall be limited to an assessment of those driveways serving the parking lot and any proposed access controls.

8. Festivals, Fairs or Similar Activities. The Applicant, or their designee, shall be permitted to operate festivals, fairs or similar activities, including, but not limited to, farmers' markets and food vendors, on the Property, either in the existing surface parking lot or within publicly-accessible privately owned open space shown on the CDP/FDP. The Applicant shall coordinate with the Zoning Administrator regarding the issuance or approval of a temporary special permit as may be required under the Zoning Ordinance, which may include the establishment of an annual permit for continuing or seasonal events.

9. Fire Marshal Evaluation. Changes to the CDP/FDP shall be permitted in response to the review of site plans by the Fire Marshal, including adjustments to tree locations, the

streetscape and perimeter building areas as necessary to allow for required emergency vehicle access, without requiring approval of a PCA, CDPA or FDPA, provided such modifications are made in consultation with DPZ and are in substantial conformance with the CDP/FDP and these Proffers. While trees may be deleted or relocated in response to Fire Marshal requirements, this does not relieve the Applicant from meeting the 10-year tree canopy requirements as shown on the CDP/FDP.

#### ARCHITECTURAL AND URBAN DESIGN

10. Architectural Design. The architectural treatment of the proposed building shall create a sense of identity and place, and shall create human scale through the use of unifying elements such as materials, textures, color, window treatments, decorative details, lighting, and landscaping as illustrated in the CDP/FDP. The building shall be designed with high quality architecture and building materials as generally shown on Sheet A-4.0 of the CDP/FDP.
11. Bird Friendly Design Elements. In an effort to reduce bird injury and death due to in-flight collisions with buildings, the Applicant shall include one or more bird friendly design elements, as determined by the Applicant, in the design plans of the building on the Property. The bird friendly design elements may include, but not be limited to, the use of color, texture, opacity, fritting, frosting, patterns, louvers, screens, interior window treatments, or ultraviolet materials that are visible to birds, the angling of outside lights, curbing of excessive or unnecessary night-time illumination in commercial buildings, reduction of bird attracting vegetation, the use of decoys, and breaking of glass swaths. Nothing herein shall require the Applicant to obtain a bird-friendly LEED credit. Upon the issuance of a building permit, the provisions of this Proffer shall be deemed satisfied.
12. Build-to-Lines. Build-to-lines ("BTL") have been depicted on the CDP/FDP, to create an urban, pedestrian-oriented environment where the building is located close to the street and pedestrian/streetscape areas are located between the building and the streets. In general, building facades are intended to be configured in such a way as to provide a continuous street wall along this line, but modifications to either side of the BTL shall be permitted provided such are in general conformance with the CDP/FDP and are shown on an approved FDP and/or site plan. Awnings and other architectural canopies attached to the buildings shall not extend beyond the building zone, except as may be shown on the approved FDP. At the time of site plan, the Applicant shall identify possible locations along the street level, outside of the pedestrian sidewalk and landscape amenity panel, for areas for outdoor dining.
13. Activated Streetscapes and Ground Floor Elements. Activated streetscapes shall be provided by designing and constructing streetscapes and exterior facades of ground floor areas adjacent to streets as generally depicted on the CDP/FDP. Modifications and further refinements may be permitted with the approval of future FDPAs. The northeast corner of the building fronting the Jones Branch Drive/Street A intersection shall generally be designed and constructed with a ground floor having a minimum floor to floor height of 16 feet to accommodate Non-Residential uses or residential amenity uses designed to

activate the streetscape. In addition, the Applicant shall provide for a hierarchy of activated streetscapes as delineated on Sheet L0.01 of the CDP/FDP and described below.

A. Jones Branch Drive and Street A. These streets are designated as Primary Pedestrian Corridors and designed to accommodate moderate pedestrian activity and encourage interaction among the uses on the Property. These streets shall generally incorporate the following elements, which may be adjusted with approval of an FDPA:

- (i) Where Non-Residential uses are incorporated on the ground floor, a minimum of 50% of the area of the street front ground floor facades shall be constructed with glazed windows and doors or other transparent, translucent materials.
- (ii) Where Residential uses are incorporated on the ground floor, the building design shall incorporate, to the degree feasible, a minimum of 25% of the ground floor façade below the ceiling, constructed with windows and/or doors or other transparent materials or semi-transparent materials, and/or incorporate entries in to individual dwelling units from the street level. Residential units that have direct access to the streetscape from an individual unit shall, to the degree feasible, utilize design features to provide interior privacy (such as having a ground floor elevation that is above the sidewalk grade).
- (iii) Parking structures along the ground floor facades shall have screening composed of architectural systems designed to mitigate views into the parking structure from street level, or the general façade detailing of the building above may be continued to the ground plane.
- (iv) Loading/trash/service areas along Primary Pedestrian Corridors shall be minimized. Where such loading/trash/service areas do occur along Primary Pedestrian Corridors, they shall be screened from public view through the use of roll down doors or similar treatment.

B. Streets B and C. These streets are designated as Secondary Pedestrian Corridors and are designed to accommodate modest pedestrian activity and access to the uses on the Property. Streets B and C shall generally incorporate the following elements, which may be adjusted with approval of an FDPA:

- (i) Residential uses on the ground floor shall incorporate, to the degree feasible, a minimum of 25% of the ground floor façade below the ceiling, constructed with windows and/or doors or other transparent materials or semi-transparent materials, and/or incorporate entries in to individual dwelling units from the street level. Residential units that have direct access to the streetscape from an individual unit shall utilize design features to provide interior privacy (such as having a ground floor elevation that is above the sidewalk grade).

- (ii) Parking structures along the ground floor facades shall have screening composed of architectural systems designed to mitigate views into the parking structure from street level, or the general façade detailing of the building above may be continued to the ground plane.
- (iii) Loading/trash/service areas shall be screened from public view to the extent feasible through the use of roll down doors, architectural treatments and other such similar treatments or by locating these areas at a distance away from the streetscape area.

14. Parking Structure Facade. The proposed above grade parking structure shall be designed to so include an active layer of occupied space. Parking garage and loading/trash/service entrances may be adjusted with site plan approval, provided such relocation or adjustment does not negatively impact the quality of the streetscape or significantly increase the width of the loading entrance.
15. Building Heights. The minimum and maximum building heights for the proposed building on the Property are identified on the CDP/FDP. The final height may be less than the maximum height shown on the CDP/FDP but not less than the minimum.

Building height shall be measured in accordance with the provisions of the Fairfax County Ordinance and shall be exclusive of those structures that are excluded from the maximum height regulations as set forth in Section 2-506 of the Ordinance, including for example, penthouses and other rooftop structures. Such penthouses and other rooftop structures may be constructed as permitted under Section 2-506 of the Ordinance and shall be a maximum of 20 feet. All building penthouses/rooftop structures shall be screened and integrated into the architecture of the building.

16. Electric Transformers. The Applicant intends to provide electric transformers to serve the Property within the building along Street C as shown in Sheets A-1.0 and A-4.1. In the event this location is not acceptable to electric utility company, the Applicant reserves the right to locate the electric transformers to another area along Streets A, B or C; the location of which shall be determined in concert with DPZ, FCDOT and the Office of Community Revitalization (“OCR”) without the requirement for a PCA, CDPA or FDPA.
17. Telecommunications Equipment. Telecommunications equipment may be placed on the proposed building’s rooftop. Any such facilities must comply with the applicable requirements of the Ordinance and be screened and/or setback sufficiently from the perimeter of the roof and penthouse such that they are not visible from the surrounding streets at street level. Other screening measures may be used such as including the facilities as part of the architecture of the buildings, utilizing compatible colors, or employing telecommunication screening material and flush mounted antennas.

## BUILDING PRACTICES

### 18. Residential Building Certifications.

- A. The Applicant shall include, as part of the building plan submission for the residential building to be constructed on the Property, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design New Construction (LEED®-NC) rating system at the time of the project's registration, or other LEED rating system determined to be applicable by the U.S. Green Building Council (USGBC), or its equivalent (as determined jointly by the Applicant and Fairfax County), that the Applicant anticipate attaining.

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

- B. The Applicant shall designate the Chief of the Environment and Development Review Branch ("EDRB") of DPZ as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.
- C. Prior to the building plan approval for the building to be constructed, the Applicant shall post a "green building escrow" in the form of cash or a letter(s) of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual (PFM), in the amount of \$2.00/square foot of GFA, as shown on the approved site plan. This green building escrow shall be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED-NC certification, by the USGBC, under the project's registered version of the LEED-NC rating system or other LEED rating system determined, by the USGBC, to be applicable to each building. The provision to EDRB of documentation from the USGBC that each building has attained LEED-NC certification will be sufficient to satisfy this commitment.
- D. At the time LEED-NC certification is demonstrated to the EDRB, the escrowed funds and/or letter(s) of credit shall be released to the Applicant.

If prior to bond extension, reduction or final bond release for the building site, whichever occurs first, the Applicant provides to EDRB documentation demonstrating that LEED-NC certification for the building has not been attained but that the building has been determined by the USGBC to fall within three (3)

points of attainment of LEED-NC certification, 50% of the green building escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of county environmental initiatives. If the certification is still in progress at the time of application for the bond extension or reduction, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or extension. However, the documentation must be provided prior to the final bond release for the building site.

If prior to the bond extension, reduction or final bond release for the building site, whichever occurs first, the Applicant fails to provide documentation to EDRB demonstrating attainment of LEED-NC certification or demonstrating that the building has fallen short of LEED-NC certification by three (3) points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives. If the certification is still in progress at the time of application for bond extension or reduction, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the building site.

- E. As an alternative to the actions outlined in the Paragraphs A, C and D above, the Applicant may choose, at its sole discretion, to pursue a certification higher than LEED-NC, in which case the LEED-AP will provide certification statements at the time of building plan review confirming that the items on the list of specific credits will meet at least the minimum number of credits necessary to attain LEED-NC Silver certification.

Prior to building plan approval for the building to be constructed, the Applicant shall submit documentation, to EDRB, regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED-NC Silver certification. Under this alternative, the Applicant is not required to provide a "green building escrow" unless the Applicant fails to provide the above referenced documentation that the building is anticipated to attain LEED-NC Silver certification.

Prior to final bond release of the building site, the Applicant shall submit documentation to EDRB, confirming the status of LEED certification.

- F. As an alternative to the actions outlined in the Paragraphs A, C, D and E above the Applicant may select, subject to EDRB approval, an alternate residential rating system such as Earth Craft or the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance that may be implemented without an escrow. If one of the alternate

residential rating systems listed herein is selected, the Applicant shall demonstrate attainment of the selected certification from a rater recognized through the selected program prior to the bond extension, reduction or final bond release for the building site, whichever comes first. If the certification is still in progress at the time of application for bond extension or reduction, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the building site.

19. Sustainable Energy Practices. To promote efficient, renewable and sustainable energy practices:
  - A. Electric Vehicle Charging Infrastructure. A minimum of two (2) electric vehicle recharging stations that serve four (4) parking spaces and conduit to facilitate additional future recharging stations shall be provided in the parking garage.
  - B. Energy and Water Data. To the extent there are master electric, gas and water meters for entire building, upon request by the County, the Applicant shall provide to the County aggregated non-proprietary energy and water consumption data, as practicable, for the building.

#### SITE DESIGN AND AMENITIES

20. Landscape Plan. The CDP/FDP includes a landscape plan for the Property consisting of an overall plan and details regarding streetscapes, publicly accessible park areas, courtyards and private amenity areas. Alterations and refinements to the landscaping may be made with approval of a FDPA without the need for a PCA or CDPA. As part of the first and all subsequent site plan submission for the Property, the Applicant shall submit to the Urban Forestry Management Division ("UFMD") of the DPWES for review and approval a detailed landscape plan that is in substantial conformance with the quantity and quality of plantings and materials landscaping shown on the CDP/FDP, and shall include, among other things, irrigation information, design details for tree wells and other similar planting areas on structures and along streets, as well as tree canopy. These details shall include the composition of planting materials, methods for providing suspended pavement over tree root zones to prevent soil compaction, and methods for ensuring the viability of plantings on structures and along streets. Adjustments to the type and location of plantings shall be permitted to avoid conflicts with utilities and other site engineering considerations.

The existing vegetation map on Sheet C-4 and the landscape plan on Sheet L0.00 identify certain individual trees to be preserved as further detailed in Proffer 22. Should trees identified to be preserved along the south side of Street C fail to survive, the Applicant shall develop and implement a landscape plan to be approved by UFMD that will include interim replacement street trees and additional plantings designed to screen views of the adjacent uses.

21. Streetscaping. Streetscaping shall be installed throughout the Property as generally depicted on the CDP/FDP. Streetscape elements shall include: a landscape amenity panel located immediately behind the face of curb; a clear pedestrian sidewalk adjacent to the landscape amenity panel; and a building zone between the pedestrian sidewalk and the face of the building that is designed to allow access to the building and/or additional landscaping adjacent to residential uses and also storefront browsing, outdoor display, outdoor dining, and similar uses adjacent to Non-Residential uses. Streetscaping elements may be adjusted at the time of site plan approval, provided the quality and dimensions of the streetscape are in substantial conformance with that shown on the CDP/FDP.

A. Street Trees. Tree planting sites are depicted on the CDP/FDP but remain subject to revision as may be approved by the UFMD at the time of site plan review. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor the design and inspect the planting of the street trees and shall notify UFMD in writing or by electronic mail no later than three business days prior to tree pit construction to allow for County inspection. Where minimum planting widths of eight (8) feet cannot be provided, alternative measures either as identified in the "Tysons Urban Design Guidelines" (endorsed by the Board of Supervisors on January 25, 2012) or as approved by the UFMD, shall be used to satisfy the following specifications for all planting sites:

- (i) A minimum of 4 feet open surface width and 16 square feet open surface area for Category III and Category IV trees, with the tree located in the center of the open area;
- (ii) A minimum rooting area of 8 feet wide (may be achieved with techniques to provide un-compacted soil below pavement), with no barrier to root growth within four feet of the base of the tree on Jones Branch Drive and within 3.5 feet of the base of the tree on Streets A, B and C;
- (iii) A minimum soil depth of four (4) feet as measured to the shallow most point of the tree pit;
- (iv) Soil volume for Category III and Category IV trees (as defined in Table 12.17 of the PFM) shall be 700 cubic feet per tree for single trees, but may be reduced to a minimum of 400 cubic feet where necessary, such as where utility locations preclude greater soil volume. For two trees planted in a contiguous planting area, a total soil volume of at least 600 cubic feet per tree shall be provided. For three or more trees planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area.
- (v) Soil specifications in planting sites shall be provided in the planting notes to be included in all site plan submissions;

- (vi) All shade trees shall be a minimum of 3 to 3.5 inches in caliper at the time of planting; all flowering trees shall be a minimum of 2 inch caliper at the time of planting; and all new evergreen trees shall be a minimum of eight (8) feet in height at the time of planting;
- (vii) Tree zones shall be installed with a fully automatic irrigation system; and
- (viii) If some street trees have to be planted within utility easements, 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 or in any off-site improvement areas associated with the Property, such as off-site publically accessible park space.

C. Utility Locations. Utilities, including, but not limited to water, sanitary sewer and storm sewer utility lines, shall be installed within the street network to the maximum extent feasible as determined by DPWES or shall be placed in locations that do not conflict with the landscaped open space areas and streetscape elements shown on the CDP/FDP and/or subsequent FDP as determined by DPWES. If there is no other option, utilities may be placed within open space or streetscape areas provided that the long-term health of trees and other plantings is ensured by the provision of sufficient soil volume as outlined in these proffers, as determined by the UFMD. Adjustments to the type and location of plantings shall be permitted to avoid conflicts with utilities and other site engineering considerations.

Maintenance access points to SWM Facilities and electric vaults beneath the streetscape should be located outside clear pedestrian walkway zone of the streetscape when feasible. If the access points must be located in the walkway zone, they shall be designed as a lift out panel with the same paving materials as the walkway (subject to ADA requirements), be flush with the walkway, and meet ADA accessibility requirements.

D. Sight Distance Considerations. If determined at the time of site plan approval that street tree locations conflict with sight distance requirements, the 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 the UFMD. If a tree that is deleted due to VDOT requirements would result in a tree canopy below 10% on the Property, the tree(s) shall be accommodated in another location on the Property, as approved by DPZ in consultation with UFMD so as to ensure the 10% tree canopy is met.

E. Streetscape Furnishings and Materials and Lighting. Unified and high quality streetscape materials and site furnishings to be used on the Property are shown on

Sheet L3.01 of the CDP/FDP. Any modifications to these materials and furnishings shall be compatible with those identified in the Tysons Urban Design Guidelines, dated January 14, 2012, as may be amended and or modified.

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

- F. Signage. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Ordinance or as may be approved with a Comprehensive Sign Plan ("CSP") for the Property.

The placement of traffic control signage on public streets shall be coordinated with VDOT. Wayfinding signage and elements may be provided as part of a CSP for the Property or as part of a larger CSP for the Tysons area.

- G. Maintenance. The Applicant shall maintain and replace in-kind all pedestrian realm elements within the Property. The pedestrian realm includes all areas between the back of curb and the building zone whether located within the public right-of-way or on private land with public access easements. The Applicant shall enter into the appropriate agreement, in a form approved by the Office of the County Attorney, with the County (or other public entity, as needed) to permit the Applicant to perform such maintenance. An alternative maintenance agreement, such as a Business Improvement District, may be entered into upon written agreement of both the County and the Applicant without the requirement for a PCA. Maintenance commitments include, but are not limited to:

- (i) All plantings including trees, shrubs, perennials, and annuals;
- (ii) All associated irrigation elements;
- (iii) All hard surfaces;
- (iv) All streetscape furnishings including trash and recycling receptacles, benches, bike racks and non-standard structures;
- (v) All lighting fixtures, brackets and poles;
- (vi) All non-VDOT standard sign posts, traffic signal poles, pedestrian signal poles, mast arms, signal heads and control boxes;
- (vii) Snow removal;
- (viii) Leaf removal;

- (ix) Trash, recycling and litter removal;
- (x) Decorative retaining walls;
- (xi) Special drainage features, such a Low Impact Design facilities; and
- (xii) All urban park amenities including horticultural care, maintenancce of all water features, irrigation, lighting, furnishings, paving, and art.

22. Tree Preservation.

- A. Tree Prescrvation Plan. The Applicant shall submit a tree preservation plan and narrative as part of the first and all subsequent site plan submissions. The tree preservation plan and narrative shall be prepared by a certified arborist or registered consulting arborist (the "Project Arborist"), and shall be subject to the review and approval of UFMD. The tree preservation plan shall provide for the preservation of those individual trees identified for preservation on Sheet C-4 of the CDP/FDP. It shall include an inventory which identifies the location, species, size, crown spread and condition rating percent of all individual trees to be preserved. The condition analysis shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal*. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be incorporated into the Tree Preservation Plan. Activities should include, but are not limited to, crown pruning, root pruning, mulching and fertilization.
- B. Tree Preservation Walk-Through. The Applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Project Arborist shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments to the clearing limits may be made to increase the survivability of the individual trees to be saved and how such adjustments shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump is to be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to nearby trees identified for preservation.
- C. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or sidewalks. If it is determined necessary to install utilities and/or sidewalks in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD. A replanting plan shall be developed and implemented, subject to

approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

- D. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the Tree Preservation Plan, demolition plan, and Phase I and Phase II erosion and sediment control sheets, as may be modified by Paragraph E below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of the Project Arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD.

- E. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these Proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- (i) Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- (ii) Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- (iii) Root pruning shall be conducted with the supervision of the Project Arborist.
- (iv) An UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.

- F. Demolition of Existing Structures. The demolition of all existing features and structures within protected areas shown on the CDP/FDP shall be done by hand without heavy equipment and conducted in a manner that does not impact individual trees that are to be preserved.
- G. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Project Arborist shall monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the tree preservation plan.
- H. Tree Appraisal and Bonding. The Project Arborist shall determine the replacement value of the existing 30 inch Red Oak tree identified for presentation in the northwest corner of the Property (the "Red Oak Tree"). The Red Oak Tree and its value shall be identified on the Tree Preservation Plan at the time of first submission of the site plan. The replacement value shall take into consideration the age, size and condition of the Red Oak Tree and shall be determined by the "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the site plan approval, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the Red Oak Tree (for which a tree value has been determined in accordance with the paragraph above) should it die or be dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Red Oak Tree. At any time prior to final bond release for the improvements on the Property, should the Red Oak Tree die, be removed, or be determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace the Red Oak Tree at its expense with a tree in the same location to be a focal point, along with other trees that together will have an equivalent canopy cover to the Red Oak Tree, as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of the Red Oak Tree. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Property, any amount remaining in the tree bond required by this proffer shall be returned/released to the Applicant.

1. The Applicant reserves the right to try to preserve other trees on the Property, not shown for preservation on Sheet C-4.
23. Interim Conditions and Standards. Due to the nature of the proposed development and the existing conditions of adjacent properties, development may result in various interim conditions on the Property or on adjacent properties where improvements are proffered.

The Applicant shall ensure such conditions provide reasonable pedestrian connections, vehicular circulation, temporary streetscaping and landscaping, and public park treatments as follows, or as may be adjusted with FDPA approval:

- A. Construction of an interim sidewalk a minimum of a five (5) feet in width and installation of interim street lights along the north side of Street C between the Property and Westbranch Drive.
- B. Installation of street trees, with a minimum size of 2 inch caliper, approximately every 50 feet, along the north side of Street A. Interim street tree planting shall not be required to meet the minimum planting width/area standard for permanent street trees.
- C. Grading and seeding of areas on the Property where existing improvements are removed to accommodate a portion of the proposed development, and are not scheduled to commence construction within 18 months.

#### TRANSPORTATION IMPROVEMENTS

24. Grid of Streets. The Applicant shall construct and place into operation a grid of streets throughout the Property as generally located and depicted on Sheets C-5 and C-9 of the CDP/FDP. The functional classification of the streets on and adjacent to the Property is provided below:

Street	Classification
Jones Branch Drive	Collector
Street A	Local
Street B	Local
Street C	Local

- A. Public Streets. Those streets constructed within the limits of the Property and identified on the CDP/FDP as Street A, Street B and Street C shall be designed and constructed as public streets. Public street improvements proposed herein shall be subject to VDOT approval and be in general conformance with the *Transportation Design Standards for Tysons Corner Urban Center* (the "Design Standards") of the Memorandum of Agreement approved by the Board of Supervisors on September 13, 2011, as may be amended (the "MOA"), subject to modifications/waivers as may be granted. The Applicant shall design and construct these streets to meet the Design Standards and shall work diligently with VDOT and the County during the site plan approval processes to ensure that the improvements proposed to existing and new public streets will be accepted into the VDOT system for maintenance. Right-of-way necessary for the existing and new public streets, as may be further qualified by these Proffers, shall be dedicated and conveyed to the Board of Supervisors in fee simple, as applicable, at the time of site plan approval. It is understood that for an interim period of time, the section of Street C between Street B and Westbranch Drive will be a private street, not maintained by VDOT. It is envisioned that with future

redevelopment in the vicinity of the Property, this section of Street C will become a public street. A public access easement in a form acceptable to the County Attorney shall be recorded over the private section of Street C.

The Applicant shall diligently pursue VDOT acceptance of improvements to existing streets and new public streets, for secondary street maintenance in accordance with the process outlined in VDOT's Secondary Street Acceptance Requirements (the "SSAR"), as amended, including VDOT's written certification that such streets and/or improvements have been constructed in a manner consistent with the VDOT approved plans and compliant with all applicable regulations ("VDOT's Written Certification"). In the event the Board of Supervisors has not requested that VDOT accept the dedicated new public streets or improvements into the secondary street network for maintenance within five (5) years of VDOT's Written Certification, such street(s) may be retained by the Applicant upon notification to, and the concurrence of FCDOT, as a private street subject to a public access and maintenance agreement in a form acceptable to the County Attorney. In such event, a PCA, CDP/FDPA and/or FDPA will not be required.

B. Rights-of-Way. The Applicant shall dedicate and convey in fee simple to the Board of Supervisors rights-of-way for each of the public streets listed in Paragraph A above. Dedication shall include the area of the adjacent landscape amenity panel and sidewalk and shall occur at the time of site plan approval, with the following exceptions:

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

Should it be determined following final street acceptance inspection that the landscape amenity panel and sidewalk areas continue to be

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

- (ii) If at the time of site plan approval it is unclear whether stormwater management facilities, electric vaults or other similar facilities proposed to be located beneath the landscape amenity panel/sidewalk will be acceptable to VDOT, Dominion Power and/or Fairfax County, the Applicant shall provide dedication measuring 18 inches from the proposed face of curb line at the time of site plan approval and shall reserve for potential future dedication the landscape amenity panel and sidewalk areas. A temporary public access easement in a form acceptable to the County Attorney shall be recorded over the reserved landscape amenity panel/sidewalk areas until such time as such areas are dedicated. The reservation area shall include easements that allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County. In addition, the Applicant shall provide easements for bus shelters as determined at the time of site plan. Conveyance of the amenity panel/sidewalk areas to the Board of Supervisors shall occur following construction of the street and streetscape improvements and final street acceptance inspection by Fairfax County and/or VDOT subject to the stipulations in these Proffers.
- (iii) Should it be determined following final street acceptance inspection that the landscape amenity panel and sidewalk areas are not acceptable to VDOT and/or the County to be included in the right-of-way, the reservation of potential future dedication of the landscape amenity panel and sidewalk areas shall be released and a public sidewalk and utility easement, in a form acceptable to the County Attorney, shall be granted in its place. This easement shall allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County. In addition, the Applicant shall provide easements within any privately-owned amenity panel/sidewalk area for bus shelters identified on the CDP/FDP or any subsequent FDPA, as determined at the time of site plan.

C. Naming. The Applicant reserves the right to provide different names for the streets than those shown on the CDP/FDP.

- D. Meaning of Construct. For purposes of these transportation proffers, “construct” shall mean that a committed road improvement is substantially complete and is available for use by the public for travel whether or not the improvement has been accepted for maintenance by the state.

25. Jones Branch Drive.

- A. The Applicant shall design and construct improvements to Jones Branch Drive along the Property’s frontage as generally depicted on Sheet C-5 of the CDP/FDP. Jones Branch Drive shall be improved and restriped in general accordance with the typical section depicted on Sheet C-9, as an undivided four-lane Collector, with two travel lanes in each direction, a parking lane along the Property’s frontage and one bicycle lane in each direction, and variable pavement provided to accommodate pavement transitions as may be required by VDOT.
- B. Improvements to Jones Branch Drive along the Property’s frontages shall include a pavement section designed to accommodate bicycle lanes on both sides of the street. To the extent feasible, striping of a bicycle lane on the east side of Jones Branch Drive shall be extended from the Property to Westpark Drive as shown on Sheet C-5. Striping of bicycle lanes shall be subject to the approval of the County and VDOT.
- C. The final design of the improvements to Jones Branch Drive as generally described above shall be further refined in conjunction with the submission of the site plan for the Property. Improvements to Jones Branch Drive shall be constructed prior to the issuance of the first RUP for the Property.

26. Streets A and B.

- A. The Applicant shall design and construct Street A and Street B through the Property as generally depicted on Sheet C-5 of the CDP/FDP. They shall be constructed in general accordance with the typical section depicted on Sheet C-9 as a Local Street consisting of two (2) travel lanes (one in each direction) and two parking lanes.

The final design of Streets A and B as generally described above shall be further refined in conjunction with the submission of the site plan for the proposed building on the Property. Street A and Street B shall be constructed prior to the issuance of the first RUP for the Property.

27. Street C.

- A. The Applicant shall design and construct Street C through the Property and across adjacent properties, identified on the 2014 Fairfax County tax maps as 29-4 ((7)) 8 and 11A, connecting Jones Branch Drive and Westbranch Drive as generally depicted on Sheet C-5 of the CDP/FDP. It shall be constructed as an interim section of a Local Street consisting of two (2) travel lanes (one in each direction),

parking lanes provided in select locations, and a six (6) foot wide interim sidewalk on the south side as shown on Sheets C-5 and C-9. It is anticipated that future redevelopment by others on adjacent properties will improve Street C to its ultimate condition with parking lanes on both sides of the street, as shown on Sheet C-8A. The section of Street C between Street B and Westbranch Drive will initially be provided as a private street; a public access easement in a form acceptable to the County Attorney shall be recorded over this private section of Street C prior to site plan approval.

B. The final design of the improvements to Street C as generally described above shall be further refined in conjunction with the submission of the site plan for the Property. Street C shall be constructed prior to the issuance of the first RUP for the Property.

28. Public Street Standards. All public street improvements proposed herein shall be subject to VDOT approval, and shall be in general conformance with standards included in Attachment D (*Transportation Design Standards for Tysons Corner Urban Center*) of the Memorandum of Agreement approved by the Board of Supervisors on September 13, 2011, as may be amended, subject to any permitted modifications and/or waivers that may be granted. p

29. Tysons Grid of Streets Transportation Fund. The Applicant shall make a contribution to the County's Tysons Grid of Streets Transportation Fund for each market rate residential unit and each square foot of new non-residential space constructed on the Property in keeping with the rates and applicable rate adjustments set forth in the *Guidelines for the Tysons Grid of Streets Transportation Fund* endorsed by the Board of Supervisors on January 8, 2013 (the "Grid Guidelines"). This contribution is not subject to further adjustment outlined in Proffer 53 and shall not apply to any public-use facilities constructed on the Property. The contribution shall be paid on or before the issuance of the initial RUP or Non-RUP for the building based on the actual GFA of non-residential space and/or the actual number of market rate residential units in the building.

The Applicant shall receive and deduct credits against the contributions as approved by the County in conformance with the Grid Guidelines. Pursuant to the Grid Guidelines, the Applicant shall receive credit for the hard and soft costs associated with the construction of the segment of Street C from the Property's western boundary to Westbranch Drive.

30. Tysons-wide Transportation Fund. The Applicant shall make a contribution to the County's Tysons-wide Transportation Fund for each market rate residential unit and each square foot of new non-residential space constructed on the Property in keeping with the rates and applicable rate adjustments set forth in the *Guidelines for the Tysons-wide Transportation Fund* endorsed by the Board of Supervisors on January 8, 2013 (the "Tysons-wide Guidelines"). This contribution is not subject to further adjustment outlined in Proffer 53 and shall not apply to any public-use facilities constructed on the Property. The contribution shall be paid on or before the issuance of the initial RUP or Non-RUP for the building based on the actual GFA of non-residential space and/or the actual number of market rate residential units in the building.

The Applicant shall receive and deduct credits against the contributions as approved by the County in keeping with the Tysons-wide Guidelines.

31. Inter-Parcel Access. At the time of site plan approval for the Property, the Applicant shall record an inter-parcel access easement, in a form acceptable to the County Attorney, to permit a future connection from property identified on the 2014 Fairfax County tax maps as 29-4 ((7)) 4 to Street C as shown on Sheet C-5 of the CDPA/FDPA, or as may be alternatively determined at the time of site plan approval. In order to facilitate the construction of the inter-parcel access connection by others, the Applicant shall provide construction easements at no cost to the constructing party upon 30 days written demand by the County.

#### BICYCLE, BUS AND PEDESTRIAN FACILITIES

32. Bicycle Circulation. In combination with the street and streetscape improvements identified in these Proffers, the Applicant shall stripe on-street bicycle lanes on both sides of Jones Branch Drive along and across from the Property's frontage. To the extent feasible, striping of a bicycle lane on the east side of Jones Branch Drive shall be extended from the Property to Westpark Drive as shown on Sheet C-5. Striping of bicycle lanes shall be subject to the approval of the County and VDOT.
33. Bicycle Parking. Bicycle racks, bike lockers, and/or bike storage areas shall be provided with the specific amounts and locations determined at the time of site plan approval in consultation with the FCDOT Bicycle Coordinator. Bicycle racks located outside of building and parking garage shall be inverted U-style racks or other design consistent with the Tysons Urban Design Guidelines and approved by FCDOT. The total number of bike parking/storage spaces provided shall be generally consistent with the Fairfax County Policy and Guidelines for Bicycle Parking. The applicant shall also provide wayfinding signage to assist bicyclists in locating bike parking; such signage to be approved by FCDOT.
34. Marked Crosswalks. The Applicant shall install marked pedestrian crosswalks at all locations shown on Sheet C-5 of the CDP/FDP, subject to VDOT approval. The crosswalk aligning with the linear pedestrian pathway described in Proffer 43A (iii) is an interim location for a crosswalk. At the time of site plan approval for the Property, the Applicant shall escrow with DPWES the cost of relocating the crosswalk east to the intersection of Street B and Street C.
35. Bus Shelter. The Applicant shall relocate the existing bus shelter located along its Jones Branch Drive frontage on to adjacent property north of the Property as shown on Sheet C-6 of the CDP/FDP, as may be adjusted at final site plan as approved by FCDOT. The bus shelter shall be relocated and available for public use prior to the construction of the new streetscape along the Property's Jones Branch Drive frontage.

## PARKING

36. Zoning Ordinance Requirements. Parking on the Property shall be provided in accordance with the parking requirements for the PTC District set forth in Section 6-509 and Article 11 of the Fairfax County Ordinance, and as shown on the CDP/FDP. Tandem and valet parking, shall be permitted and, subject to Board approval, shall count toward parking requirements. Tandem parking spaces may be used for residential units with two cars. The exact number of spaces to be provided shall be determined at the time of site plan approval based on the specific uses, number of residential units and bedroom mix.
37. Parking Stipulations.
- A. Subject to VDOT approval, the Applicant shall provide surface parking spaces along the streets as generally as shown on the CDP/FDP and as may be adjusted with site plan approval. The spaces may be part of or in addition to the total number of required parking spaces to be provided. If requested by the County and/or VDOT, signs shall be installed that restrict the use of on-street parking spaces on the Public Streets.
  - B. The Applicant reserves the right to restrict the use of spaces along any interim private streets (whether temporary or permanent), through appropriate signage or such other means as the Applicant determines, that otherwise are not required to satisfy the parking requirements for use as temporary, leasing, short term parking, zip car parking and/or similar use.
  - C. The Applicant shall be permitted to install and maintain parking controls on the existing surface parking lot on the Property, without the requirement for a FDP, in order to control Metro-related parking by the general public.
  - D. The sale or lease rates of parking spaces shall be “unbundled” from the purchase price or lease rate of the individual dwelling units; meaning a unit’s purchase price or lease rate shall be exclusive of parking costs.
38. Future Parking Revisions.
- A. Ordinance Revisions. The Applicant reserve the right to provide parking at revised rates as may be permitted by a future amendment to the Fairfax County Ordinance. Optional use of revised rates shall not require a CDP/FDPA or PCA, provided there is no increase in the size or height of above-grade parking structures.
  - B. Increases. The Applicant reserve the right to seek a special exception for an increase in parking for the Property; such special exception application shall not require a CDP/FDPA or PCA, provided there is no increase in the size or height of above-grade parking structures.

TRANSPORTATION DEMAND MANAGEMENT

- 39. Tysons Transportation Management Association. The Applicant shall contribute towards the establishment of a transportation management association (the "TMA"), which has been established for the Tysons Corner Urban Center and to which all other Tysons property owners will also contribute.
  - A. The Applicant shall make a one-time contribution for the establishment of this TMA based on a participation rate of \$0.05 per gross square foot of new residential uses to be constructed on the Property.
  - B. The TMA contribution shall be paid prior to site plan approval for the proposed building on the Property, but in any event no later than ten (10) years from the date of rezoning approval.
  - C. The Applicant may, in its sole discretion, join or otherwise become associated with the TMA established for the purpose of administering TDM programs in the Tysons Corner Urban Center and transfer some or all administrative, marketing and/or monitoring and similar functions of the Applicant's TDM program described in Proffer 40 to the TMA, whereupon portions of Proffer 40 related to administration, marketing and monitoring shall be void and of no further force or effect. Further, if determined by FCDOT that a proactive, private TDM program is no longer necessary, the TDM structures described in Proffer40 may be rendered null and void in whole or in part without the need for a PCA.

40. Transportation Demand Management Plan.

- A. The Applicant intends to join the Arbor Row TDM Administrative Group, a TDM Administrative Group active in the vicinity of the Property. The design, implementation and administration of a transportation demand management program for the Property will be in keeping with the proffered elements of the Arbor Row TDM Program as described in the Arbor Row Transportation Demand Management Plan prepared by M.J. Wells + Associates, Inc. dated February 22, 2012, as revised through August 31, 2012, and as may be amended (the "TDM Plan"), with the following modifications:

The target trip reductions objectives for the Property shall be as follows:

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

The Applicant shall notify FCDOT in writing of its joining of the Arbor Row TDM Administrative Group within 30 days of acceptance by the Arbor Row Administrative Group or prior to site plan approval for the new building to be constructed on the Property whichever first occurs.

- B. TDM Alternative Program. The Applicant reserves the right to design, implement and administer its own TDM Program as outlined below. Should the Applicant choose to develop and implement a TDM Program separate from Arbor Row, notification of the same shall be provided in writing to FCDOT prior to site plan approval for the new building to be constructed on the Property. Such separate program shall be approved by FCDOT prior to the issuance of the first building permit for the new building to be constructed on the Property. In such event, the Applicant shall not be required to secure approval of a PCA, CDPA or FDPA.
- (i) Proffered Elements. The proffered elements of the TDM Program as set forth below are more fully described in the 7915 Jones Branch Drive Transportation Demand Management Plan prepared by Wells + Associates, Inc. dated August 21, 2014 (the "TDM Plan"). It is the intent of this Proffer that the TDM Plan will adapt over time to respond to the changing transportation related circumstances of the Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals as set forth in these Proffers. Accordingly, modifications, revisions, and supplements to the TDM Plan as coordinated with FCDOT can be made without the need for a PCA provided that the TDM Plan continues to reflect the proffered elements of the TDM Program as set forth below.
  - (ii) Definitions. For purposes of this Proffer, "Build Out" shall be deemed to occur upon the issuance of 95% of all Residential Use Permits ("RUPs") for the residential units site plan approved and constructed on the Property.
  - (iii) Trip Reduction Objective. The objective of this TDM Program shall be to reduce the vehicle trips generated by residents of the Property during weekday peak hours associated with the adjacent streets as more fully described in the TDM Plan, by meeting the percentage vehicle trip reductions established by the Comprehensive Plan as set forth below. These trip reduction percentages shall be multiplied by the total number of residential vehicle trips that would be expected to be generated by the uses developed on the Property as determined by the application of the Institute of Traffic Engineers, 9th Edition, Trip Generation rates and/or equations (the "ITE Trip Generation"), and the number of trips determined by the product of such equation shall be referred to herein as the "Maximum Trips After Reduction."

- (iv) Reduction Targets. For purposes of this calculation, the maximum number of dwelling units proposed to be constructed on the Property as determined at the time of site plan approval for the proposed building shall be applied to the calculation described in the preceding sentence. The target reductions shall be as follows:

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

- (v) Summary of Existing Development. The trip reduction goals outlined above are predicated on the achievement of specific development levels within the Tysons Corner Urban Center as anticipated in the Comprehensive Plan. Prior to undertaking trip measurements, the TDM Program Manager (described in Paragraph E below) shall, in consultation with the County, provide a summary of the then existing development levels in Tysons Corner (based on RUPs and Non-RUPS issued) in order to determine the appropriate vehicle trip reduction goal.
- (vi) Subsequent Goal Reductions. If through an amendment to the Comprehensive Plan, the Board of Supervisors should subsequently adopt a goal for trip reductions that is lower than that committed to in this Proffer, then the provisions of this Proffer shall be adjusted accordingly without requiring a PCA.
- (vii) TDM Program Components. The TDM Program shall include, but not necessarily be limited to, the following components, each of which is more fully described in the TDM Plan:
- a. TDM Program Management.
  - b. TDM Program Branding.
  - c. Program Web Site.
  - d. Promotion of Real Time Transit Information.
  - e. Transportation Access Guide.
  - f. Pedestrian/Bicycle Accommodations.

- g. Transportation Fair
  - h. Live/work/play marketing
  - i. Carsharing Placement and Services
  - j. Parking Management.
  - k. Business Center
  - l. Try Transit Campaign
- (viii) Transportation Demand Management for Non-Residential Uses. Certain components of the TDM Plan will benefit the potential Non-Residential uses on the Property. The TPM shall make available information on those components to any Non-Residential uses on the Property. Such uses shall not be subject to monitoring nor will remedies and penalties be assessed against those uses.
- (ix) Process of Implementation. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.
- a. TDM Program Manager. The Applicant shall appoint and continuously employ, or cause to be employed, a TDM Program Manager (TPM) for the Property. The TPM shall be appointed by the Applicant no later than sixty (60) days after the issuance of the first building permit for the first new building to be constructed on the Property. The TPM duties may be part of other duties associated with the appointee. The Applicant shall notify FCDOT and the District Supervisor in writing within 10 days of the initial appointment of the TPM. Thereafter the Applicant shall do the same within ten (10) days of any change in such appointment.
  - b. Annual Report and Budget. The TPM shall prepare and submit to FCDOT an initial TDM Work Plan ("TDMWP") and Annual Budget no later than 180 days after issuance of the first building permit for the new building on the Property. Every calendar year thereafter but no later than August 1<sup>st</sup>, the TPM shall submit an Annual Report, which may revise the Annual Budget in order to incorporate any new construction on the Property. The Annual Report shall include, at a minimum:
    - 1) Details as to the components of the TDM program that will be put into action that year;

- 2) Any revisions to the budget needed to implement the program for the coming calendar year;
- 3) A summary of existing development levels in the Tysons Corner Urban Center, as well as those specific to the Tysons North Central District;
- 4) A determination of the applicable Maximum Trips After Reduction for the Property;
- 5) Provision of the specific details associated with the monitoring and reporting requirements of the TDM program in accordance with the TDM plan; and
- 6) Submission of the results of any Person Surveys and Vehicular Traffic Counts conducted on the Property in conjunction with each year's Annual Report.

The Annual Report and Budget shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the Annual Report and Budget shall be deemed approved and the program elements shall be implemented. If FCDOT responds with comments on the Annual Report and Budget, then the TPM will meet with FCDOT staff within fifteen (15) days of receipt of the County's comments. Thereafter, but in any event, no later than thirty (30) days after the meeting, the TPM shall submit such revisions to the program and/or budget as discussed and agreed to with FCDOT and begin implementation of the approved program and fund the approved TDM Budget. Thereafter, the TPM shall update the Annual Report and TDM Budget for each succeeding calendar year, modify or enhance program elements and establish a budget to cover the costs of implementation of the program for such year. The expected annual amounts of the TDM Budget are further described in the TDM Plan.

- c. TDM Account. The Applicant through the TPM, shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "TDM Account") within 30 days after approval of the initial TDMWP and TDM Budget. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes. The TDM Account shall be funded by the Applicant, through the TPM. The TDM Account shall not be eliminated as a line item in the governing budget and that funds in the TDM Account shall not be utilized for purposes other than to fund TDM

strategies/programs and/or specific infrastructure needs as may be approved in consultation with FCDOT.

Funding of the TDM Account shall be in accordance with the budget for the TDM Program elements to be implemented in the following year. In no event shall the TDM Budget exceed \$70,100 (this amount shall be adjusted annually in accordance with Proffer 53). The TPM shall provide written documentation to FCDOT demonstrating the establishment of the TDM Account within ten (10) days of its establishment. The TDM Account shall be replenished annually thereafter following the establishment of each year's TDM Budget. The TDM Account shall be managed by the TPM.

- d. TDM Remedy Fund. At the same time the TPM creates and funds the TDM Account, the TPM shall establish a separate interest bearing account (referred to as the "TDM Remedy Fund) with a bank or other financial institution qualified to do business in Virginia. Funding of the TDM Remedy Fund shall be made one time on a building by building basis at the rate of \$0.30 per gross square foot of new residential uses on the Property. Funding shall be provided by the Applicant prior to the issuance of the first initial RUP for the new building. This amount shall be adjusted annually in accordance with Proffer 53. Funds from the TDM Remedy Fund shall be drawn upon only for purposes of immediate need for TDM funding and may be drawn on prior to any TDM Budget adjustments as may be required.
- e. TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the Applicant, through the TPM, shall deposit contributions to fund a multimodal incentive program for initial purchasers/lessees within the Property. Such contributions shall be at the rate of \$0.02 per gross square foot of new residential uses to be constructed on the Property and provided prior to the issuance of the first RUP for the proposed building.
- f. TDM Penalty Fund. The "TDM Penalty Fund" is an account into which the TPM shall deposit penalty payments as may be required to be paid pursuant to this Proffer for non-attainment of trip reduction goals. The County may withdraw funds from the TDM Penalty Fund for the implementation of additional TDM Program elements/incentives and/or congestion management associated with the Tysons North Central District, or for other TDM-related improvements or programs within Tysons Corner. To secure the Applicant's obligations to make payments into the TDM Penalty Fund, the TPM shall provide the County with a letter of credit or a

cash escrow as further described below. Prior to the issuance of the first RUP or for the new building on the Property, the TPM shall:

- 1) Establish the TDM Penalty Fund, if not previously established by the TPM, and/or
  - 2) Deliver to the County a clean, irrevocable letter of credit issued by a banking institution approved by the County or escrow cash in an interest-bearing account with an escrow agent acceptable to DPWES to secure the Applicant's obligations to make payments into the TDM Penalty Fund (the "Letter of Credit or Cash Escrow"). The Letter of Credit or Cash Escrow shall be issued in an amount equal to \$0.05 for each square foot of new residential GFA shown on the approved site plan for the Property. Until the Letter of Credit or Cash Escrow has been posted, the figures in the preceding sentence shall be adjusted annually in accordance with Proffer 53. Once the Letter of Credit or Cash Escrow has been posted, there shall be no further adjustments or increases in the amount thereof. The Letter of Credit or Cash Escrow shall name the County as the beneficiary and shall permit partial draws or a full draw. The foregoing stated amount of the Letter of Credit or Cash Escrow shall be reduced by the sum of any and all previous draws under the Letter of Credit or Cash Escrow and payments by the TPM into the TDM Penalty Fund as provided below.
- g. Monitoring. The TPM shall verify that the proffered trip reduction goals are being met through the completion of Person Surveys, Vehicular Traffic Counts of residential uses and/or other such methods as may be reviewed and approved by FCDOT. The results of such Person Surveys and Vehicular Traffic Counts shall be provided to FCDOT as part of the Annual Reporting process. Person Surveys and Vehicular Traffic Counts shall be conducted for the Property beginning one year following issuance of the final initial RUP for the new building to be constructed on the Property. Person Surveys shall be conducted every three (3) years and Vehicular Traffic Counts shall be collected annually until the results of three consecutive annual traffic counts show that the applicable trip reduction goals for the Property have been met. At such time and notwithstanding the provisions below, Person Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding the aforementioned, at any

time FCDOT may suspend such Vehicle Traffic Counts or Person Surveys if conditions warrant.

h. Remedies and Penalties.

1) Pre-Stabilization. If the Maximum Trips After Reduction for the Property is exceeded as evidenced by the Vehicular Traffic Counts outlined above, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the TDM Plan and annual TDMWP.

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

<u>Maximum Trips Exceeded</u>	<u>Expenditure</u>
Up to 1%	No Remedy needed
1.1% to 3%	1% of Remedy fund
3.1% to 6%	2% of Remedy Fund
6.1% to 10%	4% of Remedy Fund
Over 10%	8% of Remedy Fund

b) If the results of the traffic counts conducted during Pre-Stabilization show that the trip reduction goals have been met site-wide for three (3) consecutive years in accordance with the goals outlined on the table below, then a portion of the Remedy Fund as outlined in the same table below shall be released back to the building owners through the TPM. The amount released will be relative to the amount contributed by those buildings constructed and occupied at the time Vehicular Traffic Counts. Any funds remaining in the Remedy Fund after such release will be carried over to the next consecutive three (3) year period.

<b>Up to 65,000,000 Square Feet of GFA in Tysons</b>		<b>65-84,000,000 Square Feet of GFA in Tysons</b>		<b>84-90,000,000 Square Feet of GFA in Tysons</b>	
Meet or Exceed Trip Goal for 3 years by:	Cumulative % Remedy Fund Returned	Meet or Exceed Trip Goal for 3 years by:	Cumulative % Remedy Fund Returned	Meet or Exceed Trip Goal for 3 years by:	Cumulative % Remedy Fund Returned
0% - 4.9%	30%	0.0% - 4.9%	50%	0.0% - 4.9%	65%
5% - 10%	50%	5% - 10%	65%	5% - 8%	80%
10.1% - 15%	65%	10.1% - 13%	80%	8.1% - 10%	90%
15.1% - 18%	80%	13.1% - 15%	90%	>10%	100%
18.1 - 20%	90%	>15%	100%		
>20%	100%				
<b>90-96,000,000 Square Feet of GFA in Tysons</b>		<b>96-113,000,000 Square Feet of GFA in Tysons</b>		<b>113,000,000+ Square Feet of GFA in Tysons</b>	
Meet or Exceed Trip Goal for 3 years by:	Cumulative % Remedy Fund Returned	Meet or Exceed Trip Goal for 3 years by:	Cumulative % Remedy Fund Returned	Meet or Exceed Trip Goal for 3 years by:	Cumulative % Remedy Fund Returned
0.0% - 4.9%	80%	0.0% - 4.9%	90%	> 0.0%	100%
5% - 8%	90%	5%	100%		
>8%	100%				

- c) There is no requirement to replenish the TDM Remedy Fund at any time. Any cash left in the Remedy Fund will be released to the TPM for final distribution to the Applicant/Owner once three consecutive annual Traffic Counts conducted upon Stabilization show that the trip reduction goals have been met.
- 2) Upon Stabilization.
- a) If the TDM Program monitoring, as evidenced by the Vehicular Traffic Counts outlined above, reveals that the Maximum Trips After Reduction for

the Property is exceeded, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the TDM Plan and annual TDMWP and funded by the Remedy Fund (if available) as may be necessary, commensurate with the extent of deviation from the Maximum Trips After Reduction goal as set forth in accordance with the expenditure schedule outlined above.

- b) If the results of the traffic counts conducted upon Stabilization show that the trip reduction goals have been met site-wide for three (3) consecutive years in accordance with the goals outlined on the table above, then any remaining Remedy Funds shall be released back to the building owners through the TPM.
- c) If despite the implementation of remedial efforts, the applicable Maximum Trips After Reduction (based on the existing development levels in the Tysons Corner Urban Center as described in Paragraph (iv) above) are still exceeded after three consecutive years, then, in addition to addressing further remedial measures as set forth in this Proffer, the TPM shall be assessed a penalty according to the following:

Exceeded Trip Goals	Penalty
Less than 1%	No Penalty Due
1% to 3%	5% of Penalty Fund
3.1% to 6%	10% of Penalty Fund
6.1% to 10%	15% of Penalty Fund
Over 10%	20% of Penalty Fund

- d) The Applicants through the TPM shall make the payments required by this Proffer into the TDM Penalty Fund upon written demand by the County, and the County shall be authorized to withdraw the amounts on deposit in the TDM Penalty Fund. If the Applicants fail to make the required penalty payment to the TDM Penalty Fund within thirty (30) days after written demand, the County shall have the ability to withdraw the penalty amount directly from the Letter(s) of Credit or Cash Escrow(s).

- e) The maximum amount of penalties associated with the Property, and the maximum amount the Applicants shall ever be required to pay pursuant to the penalty provisions of this Proffer, including prior to and after Stabilization, shall not in the aggregate exceed the amount of the Letter(s) of Credit or Cash Escrow(s) determined and computed pursuant to the provisions of the above proffer. There is no requirement to replenish the TDM Penalty Fund at any time. The Letter(s) of Credit and/or any cash left in the Cash Escrow(s) (either Penalty and/or Remedy Funds) shall be released to the TPM once three consecutive counts conducted upon Stabilization show that the Maximum Trips After Reduction have not been exceeded.
  
- i. Additional Trip Counts. If an Annual Report indicates that a change has occurred that is significant enough to reasonably call into question whether the applicable vehicle trip reduction goals are continuing to be met, then FCDOT may require the TPM to conduct additional Trip Counts (pursuant to the methodology set forth in the TDM Plan) within 90 days to determine whether in fact such objectives are being met. If any such Vehicular Traffic Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Plan to address the surplus of trips.
  
- j. Review of Trip Reduction Goals. At any time and concurrent with remedial actions and/or the payment of penalties as outlined in this Proffer, the TPM may request that FCDOT review the vehicle trip reduction goals established for the Property and set a revised lower goal for the Property consistent with the results of such Person Surveys and Vehicular Traffic Counts provided for by this Proffer. In the event a revised lower goal is established for the Property, the Maximum Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA.
  
- k. Continuing Implementation. The Applicants through the TPM shall bear sole responsibility for continuing implementation of the TDM Program and compliance with this Proffer. The TPM shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer including submission of Annual Reports.

- l. Notice to Owners. All owners of the Property shall be advised of the TDM Program set forth in this Proffer. The then current owner shall advise all successor owners and/or developers of their funding obligations pursuant to the requirements of this Proffer prior to purchase and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial and subsequent purchase documents.
- m. Enforcement. If the TPM fails to timely submit a report to FCDOT as required by this Proffer, the TPM will have sixty (60) days within which to cure such violation. If after such sixty (60) day period the TPM has not submitted the delinquent report, then the Applicants shall be subject to a penalty of \$100.00 per day not to exceed \$36,500.00 for any one incident. Such penalty shall be payable to Fairfax County to be used for transit, transportation, or congestion management improvements within the vicinity of the Property.

#### AFFORDABLE/WORKFORCE HOUSING

41. 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.
42. Workforce Dwelling Units. In addition to any ADUs that may be required pursuant to this Proffer, the Applicant shall also provide for-sale and/or rental housing units on the Property in accordance with the Board of Supervisors' Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010. Workforce Dwelling Units ("WDUs") shall be provided such that the total number of ADUs, if any, plus the total number of WDUs results in not less than twenty percent (20%) of the total residential units constructed as part of the Proposed Development; with any units created with bonus floor area excluded from the 20% WDU calculation. If ADUs are provided in the development, both the ADUs and the ADU bonus units shall be deducted from the total number of dwelling units on which the WDU calculation is based.

The WDUs generated by the residential building on the Property shall be provided within said building. A minimum of ten percent (10%) of the dwelling units designated as ADUs and WDUs shall be designed and constructed with Universal Design features, as determined by the Applicant. The WDUs shall have a bedroom mix similar to that provided in the market rate units. Additionally, in the event that parking spaces are guaranteed to be made available for lease to individual market rate dwelling units, at least one (1) parking space shall be made available for lease by each ADU and/or WDU in the development.

Notwithstanding the foregoing, the Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the WDUs following approval of this Application. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County and may occur after the approval of this Application. Neither the Board of Supervisors nor Fairfax County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered solely in accordance with such an agreement and the provisions of this Proffer as it applies to WDUs shall become null and void. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

## PARKS AND RECREATIONAL FACILITIES

### 43. Publicly Accessible Park Space.

- A. The Applicant shall provide park space on the Property and off-site on adjacent properties that will be open and accessible to the public as depicted on the CDP/FDP. While these park spaces will be retained in private ownership, the Applicant shall record public access easement(s) ensuring that the park space(s) are open to the public for periods of time consistent with traditional Fairfax County parks and providing for perpetual private maintenance. The public access easements shall also reserve to the Applicants the right to reasonably restrict access for limited times for special events, security, maintenance and repairs and/or safety purposes.

Three public park spaces shall be provided as follows:

- (i) A park space of approximately 0.77 acres shall be provided on the Property between Street B and the western property line. Park features shall include an open lawn panel, fountain and fountain stream, a naturalized play hill with stepping stumps and slide, wooden decking around the Red Oak Tree, paths, benches, lighting and landscaping as depicted on Sheets L1.01, L1.02 and L2.03 of the CDP/FDP, as may be adjusted/refined at the time of site plan approval.
- (ii) A park space of approximately 0.66 acre shall be provided off-site on property identified on the 2014 Fairfax County tax maps as 29-4 ((7)) 11A, immediately adjacent and connected to the on-site park described in Paragraph (i) above. Park features shall include a fenced dog park, benches, and supplemental landscaping as depicted on Sheets L1.01 and L1.02, as may be adjusted/refined at the time of site plan approval. Development of this park space will require the filling of an existing pond. In filling the pond, the Applicant shall comply with the requirements of the PFM as it relates to on-site storm drainage, adequate outfall and stormwater management as determined at the time of final site plan. As an alternative, the Applicant reserves the right to not fill in the pond and

instead construct the alternate park plan with outdoor fitness equipment as generally shown on Sheet L1.02 of the CDP/FDP.

- (iii) A linear park space of approximately 0.12 acre shall be provided off-site on property identified on the 2014 Fairfax County tax maps as 29-4 ((7)) 8. This park space will include a concrete pedestrian path a minimum of five (5) feet in width, trees, benches and lighting and will provide a connection between Street C and Westpark Drive as depicted on Sheets L1.01 and L1.02, as may be adjusted/refined at the time of site plan approval.
  - B. Adjustments to the designs and specific details with regard to recreational facilities, park furnishings and finishes may be made at the time of site plan approval, provided such adjustments and details are in substantial conformance with the quality and character of that shown on the CDP/FDP.
  - C. A wayfinding and signage system shall be developed in coordination with the County at the time of site plan approval and installed by the Applicant to ensure the public can easily identify and access the publicly accessible park spaces.
  - D. Prior to the issuance of a building permit for the residential building on the Property, a site plan for the three publicly accessible park spaces described in Paragraph A above, shall be approved and bonded. Construction of the three publicly accessible park spaces shall occur concurrently with development of the residential building and shall be substantially complete and available for public use as soon as possible.
  - E. It is anticipated that the park space provided will be the first phase of a larger neighborhood park that will be constructed by others with the future redevelopment on adjacent parcels (the "Future Expanded Park"). As such, it is likely that some of the park facilities and amenities described in these Proffers will be altered in the future to make space available for other park facilities including an athletic field. Such alterations may be approved with a FDPA on the Property without the necessity of a PCA or CDPA.
44. Amenities and Facilities for Residents. The Applicant shall provide on-site recreational facilities for the future residents of the Property. Pursuant to Paragraph 2 of Section 6-508 and Paragraph 2 of Section 16-404 of the Ordinance regarding developed recreational facilities, the Applicant shall expend a minimum of \$1700.00 per market-rate and workforce residential unit on such recreation facilities. Prior to final bond release for the Property, the balance of any funds not expended on-site, as determined by DPWES shall be contributed to the Fairfax County Park Authority for the provision of recreation facilities serving Tysons Corner.

The specific facilities and amenities to be provided shall be determined at the time of site plan approval. Amenities to be provided may include, but not be limited to:

- A. Private exterior recreational areas/courtyards with seating areas, walking paths, specialty landscaping, lawn areas, hardscape areas, passive recreation areas, and swimming pools;
  - B. Clubroom for community gatherings; and
  - C. Fitness center with exercise equipment such as stationary bikes, treadmills, weight machines, free weights, etc. and/or sports courts.
45. Athletic Field Contribution. The Applicant shall contribute to the future development of an athletic field on the Future Expanded Park or the acquisition and development of athletic fields elsewhere serving the Tysons area by establishing an interest-bearing account referred to herein as the "Athletic Field Fund" and making a contribution in accordance with one of the following two options:
- A. The Applicant may contribute \$1.81 per square foot for the maximum approved GFA on the Property to the Athletic Field Fund on or before June 30, 2015. Such contribution made prior to June 30, 2015 shall not be subject to adjustment as described in Proffer 53.
  - B. The Applicant may contribute \$2.38 for each square foot of actual GFA constructed on the Property at the time of issuance of the first RUP or Non-RUP for the new building. This contribution shall be subject to adjustment as described in Proffer 53.

Upon thirty (30) day written notice from Fairfax County, the Applicant shall release the funds in the Athletic Field Fund, including any accrued interest, to Fairfax County or its designee for use in the acquisition, design and construction of athletic fields serving the Tysons area.

Should the Applicant or its affiliate be the party in the future that dedicates additional land for the athletic field and constructs said field on the Future Expanded Park (or elsewhere as may be determined with a future rezoning application), the Applicant or its affiliate shall be entitled to a credit for the amount contributed pursuant to Paragraph A above toward the development of the athletic field, or a return of the contributed amount, including any accrued interest, pursuant to Paragraph B above for use in developing the athletic field.

#### PUBLIC FACILITIES

46. Public Space. The Applicant shall make available for use by Fairfax County or its designee for a period of ten (10) years starting August 28, 2015, space consisting of approximately 4,019 square feet of GFA within the existing office building on property identified on the 2014 Fairfax County tax maps as 29-4 ((7)) 7B. Said space shall be utilized by Fairfax County Fire Marshal Office for training, meetings, administrative activities and related uses, for community meeting space, and as a polling space (the "FMO Space"). Said space shall be provided at no cost to the County in keeping with the

stipulations found in the existing lease agreement between the County and the Applicant's affiliate for the FMO Space. Sixteen parking spaces for the FMO Space shall also be made available at no cost, six of which shall be reserved and marked exclusively for the tenant and ten shall be available to the tenant on a non-exclusive basis.

Should it be determined prior to the expiration of the lease that the FMO Space is no longer needed in this location, the space shall be provided for another public/community use. Public/community use of this space shall be limited to museums, art galleries/studios, educational facilities, cultural centers, indoor recreational activities, County or State offices, polling places or other uses mutually agreed upon by the Applicant and the County. Should the Applicant seek to redevelop the building in which the Public Space is located prior to the expiration of the lease, then the Applicant shall provide alternate comparable space and parking arrangements (as determined in concert with the County) in the North Central District of Tysons for the remainder of the lease period. The Applicant shall provide one year's advance notification of the Applicant's intent to provide alternate comparable space.

47. Public School Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, and revised July, 2006, the Applicant shall contribute \$10,825 per expected student (based on a ratio of 0.106 students per residential unit) to the Fairfax County School Board to be utilized for capital improvements and capacity enhancements to schools that any students generated by the Property will attend. Such contribution shall be made prior to the issuance of the first RUP for new building and shall be based on the actual number of dwelling units built in the building.

If, prior to site plan approval for the residential buildings, Fairfax County should modify, on a county-wide basis, the expected ratio of students per subject multi-family unit or the amount of the contribution per student, the amount of the contribution shall be modified to reflect the then current ratio and/or contribution. This contribution is not subject to the provisions of Proffer 53. If the County should decrease the ratio or contribution amount, the amount of the contribution shall be decreased to reflect the current ratio and/or contribution.

## STORMWATER MANAGEMENT

48. Stormwater Management.
- A. Stormwater Management ("SWM") measures for the Property shall be designed to protect receiving waters downstream of Tysons Corner by reducing runoff from impervious surfaces using a progressive approach. This progressive approach shall, to the maximum extent practicable, subject to the determination of the Department of Public Works and Environmental Services (DPWES), retain on-site and/or reuse the first inch of rainfall. Proposed SWM and Best Management Practice ("BMP") facilities shall follow a tiered approach as identified by the County which may include infiltration facilities (where applicable), rainwater harvesting/detention vaults, runoff reducing and other innovative BMPs.

Plans submitted subsequent to this rezoning shall identify the use of certain Low Impact Development ("LID") techniques that will aid in runoff volume reduction and promote reuse throughout the site. As a part of the LID techniques proposed, the Applicant shall provide green roofs both intensive and/or extensive, bio-retention (traditional and urban) areas, soil amendments, dry swales, pervious hardscapes/streetscapes, and infiltration.

Additionally, the SWM facilities shall be designed to accommodate not just the pre-developed (existing) peak release rates, but also strive to preserve and/or improve the pre-developed (existing) runoff volumes and reduce pollutant runoff as contemplated within the stormwater management-related credits of the project's registered version, or the most current version, of the U.S. Green Building Council's applicable Leadership in Environmental Education and Design (LEED<sup>®</sup>) rating system (e.g., for LEED-NC 2009, the Stormwater Design-Quantity Control and Stormwater Design-Quality Control credits [Sustainable Sites 6.1 and 6.2]). The above noted SWM Facilities shall be designed, to the maximum extent practicable, to meet the requirements of the stormwater management-related credits of the project's registered version or the most current version of the U. S. Green Building Council's applicable LEED rating system for each building/phase of the development based upon the LEED Boundary identified with each building/phase.

- B. At the time of a FDPA submission affecting stormwater management, the Applicant shall provide calculations showing the proposed volume reductions and shall work cooperatively with DPWES and DPZ to ensure that the stormwater management measures that would be sufficient to meet the requirements of the aforementioned LEED credits will be provided and that the first inch of rainfall will be retained or reused to the maximum extent practicable. Supporting information shall be included that is of sufficient detail, subject to determination by DPWES in coordination with the Environment and Development Review Branch of DPZ, to demonstrate the viability of the proposed stormwater management strategy for the area subject to the FDPA. This information shall include the following:
- (i) For any BMP involving infiltration of water into the ground, soil testing information documenting that the soil will be able to support the proposed infiltration measure(s); and
  - (ii) For any measure involving storage and reuse of stormwater runoff, documentation supporting assumed levels of water usage.
- C. The requirements of Paragraph B may be met on an individual FDPA basis or be based upon the total area of the Property. Extended detention facilities and extended release techniques may be used to augment the proposed volume reductions. It is further understood that interim or temporary SWM and BMP measures may be required during any interim phase of the Property.

The FDPA shall include the location and preliminary design of the SWM facilities including the access points to underground vaults. Access points, detailed at the time of FDPA, shall be located outside of the landscape amenity panel and sidewalk zone of the streetscape to the extent feasible.

- D. With each site plan submission, the Applicant shall provide refined calculations illustrating conformance with the proposed volume reductions shown on the CDP/FDP. The specific SWM facilities shall be determined at the time of site plan, and as may be approved by the DPWES. While it is anticipated that compliance with the goal of retaining and/or reusing the first inch of rainfall and meeting the requirements of the aforementioned LEED credits will be confirmed at site plan by utilizing the proposed retention credits identified by the County as part of its stormwater spreadsheet, the Applicant reserves the right to utilize any combination of LID measures (existing and future) to meet this goal, subject to the review and approval of DPWES. Similarly, if all other County suggested stormwater alternatives have been attempted, the Applicant reserves the right to over detain the runoff from a one-inch rainfall to a release rate that mimics that of a "good" forested condition.

Where it is the Applicant's intent to use a rainwater harvesting system ("RWHS") for stormwater credit, variations in reuse water demand may create fluctuations in draw down of the RWHS tank(s). If storage time will exceed 10 days, due to seasonal variation in demand, the Applicant shall have the right to discharge excess volumes off site during non-rainfall periods in a manner and at release rates as allowed by the PFM or as approved by the Director of DPWES. To the extent practicable, such discharges shall mimic release rates from a good forested condition for a significant majority of rainfall events, and/or excess volume shall be directed to other facilities using a "treatment train" approach, if possible, as approved by the Director of DPWES. If for any reason the designed dedicated end use(s) becomes unavailable because of some change, the Applicant shall provide an approved alternative end use or install a properly designed BMP treatment system to achieve runoff reduction and treatment of the runoff.

- E. As part of the development, the Applicant proposes the removal of an existing wet pond on adjacent Parcel 11A (referred to as Pond A) and the filling of the pond area for the creation of park space, as shown on Sheet C-6 of the CDP/FDP. The Applicant prepared and submitted a preliminary drainage study for the watershed draining to Pond C (located on property identified as 2014 Fairfax County Tax Map 29-2 ((15)) A8) for review and approval by Fairfax County during the FDP review process. Prior to the approval of a site plan that proposes filling in Pond A, a reach specific drainage study and channel adequacy analyses shall be performed for the reaches between Pond A and Pond C. This study shall confirm that the flows in the channel are lower than that identified in the preliminary drainage study. Further, if the channel outfall analyses indicate that the downstream drainage channel or Pond B (located on property identified as 2014 Fairfax County Tax Map 29-4 ((7)) C1, C2 and 11A) is inadequate or adversely

impacted by the removal of Pond A, a stream stabilization/restoration plan shall be submitted in accordance with the provisions of Chapter 124 of The Code and the Public Facilities Manual. The stream stabilization/restoration plan shall strive to use natural channel designs and avoid approaches such as armoring banks with rip-rap, concrete or using berms. The plan may also include vegetated buffers along parking lots adjacent to the channels downstream of Pond A and removal of existing concrete flumes that convey parking lot runoff into the channel. If the downstream drainage channel or Pond B is found to be inadequate or adversely impacted by the removal of Pond A, the approved stream stabilization/restoration plan shall be implemented concurrent with the filling of Pond A. As an alternative, the Applicant reserves the right to not fill in Pond A and instead construct the alternate park plan and facilities shown on Sheet L1.02 of the CDP/FDP.

49. Tree Replacement. As shown on the CDP/FDP, the Applicant is requesting a modification of PFM Section 12-0505.6B to allow for trees located above any proposed permeation 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 shall replace removed trees as determined by the UFMD to sustain the 10-year canopy.

#### MISCELLANEOUS

50. Tree Preservation and Planting Fund Contribution. At the time of site plan approval for the new building on the Property, the Applicant shall make a one-time contribution of \$931.00 to the Fairfax County Tree Preservation and Planting Fund.
51. Metrorail Tax District Buyout for Certain Residential Uses. At least sixty days prior to recording any residential condominium documents that would change the use of all or any portion of the Property that either i) is zoned to permit multi-family residential use but is not yet used for that purpose or ii) from use as a multi-family residential real property that is primarily leased or rented to residential tenants or other occupants by an owner who is engaged in such a business, in either case therefore taxable for purposes of the now existing Phase I Dulles Rail Transportation Improvement District (the "Phase I District") to a use that is not subject to the Phase I District tax, the Applicant shall provide a written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to record such condominium documents for that portion of the Property. Prior to recording the condominium documents, the Applicant shall pay to Fairfax County a sum equal to the then-present value of Phase I District taxes estimated by the County to be lost as a result of that change in use.
52. Zoning Administrator Consideration. Notwithstanding the foregoing, upon demonstration that, despite diligent efforts or due to factors beyond the Applicant's control, proffered improvements such as, but not limited to, transportation, publicly-accessible park areas, athletic fields, trail connections, and offsite easements, have been delayed (due to, but not limited to, an inability to secure necessary permission for utility

relocations, VDOT approval for traffic signals, necessary easements and/or site plan approval) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of these transportation improvement(s).

53. Adjustment in Contribution Amounts. All monetary contributions specified in these Proffers shall adjust on a yearly basis from the base year of 2015 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) (“CPI-U”), both as permitted by Virginia State Code Section 15.2-2303.3, except for contributions to the Tysons Grid of Streets Transportation Fund, the Tysons-wide Transportation Fund and public schools, which are subject to separate annual adjustments by the Board of Supervisors.
54. Advanced Density Credit. Advanced density credit is reserved consistent with the provisions of the Fairfax County Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.
55. Severability. Pursuant to Section 18-204 of the Ordinance, any portion of the Property may be the subject of a proffered condition amendment (“PCA”), Special Exception (“SE”), Special Permit (“SP”), or Final Development Plan Amendment (“FDPA”) without joinder and/or consent of the owners of the other portions of the Property, provided that such PCA, SE, SP or FDPA does not materially adversely affect the other phases. Previously approved zoning applications applicable to the balance of the Property that is not the subject of such a PCA, SE, SP or FDPA shall otherwise remain in full force and effect.
56. 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 the owners from time to time of any portion of the Property during the period of their ownership. Once portions of the Property are sold or otherwise transferred, the associated proffers become the obligation of the purchaser or other transferee and shall no longer be binding on the seller or other transferee. With respect to any portion of the Property subject to a COA, the COA shall have liability for performance of any applicable proffers, but not the individual condominium owners.
57. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

[SIGNATURES BEGIN ON NEXT PAGE]

{A0628312 proffers 10/8/14 clean}

APPLICANT/CONTRACT PURCHASER OF  
TAX MAP 29-4 ((7)) 6, 7B PT.

AMHERST PROPERTY, LLC, a Delaware limited liability  
company

By: Amherst JV LLC, a Delaware limited liability  
company, its sole member/manager

By: KF Amherst LLC, a Virginia limited liability company,  
its managing member

By: Kettler Asset Management LLC, a Virginia limited  
liability company, its manager

By: Kettler Inc., a Virginia corporation, its sole  
member/manager

---

By: Andrew W. Buchanan  
Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF  
TAX MAP 29-4 ((7)) 6, 7B PT.

PS BUSINESS PARKS, L.P., a California Limited  
Partnership

By: PS Business Parks, Inc., its Sole General Partner

---

By: Maria R. Hawthorne  
Its: Executive Vice President and CAO

[SIGNATURES END]

**DEVELOPMENT CONDITIONS**

**October 15, 2014**

**FDP 2014-PR-004**

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2014-PR-004 to allow a residential building and park spaces on property located at Tax Map 29-4 ((7)) 6, 7B (pt) 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 RZ 2014-PR-004.

1. Any plan submitted pursuant to this final development plan shall be in substantial conformance with the approved CDP/FDP entitled "7915 Jones Branch Drive," prepared by Vika Virginia, LLC and Parker Rodriguez, and dated December 18, 2013 as revised through October 2, 2014, and these conditions. Minor modifications may be permitted pursuant to Sect. 16-402 of the Zoning Ordinance.
2. At such time as the applicant may renegotiate the lease for the improvements or land associated with Tax Map Parcel 29-4 ((7)) 11A, the applicant shall request permission to improve the drainage conditions from the surface parking lot located on said property, which shall include, but not be limited to, providing a vegetated buffer to reduce the amount and velocity of stormwater runoff.
3. A site plan for the improvements shown on this FDP shall not be filed unless and until the access management waiver for Street C's intersection with Jones Branch Drive is approved by the Virginia Department of Transportation (VDOT).



## County of Fairfax, Virginia

**MEMORANDUM**

Office of the County Attorney  
Suite 549, 12000 Government Center Parkway  
Fairfax, Virginia 22035-0064  
Phone: (703) 324-2421; Fax: (703) 324-2665  
www.fairfaxcounty.gov

**DATE:** September 3, 2014

**TO:** Suzanne Wright, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Jo Ellen Groves, Paralegal *JEG*  
Office of the County Attorney

**SUBJECT:** Affidavit  
Application No.: PCA 88-D-005-08  
Applicant: Amherst Property, LLC  
PC Hearing Date: 10/29/14  
BOS Hearing Date: 11/18/14

**REF.:** 124309

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 8/29/14, which bears my initials and is numbered 124309, 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

# REZONING AFFIDAVIT

DATE: August 29, 2014  
(enter date affidavit is notarized)

I, Elizabeth D. Baker, agent, do hereby state that I am an  
(enter name of applicant or authorized agent)

124309

(check one)         applicant  
                          applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): PCA 88-D-005-08  
(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 <b>BOLD</b> above)
<u>Amherst Property, LLC</u>  Agents: Lucas A. Davis Graham D. Tyrell Erin C. Lipari Asheel P. Shah Maria R. Hawthorne	1751 Pinnacle Drive #700 McLean, VA 22102	Applicant/Contract Purchaser of Tax Map 29-4 ((7)) 6, 7B pt.
<u>PS Business Parks, L.P.</u>  Agents: Maria R. Hawthorne Joseph D. Russell, Jr. Edward A. Stokx	701 Western Avenue Glendale, CA 91201	Title Owner of Tax Map 29-4 ((7)) 6, 7B pt.

(check if applicable)         There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.  
\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Rezoning Attachment to Par. 1(a)**

DATE: August 29, 2014  
 (enter date affidavit is notarized)

for Application No. (s): PCA 88-D-005-08  
 (enter County-assigned application number (s))

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**(NOTE):** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Walsh, Colucci, Lubeley & Walsh, P.C. (f/k/a Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.)	2200 Clarendon Boulevard Suite 1300 Arlington, VA 22201	Attornycs/Planners/Agent
Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak (former) Andrew A. Painter Matthew J. Allman Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson		Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planncr/Agent Planner/Agent Planner/Agent
VIKA, Incorporated	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineers/Agcnt
Agents: John F. Amatetti Robert R. Cochran Jeffrey A. Kreps P. Christopher Champagne Joseph D. Amatetti Douglas L. Koeser		
VIKA Virginia, LLC	8180 Greensboro Drive, #200 McLean, VA 22102	Engineers/Agent
Agents: John F. Amatetti Robert R. Cochran Jeffrey A. Kreps P. Christopher Champagne Joseph D. Amatetti Douglas L. Koeser		

(chcek if applicable)  There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

**Rezoning Attachment to Par. 1(a)**DATE: August 29, 2014  
(enter date affidavit is notarized)for Application No. (s): PCA 88-D-005-08  
(enter County-assigned application number (s))

124309

**(NOTE):** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
ParkerRodriguez, Inc.  Agents: Dennis B. Carmichael Trini M. Rodriguez Daniel A. Avrit Erica M. Thum	101 N. Union Street, Suite 320 Alexandria, VA 22314-3231	<b>Landscape Architects/Agent</b>
M.J. Wells & Associates, Inc.  Agents: Christopher L. Kahatt Michael R. Pinkoske Kevin A. Berger	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	<b>Transportation Consultant/ Agent</b>
Design Collective, Inc.  Agents: Michael S. Goodwin Nicolas F. Mansperger Matthew A. D'Amico	601 E. Pratt Street, #300 Baltimore, MD 21202	<b>Architect/Agent</b>

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: August 29, 2014
(enter date affidavit is notarized)

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for Application No. (s): PCA 88-D-005-08
(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)

Amherst Property, LLC
1751 Pinnacle Drive #700
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- [X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

Amherst JV LLC, Sole Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(b)**

DATE: August 29, 2014  
(enter date affidavit is notarized)

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for Application No. (s): PCA 88-D-005-08  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Amherst JV LLC  
1751 Pinnacle Drive #700  
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)

KF Amherst LLC, Manager  
Members: PSB Amherst LLC, PSB Amherst Investors LLC

**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)

KF Amherst LLC  
1751 Pinnacle Drive #700  
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)

Kettler Asset Management LLC (owns less than 10% of Amherst Property LLC)

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: August 29, 2014  
(enter date affidavit is notarized)

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for Application No. (s): PCA 88-D-005-08  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

PSB Amherst LLC  
1751 Pinnacle Drive #700  
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)

PS Business Parks, L.P.

**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)

PSB Amherst Investors LLC  
1751 Pinnacle Drive #700  
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)

PS Business Parks Inc.

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: August 29, 2014  
(enter date affidavit is notarized)

124309

for Application No. (s): PCA 88-D-005-08  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

PS Business Parks Inc.  
1751 Pinnaele Drive #700  
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)

A publicly traded Real Estate Investment Trust.

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

Joseph D. Russell, Jr., President and Chief Executive Officer; Edward A. Stokx, EVP and Chief Financial Officer;  
Maria R. Hawthorne, EVP

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Walsh, Colucci, Lubeley & Walsh, P.C. (f/k/a Walsh, Colucci, Lubeley, Emrieh & Walsh, P.C.)  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael J. Kalish, Michael D. Lubeley, J. Randall Minehew, G. Evan Pritchard, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: August 29, 2014  
(enter date affidavit is notarized)

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for Application No. (s): PCA 88-D-005-08  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

VIKA, Incorporated  
8180 Greensboro Drive, Suite 200  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, P. Christopher Champagne

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

VIKA Virginia, LLC  
8180 Greensboro Drive, #200  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, P. Christopher Champagne

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: August 29, 2014  
(enter date affidavit is notarized)

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(enter County-assigned application number (s))

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**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

ParkerRodriguez, Inc.  
101 N. Union Street, Suite 320  
Alexandria, VA 22314-3231

**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)

Trini M. Rodriguez  
James E. Parker

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasnrer, etc.)

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

M.J. Wells & Associates, Inc.  
1420 Spring Hill Road, Suite 600  
McLean, Virginia 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasnrer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: August 29, 2014  
(enter date affidavit is notarized)

124309

for Application No. (s): PCA 88-D-005-08  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Design Collective, Inc.  
601 E. Pratt Street, #300  
Baltimore, MD 21202

**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)

Design Collective, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: August 29, 2014
(enter date affidavit is notarized)

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for Application No. (s): PCA 88-D-005-08
(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)

PS Business Parks, L.P.
701 Western Avenue
Glendale, CA 91201

(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)

Sole General Partner:
PS Business Parks, Inc.

PS Business Parks, L.P. is the Operating Partnership for PS Business Parks, Inc. (a publicly traded real estate investment trust) and is the entity through which PS Business Parks, Inc. conducts all of its business.

(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 (h) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: August 29, 2014  
(enter date affidavit is notarized)

124309

for Application No. (s): PCA 88-D-005-08  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: August 29, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA 88-D-005-08
(enter County-assigned application number(s))

124309

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)

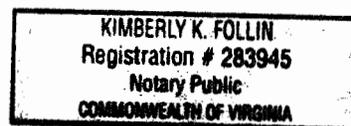
[ ] Applicant [x] Applicant's Authorized Agent
Elizabeth D. Baker

Elizabeth D. Baker, agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 29 day of August 2014, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015





# County of Fairfax, Virginia

## MEMORANDUM

Office of the County Attorney  
Suite 549, 12000 Government Center Parkway  
Fairfax, Virginia 22035-0064  
Phone: (703) 324-2421; Fax: (703) 324-2665  
[www.fairfaxcounty.gov](http://www.fairfaxcounty.gov)

**DATE:** September 3, 2014

**TO:** Suzanne Wright, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Jo Ellen Groves, Paralegal  
Office of the County Attorney

**SUBJECT:** Affidavit  
Application No.: RZ/FDP 2014-PR-004-*MF*  
Applicant: Amherst Property, LLC  
PC Hearing Date: 10/29/14  
BOS Hearing Date: 11/18/14

**REF.:** 124311

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 8/29/14, which bears my initials and is numbered 124311, 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

**REZONING AFFIDAVIT**

DATE: August 29, 2014  
(enter date affidavit is notarized)

I, Elizabeth D. Baker, agent, do hereby state that I am an  
(enter name of applicant or authorized agent)

124311

(check one)             applicant  
                              applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): RZ/FDP 2014-PR-004  
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
\ Amherst Property, LLC  Agents: Lucas A. Davis Graham D. Tyrell Erin C. Lipari Asheel P. Shah Maria R. Hawthorne	1751 Pinnacle Drive #700 McLean, VA 22102	Applicant/Contract Purchaser of Tax Map 29-4 ((7)) 6, 7B pt.
\ PS Business Parks, L.P.  Agents: Maria R. Hawthorne Joseph D. Russell, Jr. Edward A. Stokx	701 Western Avenue Glendale, CA 91201	Title Owner of Tax Map 29-4 ((7)) 6, 7B pt.

(check if applicable)             There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.  
\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Rezoning Attachment to Par. 1(a)**DATE: August 29, 2014  
(enter date affidavit is notarized)for Application No. (s): RZ/FDP 2014-PR-004  
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**(NOTE):** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Walsh, Colucci, Lubeley & Walsh, P.C. (f/k/a Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.)	2200 Clarendon Boulevard Suite 1300 Arlington, VA 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak (former) Andrew A. Painter Matthew J. Allman Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nieholson		Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent
VIKA, Incorporated	8180 Greensboro Drive, Suite 200 MeLean, VA 22102	Engineers/Agent
Agents: John F. Amatetti Robert R. Cochran Jeffrey A. Kreps P. Christopher Champagne Joseph D. Amatetti Douglas L. Koeser		
VIKA Virginia, LLC	8180 Greensboro Drive, #200 MeLean, VA 22102	Engineers/Agent
Agents: John F. Amatetti Robert R. Cochran Jeffrey A. Kreps P. Christopher Champagne Joseph D. Amatetti Douglas L. Koeser		
(check if applicable)	<input checked="" type="checkbox"/>	There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

**Rezoning Attachment to Par. 1(a)**

DATE: August 29, 2014  
 (enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2014-PR-004  
 (enter County-assigned application number (s))

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**(NOTE:** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
ParkerRodriguez, Inc.  Agents: Dennis B. Carmichael Trini M. Rodriguez Daniel A. Avrit Erica M. Thum	101 N. Union Street, Suite 320 Alexandria, VA 22314-3231	Landscape Architects/Agent
M.J. Wells & Associates, Inc.  Agents: Christopher L. Kabatt Michael R. Pinkoske Kevin A. Berger	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
Design Collective, Inc.  Agents: Michael S. Goodwin Nicolas F. Mansperger Matthew A. D'Amico	601 E. Pratt Street, #300 Baltimore, MD 21202	Architect/Agent

(check if applicable)       There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: August 29, 2014
(enter date affidavit is notarized)

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for Application No. (s): RZ/FDP 2014-PR-004
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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)
Amherst Property, LLC
1751 Pinnaele Drive #700
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- [x] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
Amherst JV LLC, Sole Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Trcasurer, etc.)

(check if applicable) [x] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(b)**

DATE: August 29, 2014  
(enter date affidavit is notarized)

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for Application No. (s): RZ/FDP 2014-PR-004  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Amherst JV LLC  
1751 Pinnacle Drive #700  
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)

KF Amherst LLC, Manager  
Members: PSB Amherst LLC, PSB Amherst Investors LLC

**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)

KF Amherst LLC  
1751 Pinnacle Drive #700  
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)

Kettler Asset Management LLC (owns less than 10% of Amherst Property LLC)

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: August 29, 2014  
(enter date affidavit is notarized)

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**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

PSB Amherst LLC  
1751 Pinnacle Drive #700  
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)

PS Business Parks, L.P.

**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)

PSB Amherst Investors LLC  
1751 Pinnacle Drive #700  
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)

PS Business Parks Inc.

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: August 29, 2014  
(enter date affidavit is notarized)

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for Application No. (s): RZ/FDP 2014-PR-004  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

PS Business Parks Inc.  
1751 Pinnacle Drive #700  
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)

A publicly traded Real Estate Investment Trust.

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer, etc.**)

Joseph D. Russell, Jr., President and Chief Executive Officer; Edward A. Stokx, EVP and Chief Financial Officer; Maria R. Hawthorne, EVP

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Walsh, Colucci, Lubeley & Walsh, P.C. (f/k/a Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.)  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael J. Kalish, Michael D. Lubeley, J. Randall Minchew, G. Evan Pritchard, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer, etc.**)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: August 29, 2014  
(enter date affidavit is notarized)

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for Application No. (s): RZ/FDP 2014-PR-004  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

VIKA, Incorporated  
8180 Greensboro Drive, Suite 200  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, P. Christopher Champagne

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasnrer, etc.)

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

VIKA Virginia, LLC  
8180 Greensboro Drive, #200  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Coehran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, P. Christopher Champagne

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasnrer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: August 29, 2014  
(enter date affidavit is notarized)

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for Application No. (s): RZ/FDP 2014-PR-004  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

ParkerRodriguez, Inc.  
101 N. Union Street, Suite 320  
Alexandria, VA 22314-3231

**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)

Trini M. Rodriguez  
James E. Parker

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

M.J. Wells & Associates, Inc.  
1420 Spring Hill Road, Suite 600  
McLean, Virginia 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: August 29, 2014  
(enter date affidavit is notarized)

124311

for Application No. (s): RZ/FDP 2014-PR-004  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Design Collective, Inc.  
601 E. Pratt Street, #300  
Baltimore, MD 21202

**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)  
Design Collective, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: August 29, 2014
(enter date affidavit is notarized)

124311

for Application No. (s): RZ/FDP 2014-PR-004
(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)

PS Business Parks, L.P.
701 Western Avenue
Glendale, CA 91201

(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)

Sole General Partner:
PS Business Parks, Inc.

PS Business Parks, L.P. is the Operating Partnership for PS Business Parks, Inc. (a publicly traded real estate investment trust) and is the entity through which PS Business Parks, Inc. conducts all of its business.

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: August 29, 2014  
(enter date affidavit is notarized)

124311

for Application No. (s): RZ/FDP 2014-PR-004  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: August 29, 2014
(enter date affidavit is notarized)

124311

for Application No. (s): RZ/FDP 2014-PR-004
(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.

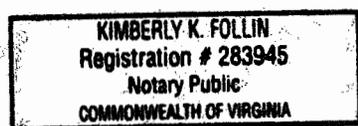
4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trnsts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every publie hearing on this matter, I will reexamine this affidavit and provide any changed or snpplemental information, inelnding business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

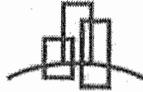
WITNESS the following signatnre: Elizabeth D Baker
(check one) [ ] Applicant [x] Applicant's Authorized Agent
Elizabeth D. Baker, agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 29 day of August 20 14, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K Follin
Notary Public

My commission expires: 11/30/2015





WALSH COLUCCI  
LUBELEY & WALSH PC

Elizabeth D. Baker  
Senior Land Use Planner  
(703) 528-4700 Ext. 5414  
ebaker@arl.thelandlawyers.com

July 16, 2014

Barbara C. Berlin  
Director, Zoning Evaluation Division  
Fairfax County Department of Planning & Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

Re: Request for Rezoning from the C-3 District to the PTC District  
Amherst Property LLC (the "Applicant")  
TM 29-4 ((7)) 6 and part 7B (the "Application Property")

Dear Ms. Berlin:

Please accept this letter as a revised statement of justification for a proposed rezoning of property located in the North Central District of Tysons. The Applicant, Amherst Property LLC, a joint venture between PS Business Parks and Kettler, is the contract purchaser of Parcel 6 and part of Parcel 7B. The Applicant is requesting a rezoning of the Application Property from the C-3 (Office) District to the PTC (Planned Tysons Corner Urban) District and approval of a combined Conceptual and Final Development Plan ("CDP/FDP") in order to permit the construction of a residential mixed use development with an overall floor area ratio ("FAR") of up to 1.8. It is envisioned that development of the Application Property will be the first phase in a multi-phased redevelopment of the area bounded by Jones Branch Drive, Westpark Drive and Westbranch Drive. When complete, redevelopment of this area will transform this suburban style office park into a new residential community with services and parks in keeping with the vision of the Comprehensive Plan for Tysons.

**Property Description** – The Application Property totals 5.75363 acres and is located west of Jones Branch Drive approximately 400 feet north of its intersection with Westpark Drive in the Providence Magisterial District. It is part of what is referred to as the West\*Park Office Park. Parcel 6, previously referred to as the Amherst site, is developed with a six story office building of 135,296 square feet of gross floor area and an associated surface parking lot. The part of Parcel 7B included in the application is a surface parking lot serving the Brunswick office building located on the remainder of Parcel 7B.

The existing uses are accessed from Jones Branch Drive. The Application Property is within ½ mile of both the McLean and Tysons Corner Metro Stations. Adjacent uses include low rise office buildings and surface parking lots. A small pond exists immediately west of the Application Property and is part of a larger stormwater management system serving the site.

ATTORNEYS AT LAW

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**Zoning History** – The Application Property is zoned C-3 which allows office uses and accessory uses. It is subject to proffers associated with RZ 88-D-005 and its subsequent amendments, the most recent being PCA 88-D-005-7. A partial proffered condition amendment (PCA) has been filed concurrently with this rezoning application to delete the Application Property from PCA 88-005-07 to permit it to be rezoned to the PTC District. No other proffer changes are being requested. Proffer VIII in the approved proffers for PCA 88-D-005-7, dated September 14, 2011, permits the filing of partial PCAs provided there is no material adverse impact on the remainder of the properties subject to PCA 88-D-005 and specifies that future PCA applications to remove any individual parcel or assemblage of parcels from PCA 88-005-07 for the purpose of rezoning such parcels to a new zoning district shall be deemed to not have a material adverse effect on the balance of the property subject to RZ 88-D-005, even if the removal of such parcels cause the properties left in PCA 88-005-07 to exceed the proffered floor area ratios.

**Description of Development Proposal**

The proposed development seeks to begin the transformation of this portion of West\*Park, an older suburban style office park, into a residential community with convenient service uses, parks and amenities. A grid of streets will be initiated that can be extended when adjacent properties choose to redevelop along with a pedestrian network to provide safe and convenient passage for those working and residing in the North Central section of Tysons.

One multifamily residential building is proposed with this application. The building will be between 5 and 7 stories and have a maximum height of approximately 90 feet. While the primary use of the building is residential with between 275 and 400 dwelling units, portions of the ground level along the Jones Branch Drive frontage have been designed to accommodate retail, service, and/or resident amenity uses.

Jones Branch Drive will be widened slightly to permit the addition of parallel parking spaces in keeping with the Tysons Urban Design Guidelines ("UDG"). Designated as a Collector street, the Applicant's Jones Branch Drive frontage will include a minimum 20 foot wide streetscape. Additions to the public grid of streets include:

- Street A will be a new local street on the northern boundary of the Application Property. It will provide access to the parking garage for the proposed building and the adjacent Brunswick Building and access to the planned park.
- Street B will be a new local street located west of the proposed building and separating it from the public park space to the west. Street B will connect proposed Street A and Street C and ultimately will be extended northward to connect with other new streets expected with future redevelopment.
- Street C will be a new local street located along the southern boundary of the Application Property and will extend westward across adjacent properties identified on Tax Maps 29-7 as ((7)) 8 ("Parcel 8") and 11A ("Parcel 11A") to link Jones Branch Drive with Westbranch Drive. This will add significantly to both vehicular and pedestrian

connectivity in the area. Initially, Street C will be constructed with an interim section with on-street parking provided in select areas, respecting the existing development on adjacent properties to the south and west. The portion of Street C located west of Street B will be a private street. It is anticipated that with the redevelopment of adjacent parcels, Street C west of Street B will be widened to include parking on both sides of the street and will be dedicated as a public street.

With the exception of parallel parking on the adjacent streets, all parking will be structured. The architects have designed the structured parking not to be visible from the streets; residential or retail/service uses will wrap the parking structure. Access to the parking garage will be provided from Streets A and C. A loading and service area is located along Street C.

The proposed building has been designed with a strong relationship to the adjacent streets to create the new urban form envisioned in the Tysons Plan. A portion of the Jones Branch Drive frontage will be activated with an area of retail/service or amenity uses with an expanse of glass to visually connect the interior of the building with activity on the street. An outdoor room at the corner of Jones Branch Drive and Street A will include special paving, landscaping, shade structures and movable tables and chairs. Along Streets A, B, and C individual residential units will be accessed from front doors on the street, thereby creating activity on all four sides of the building.

Both public and private park areas are proposed to serve the recreational needs of the residents and the larger community:

- A new public park is proposed west of Street B. This area is planned with an open lawn panel, a dog exercise area, a children's playground, walking paths and benches. The park will include approximately 0.77 acre on the Application Property and 0.66 additional acre on adjacent Parcel 11A. The park design contemplates removal of the existing pond on Parcel 11A. An alternate park design has been included in the CDP/FDP in the event the pond remains. It is anticipated that this park will be expanded in the future with the redevelopment of adjacent parcels.
- An off-site linear park on Parcel 8 is also proposed with this application. This approximate 15 foot wide area will include a sidewalk, benches, and supplemental landscaping and will provide a pleasant and convenient pedestrian connection between the proposed park and uses along Westpark Drive, including the new Arbor Row development.
- Two private outdoor amenity spaces are proposed. A swimming pool, sun deck, seating, outdoor dining and landscaping will be provided on an elevated terrace located on the west side of the building overlooking Street B and the public park beyond. An open stairway will provide easy access from the street to the terrace. This wide, gracious terrace will visually connect the private and public amenity spaces and will also provide variation in the massing of the building along the park frontage. A lushly landscaped Zen garden with water feature, walking path and outdoor rooms will occupy the interior

courtyard of the building and provide an inviting backdrop to the main lobby and interior amenity areas.

The proposed development includes between 295,000 and 450,000 gross square feet (“GSF”) with an overall floor area ratio (“FAR”) of between 1.18 and 1.80. The mix of uses is approximately 97 -100% residential and 0 - 3% retail/service/amenity uses.

**Land Use Mix and FAR**

Use	GFA	Percentage of Total [1]	FAR [2]
Residential	295,000 - 437,700	100 - 97%	1.18 - 1.75
Non-Residential	0 - 12,300	0 - 3%	0 - 0.05
<b>TOTAL</b>	<b>295,000 - 450,000</b>		<b>1.18 - 1.80</b>

[1] Percentages are based on the maximum GFA scenario.

[2] Calculation of FAR is based on land area and density credits totaling 250,628 SF.

**Comprehensive Plan Recommendations**

The Application Property is located in the North Central District of Tysons Corner Urban Center in the Area II Plan (the “Plan”). Guidance is provided in both the Areawide Recommendations and in the more site specific North Central - Subarea 3 West Park Urban Neighborhood recommendations. The Base Plan recommendation for the Property continues to be office use with support retail and service uses at existing intensities, which average about 0.60 FAR. Under the Redevelopment Option, the Property is envisioned as part of an Urban Residential Neighborhood and is recommended for Residential Mixed Use, which is described as primarily residential uses with a mix of other uses which may include office, hotel, art/civic and supporting retail and service uses.

Redevelopment intensity recommendations are based on a tiered approach. In general, the Plan recommends a FAR of up to 1.5 or 1.8 FAR with a 20 percent bonus density available for the provision of affordable or workforce housing. However, the Intensity Section of the Plan indicates that redevelopment areas between ¼ and ½ mile from the Tysons Corner Metro Station can achieve an intensity of up to 2.0 FAR or 2.4 FAR with a 20 percent bonus density for affordable or workforce housing. VIKA Incorporated, the project's engineer, has prepared an area tabulation that shows that 106,372 square feet, or 2.44196 acres, of the Application Property are located within a ½ mile of Tysons Corner Station the thus eligible for increased FAR. The remainder of the Application Property is located outside the ½ mile radius (144,256 SF) and is recommended for up to 1.5 FAR (1.8 FAR with bonuses). Applying 2.4 FAR to 106,372 square feet of land and 1.8 FAR to 144,256 square feet of land results in a potential GFA of 514,953 for the Application Property. The Applicant is currently requesting approval of 450,000 GFA of development, but intends to seek approval of the 64,593 square feet of unused GFA with a future

application for expansion of this PTC zoning, which will also require a concurrent proffered condition amendment application for this Application Property.

**Intensity Tiers and FAR**

<b>Intensity Tiers</b>	<b>Land Area and Density Credits</b>	<b>GFA</b>	<b>FAR</b>
< 1/2 mile	106,372 SF	189,000 [2]	1.78
Non-TOD >1/2 mile	144,256 SF	261,000 [3]	1.81
<b>TOTAL</b>	<b>250,628 SF</b>	<b>450,000</b>	<b>1.80</b>

- [1] Intensity calculations are based on the maximum GFA scenario.
- [2] Includes 42% of the building GFA.
- [3] Includes 58% of the building GFA.

The proposed rezoning and CDP/FDP are in keeping with the intensity recommendations of the Plan. The maximum FAR proposed is 1.80. The mix set forth in the tabulations on the CDP/FDP is a minimum of 97% residential and maximum of 3% retail/service/amenity uses.

The Plan also provides guidance on consolidation, street grid, urban design, urban park standards and a host of other topics. Below is a description of how the proposed rezoning and CDP/FDP for the Application Property meets the major elements of the Plan and the specific subdistrict recommendations. Where the description of compliance with the major elements also satisfies the subdistrict recommendations, it is so noted and not repeated.

<b>Plan Guidance</b>	<b>Applicant's Proposal</b>
<b>Major Elements of the Plan</b>	
<input type="checkbox"/> Mix and arrangement of uses	The proposed mix of uses is in keeping with overall guidance in the Land Use section and the West Park Urban Neighborhood recommendations. The Conceptual Land Use Map identifies the Application Property as appropriate for Residential Mixed Use, allowing predominately residential uses. Multi-family residential uses account for 97 to 100%, and retail/service/amenity uses are proposed at 0 to 3%. The retail or, service use is proposed along Jones Branch Drive helping to enhance the pedestrian environment.

<input type="checkbox"/> Affordable and workforce housing	<p>Twenty percent of the residential units will be provided as workforce housing in keeping with the Plan guidance. The Property is located beyond ¼ mile from a metro station and thus is entitled to bonus intensity of twenty percent for the provision of Workforce Dwelling Units (WDUs). In accordance with Comprehensive Plan recommendations, beyond a 1/4 mile of a metro station, any units created with bonus floor area should be excluded from the twenty percent WDU calculation. WDU bonus calculations are provided on Sheet C2-A of the CDP/FDP.</p>
<input type="checkbox"/> Green building expectations	<p>The residential structure will be designed and constructed to meet a minimum of LEED (NC) certification or an equivalent.</p>
<input type="checkbox"/> Stormwater Management	<p>With the use of innovative stormwater management techniques and facilities, the Applicant's proposal will help protect the downstream receiving waters in the Tysons area from further degradation and provide sufficient controls to proportionally improve the condition of the receiving waters.</p> <p>It is the intent of this application to commit to a stormwater management plan which not only attempts to mimic the pre-developed peak release rates for the 1-, 2- and 10-year storms, but also the pre-developed runoff volumes for the 1- and 2-year storms. In order to control both the post-developed peak flow rates and reduce the post-developed runoff volumes (similar to LEED), it is the intent of the stormwater management plan to make use of certain low impact development (LID) techniques that will aid in water runoff reduction and reuse, below is a list of possible alternatives to provide water quality and quantity:</p> <ul style="list-style-type: none"> <li>• Stormwater infiltration in the public park spaces.</li> <li>• Landscaped (green) roofs (interior courtyard and elevated terrace) will allow for a portion of the runoff volume to be decreased through the uptake by plantings on the green roof.</li> <li>• Tree box filters will also allow for a degree of plant uptake, and can also be designed to infiltrate portions of the runoff volume, depending on the characteristics of the insitu</li> </ul>

	<p>soils.</p> <ul style="list-style-type: none"> <li>• Pervious hardscapes/streetscapes will allow for infiltration of portions of the runoff volume through the pervious surface into storage below where it will be held for infiltration into the ground, depending on the characteristics of the insitu soils.</li> </ul>
<p><input type="checkbox"/> Transportation</p>	
<p>°Grid of streets on and off-site</p>	<p>The Applicant has proposed a network of streets to provide accessibility and connectivity. The goal was to create a grid that is both effective and practical. The grid includes 1) a new local street, identified as Street C, located along the southern boundary of the Application Property and extending westward across adjacent properties to provide a new connection between Jones Branch Drive with Westbranch Drive; 2) a new local street, identified as Street A, on the northern boundary of the Application Property paralleling Street C; and 3) a new local street, Street B, connecting Street C and Street A. Ultimately, Street B will be extended northward and connect with other new streets expected with future redevelopment.</p>
<p>°Vehicle trip reduction objectives</p>	<p>The Applicant's proffers commit to an initial vehicle trip reduction goal of 25% for residential uses in keeping with Plan recommendations.</p>
<p>°Parking management</p>	<p>Parking management is critical to the success of a TDM program. Details of the parking management plan will be provided in the TDM program.</p>
<p>°Phasing to transportation improvements and programs</p>	<p>The proposed building and the associated grid of streets will be constructed in one phase.</p>
<p>°Traffic impact analysis evaluating three time periods; first phase, interim phase and plan build-out</p>	<p>With only one building proposed, the TIA is based on plan build-out only.</p>
<p><input type="checkbox"/> Urban Design</p>	
<p>°Achievement of the building, site design, and public realm design guidelines to achieve the urban aesthetic vision for Tysons.</p>	<p>Design Collective, the project's architect, has studied the physical characteristics of the Application Property and has identified design opportunities and challenges. It has also reviewed in the vision and design guidelines for Tysons as set forth in the Plan. The proposed site design is the first step in the creation of a new urban residential neighborhood center. Together, the landscape architect and architect have recommended a building form, massing, streetscapes, pedestrian connections, public</p>

	open spaces, and private amenity spaces -- all designed with the Urban Design section of the Plan in mind.
°A variety of buildings heights with the tallest buildings in the ranges specified by the building height map.	The Application Property falls within Building Height Tier 3, with a maximum building height of between 130 and 175 feet as shown on the Conceptual Building Height map of the Plan. The proposed maximum height of 90 feet is in keeping with the Plan's building height map.
°Shadow and wind studies demonstrating that the design creates an inviting environment and does not cause a canyon effect.	The architects have sited the building to avoid canyon effects and to ensure sufficient natural light, particularly in public spaces. A shadow study has been provided in the CDP/FDP.
<input type="checkbox"/> Urban park standards	A preliminary analysis of the urban park standards and the needs of the future residents and visitors of the Application Property have been prepared. The urban park standard recommended for Tysons Urban Center is 1.5 acres for each 1000 residents and 1.0 acre for each 10,000 employees. With a maximum of 400 dwelling units, 1.05 acres of publically accessible park space is recommended in the Plan. Overall approximately 0.77 acre of park area is provided on the Application Property, with a commitment to provide an additional approximate 0.66 acre of park on adjacent Parcel 11A and 0.12 acre on Parcel 8 for a total of approximately 1.55 acres. This park area will include an open lawn panel, a dog exercise area, a children's playground, walking paths and benches and can be expanded in the future with rezoning and redevelopment of nearby properties. In addition, private amenity areas are proposed on the terrace roof and interior courtyard of the residential building.
<input type="checkbox"/> Active recreation facilities	Active recreational facilities such as swimming pools, sunning terracc and fitness center are proposed within the building. A children's play area and an open lawn that can be used for volleyball, badminton, Frisbee, lawn bowling or other lawn games is proposed in the public park. An off-leash dog park will provide physical activities for dogs and their owners. The Applicant will also be contributing to the construction of a rectangular athletic field anticipated with the future redevelopment of adjacent parcels, the dctails of which will be included in the proffers.

<p><input type="checkbox"/> Public Facilities</p>	<p>In addition to extending of the grid of streets and providing of parks and open spaces, the Applicant is providing rent free space in the adjacent Brunswick Building to house County Fire and Safety programs. The details of this public facility contribution will be detailed in the proffers.</p>
<p><input type="checkbox"/> Demonstrating how other properties in the subdistrict and in the general vicinity of the proposal can develop in conformance with the Plan</p>	<p>The Applicant had developed an overall master plan for the area demonstrating how adjacent parcels that are not a part of the Application Property can develop with a variety of buildings, heights and uses in conformance with the Plan. This plan has been included in the CDP/FDP for illustrative purposes only.</p>
<p><b>Subarea 3 West Park Urban Neighborhood - Redevelopment Option Guidance</b> Development proposals should provide for the following:</p>	
<p><input type="checkbox"/> The mix of uses should include a small office component, hotels, public uses, ground level retail and service uses. The intensities and land use mix should be consistent with the Areawide Land Use Recommendations</p>	<p>The Applicant has designed the ground floor space at the corner of Jones Branch Drive and Street A to accommodate retail/service uses. While it is not anticipated that this will be a strong retail location in the short term, the Applicant will not preclude inclusion of these convenient uses as the market permits.</p>
<p><input type="checkbox"/> 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. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided.</p>	<p>The Applicant has considered consolidating the Application with other adjacent properties that it controls. However, due to existing leases, it is not possible to consolidate at this time. The Applicant has prepared conceptual plans for the development of the majority of land bounded by Jones Branch Drive, Westpark Drive and Westbranch Drive to demonstrate that the proposed development does not preclude redevelopment of adjacent sites in conformance with Plan guidance. In fact the Applicant's proposed grid of streets and open space system, which is in conformance with the Tysons vision, sets the stage for the future redevelopment.</p>
<p><input type="checkbox"/> Development proposals should show how the proposed development will be integrated within the subarea as well as the abutting districts/subdistricts through the provision of the grid of streets. In addition to the grid of streets, pedestrian and bike eirculation improvements should be provided that also improve eonnectivity.</p>	<p>The conceptual plans included in the CDP/FDP illustrate how the proposed development integrates with future development. The proposed grid is based on the conceptual grid in the Plan. The Applicant will be making provision for a bike lane on Jones Branch Drive and pedestrian circulation throughout. In addition to the streetseapes, pedestrian eirculation will be enhaneed through the walking paths in the park and the off-site linear park on adjaecent Parcel</p>

	<p>11A providing a convenient pedestrian connection between the proposed park and uses along Westpark Drive, including the new Arbor Row development</p>
<p><input type="checkbox"/> The area's ponds and small streams should be enhanced and provide a green network that links this subarea to the Tysons Central 123 District and to the employment area adjacent to the DAAR. The major open space feature in this area is an 8 to 10 acre park, which provides an opportunity for both active and passive recreational facilities and a focus for civic gatherings for residents and employees. At this new park or at other locations in this area, there should be at least two new athletic fields to serve the residents of this area.</p>	<p>It is the intention of the Applicant to provide the first phase of a major open space feature and green network. This first phase would include park space with a variety of features. Approximately 0.77 acre is located on the Application Property and 0.665 acre is located off-site on adjacent Parcel 11A. This area would be expanded when adjacent properties are rezoned and redeveloped as depicted conceptually in the illustrative plans provided within the CDP/FDP. The expanded park can accommodate a full size rectangular athletic field and other amenities. The Applicant will be contributing to the future construction of this field; the details of which will be in the proffers. An athletic field west of Westbranch Drive and adjacent to Jones Branch Drive was recently provided with RZ 2011-PR-023 and provides the second field recommended for this area.</p> <p>Two ponds and a small stream are located immediately west and north of the Application Property. One of the ponds is in the area proposed for off-site park by the Applicant. This pond would be filled to incorporate it in to the park. The Applicant has discussed this proposal with the U.S. Army Corps of Engineers and is pursuing the appropriate approvals/permits. The Applicant has provided an alternate park design in the event the pond is not removed.</p>
<p><input type="checkbox"/> Residential developments should include recreational facilities and other amenities for the residents, and provide for affordable/workforce housing as indicated in the Areawide Land Use Recommendations.</p>	<p>The proposed residential building will include a comprehensive package of recreational amenities, including indoor and outdoor leisure facilities. This will include a swimming pool, sunning terrace and fitness center. Twenty percent workforce dwelling units will be provided in keeping with Comprehensive Plan guidance.</p>
<p><input type="checkbox"/> 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</p>	<p>The Traffic Impact Statement ("TIA") prepared by Wells + Associates, Inc. details the impacts of the proposed development on the transportation infrastructure and identifies appropriate mitigation measures.</p>

mitigate other impacts.	
<input type="checkbox"/> A specific public facility need identified for this area is an elementary school; the school should either be located next to the area's large urban park to utilize this open space amenity or be located elsewhere in this subarea on property which can accommodate its recreational needs.	An elementary school site was identified with recently approved application RZ 2011-PR-023. The proposed school will be sited on property located north and west of the Application Property.
<input type="checkbox"/> The maximum building heights in this subarea are between 75 to 175 feet, as shown conceptually on the building height map in the Areawide Urban Design Recommendations.	The proposed maximum building height of 90 feet is in keeping with the Plan's height recommendations.

**Waivers and Modifications**

To the best of our knowledge, there are no known hazardous or toxic materials on the Application Property or any planned with the proposed use. A number of Zoning Ordinance modifications and waivers as well as Public Facilities modifications are requested to accommodate the proposed development. These modifications and waivers are detailed on Sheet C-2 of the CDP/FDP. Waivers related to the Tysons urban road design standards are provided on Sheets S-3 and S-4 of the CDP/FDP.

**Implementing the Tysons Vision**

Approval and construction of the proposed development will create an exciting new urban neighborhood offering attractive homes to help address the current imbalance between those who work and live in Tysons. This proposal will set the stage for a multi-phased transformation of a suburban office park into a pedestrian friendly, mixed use community. The proposed public parks and streetscapes will invite pedestrians to explore this new neighborhood. A connected street grid will promote the new urban form envisioned in the Plan and establish the pattern for future development. Provision of on-site workforce housing will encourage diversity and the construction of sustainable buildings will promote environmental awareness. Contributions to athletic fields and public facilities will help ensure a vibrant and well-served community.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

  
 Elizabeth D. Baker  
 Senior Land Use Planner



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FAIRFAX**  
4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030



October 31, 1990

Mr. G. T. Halpin, Chairman/CEO  
The West Group  
1600 Anderson Road  
McLean, Virginia 22102

Re: Rezoning Application  
Number RZ 88-D-005

Dear Mr. Halpin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 15, 1990, granting, as proffered, Rezoning Application RZ 88-D-005 in the name of West+Mac Associates Limited Partnership, et al, to rezone certain property in the Dranesville District from the I-3 and I-4 Districts; Sign Control and Highway Corridor Districts to the C-3 District; Sign Control and Highway Corridor Districts, subject to the proffers dated October 3, 1990, on subject parcels 29-2 ((15)) 4B, A5, A4, 29-4 ((7)) 12, 4, 6, 7B, 7A1, C2, C1, 11A, 8, 1, 2, 3, 9, 5A, 10, 1A1, 1A2, A5, A2, and A3 consisting of approximately 193.67 acres.

The Board also:

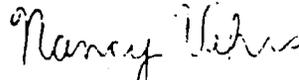
- Modified the transitional screening;
- Waived the barrier requirement along the property adjacent to the R-30 parcel; and

October 31, 1990

-2-

- Waived the 75-foot setback requirements from the Dulles Airport Access Road, consistent with current development.

Sincerely,



Nancy Vehr  
Clerk to the Board of Supervisors

NV:ns

cc: Dena M. Siri  
Real Estate Division, Assessments  
Melinda M. Artman, Deputy  
Zoning Administrator  
Barbara A. Byron, Director  
Zoning Evaluation Division  
Fred R. Beales, Supervisor  
Base Property Mapping/Overlay  
Robert Moore, Transportation Planning Division,  
Office of Transportation  
Kathy Ichter, Transportation Road Bond Division,  
Office of Transportation  
Department of Environmental Management  
A. V. Bailey, Resident Engineer  
Virginia Department of Transportation  
Richard Jones, Manager, Land Acquisition & Planning Division  
Fairfax County Park Authority

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia, on the 15th day of October, 1990, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NO. RZ 88-D-005

WHEREAS, West+Mac Associates Limited Partnership, et al, filed in the proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the I-3 and I-4 Districts, Sign Control and Highway Corridor Districts to the C-3 District, Sign Control and Highway Corridor Districts,

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

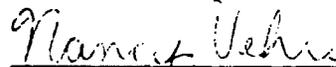
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the C-3 District, Sign Control and Highway Corridor Districts and said property is subject to the use regulations of said C-3 District, Sign Control and Highway Corridor Districts and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

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

GIVEN under my hand this 15th day of October, 1990.



Nancy Vehrs  
Clerk to the Board of Supervisors

PROFFERS

RZ 88-D-005

October 3, 1990

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING

OCT 5 1990

ZONING EVALUATION DIVISION

Pursuant to 15.1-491(a) of the Code of Virginia, 1950 as amended, and Section 18-203 of the Zoning Ordinance of the County of Fairfax (1978 as amended) ("ZO"), subject to the Board of Supervisors' approval of the requested rezoning to the C-3 zoning district, Applicants (West\*Mac Associates Limited Partnership, WEST\*PARK Associates Limited Partnership, Washington Hall Corporation, and NMTBA) and their successors and assigns (hereinafter "Applicants") hereby proffer to the following conditions. If this rezoning application is approved, the proffered conditions described below supersede all previously approved proffered conditions applicable to the property. The property (hereinafter referred to as the "Subject Property") consists of approximately 199.48 acres. The word "Applicants" shall be used when proffers relate to the Subject Property in its entirety. Any future modification(s) to these proffers which affect only a specific building or land area may be approved by the Board of Supervisors upon application for a proffered condition amendment by the individual owner of the specific building or land area without amending this entire proffer statement.

I. Generalized Development Plan ("GDP"). The location of buildings shown on the GDP dated September 5, 1990 shall be considered for illustrative purposes only. Specific tabulations for floor area ratios, green space, parking, and final location

of proposed buildings and parking structures shall be determined at the time of site plan review and approval. At time of each site plan submission, a copy of the site plan shall be submitted to the Fairfax County Planning Commission for review for conformance with these proffers. The GDP is not proffered in its entirety, but certain elements of the GDP as specifically described below are proffered.

A. Floor Area Ratios ("FAR"). The total FAR on the 199.48 acre Subject Property for office and accessory uses (as defined in the Z0) shall not exceed 0.54 FAR. Individual sites within the gross tract area may exceed 0.54 FAR, but under no circumstances will the cumulative FAR of the Subject Property exceed 0.54 FAR. No individual building shall exceed 1.0 FAR.

B. Building Height. All buildings, with the exception of those Buildings 19, 20, and 30 as shown on the GDP, shall not exceed 75 feet in height and 45 degree angle of bulk plane as defined in the Fairfax County Zoning Ordinance. Buildings 19, 20, and 30 shall not exceed 90 feet in height and 25 degree angle of bulk plane as defined in the Fairfax County Zoning Ordinance.

C. Setbacks from the Dulles Access Road. Applicants shall adhere to the building and parking structure setbacks shown on the GDP in that area abutting the Dulles Access Road access ramp right-of-way and along the remainder of the property line east of the ramp right-of-way and abutting the Dulles Access Road. After the final location of the on-site roadway for Buildings 26, 27,

28 and 29 is determined, the buffer area within the setback shall consist of existing trees when possible or plantings of native trees, at a minimum size of 4"-6" in caliper at a minimum density of one per 20 linear feet of Dulles Access Road frontage. This proffer is not applicable to Outparcel A, as defined in subsequent paragraph H.

D. Landscaping. Future building sites shall be landscaped using a mix of shade, ornamental and evergreen trees (6 to 8 feet in height at time of planting) of a quantity and species consistent with existing WEST\*PARK landscaping and as generally illustrated on sheet 6 of 6 of the GDP. All landscaping plans submitted at time of site plan submission shall be reviewed and approved by the County Arborist.

E. Transitional Screening and Barrier. Applicants shall provide transitional screening and barrier along north side of Jones Branch Drive from the centerline of Park Run Drive west to the east side of the Springhill/International/Jones Branch Drive intersection consistent with Transitional Screening and Barrier Modification No. 9055 dated November 23, 1987 and its referenced landscape plan dated November 18, 1987 by Huntley, Nyce and Associates, but excluding the frontage of Outparcel A. The said modification amends the barrier and yard width to 10 - 15 feet and provides for a combination of save area and supplemental planting. Transitional screening and barrier for Building 30 shall be in conformance with Proffer H.2 on Page 6.

F. Trail Systems. In lieu of the trail system as shown on the County-wide trails plan, continuous four-foot wide concrete sidewalks along all public street frontages shall be provided with each site plan submittal and installed prior to issuance of the first non-residential use permit for any building subject to an approved site plan showing sidewalk within the Subject Property. Applicants shall coordinate trail/sidewalk connections with adjacent properties in the locations as shown on the GDP.

G. Storm Water Management.

1. Applicants shall provide both existing and future storm water management facilities in conformance with Public Facilities Manual standards to serve the entire Subject Property, as approved by Department of Environmental Management ("DEM") and Department of Public Works ("DPW").

2. Water Quality. Subject to the approval of DPW and DEM at time of site plan review and approval of Building 24 or 25, whichever is earlier, and unless otherwise waived, Pond C as shown on the GDP shall be designed as a wet pond Best Management Practice ("BMP") and storm water detention facility equivalent to Water Supply Protection Overlay District ("WSPOD") standards. Applicants shall preserve (i.e. leave in its natural state) the area contiguous to Pond C shown as "SAVE" area on the GDP. An additional buffer area contiguous to the "SAVE" area shall be provided as shown and noted on the GDP. The existing storm drainage easement shall be adjusted to accommodate Pond C.

3. Oil/Grit Separators. The existing riser structure within Pond C as shown on the GDP shall be modified or replaced

to provide an oil/grit separator. The location, design and type of such device shall be at the sole discretion of the Applicants, but subject to reasonable review and approved by DEM and/or DPW at time of site plan review and approval of Building 24 or 25, whichever is earlier.

4. Oil/grit separators shall also be provided in conjunction with site plans for future parking structures for Buildings 19, 20, 23, 24 and 25.

5. Oil/grit separators as defined in 3 and 4 above shall be designed in harmony with the methods recommended in Chapter 8 of the 1987 Metropolitan Washington Council of Governments (COG) document entitled Controlling Urban Runoff: A Practical Manual for Planning and Designing Urban BMP's or with other methods approved by DEM. The oil/grit separator(s) shall be cleaned via vacuum pumping in accord with Section 8.8 of the aforementioned COG documents, at least two (2) times per year or as requested by DEM not to exceed four (4) times per year. The qualifications of the maintenance operator shall be reviewed and approved by the appropriate Fairfax County agency as determined by DEM. Oil/grit separator maintenance records shall be kept on-site and shall be made available to County officials upon request. In order to facilitate a possible County study of the effectiveness and maintenance needs of oil/grit separators, access to the property shall be provided upon request from the County.

H. Environmental Quality Corridor (EQC).

1. Applicants shall preserve in an undisturbed state the EQC as generally depicted on the GDP subject to the

following. The EQC may be crossed by utilities, roadways, and trails in a manner that will minimize disturbance in the EQC. Any disturbed areas will be re-vegetated as approved by the County Arborist. In the event that clearing and grading is required within the EQC area, the disturbed area shall be re-vegetated by ground cover and re-forested by trees pursuant to Section 12-04037A of the Public Facilities Manual. The area preserved as the EQC buffer shall be deemed to satisfy transitional screening and barrier requirements in the areas where the EQC and transitional screening yards coincide.

2. EQC west of West\*Mac Phase V (Building 30). Applicants will provide, subject to these proffers, by easement or dedication not later than the time of site plan approval for Building 30, an area equal to at least twelve and one-half percent (12.5%) of the Building 30 property (consisting of 13.5453 acres), consisting of a natural buffer strip extending at least 25 feet in width from the common property line between the Lincoln property and the Building 30 property commencing at the property corner immediately north of the Westpark Drive right-of-way and ending at the property corner immediately west of the Park Run Drive right-of-way conditioned upon the waiver of any transitional yard, barrier, and screening requirements between the two parcels.

3. EQC between Building 26 and Building 28. Applicants shall prohibit any construction within the conservation/storm drainage easement recorded at Deed Book 6927 at page 249 and

generally shown on the GDP, except minor construction as provided for in the easement document (utility crossing, trails, maintenance, etc.) shall be installed so as to minimize disturbance. Applicants agree to identify and mark archaeological site 44FX1348 contained within the Conservation Easement. If site is to be impacted by any future construction, Applicants shall contact the Environmental and Heritage Resources Branch of the Office of Comprehensive Planning 30 days prior to commencement of construction activity to determine whether a Phase II archaeological study is necessary.

I. Limits of Clearing and Grading. Applicants shall use best efforts to adhere to the general limits of clearing and grading as shown on the GDP. Actual limits of clearing and grading shall be determined at time of site plan review and approval. Any major difference between limits of clearing and grading on the GDP and site plan is subject to approval by County Arborist.

II. Noise Attenuation. Applicants agree to limit interior noise level to 50 dBA Ldn in all future buildings located within the area impacted by highway noise having levels between 70 dBA Ldn and 75 dBA Ldn. Applicants agree to provide acoustical treatment for all new structures located within 940 feet from the centerline of Dulles Access Road and within 210 feet from the centerline of International Drive. Applicants agree to treat all new buildings, other than parking structures and unoccupied accessory buildings (i.e. generator enclosures, mechanical

equipment buildings, etc.), with the following acoustical attributes:

- o Exterior walls shall have a laboratory sound transmission class (STC) of at least 39.
- o Doors and windows shall have an STC rating of at least 28. If windows are fixed and serve as walls, they shall have same rating as specified for exterior walls.
- o Adequate measures to seal and caulk surfaces will be provided.

**III. Transportation Proffers.**

A. Destination Station. Prior to December 31, 1990, subject to County approval of a subdivision plat, Applicants agree to dedicate and convey in fee simple to the Board of Supervisors a 4.2 acre parcel of land (hereinafter referred to as "Outparcel A") as depicted on the GDP subject to the following conditions:

1. Recordation of a restrictive covenant in a form similar to Exhibit A for Outparcel A. Said covenant shall limit the use of Outparcel A to a bus destination station, kiss and ride lot, or mass transit facility. Further, covenant shall specifically preclude the use of the site as a general or commercial parking lot.

2. The Applicants shall provide post-development storm water detention for Outparcel A up to but not exceeding the volume of the original design computation level as indicated on

6796-DS-01-1 as approved on March 25, 1988 associated with Outparcel A.

3. Upon conveyance of Outparcel A to the Board of Supervisors, any necessary approvals for Outparcel A for uses described in I.1 above shall not require Applicants to file a special exception or proffered condition amendment on Subject Property.

4. Dedication of Outparcel A shall be deemed to be subject to an advanced dedication and reservation of density pursuant to Paragraph 5 of Article 2-308 for 128,065 square feet (4.2 acres x 43,560 x 0.69 FAR) and such density credit will be included and may be used in FAR calculations for any buildings or sites within the 199.48 acre application.

5. Provision of a 25-foot wide transitional screening yard and barrier situated entirely upon Outparcel A along the eastern side of Outparcel A to buffer the Destination Station from the West\*Mac project.

6. The extent of this obligation extends solely to the 4.2 acre site shown on the GDP inclusive of any future right-of-way or easement dedications.

7. Upon conveyance of Outparcel A, Applicants shall provide Fairfax County funds not to exceed \$100,000.00 for an architectural and engineering design of the Destination Station.

B. Tysons Corner Area Wide Transportation Contribution.

1. Applicants shall contribute to Fairfax County \$2.85

per FAR square foot (gross floor area, excluding cellar) with the following exceptions:

- o All existing buildings shall be exempt from \$2.85 payment to the extent that there is no increase in FAR square feet (gross floor area, excluding cellar) above the area shown in "Floor Area Computation" Table appearing on sheet 5 of 6 in the GDP dated September 5, 1990.

- o Building 18 as shown on the GDP which is 139,474 FAR square feet.

- o West\*Mac Buildings 26, 27, 28, 29, and 30 inclusive comprising 1,460,259 gross square feet on 48.5115 acres of land area.

The \$2.85 per square foot, as increased by escalations to the Engineering News Record, Construction Cost Index from the date of rezoning approval, shall be paid directly to the County of Fairfax at issuance of building permits for the applicable building area and shall be used for Tysons Corner Area Wide Transportation Improvements in order of the following priorities as determined by the Board of Supervisors:

- o Destination Station on Outparcel A.
- o Additional toll lanes and toll booths on the Dulles Access Road.
- o Metrorail or Dartrail design and development.

2. Applicants shall contribute \$7,500.00 per acre in lieu of \$2.85 square feet described in III.B.1 above for Tysons Corner Area Wide Transportation Fund improvements upon issuance

of building permit for Building 30 or within five (5) years of the date of the Board's approval of this rezoning application, whichever first occurs. Said contribution shall not exceed \$101,625.00 (\$7,500.00 x 13.5 acres).

Applicants have previously paid \$232,500.00 (\$7,500.00 x 31 acres) for Buildings 26, 27, 28, 29 and Outparcel A. Therefore, Buildings 26, 27, 28, 29 and any density credit for Outparcel A (Destination Station 4.2 acres) shall be exempt from \$2.85 per square foot contribution as outlined in paragraph III.B.1 above.

C. Signalization. Applicants shall design and escrow funds, as determined by Virginia Department of Transportation ("VDOT"), for traffic signal equipment and installation at the intersection of Park Run Drive and Jones Branch Drive and at the intersection of Park Run Drive and Westpark Drive, subject to the approval of VDOT. The traffic signal design and escrow at the intersection of Park Run Drive and Jones Branch Drive shall be provided when necessary warrants are met as determined by VDOT, or by December 31, 1993, or at time of issuance of non-residential use permits for Building 27, 28 or 29, whichever is earlier. The traffic signal design and escrow at Park Run Drive and Westpark Drive shall be provided when necessary warrants are met as determined by VDOT or at time of issuance of non-residential use permit for Building 30, or December 31, 1995, whichever is earlier.

D. Jones Branch Drive Improvements. Upon request from Fairfax County or at time of site plan submission for Building 27 or 29, whichever is earlier, Applicants shall dedicate and convey

in fee simple to the Board of Supervisors right-of-way along the property's Jones Branch Drive frontage of a sufficient width to provide an additional lane on the north side of the westbound approach of existing Jones Branch Drive from Park Run Drive to the east side of Springhill Road/International Drive intersection. Any dedication of land associated with this proffer shall be deemed to constitute an advance dedication with reservation of density pursuant to Article 2-308, Paragraph 5 of the Zoning Ordinance. Applicants shall construct the additional lane within the dedicated right-of-way as above described as follows: Applicants shall submit plans for the additional lane at the time of site plan submission for Building 27, 28 or 29, but no later than December 31, 1991. Applicants shall substantially complete construction sufficient to open for traffic within six months of approval of plans and issuance of permits and shall open roadway to traffic upon receipt of appropriate DEM and VDOT approvals to do so. In the event that Fairfax County elects to construct the additional lane, Applicants shall reimburse the County for the cost of construction not to exceed \$30,000.00 and payable to the Tysons Corner Area Wide Transportation Fund within six months of VDOT acceptance of the road for maintenance.

E. Transportation System Management.

1. Within six months of approval of this rezoning, Applicants shall prepare in coordination with the Office of Transportation ("OT") a Draft Transportation Management Program

("TSM Program") that attempts to reduce vehicular trips by 20% in the Tysons Quadrangle. After mutual agreement of the Draft TSM Program by OT and Applicants, Applicants shall prepare and OT and Applicants shall mutually agree on a Final TSM program consistent with Draft TSM Program. The Final TSM Program shall be implemented on a schedule mutually acceptable to Applicants and OT, but commence no later than eighteen months of the date of approval of this rezoning.

2. Applicants shall contribute \$270,000.00 to implement the Final TSM Program and said funds shall be distributed by the Applicants in accordance with a mutually agreed to Funds Distribution Program that shall be an integral part of the Final TSM Program.

3. Applicants shall provide OT with an evaluation of the Final TSM Program at the end of the third and sixth calendar years of the program to determine whether adjustments are necessary to the TSM Program. If OT and/or Applicants determine adjustments are necessary, Applicants shall implement adjustments subject to the limitations of the \$270,000.00 fund.

Proffers  
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West\*Mac Associates Limited Partnership

By: Federal Home Loan Mortgage Corporation  
General Partner

By: Maxine B. Stokes  
Maxine B. Stokes  
Vice President, Administration  
and Corporate Properties

WEST\*PARK Associates Limited Partnership

By: Southfork Corporation  
General Partner

By: Charles B. Ewing, Jr.  
Charles B. Ewing, Jr.  
President

Washington Hall Corporation

By: Anthony B. Kuklin  
Anthony B. Kuklin  
Vice President

NMTBA

By: Albert W. Moore  
Albert W. Moore  
President

DESCRIPTION OF THE LAND OF  
WEST\*PARK ASSOCIATES LIMITED PARTNERSHIP, WEST\*MAC ASSOCIATES  
LIMITED PARTNERSHIP, NATIONAL MACHINE TOOL BUILDERS ASSOCIATION  
AND LOTS A-1-A, A-1-B, A-1-C, A-2-A, A-2-B, C-1, C-2  
1, 2, 3, 4, 6, 7A, 7B, 8, 9, 10, 11A, 12A WESTPARK SUBDIVISION  
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

PARCEL ONE: THE LAND OF WEST\*MAC ASSOCIATES LIMITED PARTNERSHIP,  
WEST\*PARK ASSOCIATES LIMITED PARTNERSHIP, AND LOT 12A, WESTPARK  
SUBDIVISION

BEGINNING AT A POINT at the intersection of the northern right-of-way of  
JONES BRANCH DRIVE, Route #5062, 100 feet wide and the eastern right-of-way  
of INTERNATIONAL DRIVE, Route #684, variable width.

THENCE with said eastern right-of-way of INTERNATIONAL DRIVE the  
following courses and distances:

N04°04'17"W 11.56 feet to a point;  
121.79 feet along the arc of a circle curving to the  
right having a radius of 82.00 feet, a delta of 85°05'42", a  
tangent of 75.26 feet, a chord and chord bearing of  
N51°32'15"W 110.90 feet to a point;  
N52°14'30"W 8.74 feet to a point;  
N08°51'54"W 89.95 feet to a point;  
N20°16'40"E 98.16 feet to a point;  
N23°50'08"E 7.00 feet to a point on the

southern line of DULLES AIRPORT ACCESS ROAD, Variable Width.

THENCE with said southern right-of-way of DULLES ACCESS ROAD and  
proceeding with the western right-of-way of INTERSTATE ROUTE #495 the  
following courses and distances:

N76°12'20"E 171.49 feet to a point;  
N78°22'50"E 270.42 feet to a point;  
N84°00'58"E 365.49 feet to a point;  
N76°58'59"E 304.14 feet to a point;  
S89°44'26"E 225.50 feet to a point;  
N03°33'17"W 30.47 feet to a point;  
N86°51'35"E 541.38 feet to a point;  
S76°55'52"E 154.64 feet to a point;  
N13°30'08"E 45.06 feet to a point;  
N86°51'35"E 656.60 feet to a point;  
S78°21'05"E 199.10 feet to a point;  
N76°48'55"E 436.60 feet to a point;  
S87°20'25"E 440.50 feet to a point;  
S74°22'55"E 820.10 feet to a point;  
S54°13'22"E 216.09 feet to a point;  
S53°47'05"E 106.30 feet to a point;  
S31°09'45"E 385.90 feet to a point;  
S16°03'25"E 468.45 feet to a point;  
S07°10'55"W 403.10 feet to a point being the

northeastern corner of LOT 5, WESTPARK SUBDIVISION.

THENCE with the northern line of LOT 5 S82°48'56"W 427.87 feet to a point

DESCRIPTION OF THE LAND OF WESTPARK ASSOCIATES LIMITED PARTNERSHIP, ETC.

on the eastern right-of-way of the aforementioned JONES BRANCH DRIVE said point being the northwestern corner of LOT 5.

THENCE with the eastern and northern right-of-way of JONES BRANCH DRIVE the following courses and distances:

N07°11'04"W 356.16 feet to a point;

980.77 feet along the arc of a circle curving to the left having a radius of 653.42 feet, a delta of 86°00'00", a tangent of 609.32 feet, a chord and chord bearing of N50°11'04"W 891.26 feet to a point;

S86°48'56"W 1,020.01 feet to a point;

582.30 feet along the arc of a circle curving to the right having a radius of 2,109.75 feet, a delta of 15°48'58", a tangent of 293.06 feet, a chord and chord bearing of N85°16'35"W 580.54 feet to a point;

N77°22'06"W 633.37 feet to a point;

610.33 feet along the arc of a circle curving to the left having a radius of 2,088.36 feet, a delta of 16°44'41", a tangent of 307.36 feet, a chord and chord bearing of N85°44'26"W 608.16 feet to a point;

S85°53'13"W 1,017.96 feet to the point and place of beginning and CONTAINING 72.4725 ACRES OF LAND.

PARCEL TWO: LOTS 4,6,7A,7B,8,11A,C-1,C-2, WESTPARK SUBDIVISION

BEGINNING AT A POINT on the southern right-of-way of aforementioned JONES BRANCH DRIVE at its intersection with the eastern right-of-way of WESTBRANCH DRIVE, Route #5457, 100 feet wide.

THENCE with said southern right-of-way and eastern right of way of JONES BRANCH DRIVE the following courses and distances:

N86°48'56"E 422.00 feet to a point;

769.54 feet along the arc of a circle curving to the right having a radius of 553.42 feet, a delta of 86°00'00", a tangent of 461.65 feet, a chord and chord bearing of S47°01'16"E 709.02 feet to a point;

S07°11'04"E 639.23 feet to a point;

276.46 feet along the arc of a circle curving to the right having a radius of 360.00 feet, a delta of 44°00'00", a tangent of 145.45 feet, a chord and chord bearing of S14°48'56"W 269.72 feet to a point;

S36°48'56"W 951.64 feet to a point;

41.02 feet along the arc of a circle curving to the right having a radius of 25.00 feet, a delta of 94°00'00", a tangent of 26.81 feet, a chord and chord bearing of S83°48'56"W 36.57 feet

to a point on the northern right-of-way of WESTPARK DRIVE, Route #5061, 100 feet wide.

THENCE with the northern right-of-way of said WESTPARK DRIVE

DESCRIPTION OF THE LAND OF WESTPARK ASSOCIATES LIMITED PARTNERSHIP, ETC.

N49°11'04"W 864.57 feet to a point; 39.27 feet along the arc of a circle curving to the right having a radius of 25.00 feet, a delta of 90°00'00", a tangent of 25.00 feet, a chord and chord bearing of N04°11'04"W 35.36 feet to a point on the aforementioned eastern right-of-way of WESTBRANCH DRIVE.

THENCE with the eastern right-of-way of WESTBRANCH DRIVE the following courses and distances:

849.43 feet along the arc of a circle curving to the left having a radius of 1,106.11 feet, a delta of 44°00'00", a tangent of 446.90 feet, a chord and chord bearing of N18°48'56"E 828.71 feet to a point;

N03°11'04"W 710.62 feet to a point;

39.27 feet along the arc of a circle curving to the right having a radius of 25.00 feet, a delta of 90°00'00", a tangent of 25.00 feet, a chord and chord bearing of N41°48'56"E 35.36 feet

to the point and place of beginning and CONTAINING 44.1939 ACRES OF LAND.

PARCEL THREE: LOTS 1, 2, 3, AND 9, WESTPARK SUBDIVISION AND THE LAND OF NATIONAL MACHINE TOOL BUILDERS ASSOCIATION.

BEGINNING AT A POINT ON the southwestern right-of-way of aforementioned WESTPARK DRIVE at its intersection with the southeastern right-of way of aforementioned WESTBRANCH DRIVE.

THENCE with said southwestern right-of-way of WESTPARK DRIVE the following courses and distances:

S49°11'04"E 1,336.76 feet to a point;

318.49 feet along the arc of a circle curving to the right having a radius of 176.00 feet, a delta of 103°41'00", a tangent of 223.99 feet, a chord and chord bearing of S02°39'26"W 276.78 feet to a point;

183.74 feet along the arc of a circle curving to the left having a radius of 590.87 feet, a delta of 17°49'01", a tangent of 92.62 feet, a chord and chord bearing of S45°35'25"W 183.00 feet to a point being the eastern corner of PARCEL

3, TYSONS II.

THENCE with the northeastern line of PARCEL 3, TYSONS II N49°11'04"W 1,517.53 feet to a point being the southernmost point at the southwestern terminus of aforementioned WESTBRANCH DRIVE.

THENCE with the southeastern right-of-way of WESTBRANCH DRIVE N40°48'56"E 375.00 feet to a point; 39.27 feet along the arc of a circle curving to the right having a radius of 25.00 feet, a delta of 90°00'00", a tangent of 25.00 feet, a chord and chord bearing of N85°48'56"E 35.36 feet to the point and place of beginning and CONTAINING 13.9268 ACRES OF LAND.

DESCRIPTION OF THE LAND OF WESTPARK ASSOCIATES LIMITED PARTNERSHIP, ETC.

PARCEL FOUR: LOT 10, WESTPARK SUBDIVISION

BEGINNING AT A POINT ON the southwestern right-of-way of aforementioned WESTPARK DRIVE at its intersection with the northwestern right-of way of aforementioned WESTBRANCH DRIVE.

THENCE with said northwestern right-of-way of WESTBRANCH DRIVE S40°48'56"W 375.00 feet to a point on the northeastern line of PARCEL 3, TYSONS II at the southwestern terminus of WESTBRANCH DRIVE.

THENCE with said northeastern line of PARCEL 3, TYSONS II N49°02'39"W 555.02 feet to a point being the southern corner of PARCEL B, WESTPARK SUBDIVISION.

THENCE with the eastern line of said PARCEL B, WESTPARK SUBDIVISION N30°06'36"E 381.80 feet to a point on the aforementioned southwestern right of way of WESTPARK DRIVE.

THENCE with said southwestern right-of-way of WESTPARK DRIVE the following courses and distances:

261.00 feet along the arc of a circle curving to the right having a radius of 1,446.21 feet, a delta of 10°20'25", a tangent of 130.85 feet, a chord and chord bearing of S54°21'11"E 260.65 feet to a point;

S49°11'04"E 341.35 feet to a point;

39.27 feet along the arc of a circle curving to the right having a radius of 25.00 feet, a delta of 90°00'00", a tangent of 25.00 feet, a chord and chord bearing of S04°11'04"E 35.36 feet

to the point and place of beginning and CONTAINING 5.3820 ACRES OF LAND.

PARCEL FIVE: LOT A-1-A, A-1-B, A-1-C, A-2-A, A-2-B, WESTPARK SUBDIVISION

BEGINNING AT A POINT on aforementioned northern right-of-way of WESTPARK DRIVE at its intersection with the western right-of-way of aforementioned WESTBRANCH DRIVE.

THENCE with said northern right-of-way of WESTPARK DRIVE the following courses and distances:

N49°11'04"W 341.35 feet to a point;

1264.51 feet along the arc of a circle curving to the left having a radius of 1,546.21 feet, a delta of 46°51'26", a tangent of 670.02 feet, a chord and chord bearing of S76°36'47"E 1229.56 feet to a point;

36.39 feet along the arc of a circle curving to the right having a radius of 25.00 feet, a delta of 83°23'44", a tangent of 22.27 feet, a chord and chord bearing of N54°20'38"W 33.26 feet to a point;

S84°15'54"W 10.07 feet to a point on the eastern right-of-way of PARK RUN DRIVE, Route #6062, 80 feet wide.

DESCRIPTION OF THE LAND OF WEST\*PARK ASSOCIATES LIMITED PARTNERSHIP, ETC.

THENCE with said eastern right-of-way of PARK RUN DRIVE the following courses and distances:

649.52 feet along the arc of a circle curving to the right having a radius of 2,440.38 feet, a delta of 15°14'59", a tangent of 326.69 feet, a chord and chord bearing of N04°59'36"W 647.61 feet to a point;

N02°37'55"E 340.64 feet to a point;

S76°13'24"E 10.19 feet to a point;

43.50 feet along the arc of a circle curving to the right having a radius of 25.00 feet, a delta of 99°41'26", a tangent of 29.63 feet, a chord and chord bearing of N52°28'37"E 38.22 feet

to a point on the southern right-of-way of aforementioned JONES BRANCH DRIVE.

THENCE with said southern right-of-way of JONES BRANCH DRIVE the following courses and distances:

10.74 feet along the arc of a circle curving to the right having a radius of 1,988.40 feet, a delta of 00°18'34", a tangent of 5.37 feet, a chord and chord bearing of S77°31'24"E 10.74 feet to a point;

S77°22'06"E 633.37 feet to a point;

609.99 feet along the arc of a circle curving to the left having a radius of 2,209.75 feet, a delta of 15°48'58", a tangent of 306.95 feet, a chord and chord bearing of S85°16'35"E 608.05 feet to a point;

N86°48'56"E 448.01 feet to a point;

39.27 feet along the arc of a circle curving to the right having a radius of 25.00 feet, a delta of 90°00'00", a tangent of 25.00 feet, a chord and chord bearing of S48°11'04"E 35.36 feet

to a point on the western right-of-way of aforementioned WESTBRANCH DRIVE.

THENCE with the western right-of-way of WESTBRANCH DRIVE the following courses and distances:

S03°11'04"E 710.62 feet to a point;

772.64 feet along the arc of a circle curving to the right having a radius of 1,006.11 feet, a delta of 44°00'00", a tangent of 406.49 feet, a chord and chord bearing of S18°48'56"W 753.79 feet to a point;

39.27 feet along the arc of a circle curving to the right having a radius of 25.00 feet, a delta of 90°00'00", a tangent of 25.00 feet, a chord and chord bearing of S85°48'56"W 35.36 feet to the point and place of beginning

and containing 44.1580 ACRES OF LAND

PARCEL SIX: A PORTION OF THE LAND OF WEST\*MAC ASSOCIATES, LIMITED PARTNERSHIP

DESCRIPTION OF THE LAND OF WESTPARK ASSOCIATES LIMITED PARTNERSHIP, ETC.

BEGINNING AT A POINT on the northern right-of-way of the aforementioned WESTPARK DRIVE at its intersection with the western right-of-way of PARK RUN DRIVE.

THENCE with the northern line of WESTPARK DRIVE the following courses and distances:

S81°26'30"W 18.80 feet to a point;

471.84 feet along the arc of a circle curving to the left having a radius of 850.00 feet, a delta of 31°48'20", a tangent of 242.17 feet, a chord and chord bearing of S65°32'20"W 465.81 feet to a point;

S49°38'10"W 720.17 feet to a point being the southeastern corner of the land of TYSON'S I LIMITED PARTNERSHIP.

THENCE with the southeastern line of the land of TYSON'S I LIMITED PARTNERSHIP the following courses and distances:

N04°14'59"E 139.95 feet to a point;

N18°54'16"E 385.81 feet to a point;

N25°38'28"E 415.96 feet to a point;

N40°06'39"E 629.87 feet to a point;

S87°22'05"E 245.00 feet to a point on the

western right-of-way of PARK RUN DRIVE.

THENCE with said western right-of-way of PARK RUN DRIVE the following courses and distances:

661.16 feet along the arc of a circle curving to the left having a radius of 2,520.38 feet, a delta of 15°01'49", a tangent of 332.49 feet, a chord and chord bearing of S04°53'01"E 659.27 feet to a point;

S84°15'54"W 10.07 feet to a point:

40.93 feet along the arc of a circle curving to the right having a radius of 25.00 feet, a delta of 93°48'48", a tangent of 26.72 feet, a chord and chord bearing of S34°32'06"W 36.51 feet

to the point and place of beginning and CONTAINING 13.5453 ACRES OF LAND.

THE SIX PARCELS DESCRIBED HEREIN COMPRISE A TOTAL ACREAGE OF 193.6785 ACRES OF LAND.







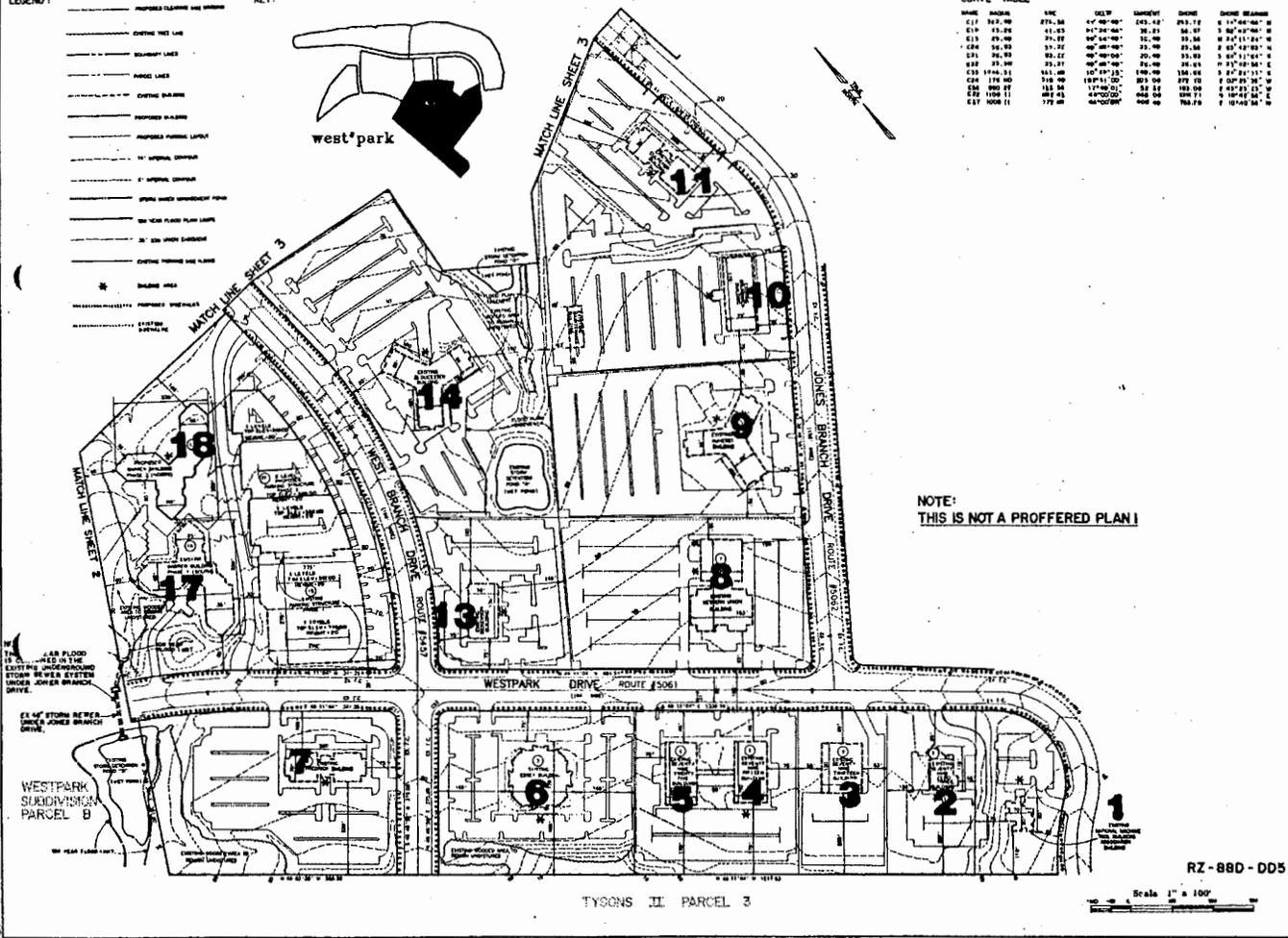
- LEGEND**
- PROPOSED CLEARING AND FILLING
  - EXISTING TREE LINE
  - BOUNDARY LINES
  - PARCEL LINES
  - EXISTING DRAINAGE
  - PROPOSED DRAINAGE
  - PROPOSED PAVING LAYOUT
  - 1" SLOPING DRAINAGE
  - 2" SLOPING DRAINAGE
  - SPRINKLER UNDERGROUND PIPING
  - NEW 18" FIBER PLASTIC PIPING
  - 24" 200 LB. CAST IRON
  - EXISTING TRUNK AND LINES
  - SEWER MAIN
  - PROPOSED UNDERGROUND UTILITIES
  - EXISTING UTILITIES

**KEY:**



**CURVE TABLE**

MARK	STATION	TYPE	DELTA	CHORD	CHORD BEARING
C11	82.00	272.26	47°00'00"	282.22	1°17'00" W
C19	83.28	41.83	91°28'00"	38.81	3°08'00" W
C15	89.00	75.29	89°54'00"	75.29	0°11'00" W
C24	94.00	59.27	89°54'00"	59.27	0°11'00" W
C21	96.00	82.27	89°54'00"	82.27	0°11'00" W
C22	97.00	75.27	89°54'00"	75.27	0°11'00" W
C23	97.00	141.00	107°47'35"	149.00	10°00'00" W
C24	176.00	748.00	180°00'00"	748.00	0°00'00" W
C26	980.00	183.36	177°00'00"	183.36	0°00'00" W
C27	1008.11	461.53	47°00'00"	468.00	0°00'00" W
C27	1008.11	178.00	64°00'00"	408.00	0°00'00" W



**NOTE:**  
THIS IS NOT A PROFFERED PLAN!

**Munsey, Myers & Associates, P.C.**  
 1000 ...  
 ...  
 ...

**GENERALIZED DEVELOPMENT PLAN TO REZONE THE PROPERTIES OF WEST PARK ASSOCIATES, WEST PARK ASSOCIATES WASHINGTON HILL COMPANY AND WEST PARK ASSOCIATES ASSOCIATION FROM R-3 AND J-4 TO C-3. SUPPLEMENTAL PERMIT.**

**SCALE:** 1" = 100'

**DATE:** ...

**BY:** ...

**FOR:** ...

**PROJECT:** ...

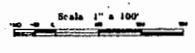
**REVISIONS:**

**NO. 4 OF 6**

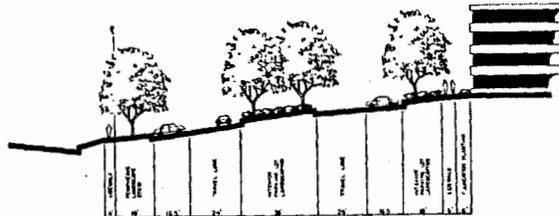
**PL-1900**

RZ-88D-DD5

TYSONS II PARCEL 3

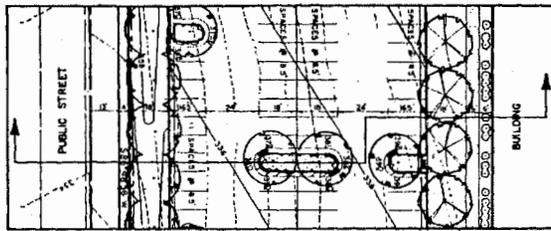






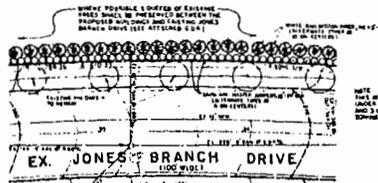
TYPICAL PARKING LOT LANDSCAPE SECTION

SCALE 1" = 20'



TYPICAL PARKING LOT LANDSCAPING PLAN

SCALE 1" = 20'



EX. JONES BRANCH DRIVE

DETAIL OF PROPOSED LANDSCAPING AND PLANTINGS WHERE A MODIFICATION OF THE REQUIRED TRANSITIONAL YARD IS BEING REQUESTED ALONG EXISTING JONES BRANCH DRIVE AND ALONG THE NORTHWEST E. OF WEST 8<sup>TH</sup> MAC, PHASE 3 (SEE ATTACHED G.D.P.)

NOTE: THE ATTACHED LANDSCAPING AND PLANTING DETAIL HAS BEEN PREVIOUSLY APPROVED FOR WEST 8<sup>TH</sup> MAC, PHASE 1, BY THE ARBORIST (SEE SHEET 8 OF 8 FOR LETTER FROM STEVE METHOLDS DATED JUNE 18, 1998)

NOTE: THIS IS NOT A PROFFERED PLAN

RZ - S6D - 005

Munley, Ayres & Associates, P.C.  
 1000 ...  
 202-462-1000  
 202-462-1001  
 202-462-1002  
 202-462-1003  
 202-462-1004  
 202-462-1005  
 202-462-1006  
 202-462-1007  
 202-462-1008  
 202-462-1009  
 202-462-1010

GENERALIZED DEVELOPMENT PLAN TO REDUCE THE PROPERTIES OF ...  
 HALL CORPORATION AND THE NATIONAL MACHINE TOOL BUILDERS ASSOCIATION FROM J-3 AND J-4 TO C-3  
 PROFESSIONAL SERVICES: ...  
 TYPICAL PARKING LOT LANDSCAPING PLAN - SECTION VIEW

SCALE 1" = 20'  
 DATE 2/23/98  
 DRAWING

SHEET 6 OF 9  
 PL-100

10/15/90

5:00 p.m. Item - RZ-88-D-005 - WEST\*MAC ASSOCIATES LIMITED PARTNERSHIP, ET AL  
Dranesville District

On Wednesday, October 10, 1990, the Planning Commission voted unanimously (Commissioner Strickland not present for the vote; Commissioner Hanlon absent from the meeting) to recommend to the Board of Supervisors approval of RZ-88-D-005, subject to execution of the proffers dated October 3, 1990.

The Commission further voted unanimously (Commissioner Strickland not present for the vote; Commissioner Hanlon absent from the meeting) to recommend to the Board of Supervisors modification of the transitional screening and waiver of the barrier requirement along the property adjacent to the R-30 parcel.

The Commission also voted 8-0-1 (Commissioner Harsel abstaining; Commissioner Strickland not present for the vote; Commissioner Hanlon absent from the meeting) to recommend to the Board of Supervisors waiver of the 75-foot setback requirement from the Dulles Airport Access Road, consistent with current development.

Planning Commission Meeting  
October 10, 1990  
Verbatim Excerpts

RZ-88-D-005 - WEST\*MAC ASSOCIATES LIMITED PARTNERSHIP, ET AL

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Mr. Hubbard.

Commissioner Hubbard: Thank you, Mr. Chairman. I think it's appropriate to begin with -- by commending staff work. We've come a long way in two years and -- due primarily to the fine staff work. We have letters that I'd like to enter into the record. Mr. Strickland mentioned the one from the MCA, Mr. Herb Becker. We all received one from Freddie Mac from Westpark. We also have a letter from Mr. Angle of Tysons II regarding the, an adjacent parcel C-7 in site plan review, and its impact on the R-30 which, R-30 parcel which Tysons II owns. I'd like to enter all those into the record. Having said that, we have an application before us for C-3 proffered to an overall FAR of .54 but guided primarily by an existing Comprehensive Plan for Tysons. Much as I too would prefer an application for mixed-use on this 193 acres with a strong residential component, we have an existing Plan that very clearly specifies mixed-use areas and Westpark is not one of them. And due to the courageous action of the Executive and the Board, we don't even have a land-use classification system to bank on, but then I've already talked -- mentioned that several times. What we have is a development proposal of 4.7 million square feet, of which 2 million is constructed, 1.9 million is grandfathered under site plans filed before Cs and Is, whatever that means, and a request for an additional .7 million square feet. For the additional .7 million square feet and the flexibility of phasing the entire project over twenty years and getting around due diligence we have the applicant proffering 5.3 million dollars in transportation funds, a TSM program commitment for \$270,000 plus a review process coordinated with OT, the dedication of 4.2 acres for a destination station with a \$100,000 contribution to architectural and engineering design. We have site improvements including a lane on Jones Branch Drive at the intersection of International Drive and Spring Hill Road, two signals at Park Run and Jones Branch and at Westpark Drive intersections. We have BMPs retrofitted on the site. And more importantly, we have an application consistent with the Plan land-use recommendation and existing development. Consistent with the request of the McLean Citizens Association, we have the site plans returning to the Planning Commission for review. We have an individual cap of 1.0 FAR on any single building. We have staff's endorsement, the citizens' endorsement and on balance an application that I can support. Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-88-D-005, SUBJECT TO THE EXECUTIONS OF THE PROFFERS DATED OCTOBER 3, 1990.

Commissioner Byers: Second.

Commissioner Bobzien: Second.

Chairman Murphy: Seconded, Mr. Bobzien, Mr. Byers. Discussion of --

Commissioner Sell: Mr. Chairman?

Chairman Murphy: -- the motion? Mr. Sell.

Commissioner Sell: I'd just like to take the opportunity to congratulate everybody who worked on this particular application case the citizens -- the Dranesville Planning Commissioner, the staff, the applicant. I think this is an outstanding application and it shows what we can do when we really put our mind to it. To me, the most far reaching thing is that in these proffers we really nailed down the fact that mass transportation is coming to this corridor and that's been difficult; that took longer than two years as Mr. Hubbard knows. And I think that's a significant part of this application. I just congratulate everybody who worked on it. Thank you.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-88-D-005, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Hubbard.

Commissioner Hubbard: Mr. Chairman, I have two more. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENT ALONG THE PROPERTY ADJACENT TO THE R-30 PARCEL.

Commissioners Byers and Bobzien: Second.

Chairman Murphy: Seconded by Mr. Byers, Mr. Bobzien. Discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Hubbard.

Commissioner Hubbard: Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS WAIVER OF THE 75-FOOT SETBACK REQUIREMENT FROM THE DULLES AIRPORT ACCESS ROAD CONSISTENT WITH CURRENT DEVELOPMENT.

Commissioners Byers: Second.

Commissioner Bobzien: Second.

Chairman Murphy: Seconded, Mr. Byers, Mr. Bobzien. Discussion of that motion? All those in favor of the motion, say aye.

Planning Commission Meeting  
October 10, 1990  
RZ-88-D-005

Page 3

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Harsel: I abstain.

Chairman Murphy: Motion carries. Mrs. Harsel abstains.

Commissioner Hubbard: Thank you, Mr. Chairman.

Chairman Murphy: Thank you very much.

//

(The first two motions passed unanimously with Commissioner Strickland not present for the vote; Commissioner Hanlon absent from the meeting.)

(The third motion passed by a vote of 8-0-1 with Commissioner Harsel abstaining; Commissioner Strickland not present for the vote; Commissioner Hanlon absent from the meeting.)

PAM



# County of Fairfax, Virginia

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

November 21, 2012

John C. McGranahan, Jr.  
Hunton and Williams LLP  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102

RE: Proffered Condition Amendment Application PCA 88-D-005-07  
(Concurrent with Rezoning Application RZ 2011-PR-023)

Dear Mr. McGranahan:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on November 20, 2012, approving Proffered Condition Amendment Application PCA 88-D-005-07 in the name of Cityline Partners LLC. The Board's action amends the proffers for Rezoning Application RZ 88-D-005, previously approved for commercial development at an overall Floor Area Ratio (FAR) of approximately 0.58 to permit deletion of 27.25 acres of land resulting in a remaining FAR of approximately 0.65. The subject property is located on the N. and S. sides of Westpark Drive, E. and W. of Westbranch Drive, bounded on the N. and E. by Jones Branch Drive, on approximately 85.93 acres of land zoned C-3, HC and SC [Tax Map 29-2 ((15)) B2; 29-4 ((7)) A4, C1, C2, 1, 1A1, 1A2, 2, 3, 5A, 6, 7A1, 7B, 8, 9, 10 and 11A], in the Providence District and is subject to the proffers dated September 14, 2011.

Please note that this application was approved concurrently with RZ 2011-PR-023. Please note that on October 17, 2012, the Planning Commission approved Final Development Plan Applications FDP 2011-PR-023, FDP 2011-PR-023-02, and FDP 2011-PR-023-03.

Sincerely,

Catherine A. Chianese  
Clerk to the Board of Supervisors

Office of the Clerk to the Board of Supervisors  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

---

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

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At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 20th day of November, 2012, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT PCA 88-D-005-07  
(Concurrent with Rezoning Application RZ 2011-PR-023)**

**WHEREAS**, Cityline Partners LLC, filed in the proper form an application to amend the proffers for RZ 88-D-005 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

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

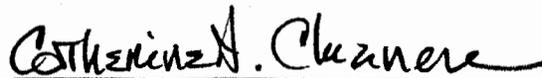
**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

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

GIVEN under my hand this 20th day of November, 2012.



Catherine A. Chianese  
Clerk to the Board of Supervisors



# County of Fairfax, Virginia

## MEMORANDUM

DATE: September 2, 2014

**TO:** Barbara C. Berlin, AICP, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *P#1*  
Environment and Development Review Branch, DPZ

**SUBJECT:** Land Use Analysis:  
RZ/CDP 2014-PR-004, Amherst Property LLC  
FDP 2014-PR-004, Amherst Property LLC

This memorandum, prepared by Brenda Cho, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning (RZ), Conceptual Development Plan (CDP), and Final Development Plan (FDP) applications dated December 18, 2013, as revised through August 21, 2014, and the latest proffers dated August 21, 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 application is located at 7915 Jones Branch Drive on Tax Map Parcels 29-4 ((7)) 6 and 29-4 ((7)) 7B pt. The application site measures 250,628 square feet in area, and the applicant seeks to rezone the site from the C-3 Office District to the Planned Tysons Corner Urban (PTC) District. The application property is located within the Urban Neighborhood subdistrict of the North Central District.

A residential building up to 450,000 square feet in area and 90 feet in height is proposed for the site. A maximum of 12,300 square feet of ground floor retail is proposed for the building. 275 to 400 residential units are proposed for the building. A concurrent FDP application (FDP 2014-PR-004) is filed for the building with the CDP. With the FDP, approximately 2,500 square feet of retail and the maximum residential square footage of 450,000 square feet are proposed; however, 450,000 square feet or 1.80 FAR is the maximum overall gross floor area (GFA) proposal.

Excellence \* Innovation \* Stewardship  
Integrity \* Teamwork \* Public Service

Department of Planning and Zoning  
Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5509  
Phone 703-324-1380  
Fax 703-653-9447  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



## **LOCATION AND CHARACTER OF THE AREA**

The subject property is located near the intersection of Jones Branch Drive and Westpark Drive, and portions of the site are within ½ mile of both the Tysons Corner Metrorail and McLean Metrorail stations. There is an existing 6-story office building with surface parking on the site, which will be demolished with redevelopment. There are commercial uses around the site and a hotel across Jones Branch Drive.

## **COMPREHENSIVE PLAN CITATIONS:**

### **Land Use**

The Comprehensive Plan Area-wide 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 April 29, 2014, on Pages 171 – 178, the Plan, as applied to the application area, states the following:

### **“North Central**

The land use pattern in the North Central District, which is located primarily between West Park Drive and the DAAR, will allow for a transition between Tysons Central 123 and the adjacent community north of Tysons. The DAAR serves as an additional buffering element. Office uses would be mostly located adjacent to the DAAR, providing easy access from the Toll Road and continuing the office focus east in the Tysons West District.

Moving into the heart of the district, residential land uses could be concentrated along a potential circulator route. The district is envisioned to become a vibrant, mixed use residential neighborhood, with local-serving retail, dedicated parks and civic uses, and a pedestrian-friendly street network for residents and workers in the neighborhood.

The local streets, along with a finer grid of streets and a linear park/green network, would lead people to the circulator and encourage them to walk. As the central feature of the district, the circulator could help shape its urban form. Having a mix of uses, portions of the North Central District should develop with a 24-hour environment.

The district's ponds and small streams should be enhanced to add to the amenities of the neighborhoods. Urban parks could include a green network leading from Tysons Central 123 to the employment area adjacent to the DAAR. A new 8 to 10 acre urban park will be a central feature of this district that provides both active and passive recreational facilities and a focus for civic gatherings for residents and employees.

The land use concept for the North Central District is shown in the map below. The district is composed of two subdistricts: an office subdistrict and an urban neighborhood subdistrict.

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.

### **URBAN NEIGHBORHOOD SUBDISTRICT**

This subdistrict is south and west of Jones Branch Drive and north of the Tysons Central 123 District. The western half of the subdistrict is developed with multifamily use. The eastern half of the subdistrict is developed with suburban office buildings with mostly surface parking. The vision is to have substantial redevelopment (especially in the eastern portion) that will transform the area into urban neighborhoods. The subdistrict has three subareas.

#### **Subarea 3: West Park Urban Neighborhood**

This area is comprised of about 88 acres, bounded by Jones Branch Drive on the north and east, the Tysons Central 123 District on the south, and the Subarea 2 neighborhood on the west. This area contains the central portion of the West Park office development.

#### **Base Plan**

This area is planned for office with support retail and service uses at existing intensities, which average about 0.60 FAR.

#### **Redevelopment Option**

With the provision of Metrorail and circulator service linking Subarea 3 to the rest of Tysons, the vision for this area is to redevelop to urban residential neighborhoods at substantially higher intensity. Redevelopment of this area to an urban residential neighborhood should be considered if it will provide affordable and workforce housing and if the redevelopment is phased with the provision of circulator service. Prior to operation of circulator service, the area should be developed in residential use up to 1.5 FAR. Redevelopment proposals should provide right-of-way or otherwise accommodate the circulators and make appropriate contributions toward

their construction cost. In addition, higher intensity may be allowed in this subarea for property within 1/2 mile distance of the Tysons Central 123 Metro station. See the Intensity section of the Areawide Land Use Recommendations.

To achieve this vision, development proposals should address the Areawide Recommendations and provide for the following.

The successful redevelopment of this area is closely linked to the redevelopment of the adjacent South West Park Subarea in the Tysons Central 123 District. West Park Urban Neighborhood is planned to redevelop from a suburban office park to a primarily residential area with supporting uses, including ground level retail and public facilities. South West Park is planned for a mix of uses with a concentration of office uses. To ensure that the redevelopment of each of these areas is consistent with the overall land use goals for Tysons, the total amount of office development in the two subareas combined should be no more than 3 million square feet.

- The vision is to redevelop this subarea into an urban residential neighborhood. In addition to a significant increase in intensity, more diversity in land use is an essential element for creating urban neighborhoods. The mix of uses should include a small office component, hotels, public uses, ground level retail and service 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. To ensure the provision of public facilities, a street grid, and the desired land use pattern, redevelopment proposals in this subarea should consolidate with a significant portion of the South West Park Subarea in the Tysons Central 123 District. This level of consolidation would 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.
- 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 subarea as well as the abutting districts/subdistricts through the provision of the grid of streets. In addition to the grid of streets, pedestrian and bike circulation improvements should be provided that also improve connectivity. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are provided consistent with the Areawide Urban Design and Transportation Recommendations.

- Urban design and open space amenities, such as streetscapes, plazas, courtyards, landscaping, lighting and seating should be provided according to the Areawide Urban Design Recommendations and consistent in quantity with the urban park and open space standards in the Areawide Environmental Stewardship Recommendations. The area's ponds and small streams should be enhanced and provide a green network that links this subarea to the Tysons Central 123 District and to the employment area adjacent to the DAAR. The major open space feature in this area is an 8 to 10 acre park, which provides an opportunity for both active and passive recreational facilities and a focus for civic gatherings for residents and employees. At this new park or at other locations in this area, there should be at least two new athletic fields to serve the residents of this area.
- Residential developments should include recreational facilities and other amenities for the residents, and provide for 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 identified for this area is an elementary school; the school should either be located next to the area's large urban park to utilize this open space amenity or be located elsewhere in this subarea on property which can accommodate its recreational needs. An alternative site on Jones Branch Drive is shown on the Conceptual Land Use Map.
- The maximum building heights in this subarea are between 75 to 175 feet, as shown conceptually on the building height map in the Areawide Urban Design Recommendations. As indicated under the building height guidance in the Areawide Urban Design Recommendations, building heights should vary within the subarea.”

**TYSONS COMPREHENSIVE PLAN LAND USE CATEGORIES (Page 22):**  
Residential Mixed Use

**TYSONS COMPREHENSIVE PLAN BUILDING HEIGHT TIERS (Page 116):**  
Tier 3 (130' – 175')

## LAND USE ANALYSIS

The land use analysis evaluates whether the application is in general conformance with Comprehensive Plan objectives such as land use, intensity, and consolidation.

### Land Use and Intensity

The subject application is designated as the Residential Mixed Use land use category on the Comprehensive Plan's Conceptual Land Use Map for Tysons (see Page 22). The Plan defines this category as follows (see Pages 21-23):

**“Residential Mixed Use:** These areas are planned for primarily residential uses with a mix of other uses, including office, hotel, arts/civic, and supporting retail and services. These complementary uses should provide for the residents' daily needs, such as basic shopping and services, recreation, schools and community interaction. It is anticipated that the residential component should be on the order of 75% or more of the total development.”

The proposed development will be predominantly or all residential, depending on the extent of retail built (up to 12,300 square feet in area) on the ground floor. The proposed building will be built between 5 to 7 stories or 55 to 90 feet in height. The type of retail use may include any non-residential use permitted in the PTC District, such as personal service establishments, fast food restaurants, retail sales establishments, etc. An initial allocation of 2,500 square feet of retail use is proposed with the FDP. A total maximum of 450,000 square feet in area or 1.80 FAR is proposed for the site as noted in the Development Tabulations and proffers (see Proffer 5, Proposed Development, August 21, 2014).

The application site is planned as “Non-TOD Urban Character” for intensity, and the Comprehensive Plan guidance for the site recommends residential use up to 1.5 FAR prior to the Circulator's operation. The applicant requests a 20% bonus (additional .30 FAR) for providing Workforce Dwelling Units (WDUs) on site, which is supported by the Comprehensive Plan's Affordable Housing recommendations (Pages 33 – 35). Staff believes the proposed land use and intensity is in conformance with the Comprehensive Plan.

### Phasing Development to Transportation and Public Facilities

An important element of the Comprehensive Plan for Tysons is the guidance on phasing development to transportation improvements and public facilities (Pages 29-31). Regarding transportation, the Plan states the following:

“Individual rezoning cases in Tysons should only be approved if the development is being phased to one of the following transportation funding mechanisms:

- A Tysons-wide CDA or a similar mechanism that provides the private sector's share of the Tysons-wide transportation improvements needed by 2030;
- A smaller CDA or a similar mechanism that provides a significant component of the private sector's share of the Tysons-wide improvements needed by 2030; or
- Other binding commitments to phase development to the funding or construction of one or more of the Tysons-wide improvements needed by 2030."

The Plan also recognizes the critical role that the Tysons Transportation Fund plays in funding transportation improvements and the need to increase the contribution rate as part of a comprehensive funding strategy (Page 71):

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

On January 8, 2013, the BOS created a Tysons Transportation Service District, established the Tysons-wide and Tysons Grid of Streets transportation funds, and adopted guidelines for administering the two new funds.

The applicant currently commits proffers (Proffers 29 and 30, Tysons Grid of Streets Transportation Fund and Tysons-wide Transportation Fund August 21, 2014) that address the Comprehensive Plan recommendations for phasing development to transportation improvements, which includes a credit request for the hard and soft costs associated with constructing "Street C" as shown on the CDP. These commitments are in conformance with the Comprehensive Plan, subject to Fairfax County Department of Transportation's review of the proposed improvements to be credited against the monetary contributions.

The Comprehensive Plan's strategy for implementing public facilities in Tysons is 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.”

An elementary school is cited in the Comprehensive Plan text and on the Conceptual Land Use map as a public facility need in the West Park Urban Neighborhood Subarea 3, which was addressed by another application (RZ 2011-PR-023, “Arbor Row”) with dedication of a parcel along Jones Branch Drive for the future school. The applicant proposes to allocate approximately 4,019 square feet of space for 10 years to the County or its designee at no cost (Proffer 46, Public Space, August 21, 2014). The space will be used by the Fire Marshal Office (FMO), but, if the FMO no longer needs the space before the 10-year lease expires, the space will be provided for another public/community use such as an educational facility or cultural center. Additionally, if the space is redeveloped before the lease expires, a comparable space and parking arrangements will be provided in the same planning district. The public facility commitment is in general conformance with the Comprehensive Plan.

#### **Affordable and Workforce Housing**

The applicant is proposing to meet the Comprehensive Plan guidance for the provision of affordable and workforce housing (Pages 33-35) by proffering to adhere to the Board of Supervisors’ Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010. These guidelines may be accessed at:

[http://www.fairfaxcounty.gov/dpz/tysonscorner/tysons\\_wdu\\_policy\\_guidelines\\_final\\_signed.pdf](http://www.fairfaxcounty.gov/dpz/tysonscorner/tysons_wdu_policy_guidelines_final_signed.pdf)

The applicant is committing to provide 20% of workforce dwelling units (WDUs) on site, in addition to any required affordable dwelling units (ADUs), based on the total number of residential units constructed (Proffer 42, Workforce Dwelling Units, August 21, 2014). A non-residential contribution towards affordable housing is not recommended for this application since ground level retail is exempt from the calculation of the contribution amount, and the applicant only proposes ground floor retail at this time. This commitment is in general conformance with the Comprehensive Plan guidance on affordable and workforce housing.

#### **Coordinated Development and Parcel Consolidation**

The Comprehensive Plan’s consolidation guidance for the subject application is as follows (North Central District, Urban Neighborhood Subdistrict, Subarea 3: West Park Urban Neighborhood Recommendations, Pages 176 – 177):

“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. To ensure the provision of public facilities, a street grid, and the desired land use pattern, redevelopment proposals in this subarea should consolidate with a

significant portion of the South West Park Subarea in the Tysons Central I23 District. This level of consolidation would 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.”

Additionally, the Comprehensive Plan also sets five specific objectives for consolidations (Page 36):

“In all cases, consolidations or coordinated development plans should meet the following objectives:

- Commitment to a functioning grid of streets both on-site and off-site;
  - Conceptual engineering of streets that demonstrate connectivity to surrounding areas and satisfy the guidance in the Transportation section should be completed. Such engineering should be done in coordination with land owners in the surrounding area, and the proposed street alignments should be included in an official map, as described in the Transportation section.
  - If an official map has already been adopted for the area, the development proposal should be in conformance with the street alignments in the map.
- Provision of parks and open space as set forth in the Environmental Stewardship section of the Areawide Recommendations, either on-site or within the subdistrict through a partnership;
- Provision of land and/or building space for public facilities as set forth in the Public Facilities section of the Areawide Recommendations;
- Conformance with the guidance in the Urban Design section and any urban design guidelines for the district or subdistrict; and
- Demonstration of how adjacent parcels could be redeveloped in a manner that is compatible with the proposal and in conformance with the Plan.”

The Comprehensive Plan guidance for consolidation within the West Park Urban Neighborhood Subarea 3 notes that “redevelopment proposals in this subarea should consolidate with a significant portion of the South West Park Subarea in the Tysons Central 123 District.” The South West Park Subarea is located along the southern boundary (across Westpark Drive) of the North Central District where the application is located. “Arbor Row” (RZ 2011-PR-023) was approved in November 2012 by the Board of Supervisors (BOS) that encompasses the entirety of the South West

Park subarea. However, the applicant proposes to provide an off-site linear park with a pedestrian path, benches, trees and lighting between Street C and Westpark Drive, which will connect the application and "Arbor Row" sites. Additionally, the applicant proposes to provide two other park spaces, including .66 acre, off-site park which will include a dog park next to a proposed .77 acre on-site park (across Street B).

Though the application is a proposal for a single residential building, the applicant proposes the development as part of a broader conceptual master plan, as shown on Supplemental Sheet S-1 in the CDP/FDP. The application site's development does not limit redevelopment options for adjacent parcels, as shown on Supplemental Sheet S-2 ("Concept Master Plan Massing") since neighboring parcels can be redeveloped (or even remain) in a compatible manner. . Additionally, the three new proposed streets (Streets A, B and C) around the application site will facilitate key road connections, particularly to Jones Branch Drive, in general conformance with the Conceptual Grid of Streets in the Comprehensive Plan. The proposed streetscapes along the new streets are also designed to address the urban design recommendations in the Comprehensive Plan and the Tysons Urban Design Guidelines. As previously noted, the applicant also proffered public space at no cost for 10 years to the County. With these essential commitments, the application fulfills the consolidation objectives.

### **Parking**

The Comprehensive Plan provides recommendations on maximizing the efficiency of parking to encourage transit use, walking, and bicycling; to limit the urban design impacts of parking; and to ensure that parking is priced such that spaces are available for those who choose to drive. The Plan recommends specific strategies for managing parking on Pages 64-65:

"As the Tysons Corner area is developed, and the land use and transportation infrastructure matures, parking requirements should be examined to determine if they are adequate for the changing conditions. Rather than supplying parking for each individual use, parking should be treated as a common resource for multiple uses. Implementing this practice will reap many advantages in creating a more walkable environment. Providing transit service, an effective mix of uses, and an appropriate network of sidewalks will reduce automobile use and, consequently, the need to provide parking.

Additional methods listed below should be pursued to ensure the appropriate amount of parking is provided.

- Encouraging shared parking arrangements across parcel lines.
- Creating a parking management entity to coordinate shared parking efforts, enforce parking regulations, apply parking pricing strategies where beneficial, and monitor parking demand and supply regularly.
- Securing parking management agreements such as parking pricing.
- Unbundling parking from commercial and residential leases and sales.

- Allowing on-street parking, and where appropriate, counting those spaces towards parking requirements.
- Implementing “Smart Parking” technology to maximize parking utilization.
- Providing preferential parking for carpools, vanpools, and car-sharing vehicles.
- Reductions for shared parking on mixed use sites.”

Since the application area is in a non-TOD District, parking will be provided between 75 – 110% of specified rates, as noted in the Zoning Ordinance. Unbundling parking from the sale or lease of residential units (Proffer 37, Parking Stipulations, August 21, 2014) is proposed in accordance with the suggested methods in the Comprehensive Plan. The applicant also proposes to provide surface parking spaces along the streets, which may be part of or in addition to the total number of required parking spaces to be provided with the application.

## **URBAN DESIGN ANALYSIS**

### **Street Grid and Design**

The Comprehensive Plan provides recommendations for both street grids (Pages 46-47, and 96) and street cross sections (Pages 48-56).

The application parcels will be split by a new street (Street B) and bounded by two new streets (Streets A and C). One new block is proposed with the application, and it generally conforms with the Plan, which recommends block lengths ranging from 400 to 600 feet in length. The block measures approximately 400 feet along Streets A and B, which will be local public streets and approximately 350 feet along Jones Branch Drive, which is a collector street. Street C is proposed as a local public street (with a private stretch between Street B and Westbranch Drive) and will connect Westbranch Drive and Jones Branch Drive. Street C will be built as an interim section with two travel lanes and on-street parking along some portion of each side (Proffer 27, Street C, August 21, 2014). The ultimate section (see Sheet C-8A of the CDP/FDP) of Street C, which will have continued parking lanes on each side of the street, will be completed when the adjacent parcel redevelops in the future. Streets A and B are proposed as local public streets with two travel lanes and two parking lanes to be constructed prior to the first RUP issued for the site (Proffer 26, Streets A and B, August 21, 2014). Street A is proposed along the northern periphery of the site and will be built between Street B and Jones Branch Drive. Street B is proposed along the western portion of the site and will be built between Street A and Street C. The overall proposed street grid is in general conformance with the Comprehensive Plan.

### **Streetscape Design**

The Urban Design section of the Comprehensive Plan provides detailed guidance on streetscapes (Pages 96-108). The Plan defines three streetscape zones including the landscape amenity panel, sidewalk, and building zone. Each zone serves a distinct purpose and has varying dimensions based

on the adjacent street type and land use. In the context of the overall goals of the Comprehensive Plan, the streetscape designs proposed in the subject applications are in general conformance with the Plan.

**Building Height**

The subject property is within the Tier Three area, which recommends a height range of 130' – 175'. A single residential building with possible ground floor retail is proposed for the site at a height between 55' to 90'. The total proposed building height does not include any architectural embellishments or mechanical penthouses, which will be a maximum height of 20 feet. The applicant commits to the range of building heights (Proffer 15, Building Heights, August 21, 2014) and also proposed to screen any building penthouses or rooftop structures into the building's architecture. The proposed building height is in conformance with the Comprehensive Plan.

PGN: BJC



# County of Fairfax, Virginia

## MEMORANDUM

DATE: September 4, 2014

TO: Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

FROM: Michael Davis, Acting Chief   
Site Analysis Section, DOT

FILE: 3-4 (RZ 2013-PR-004)

SUBJECT: RZ/FDP 2013-PR-004 – 7915 Jones Branch Drive (Amherst)  
Land Identification Maps: 29-4 ((7)) 6 & part of 7B

This department has reviewed the subject rezoning and final development plan submittal including proffers and development plans dated August 21, 2014. The applicant is proposing to construct one residential building, with the potential for several retail or service areas on the ground floor.

The applicant has addressed a majority of the critical transportation issues identified in the Comprehensive Plan in this application. These are outlined below.

- Jones Branch Drive – Right-of-way (ROW) is to be dedicated to accommodate the following elements:
  - a. Streetscape elements that meet urban design guidelines in the Comprehensive Plan
  - b. An 8 foot wide parking lane along the property frontage
  - c. Bike lanes on both side of the street
  - d. Two, 11 foot wide through lanes
- Three new grid streets (A, B and C) – Streets A, B and C are all local, public streets, as recommended in the Comprehensive Plan. In addition to accommodating these streets in the development proposal, the applicant intends to construct an offsite portion of Street C to connect Jones Branch Drive to Westbranch Drive.
- TDM – The applicant has agreed to design a TDM program to meet the goals outlined in Table 5 of the Plan. Table 5 has achievement goals based on square footage of total development in Tysons. The effectiveness of a TDM program is based in part on high density mixed-use development in addition to multimodal opportunities.

Fairfax County Staff restructured the way TDM proffers will be handled in any Tysons Corner zoning application in 2012, so as to better achieve the goals of the Comprehensive Plan. Previously, developers made a contribution in the form of a Penalty Fund to be accessed upon stabilization, if trip reduction goals were still not

being met. The County felt that these funds could be better utilized if they were contributed to a Remedy Fund, which could be accessed at any point by the applicant to enhance the TDM program when trip goals were not achieved. In addition to reducing the Penalty Fund, a contribution is to be made by a developer to establish a Tysons-wide Transportation Management Association (TMA). The TMA will capitalize on the synergies of multiple developments throughout Tysons while reducing the operating costs of individual TDM programs by applicants. This new methodology makes better use of the proffered contributions and will ultimately have a more positive impact on reducing trips throughout Tysons Corner. The following bullets describe some of the commitments made by the Applicant.

- a. The applicant has indicated that joining the Arbor Row TDM administrative group, which is located in the vicinity of the property, is an option for TDM implementation. This will enable a more comprehensive program, as well as expedited review and processing for County Staff as a result of fewer status reports to review and a single point of contact for all new buildings. Should the applicant not join the Arbor Row TDM administrative group, they have also proffered to the standard TDM program that includes the following elements:
  - b. The applicant has committed to meet the Plan goals during all phases of development of the site, in conformance with a new approach to TDM.
  - c. The applicant has agreed to substantially increase the contribution to the Remedy Fund in lieu of a large contribution to a Penalty Fund so that money would be immediately available and accessible to enhance the TDM program in the event that goals are not being met.
  - d. The applicant agreed to make a non-refundable contribution to a Tysons wide Transportation Management Association (TMA) for seed money. The TMA will provide synergies between developments in Tysons and help reduce trips through an area wide TDM program that the applicants can join if they so choose.
  - e. The applicant agreed to monitor their TDM program with annual traffic counts and surveys every three years. This is a significant improvement from monitoring programs in the past. Annual traffic counts will enable the county to review transportation in Tysons on an area wide basis and identify future concerns or areas for improvement.
  - f. The applicant agreed to pay a \$100 per day non-compliance fee for failure to submit their annual report by the date outlined in the proffers. Assuring that TDM programs are operating as proffered is very important to the County, and the annual reports provide information on the TDM programs, trip levels in Tysons and commuter behavior.
  - g. The applicant is proffering a detailed implementation plan for the TDM program that will also provide the flexibility to modify the program both to address changes necessary during the life of the project.
- o Tysons-wide Transportation Contributions for Table 7 Improvements – The commitment made by the Applicant remains consistent with the approved rates for 2014.

- o Tysons Grid of Streets Transportation Fund – The Applicant commits to a contribution of \$6.57 per square foot of non-residential GFA or \$1,020 per each residential unit, and reserves the right to claim credit against this contribution for off-site improvements that are not site traffic derived.
- o General Transportation Commitments – In addition to the above the applicant has made the following commitments
  - a. Dedication of the street-side pedestrian areas to public use. This has been identified as a critical element to provide a multimodal street environment. Also, off-street pedestrian connections have been added across the redevelopment area to give pedestrians a multitude of access choices.
  - b. Street C will create a new access point on Jones Branch Drive that is close to an existing driveway access for the neighboring property. As such, an access management waiver from VDOT is needed. The applicant has submitted this waiver request to VDOT, and it is currently under review. An Inter-parcel access easement between the subject property and the neighboring property (identified as 29-4 ((7)) 4) will be recorded to help with access management issues along Street C. The easement sets the stage for a future access point, should the neighboring property redevelop.

While the Applicant has made an excellent effort to work with staff on the previous items, a few outstanding issues remain. These are outlined below.

- o The Bus Shelter Proffer (34) should state that the bus shelter relocation may be adjusted at final site plan “as approved by” FCDOT, instead of “in concert with.”
- o Proffer 53 – The Tysons Grid of Street Transportation Fund and the Tysons-Wide Transportation Fund should be removed from the list of exempted contributions. These will escalate through a separate process on a yearly basis.
- o Proffer 16 – Should the electric transformers need to be relocated, the applicant should proffer to coordinate the location with FCDOT since they reference areas along Streets A, B or C and the location of the transformers could impact the VDOT street acceptance process.

MAD/JCH



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive  
Fairfax, VA 22030

September 18, 2014

CHARLES A. KILPATRICK, P.E.  
COMMISSIONER

**To:** Ms. Barbara Berlin  
Director, Zoning Evaluation Division

**From:** Kevin Nelson  
Virginia Department of Transportation – Land Development Section

**Subject:** RZ 2014-PR-004/PCA 1988-D-005-08 Amherst Properties LLC  
Tax Map # 29-4((07))0006 & 7B

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the above plan submitted on August 29, 2014, and received September 5, 2014. The following comments are offered:

3. *Loading vehicle turning templates need to be provided for the southern entrance on Jones Branch Drive.* VDOT did not receive the attached turning templates as stated in the responses.
5. *The entrance radii should be identified on the plan.* Street intersection radii were indicated, but the entrance radii were not. The Parking Access and Loading Access entrance radii do not appear to even accommodate a passenger vehicle being able to access the site without utilizing the entire entrance width to make the turn. Some of these access points are also next to pedestrian crossings, which compounds the problem if vehicles were to jump the curb trying to turn.
6. *The entrance widths should have 24' of pavement plus the curb and gutter based on the Tysons Standards.* The loading entrance width of 16' does not appear to be able to accommodate a delivery vehicle and allow the driver to exit the vehicle without difficulty. We recommend this access be at least 20' wide to allow for some maneuverability. If delivery drivers can't access the loading area, they will be forced to load and unload in the street.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver  
fairfaxrezening2014-PR-004rz2AmherstPrepLLC9-18-14BB

We Keep Virginia Moving



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive  
Fairfax, VA 22030

July 16, 2014

CHARLES A. KILPATRICK, P.E.  
COMMISSIONER

Mr. Michael Pinkoske, PTP  
Wells & Associates  
1420 Spring Hill Road  
Suite 610  
Tysons Corner, Virginia 22102

Re: RZ 2014-PR-004 7915 Jones Branch Drive TIA  
Fairfax County

Dear Mr. Pinkoske:

The above study dated March 11, 2014, and received on March 12, 2014, has been reviewed by Traffic Engineering. Previous comments have been addressed and VDOT has no further comments.

If you have any questions, give me a call or send me an Email.

Sincerely,

Kevin Nelson  
Transportation Engineer

cc: Fairfax Permits

traffic2014-PR-004tia2.7915JonesBranchDr7-16-14MP-W&A



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** September 2, 2014

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division,  
Department of Planning & Zoning

**FROM:** *Barbara Byron*  
Barbara A. Byron, Director  
Office of Community Revitalization

**SUBJECT:** OCR Comments – 7915 Jones Branch Drive  
RZ/FDP 2014-PR-004

The Office of Community Revitalization (OCR) has reviewed the above referenced rezoning application (RZ), including Final Development Plan (FDP) and Draft Proffers, dated August 21, 2014. The following analysis and recommendations are offered for consideration regarding these applications.

### **RZ/FDP 2014-PR-004**

#### **General Comments:**

The overall design meets the Urban Design intent of the Comprehensive Plan for a pedestrian-oriented residential development. The application creates a pedestrian scale urban block which is generally consistent with the expected scale of the urban form in Tysons. 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 mass in the upper level of the building. The proposed streetscape will include 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 within the development.

The proposal also provides pedestrian links to existing adjacent developments to the south. Finally, the design provides the first portion of an at-grade public urban park space and

Office of Community Revitalization  
12055 Government Center Parkway, Suite 1048  
Fairfax, VA 22035  
703-324-9300, TTY 711  
www.fcrevit.org



provides elevated private recreation space that is connected to the pedestrian realm via stairs, as well as visual access to the public parkland.

**Detailed Comments:**

1. **Street Grid and Block Length:** The application area consists of a 5.75 acre parcel within an existing office building currently owned by PS Business Parks. The property is along Jones Branch Drive, and has no other existing public street access. The applicant proposes to create three new public streets: Street A is an east-west street along the northern side of the building; Street B is a north-south street; and, Street C, will be an east-west street providing a new street link between Jones Branch Drive and Westbranch Drive. These streets are proposed to create the grid of streets around this application area, which is one development block. The block lengths vary from 300 to 420 feet in length.

The proposed block size meets the recommendations from the Tysons Urban Design Guidelines (TUDG), with a perimeter length of less than 2,000 feet, less than 600 ft for any block segment, block ratios that are less than 2:1, and a rectangular shape.

2. **Proposed Uses and Impacts on Urban Design:** The applicant proposes a primarily residential structure, with public functions located adjacent to the street and the possible addition of a minimal amount of ground floor retail uses. The proposed arrangement of uses works well together to create a vibrant, active place. The proposed off-site park and included amenities appear well integrated with the residential use.
3. **Pedestrian Hierarchy:** The applicant has provided a Pedestrian Hierarchy Plan and has utilized the recommended language provided in the TUDG to describe the corridor types. The primary on-street pedestrian path is along Jones Branch Drive. In addition to the on-street sidewalks, the applicant has provided a pedestrian pathway off-site connecting Street C to the south of the site to Westpark Drive. This pathway provides a more direct pathway to the Tysons Corner Metrorail station, which is approximately 0.5 mi from the site.
  - a. The materials and width of the proposed off-site path are not defined in the FDP. The pedestrian path width and materials should be shown on the FDP or specified in the proffers.
4. **Streetscape Design:** The application is consistent with recommendations of the Comprehensive Plan and TUDG regarding streetscape dimensions. The applicant has also provided a Streetscape and Park Site Furnishings Plan as part of the FDP.
  - a. The plans indicate potential locations for electrical and stormwater vaults throughout the development. The vaults are proposed to be kept out of the clear sidewalk zone which is consistent with the TUDG.

- b. Proffer 16 does not provide enough protection the proposed streetscape against the impact of potentially relocating the electric transformers. The applicant should commit to relocate the electric transformers only through the proffer interpretation process, or additional details governing restrictions to protect the proposed streetscape should be included in Proffer 16.
5. Building Design: The building design and massing is consistent with the recommendations of the TUDG. Active uses, including retail, lobby spaces and access to 1<sup>st</sup> floor residential units are located along the primary and secondary pedestrian corridors, and access to public park space is provided from secondary corridors. The result contributes to a diversity of design within Tysons that is engaging and welcoming for the pedestrian.
6. Parking Garage Design: Parking is provided in an above-ground parking structure that is integrated with the building. The design provides residential and/or retail uses around the building at ground level to provide a pleasant pedestrian experience with no exposed garage façades and the only at-grade surface parking provided as on-street parking.
7. Urban Parks: The applicant has proposed a public park partially off-site along Street B that will serve residents and visitors. The public park may become Phase I of a larger community park space identified in the Comprehensive Plan, with redevelopment of adjacent properties. In addition to the public park, there are two proposed private park spaces for building residents; an interior courtyard and an elevated terrace.
8. Public Facilities: The applicant has proposed to provide approximately 4,000 sq.ft. in an off-site office building for use by the Fairfax County Fire Marshal's Office and community meeting space starting in August, 2015, for a period of ten years at no cost to the County.
9. Metrorail Buy-Out: The applicant has proposed changes to previously approved proffer language governing the Metrorail tax district buyout conditions.
  - a. The applicant has proposed changing the buy-out trigger to "registration with the Common Interest Community Board". The trigger should be changed to "the recordation of residential condominium documents for any portion of the Property".

CC: Suzanne Lin, DPZ/ZED/PD  
Scott Sizer, Revitalization Program Manager, OCR  
OCR File



# County of Fairfax, Virginia

## MEMORANDUM

DATE: September 2, 2014

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *PBN*  
Environment and Development Review Branch, DPZ

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: **RZ/CDP/ FDP 2014-PR-004**  
**7915 Jones Branch Drive**

This memorandum, prepared by Mary Ann Welton, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning application and Conceptual Development Plan (CDP) application, revised proffers and the Final Development Plan, all of which have been revised through August 21, 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. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

### COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

The Fairfax County Comprehensive Plan, 2013 Edition, Area II Tysons Corner Urban Center, as amended through April 29, 2014 under Arcawide Recommendations, Environmental Stewardship section, pages 72-84, addresses Stormwater Management, Natural Resource Management, Tree Canopy Goals, Information and Communication Technology, Green Buildings and Environmental Stewardship Guidelines and may be accessed at:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/tysons1.pdf>

Excerpts from the Environmental Stewardship section of the Tysons are also included below.

The Fairfax County Comprehensive Plan, 2013 Edition, Area II Tysons Corner Urban Center, as amended through April 29, 2014 Areawide Recommendations under Environmental Stewardship, page 74 states:

“Stormwater Management

Tysons Corner is located in the headwaters area of several of the county’s watersheds.... Redevelopment offers considerable opportunities to improve upon past stormwater management practices.

Receiving waters downstream of Tysons should be protected by reducing runoff from impervious surfaces within Tysons.... Achieving a goal of retaining on-site and/or reusing the first inch of rainfall will ensure that runoff characteristics associated with the site will mimic those of a good forest condition for a significant majority of rainfall events.

Measures to reach this goal may include application of Low Impact Development (LID) Techniques (including but not limited to rain gardens, vegetated swales, porous pavement, vegetated roofs, tree box filters, and water reuse). The incorporation of LID practices in the rights-of-way of streets will also support this goal; such efforts should be pursued where allowed. There is also a potential for the establishment of coordinated stormwater management approaches to address multiple development sites.”

The Fairfax County Comprehensive Plan, 2013 Edition, Area II Tysons Corner Urban Center, as amended through April 29, 2014 Areawide Recommendations under Environmental Stewardship, page 82-84 states:

Stormwater Design

“Stormwater management and water quality controls for redevelopment should be designed to return water into the ground where soils are suitable or reuse it, where allowed, to the extent practicable. Reduction of stormwater runoff volume is the single most important stormwater design objective for Tysons. Reduction could occur through techniques that use plants or soils via landscaping measures, through techniques that reuse harvested rainwater in a variety of ways, and/or through approaches that infiltrate water into the ground to replenish aquifers and provide summer base flows to local streams.

Redevelopment projects in Tysons should incorporate innovative stormwater management measures in a manner that will, first and foremost, optimize reduction of stormwater runoff volume and control of peak flows for the remaining stormwater that cannot be completely captured on-site.

The following are recommended for applications for which a significant increase in density/intensity is proposed (e.g., a redevelopment option is being pursued):

- Stormwater quantity and quality control measures should be provided that are substantially more extensive than minimum requirements, with the goal of reducing

the total runoff volume and/or significantly delaying its entry into the stream system. The emphasis should be on Low Impact Development (LID) techniques that evapotranspire water, filter water through vegetation and/or soil, return water into the ground or reuse it.

- LID techniques of stormwater management should also be incorporated into new and redesigned streets where allowed and practicable.
- At a minimum, the first inch of rainfall should be retained on-site through infiltration, evapotranspiration and/or reuse. If, on a given site, the retention on-site of the first inch of rainfall is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in order to support this goal and achieve partial retention of the first inch of rainfall.
- At a minimum, stormwater management measures that are sufficient to attain both the stormwater design-quantity control and stormwater design-quality control credits of the most current version of the LEED-NC or LEED-CS rating system (or the equivalent of these credits) should be provided. If, on a given site, the attainment of the stormwater design LEED credits (or equivalent) is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in support of this goal.
- Equivalent approaches may incorporate coordinated stormwater management on multiple development sites and/or off-site controls. Additional stormwater management efforts should be encouraged.
- Restoration and/or stabilization of degraded streams on development sites should be pursued where feasible; restoration and stabilization techniques that incorporate ecologically and aesthetically beneficial, vegetated approaches are preferred. Off-site efforts to restore and/or stabilize streams in Tysons Corner should also be encouraged.

The above guidelines are intended to improve stormwater management controls sufficiently to allow for improvements to the habitat and recreational values of streams in Tysons Corner through natural restorative processes and/or through restoration projects.”

The Fairfax County Comprehensive Plan, 2013 Edition, Area II Tysons Corner Urban Center, as amended through April 29, 2014 Areawide Recommendations under Environmental Stewardship, pages 74-75 state:

“Natural Resources Management

Protection, enhancement and management of natural resources in the existing stream valley parks in Tysons is critical to the long term viability of those habitats.... Without active management of the natural resources in these parks, habitat and stream quality will continue to decline.

Contributions from development in Tysons towards stream restoration and stabilization in the Scotts Run, Old Courthouse Spring Branch, Rocky Run and Pimmit Run watersheds should be encouraged as part of a comprehensive strategy to restore the water quality and ecological health of Tysons' streams. Associated improvements to the receiving streams and downstream areas could provide greater stability and water quality and improve instream habitat. Stream restoration will also enhance the stream valley parks which are key components of Tysons' green network.

Environmental enhancement efforts should be encouraged and should include efforts such as restoration planting in natural areas, invasive plant control, deer management, stream restoration, and creating new natural areas (including both forested areas and meadows) where disturbed areas currently exist. These expanded natural areas could build on the stream valley parks, adding land that increases riparian buffers and enhances stream valley corridors. Natural areas outside of Resource Protection Areas could serve as nodes for human activity and greatly improve quality of life while relieving stress on existing riparian areas. Stream valley park expansions should not include large hardscape areas (other than trails) and resources management should drive park design."

The Fairfax County Comprehensive Plan, 2013 Edition, Area II Tysons Corner Urban Center, as amended through April 29, 2014 Areawide Recommendations under Environmental Stewardship, page 76 states:

"Green Buildings

Currently Fairfax County encourages new buildings in mixed use centers to have Leadership in Energy and Environmental Design (LEED) certification, or the equivalent. The concept of green buildings recognizes that certain design and construction practices can increase the efficiency of resource use, protect occupants' health and productivity, and reduce waste and pollution... Non-residential development in Tysons should achieve LEED Silver certification or the equivalent, at a minimum. Residential development should be guided by the Policy Plan objectives on Resource Conservation and Green Building Practices....

In addition to green buildings, green roofs (also referred to as vegetated roofs) can enhance the natural environment within Tysons. Green roofs use the traditionally unused part of the building to grow vegetation. Public benefits of green roofs include increased stormwater retention, reduced greenhouse gas emissions, and improved air quality through filtration of airborne particles. Where green roofs are not provided, other roofing systems containing highly reflective materials may be considered, as they can reduce heat absorption and thereby conserve energy and reduce related greenhouse gas emissions."

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, pages 7-9 state:

**“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**

- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .
- Policy j. Regulate land use activities to protect surface and groundwater resources. . . .
- Policy k. For new development and redevelopment, apply better site design and low impact design (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:
- Minimize the amount of impervious surface created.
  - Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
  - Where feasible, convey drainage from impervious areas into pervious areas. . . .
  - Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. . . .
  - Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
  - Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
  - Maximize the use of infiltration landscaping within streetseapes consistent with County and State requirements.”

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, page 10 states:

**“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance....”

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, page 18 states:

**“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way....”

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, pages 19 -21 state:

**“Objective 13: Design and construct buildings and associated landscapes to use energy water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.**

Policy a. In consideration of other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices may include, but are not limited to:

- Environmentally-sensitive siting and construction of development;
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);

- Optimization of energy performance of structures/energy-efficient design;
- Use of renewable energy resources;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;
- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- Reuse of existing building materials for redevelopment projects;
  - Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;
  - Use of recycled and rapidly renewable building materials;
  - Use of building materials and products that originate from nearby sources;
  - Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;
  - Reuse, preservation and conservation of existing buildings, including historic structures;
  - Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
  - Energy and water usage data collection and performance monitoring;
  - Solid waste and recycling management practices; and
  - Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC®] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS®] program or other equivalent programs with third party certification). An equivalent program is one that is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the applicable LEED rating system. Encourage commitments to the attainment of the ENERGY STAR® rating where available. Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is comparable to or exceeds ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

Policy b. Within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers, Industrial Areas and Transit Station Areas as identified on the Concept Map for Future Development, unless otherwise recommended in the applicable area plan, ensure that zoning proposals for nonresidential development or zoning proposals for multifamily residential development incorporate green building practices sufficient to attain certification through the LEED-NC or LEED-CS program or an equivalent program specifically incorporating multiple green building concepts, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or

- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range.

Where developments with exceptional intensity or density are proposed (e.g. at 90 percent or more of the maximum planned density or intensity), ensure that higher than basic levels of green building certification are attained....”

## **ENVIRONMENTAL ANALYSIS**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County’s remaining natural amenities.

Analysis for this application addresses the overall conceptual development plan, final development plan and proffered commitments for the 5.75 acre subject property.

### **Water Quality Protection and Stormwater Management Best Management Practices**

The vision for Tysons Corner Center, as expressed in the Environmental Stewardship section of the Comprehensive Plan, sets the goal in mixed use centers to achieve water quantity, above and beyond previous requirements. As noted in the citations above, the Tysons Corner Plan poses the important challenge for new development in Tysons “...a goal of retaining on-site and/or reusing the first inch of rainfall will ensure that runoff characteristics associated with the site will mimic those of a good forest condition for a significant majority of rainfall events.”

The 5.75 acre subject property is located within the Scotts Run watershed, west of the Capitol Beltway, northwest of Route 123 on the west side of Jones Branch Drive in Subdistrict 3: Westpark Neighborhood in the North Central District. The subject property is currently developed with one office building and surface parking. This redevelopment proposes one residential mixed use building up to a maximum of 7 stories. Stormwater management will be achieved predominately through the use of soil amendment areas, infiltration trenches, extensive green roofs, bioretention filters at curb extensions, rooftop disconnection to stormwater planters and a LEED reuse vault. The stormwater checklist indicates that the revised stormwater plan will capture the first inch of rainfall from 92% of the site.

In support of the Tysons Plan, the stormwater narrative for this application states that the stormwater program for this development is designed to attain three goals –

- to capture the first inch of rainfall;
- to demonstrate compliance with LEED; and

- to demonstrate compliance with the detention requirements of the Public Facilities Manual such that the peak release rate for the post developed site for the 2 year and 10 design storms will achieve a level equal to or less than the peak release rate for the 2 year and 10 design storms in the existing condition.

As noted in the Stormwater proffer, #48. C. the subject site drains to Pond C of the Westpark series which is located north of the subject property. As part of this development plan, the applicant proposes to fill offsite wet Pond A of the Westpark series in order to create an open space recreation area. Some analysis has currently been performed to ensure that the filling of Pond A will not have negative downstream impacts. However, the stormwater proffer commits to a detailed outfall and channel analysis between Pond A and Pond C at the time of site plan review. If inadequacies are present at that time the applicant commits to a stream stabilization plan in accordance with the Chapter 124, the County's Stormwater Management Ordinance and the Public Facilities Manual. Ultimately the applicant reserves the right to allow Pond A to remain intact, pending the detailed outfall and channel analysis with the option to maintain pond A as a feature of the open space area.

The proffer also indicates that more advanced calculations will be provided at site plan in order to demonstrate that the volume reductions committed to at the time of rezoning will be achieved with the specific facilities which will be shown on the site plan. If other low impact development (LID) measures are required at site plan, then the proffer commits to additional measures, as necessary, subject to review and approval by DPWES.

The adequacy of stormwater management/best management practice (SWM/BMP) facilities and outfall will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

On May 24, 2011, the Virginia Soil and Water Conservation Board adopted Final Stormwater Regulations, which became effective September 13, 2011. The regulations require all local governments in Virginia to adopt and enforce new stormwater management requirements; these new requirements must be effective on July 1, 2014. In support of this legislation, the Fairfax County Board of Supervisors adopted the Stormwater Management Ordinance as an amendment to the Code of Fairfax County on January 28, 2014.

[http://www.fairfaxcounty.gov/dpwes/stormwaterordinance/chapter\\_124.pdf](http://www.fairfaxcounty.gov/dpwes/stormwaterordinance/chapter_124.pdf)

Staff from the DPWES administers the stormwater management ordinance, which became effective July 1, 2014.

### **Green Buildings**

The vision for Tysons Corner as expressed in the Comprehensive Plan recommends, at a minimum, the achievement of the United States Green Building Council's (USGBC) LEED Silver certification for non-residential development and LEED certification for residential development. The 7915 Jones Branch Drive application encompasses one residential mixed-use building with the development of an offsite park/ open space area. The applicant has provided a proffer which

commits to achieve the Plan goal of LEED NC certification for residential with an escrow of \$2.00 per square foot to be posted prior to building plan approval. In addition, the proffer includes the option for the applicant to seek the next higher level – LEED Silver with no escrow for this residential building. According to the proffer, instead of LEED certification, the applicant may select subject to Department of Planning and Zoning approval, an alternative residential rating systems implemented without an escrow such as Earth Craft or 2012 National Green Building Standard using the Energy Star Qualified Homes path for energy performance. The green building proffer for this application conforms to the Tysons Plan for green buildings.

### **Sustainable Energy Practiees**

This application includes a proffered commitment to sustainable energy practices for this development. The applicant proposes to provide:

- at least two electric vehicle recharging stations that serves four parking spaces and conduit to facilitate additional future recharging stations in the parking garage for the building; and
- aggregated non-proprietary energy and water consumption data as practical for the building.

PGN: MAW



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 27, 2014

**TO:** Suzanne Wright, 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:** Rczoning Application #RZ 2014-PR-004;  
LDS Project #25530-ZONA-004-1;  
7915 Jones Branch Drive CDP/FDP dated August 21, 2014;  
Tax Map #029-4-((7))-0006, 0007B Part, & 0011A Part;  
Scotts Run Watershed; Providence District

We have reviewed the subject application and offer the following stormwater management comments.

**Chesapeake Bay Preservation Ordinauee (CBPO)**

There is no Resource Protection Area (RPA) designated on the site.

**Floodplaiu**

There is no regulated floodplain on the site. There is localized 100 year floodplain on the offsite park area, and floodplain and storm drainage easement associated with it.

**Downstream Draiuage Complaiuts**

There are no applicable downstream drainage complaints on file.

**Stormwater Quality Control**

Currently, stormwater quality control requirements are satisfied by an existing offsite wet pond (Pond C). The applicant has proposed to meet the site's water quality requirements through a combination of runoff reduction practices, such as infiltration, green roof, soil amcndment, different types of bioretention, and the existing wet pond.

**Stormwater Quauity Control**

Currently, stormwater quantity control requirements are satisfied by an existing offsite wet pond (Pond C). Pond C has been designed to control the subject property with an assumed

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curve number of 92. The applicant indicates that the post development curve number will not exceed 92. Therefore, the offsite pond is sufficient to detain the 2-yr and 10-yr storm. In addition, a combination of runoff reduction practices, such as infiltration, green roof, soil amendment, and different types of bioretention, have been implemented to further reduce the site runoff. Please be aware that using offsite pond requires an offsite detention waiver, and a maintenance agreement with the owner of Pond C.

#### **Adequate Outfall**

An outfall narrative has been provided. The applicant has identified the point where the drainage area exceeds 100 times the site area. There are two open natural channels located downstream of the site. The 2-year runoff remains within the bed and bank. However, the velocity through the channels appears to be erosive. The applicant is aware that stream channel improvements may be required to stabilize the channels to meet the PFM outfall requirements.

#### **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 Sheet 12 stating that 92% of the site area is captured by a BMP, and 1.00 inch of rainfall will be retained on-site through the use of runoff reduction methods including rainwater harvesting, vegetated roof, infiltration trench and different types of bio-retention.

In addition, the stormwater measures should be sufficient to attain the stormwater quality and quantity control credits of LEED SS 6.1 & 6.2. The preliminary computations have been provided on Sheet 13.

#### **Other Comments:**

With respect to the preliminary design information that is shown on the CDP/FDP, DPWES offers the following additional comments:

- 1) Sheet C-2.



- a) Waiver of PFM Section 6-0303.8, to allow underground SWM vault located in residential blocks of the proposed development.

A Public Facilities Manual modification request to allow underground detention facilities in residential developments is required. In accordance with PFM § 6-0303.8, the Board of Supervisors must take action on the waiver request in conjunction with the rezoning application. Once reviewed by DPWES, staff will provide a recommendation in a separate memorandum.

- b) Deviations/Modifications of Sections 6-1304.2C, 6-1304.2F, 6-1304.4I, 6-1306.3F, 6-1307.2C, 6-1307.2E, 6-1307.2F, 6-1307.2G, and 6-1309.2C of the required SWM and BMP design criteria.

Sufficient details have not been provided to comment upon the design. The applicant must include on the Site Plan an Alternative Design Narrative, as specified in PFM Section 2-1200, including, but not limited to, the detailed design, supporting data and a description of the applicable requirements, and justification why they cannot be met. Please note that any alternative submitted for consideration by the Director must comply with other applicable provisions, such as the building code, per PFM 2-1200.1G.

- c) The applicant stated that "*Applicants request the Board support these PFM Waivers and Modifications and direct the director to grant these waivers/modifications at Site Plan*".

Staff will complete a final review of the modifications/deviations once the detailed design is submitted with the final Site Plan, in accordance with the requirements, policies and procedures in effect at the time. Please note it is the policy of DPWES that staff does not take final action on such requests when there is a pending Board action, as we wish to avoid conflicts with the Board's action. In addition, DPWES review of the list of deviation is in no way a guarantee or indication of future approval of any nonconforming design, detail, description, computation or other representation provided.

Please note that although the Director of DPWES may consider alternative standards, in accordance with PFM Section 2-1200, such alternatives would only be approved in circumstances where it is demonstrated that the existing standards cannot be met. Any alternative that does not meet all achievable standards and specifications at the time of Site Plan would not be approved, and other facilities would be required to control the stormwater runoff, such that the total runoff volume reduction, as specified on the CDP/FDP, is achieved.



- 2) Sheet C-7. Staff recommends coordinate location of electric duct banks with Dominion early in the process to avoid delay at Site Plan.
- 3) Sheet C-16. Sufficient details have not been provided to comment upon the requested waivers. The applicant must include on the Site Plan an Alternative Design Narrative, as specified in PFM Section 2-1200, including, but not limited to, the detailed design, supporting data and a description of the applicable requirements, and justification why they cannot be met. The applicant is aware of this.
- 4) With the elimination of Pond A, a Drainage Study needs to be completed to ensure that no adverse impact would be caused to the Westpark Area. In addition, the applicant shall demonstrate that the overall stormwater quantity/quality requirements are being achieved. The applicant indicates that a detailed Drainage Study shall be performed with final Site Plan. A Preliminary Drainage Study has been reviewed by DPWES and the study indicates that the overall water quality and quantity requirements of the Westpark Area would still be satisfied. However, the drainage channel between Pond A and Pond B, and the drainage channel downstream of Pond B would need to be stabilized due to the erosive velocities. As part of the final Site Plan, scope of channel stabilization shall be determined along with the Adequate Outfall Analysis. This is also going to be specified in the proffer language.
- 5) Staff recommends that the applicant work on the overall streetlight design and draft maintenance agreement for streetlights to facilitate subsequent site plan reviews. The applicant is aware of this.
- 6) Staff recommends that the applicant include on the CDP/FDP computations showing compliance with the new stormwater regulations. The applicant indicates that this project has obtained VPDES Permit prior to July 1, 2014, and would only need to comply with the old design criteria.
- 7) Be advised that the proposed, interior structured parking may have exit requirements affected by how the building plan is submitted to DPWES for approval. If the "7915 Jones Branch Drive" design is submitted as more than one building on a building plan, then code will require that at least one half of the exits from the structured parking will need to directly access the outside (2009 Virginia Construction Code Section 1025 Horizontal Exits). DPWES staff is available to discuss further upon request.

**Recent 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,



Suzanne Lin, Staff Coordinator  
Rezoning #RZ 2014-PR-004; Amherst Property  
LDS Project # 25530-ZONA-004-1  
Page 5 of 5

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 alternative 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.

On January 28, 2014, the Fairfax County Board of Supervisors adopted the Stormwater Management Ordinance (Ordinance), Chapter 124 of The Code of the County of Fairfax, Virginia, and related amendments to the Public Facilities Manual (PFM). The new Ordinance and PFM amendments implement the Virginia Stormwater Management Act (Va. Code Ann. § 62.1-44.15:24, et seq.) and Virginia Stormwater Management Program (VSMP) Regulation (9VAC25-870 et seq.). The Ordinance becomes effective July 1, 2014. Land-disturbing activities that are not exempt from the Ordinance and that either do not have coverage under the state General Permit for Discharges of Stormwater from Construction Activities prior to the effective date, or do not meet the criteria for grandfathering, must comply with the new technical requirements contained in Article 4 of the Ordinance.

The County is also 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 CDP/FDP, or statements in the Proffers, the final design, construction, operation and maintenance of the site, including, but not limited to, the stormwater facilities, shall be subject to review and approval by DPWES, in accordance with all applicable Codes, requirements, standards, specifications, policies and procedures in effect at the time of Site Plan approval.

Please contact me at 703-324-1720 if you require additional information.

cc: Durga Kharel, Chief, Central Branch, SDID, DPWES  
Zoning Application File

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# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** June 10, 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:** Amherst at Westpark, RZ 2014-PR-004; Tax Map Numbers; Tax Map #029-4-07-0006, 0007B Part, & 0011A Part; Providence District

**REFERENCE:** 25530-WPFM-001-1, Waiver Request to Allow Underground Stormwater Vaults in a Residential Development

In the referenced waiver request dated April 22, 2014, the applicant seeks a waiver by the Board of Supervisors (Board) in conjunction with the approval of the subject rezoning, to allow underground stormwater management facilities in a residential development, in accordance with Section 6-0303.8 of the Public Facilities Manual (PFM). The Board may grant a waiver after taking into consideration possible impacts on public safety, the environment, and the burden placed on prospective homeowners for maintenance. Underground stormwater management facilities located in residential developments allowed by the Board:

- shall be privately maintained;
- shall be disclosed as part of the chain of title to all future owners responsible for maintenance of the facilities;
- shall not be located in a County storm drainage easement; and,
- shall have a private maintenance agreement, in a form acceptable to the Director of the Department of Public Works and Environmental Services (DPWES), executed before the construction plan is approved.

The applicant has submitted a rezoning application to allow up to 400 dwelling units. With the waiver request, the applicant included exhibits showing the location of the BMP Facility, and cost estimates for the construction and annual maintenance of the vault.

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ANALYSIS:

An analysis of the possible impacts on public safety, the environment, and the burden placed on prospective home owners for maintenance is as follows:

Impacts on Public Safety – The design, location and access points of the stormwater vault are critical attributes that affect the potential impact on public safety. The applicant indicates that the access points are typically located in surface parking areas or next to paved areas/travel lanes. Children are less likely to play and gain unauthorized access to the facility when the access points are not located in public open spaces. In any location, locking manhole covers and doors must be provided at each access point.

A note on the CDP states “the applicant reserves the right to vary the number, size, shape, and location of the depicted stormwater management facilities with final engineering, as approved by DPWES and in substantial conformance with the FDP.” If it is the intent of the Board to approve the waiver request, staff recommends a condition that requires any changes in the design, including, but not limited to, the location, number, size, shape, access points and function of the vaults, be subject to approval by DPWES, in accordance with all applicable requirements, policies and procedures in effect at the time of final Site Plan.

If it is the intent of the Board to approve the waiver request, staff recommends the applicant be required to provide liability insurance in an amount acceptable to Fairfax County as a condition of the waiver. A typical liability insurance amount is \$1,000,000 against claims associated with underground facilities. The private maintenance agreement shall also hold Fairfax County harmless from any liability associated with the facilities.

Impacts on the Environment – The surrounding areas are developed and the proposed underground facility will outfall into a piped storm drainage system. Therefore, staff does not believe there will be any adverse impact on the environment from the proposed underground facility.

Burden Placed on Prospective Homeowners for Maintenance and Future Replacement – The financial burden of the prospective homeowners is dependent upon the anticipated annual maintenance costs, the projected cost of future replacement of the vaults, the form of ownership (e.g. rental apartments vs. condominium owner’s association), and the number of dwelling units. The annual maintenance costs are dependent upon factors such as size, location, access, and number of vaults, function, and frequency and methods of required maintenance activities. The future replacement costs are dictated by the final design, such as the number, size, and location of vaults, as well as the expected life span of the construction materials.

The proposed mixed-use development consists up to 400 dwelling units, and as much as 2,500 SF of retail and commercial space. The applicant indicates that due to the high number of residential units proposed, costs for maintaining and/or replacing the facility would not place a significant burden on the HOA or any residents. Additionally, some of the dwelling units could be apartment instead of condominiums.



The applicant has provided estimates of the total construction cost for the underground detention vault, as well as annual maintenance cost. The applicant estimates the total construction cost at approximately \$420,000, and the corresponding annual maintenance cost is \$1,500. Assuming a 50-year lifespan for the concrete vault structure, the annual cost would be \$9,900 including contribution toward the replacement reserve fund. The anticipated annual maintenance cost is approximately \$33.56 per residential unit per year. The replacement reserve fund (i.e., account) must be separate from the annual maintenance fund (i.e., account) to ensure the monies are available at the time replacement is required and have not been previously spent on maintenance activities.

Staff recommends that, if it is the intent of the Board to grant the waiver, the applicant be required to establish a financial plan for the operation, inspection, maintenance and future replacement of the underground facility. The applicant should be required to establish, as part of the owners documents, a fund for the annual maintenance and a separate reserve fund to cover future replacement of the facility, based on the initial construction cost, and an estimated 50-year lifespan (for concrete products). Staff recommends that the applicant prior to Site Plan approval, deposit in an escrow account an amount equal to the estimated cost for the residential units' responsibility of the first 20 years of maintenance of the facilities (based on the current estimate provided, a minimum of \$30,000 for the vault). The funds must not be made available to the owners association until after final bond release.

A maintenance agreement must be executed prior to site plan approval. Regular and frequent inspections of the stormwater management facilities are critical to ensure proper operation and maintenance. The access points must be located, designed and constructed in a manner in that does not hinder the frequent inspections and routine maintenance of the facilities. The total weight of the access covers and/or opening mechanisms (e.g. spring-loaded hinges) must be designed so that the covers can be opened by one person without the need of additional mechanical lifting equipment (e.g., a crane).

The applicant should also be required, as a waiver condition, to address future replacement of the underground facility as part of a private maintenance agreement with the County. In order to maximize the useful life of the underground facility and minimize maintenance issues, staff recommends that, if it is the intent of the Board to grant the waiver, then the applicant must be required to construct the underground facilities with only reinforced concrete products.

The applicant must also provide that disclosure will be made in the chain of title of the owners' responsibility for maintenance and the associated waiver conditions.

**RECOMMENDATION:**

DPWES recommends that the Board approve the waiver to allow the underground stormwater detention facility to be located in Amherst at Westpark, subject to conditions with the Proposed Waiver Conditions, 25530-PFM-001-1, dated June 10, 2014, contained in Attachment A.

If you have any questions, or need further assistance, please contact me at 703-324-1720.



Suzanne Lin, Staff Coordinator  
25530-WPFM-001-1  
Page 4

ATTACHED DOCUMENTS:

Attachment A – Proposed Waiver Conditions, #25530-WPFM-001-1, June 10, 2014  
Attachment B – PFM Section 6-0303.8

cc: William Marsh, DPWES Tysons Urban Center Coordinator, LDS, DPWES  
Durga Kharel, Branch Chief, Site Development and Inspections Division, DPWES  
DPWES Zoning Application File (25530-ZONA-004-1)  
DPWES Waiver File (25530-WPFM-001-1)

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**Department of Public Works and Environmental Services**  
**Land Development Services,**  
12055 Government Center Parkway, Suite 444  
Fairfax, Virginia 22035-5503  
Phone 703-324-1780 • TTY 711 • FAX 703-324-3908



## Proposed Waiver Conditions

25530-WPFM-001-1

June 10, 2014

(Concurrent with RZ 2014-PR-004 Amherst at Westpark)

If it is the intent of the Board of Supervisors to approve Waiver #25530-WPFM-001-1 in conjunction with RZ 2014-PR-004 for Amherst at Westpark, to allow underground stormwater management facilities in a residential development in accordance with Section 6-0303.8 of the Public Facilities Manual (PFM), staff recommends the Board condition the approval by requiring conformance with the following conditions:

1. This approval is limited to the Amherst at Westpark mixed use development, as proposed with RZ 2014-PR-004. Notwithstanding any notes, and/or narratives included on the CDP/FDP, any substantial changes to the development plan, such as adding a residential component with underground stormwater vaults in another part of the development, will require Board approval of a revised waiver and conditions.
2. Notwithstanding any notes, analysis, narrative, and/or preliminary design presented on the CDP/FDP, the final design, construction, operation and maintenance of the underground stormwater detention vaults, including, but not limited to, the function, number, size, shape, location, access and discharge, shall be subject to review and approval by the Director of the Department of Public Works and Environmental Services (DPWES), in accordance with these conditions, and all applicable Codes, requirements, standards, specifications, policies and procedures in effect at the time of Site Plan approval.
3. To provide greater accessibility for inspection and maintenance purposes, the underground facilities shall have a minimum interior height of 72" and the access points must be located, designed and constructed in a manner in that does not hinder the frequent inspections and routine maintenance of the facilities. The total weight of the access covers and/or opening mechanisms must be designed so that the covers can be opened by one person without the need of additional mechanical lifting equipment, and be located, to the extent possible, within the private streets or travel lanes and not within the open space areas of the proposed development, as determined by DPWES.
4. The underground facilities shall be constructed of reinforced concrete products only and incorporate safety features, including locking manhole covers and doors, as determined by DPWES at the time of construction plan submission.
5. The underground facilities shall be privately maintained and shall not be located in a County storm drain easement.
6. A private maintenance agreement, as reviewed and approved by the Fairfax County Attorney's Office, shall be executed and recorded in the Land Records of the County. The private maintenance agreement shall be executed prior to Site Plan approval.

The private maintenance agreement shall address:

- County inspection and all other issues as may be necessary to insure that the facilities are maintained by the property owners in good working condition acceptable to the County so as to control stormwater generated from the development of the site.
  - A condition that the applicant, property owners, their successors or assigns shall not petition the County to assume future maintenance responsibility or replace the underground stormwater facilities.
  - Establishment of a reserve fund for future replacement of the underground stormwater facilities.
  - Establishment of procedures to follow to facilitate inspection by the County, i.e., advance notice procedure, whom to contact, who has the access keys, etc.
  - A condition that the property owners provide and continuously maintain, liability insurance. The typical liability insurance amount is at least \$1,000,000, against claims associated with underground facilities.
  - A statement that Fairfax County shall be held harmless from any liability associated with the underground stormwater facilities.
7. Operation, inspection and maintenance procedures associated with the underground facilities shall be incorporated in the site construction plan and private maintenance agreement, which insure safe operation, inspection and maintenance of the facilities.
  8. A financial plan for the owner to finance regular maintenance and full life cycle replacement costs shall be established prior to final construction plan approval. The plan shall include a line item in the annual budget for routine operation, inspection and maintenance; a separate line item for the annual deposits toward future replacement (based on the initial construction costs and an estimated 50-year lifespan for concrete products); and a separate reserve fund (i.e., account) for the future replacement of the underground facilities.
  9. Prior to final construction plan approval, the applicant shall escrow sufficient funds for the benefit of the owner which will cover 20-years of maintenance of the underground facilities. These monies shall not be made available to the owners' association, or equivalent, until after final bond release.
  10. All future purchasers of any of the residential units shall be advised prior to entering into a contract of sale, that the owner is responsible for the operation, inspection, maintenance and replacement of the underground facilities.
  11. The owner and its successors and assigns shall disclose, as part of the chain of title, to all future property owners, the presence of the underground stormwater facilities and the owner's responsibility for operation, inspection, maintenance and replacement of such facilities, by including the following language within the deed for each lot and the record plat:  
  
"The owner and its successors and assigns are responsible for the operation, inspection, maintenance and replacement of the underground stormwater facilities as set forth in the maintenance agreement entered into with the County."

ATTACHMENT B

**Public Facilities Manual (PFM) Section 6-0303.6**

Underground detention facilities may not be used in residential developments, including rental townhouses, condominiums and apartments, unless specifically waived by the Board of Supervisors (Board) in conjunction with the approval of a rezoning, proffered condition amendment, special exception, or special exception amendment. In addition, after receiving input from the Director regarding a request by the property owner(s) to use underground detention in a residential development, the Board may grant a waiver if an application for rezoning, proffered condition amendment, special exception, and special exception amendment was approved prior to, June 8, 2004, and if an underground detention facility was a feature shown on an approved proffered development plan or on an approved special exception plat. Any decision by the Board to grant a waiver shall take into consideration possible impacts on public safety, the environment, and the burden placed on prospective owners for maintenance of the facilities. Any property owner(s) seeking a waiver shall provide for adequate funding for maintenance of the facilities where deemed appropriate by the Board. Underground detention facilities approved for use in residential developments by the Board shall be privately maintained, shall be disclosed as part of the chain of title to all future homeowners (e.g. individual members of a homeowners or condominium association) responsible for maintenance of the facilities, shall not be located in a County storm drainage easement, and a private maintenance agreement in a form acceptable to the Director must be executed before the construction plan is approved. Underground detention facilities may be used in commercial and industrial developments where private maintenance agreements are executed and the facilities are not located in a County storm drainage easement.



# FAIRFAX COUNTY PARK AUTHORITY



## M E M O R A N D U M

**TO:** Barbara Berlin, AICP, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sandy Stallman, AICP, Manager   
Park Planning Branch, PDD

**DATE:** April 2, 2014

**SUBJECT:** RZ/FDP 2014-PR-004, 7915 Jones Branch Drive (Amherst Property)  
Tax Map #: 29-4 ((7)) 6 & 7 B

The Park Authority staff has reviewed the proposed Conceptual Development Plan/Final Development Plan (CDP/FDP), dated February 3, 2014, for the subject property. This memorandum provides comments regarding impacts to park and recreation resources and levels of service of the proposed development.

### BACKGROUND

The subject property is approximately 5.75 acres, located in the Tysons North Central District of Tysons Corner. Contextually, the site is found near the intersection of Jones Branch and Westpark Drives. The CDP shows up to 400 new multi-family dwelling units, and based on an average household size of 1.75 in Tysons, the proposed development could add up to 700 new residents to the Providence Supervisory District. Additionally, the application proposes up to 12,300 sq. ft. GFA for retail and/or service commercial uses.

### 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 Urban Center Environmental Stewardship and Tysons North Central District–Urban Neighborhood Subdistrict: Subarea 3 sections of the Comprehensive Plan. In addition, specific recommendations for land in the Tysons North Central District–Urban Neighborhood Subdistrict: Subarea 3 include the following (Tysons Corner Urban Center, District Recommendations):

“The area’s ponds and small streams should be enhanced and provide a green network that links this subarea to the Tysons Central 123 District and to the employment area adjacent to the DAAR. The major open space feature in this area is an 8 to 10 acre park, which provides an

opportunity for both active and passive recreational facilities and a focus for civic gatherings for residents and employees. At this new park or at other locations in this area, there should be at least two new athletic fields to serve the residents of this area.” (p. 178)

“Residential developments should include recreational facilities and other amenities for the residents...” (p. 178)

## 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 to the overall proposed development, the application generates a need for about 1.05 acres of new urban parkland. The development plan shows 0.77 acres of onsite park space and 0.78 acres to be provided offsite for park and recreation use. About 0.66 acres of the offsite space is on an adjacent parcel that currently contains a stormwater management pond that would need to be filled in to allow for park uses. The remaining offsite space is a 0.12-acre linear strip of land that will provide a pedestrian sidewalk connection to Westpark Drive.

The application proposes to provide the following new urban park spaces:

**Onsite Park** – This 0.77 acre park space located at the western end of the proposed development, adjacent to future Street B is a Common Green type urban park planned to include both passive and active elements, including a small children’s play area, interactive fountain, bench seating, open lawn areas, crisscrossing pathways, bioretention areas, landscape trees and plants, and a wooden deck with moveable chairs and tables for outdoor dining. On a recent site visit to the subject property, staff noted several utility boxes in the vicinity of the proposed wooden deck. These elements are not shown on the CDP/FDP. Future revisions to the plan set should show which, if any, of these utility boxes are to remain. Sheet L1.02 shows two on-street parking spaces along future Street B adjacent to Onsite Park. On-street parking should be provided along the full length of the park to ensure enough parking will be available for park visitors not arriving on foot. The on-street parking will also function as a safety buffer between pedestrians in the park and moving traffic along Street B.

**Offsite Park** – This 0.66 acre park space located adjacent and to the west of Onsite Park is also of the Common Green type and is planned to include a fenced off-leash dog park in the location of a stormwater management pond that is to be filled in. The fenced in area is a good size to support an off-leash dog park. Sheet L1.02 shows a 6' high steel fence enclosure with a double-gated entry, bench seating, and a bioretention area.

**Offsite Linear Park** – This 0.12 acre park space is a 15 foot wide Linear Park extending between future Street C to Westpark Drive that will provide a sidewalk connection to provide convenient pedestrian access to the Arbor Row development along Westpark Drive and the Tysons Corner Metro Station located about ½ mile to the south. Linear Park will also include benches and supplemental landscaping.

Evaluation – The application generates a need for about 1.05 acres of new urban parkland. An onsite park space of 0.77 acres and offsite parcel of 0.66 acres combine to create a well-designed Common Green type urban park. An additional 0.12 acre offsite dedication will provide a linear pedestrian connection to points to the south.

#### ***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 generates the need for 0.10 athletic field. The size of the proposed development is small enough that a monetary contribution towards athletic field development would be appropriate. The applicant's Statement of Justification indicates the applicant's intent to contribute (an unspecified amount of) funds for this purpose. In addition, the applicant, PS Business Parks, is the owner of more than 30 acres of adjacent land. The applicant has indicated their intent at a future date to dedicate additional land adjacent to the proposed park spaces to help fulfill the Comprehensive Plan vision for a large central park in this subdistrict. At the time of dedication of a larger land area for a central park, a full size athletic field could be constructed.

Evaluation – The proposed development generates a need for 0.10 athletic fields. To offset the need for this small fraction of an athletic field, the applicant should contribute \$2.38 per sq. ft.

GFA to Fairfax County to support public purchase of land and construction of facilities to serve athletic field needs in Tysons. If the same applicant dedicates adjacent land in the future for athletic field development, a portion of the funds could be credited back and/or applied towards facility construction costs to offset needs generated by future development.

### ***Other recreational facility needs***

In the Tysons Corner Urban Center Areawide Recommendations, Public Facilities Chapter, Parks Section, Page 88, the plan states the following:

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

Using adopted recreational facility service level standards found in the Parks and Recreation element (Appendix 2, Part B) of the Policy Plan, the publicly accessible recreational facilities needed to address the planned growth for this project area include 1/2 sport court, and 1/4 playground. The development plan shows a small children’s play area in the Onsite Park and a fenced off-leash dog park in the Offsite Park. These uses will satisfy the recreational needs generated. If for any reason the offsite pond cannot be filled in, the dog park or another comparable facility (such as a sport court) should be provided in the onsite park space.

Evaluation – The proposed redevelopment plan generates a need for 1/2 sport court, and 1/4 playground. This need will be met onsite in the proposed Common Green through provision of a small children’s play area in Onsite Park and a fenced off-leash dog park in Offsite Park. If for any reason the offsite pond cannot be filled in, the dog park or another comparable facility (such as a sport court) should be provided in Onsite Park.

### ***Private recreation and amenity areas***

The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 and 16-404). The minimum expenditure for park and recreational facilities within these districts is set at \$1,700 per non-ADU residential unit for outdoor recreational facilities to serve the development population. Whenever possible, the facilities should be located within the residential development site. The plan reflects a total of up to 400 residential units. If no ADUs are provided, the Ordinance-required amount to be spent on-site is \$680,000. Any portion of the amount not spent onsite should be conveyed to the park authority for recreational facility construction at one or more park sites in the service area of the development.

The plan shows two private outdoor amenity spaces within the building footprint. A swimming pool, sundeck, seating, outdoor dining and landscaping will be provided on an elevated terrace two stories up located on the west side of the building overlooking future Street B and the common green public park. An open stairway will connect this private terrace to the street and

provide easy access to the public realm. The second private amenity space is an interior courtyard at ground level that will be furnished with sofa seating, patio dining tables and chairs, grills, a water feature, fire pit, patios, planting beds, lawn areas and trees.

Evaluation – The \$1,700 per unit Ordinance-required expenditure on onsite recreational facilities can be spent on the private terraces and other possible recreational features such as club rooms, media rooms, fitness equipment and game tables. With 400 non-ADU units proposed, the Ordinance-required amount to be spent on-site is \$680,000.

### **SUMMARY**

This section summarizes the recommendations included in the preceding analysis section. The analysis identified the following major issues:

- The application generates a need for about 1.05 acres of new urban parkland. An Onsite Park space of 0.77 acres and Offsite Park of 0.66 acres combine to create a well-designed Common Green type urban park. An additional 0.12 acre offsite dedication will provide a linear pedestrian connection to points to the south.
- The proposed development generates a need for 0.10 athletic fields. To offset the need for this small fraction of an athletic field, the applicant should contribute \$2.38 per sq. ft. GFA to Fairfax County to support public purchase of land and construction of facilities to serve athletic field needs in Tysons. If the same applicant dedicates adjacent land in the future for athletic field development, a portion of the funds could be credited back and/or applied towards facility construction costs to offset needs generated by future development.
- The proposed redevelopment plan generates a need for 1/2 sport court, and 1/4 playground. This need will be met onsite in the proposed Common Green through provision of a small children's play area in Onsite Park and a fenced off-leash dog park in Offsite Park. If for any reason the offsite pond cannot be filled in, the dog park or another comparable facility (such as a sport court) should be provided in Onsite Park.
- The \$1,700 per unit Ordinance-required expenditure on onsite recreational facilities can be spent on the private terraces and other possible recreational features such as club rooms, media rooms, fitness equipment and game tables. With 400 non-ADU units proposed, the Ordinance-required amount to be spent on-site is \$680,000.

Please note the Park Authority would like to review and comment on draft proffers and development conditions related to park and recreation issues. We request that draft proffers and 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 L. Dorlester  
DPZ Coordinator: Suzanne Lin

Copy: Kirk W. Kincannon, Director  
Cindy Messinger, Deputy Director/CFO  
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  
Cathy Lewis, Branch Manager, ZED, DPZ  
Suzanne Lin, Planner III, Zoning Evaluation Division, DPZ  
Chron File  
File Copy



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** September 4, 2014

**TO:** Suzanne Wright, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Todd Nelson, Urban Forester II  
Forest Conservation Branch, DPWES

**SUBJECT:** 7915 Jones Branch Drive; RZ/FDP 2014-PR-004

**RE:** Request for assistance dated August 27, 2014

This review is based on the Conceptual/Final Development Plan (CDP/FDP) RZ 2014-PR-004 stamped "Received, Department of Planning and Zoning, August 22, 2014."

General Comment: Urban Forest Management Division (UFMD) comments and recommendations on the previously submitted CDP/FDP were provided to DPZ in memos dated April 2, 2014, June 5, 2014, and August 1, 2014. These comments and recommendations appear to be adequately addressed. The following comments are provided to address interior parking lot landscaping, buffer planting, and tree preservation. Additional proffer language has been recommended to address these comments:

- 1. Comment:** The four trees identified as 'proposed trees to be counted towards interior parking lot landscaping calculations' located along Jones Branch Drive are not providing shade to the area counted as parking lot.

**Recommendation:** Trees used to meet the interior parking lot landscaping calculations should be provided along Streets A, B, and C to provide shade to the area(s) counted as parking lot.

- 2. Comment:** There appears to be an opportunity to provide additional landscaping along southern property boundary to screen the Application property from offsite Lot 4.

**Recommendation:** Additional landscaping, consisting of a mix of evergreen trees and shrubs, should be provided along the southern property boundary to screen the Application property from offsite Lot 4.

Department of Public Works and Environmental Services

Urban Forest Management Division

12055 Government Center Parkway, Suite 518

Fairfax, Virginia 22035-5503

Phone 703-324-1770, TTY: 711, Fax: 703-653-9550

[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)



7915 Jones Branch Drive  
RZ/FDP 2014-PR-004  
September 4, 2014  
Page 2 of 2

3. **Comment:** Several trees located along the 'Sidewalk Connection to Metro' are shown to be removed on sheet C-4 however, these trees are identified as 'existing trees to remain' on sheet L1.01.

**Recommendation:** The trees identified as to be removed on sheet C-4 should be clearly shown and identified as 'to be removed' on all sheets.

Please contact me at 703-324-1770 should you have any questions.

TLN/  
UFMDID #:188801

cc: DPZ File

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**Department of Public Works and Environmental Services**  
**Land Development Services, Environmental and Site Review Division**

12055 Government Center Parkway, Suite 535  
Fairfax, Virginia 22035-5503

Phone 703-324-1720, TTY: 703-324-1877, Fax: 703-324-8359  
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FAIRFAX COUNTY  
PUBLIC SCHOOLS

Department of Facilities and Transportation Services  
Office of Facilities Planning Services  
8115 Gatehouse Road, Suite 3300  
Falls Church, Virginia 22042

February 25, 2014

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning & Zoning

**FROM:** Lee Ann Pender, Director *lap*  
Office of Facilities Planning Services

**SUBJECT:** RZ/FDP 2014-PR-004, Amherst Property

**ACREAGE:** 5.75 acres

**TAX MAP:** 29-4 ((7)) 5, 7B pt.

**PROPOSAL:**

The rezoning application requests to rezone the site from the C-3 district to the PTC district. This project would develop the site in to a residential mixed use building, containing between 275 to 400 multi-family units.

**ANALYSIS:**

School Capacities

The schools serving this area are Spring Hill Elementary, Longfellow Middle, and McLean High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

Spring Hill ES	1,043 / 1,043	950	998	45	1,018	25
Longfellow MS	1,347 / 1,347	1,332	1,397	-50	1,551	-204
McLean HS	1,986 / 1,986	2,073	2,147	-161	2,352	-366

Capacities based on 2015-2019 Capital Improvement Program (December 2013)

Project Enrollments based on 2013-14 to 2018-19 6-Year Projections (April 2013)

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 2018-19 and are updated annually. At this time, if development occurs within the next five years, McLean and Longfellow are projected to have capacity deficits. Spring Hill is projected to have a slight surplus. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The proposed 2015-19 Capital Improvement Program (CIP) does not include any major capital projects at the subject schools. However, enrollments at both McLean and Longfellow will be monitored; projected capacity deficits may potentially be addressed through boundary changes and/or capacity enhancements.

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.

Proposed

Elementary	.059	275 to 400	18 to 24
Middle	.017	275 to 400	5 to 7
High	.030	275 to 400	8 to 12
			<b>29 to 43</b> total

2012 Countywide student yield ratios (August 2013)

**RECOMMENDATIONS:**

Proffer Contribution

A net of 29 to 43 new students is anticipated (16 to 24 Elementary School, 5 to 7 Middle School and 8 to 12 High School). Based on the approved proffer formula guidelines, a proffer contribution between \$313,925 (29 students x \$10,825) to \$465,475 (43 students x \$10,825) is recommended to offset the impact that new student growth will have on surrounding schools. It is recommended that the proffer contribution funds be directed as follows:

*...to be utilized for capital improvements to Fairfax County public schools to address impacts on the school division resulting from [the applicant's development].*

It is also recommended proffer payment occur at the time of site plan or first 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 notification be provided to FCPS when development is likely to occur or when a site plan has been filed with the County. This will allow the school system adequate time to plan for anticipated student growth to ensure classroom availability.

**ADDITIONAL INFORMATION:**

Future Development Impacts

In addition, Spring Hill, Longfellow, and McLean also are receiving schools for several other significant developments that are approved or pending approval in Tysons Corner and the nearby McLean area. Student yields from these developments are likely to impact receiving schools. These developments include:

RZ 2010-PR-014A	Georgelas	Approved	478 MFHR	41
RZ 2010-PR-014B	Georgelas	Approved	1,912 MFHR	167
RZ 2010-PR-014C	Georgelas	Deferred Indefinitely	305 to 1,254 MFHR	26 to 109
RZ 2010-PR-014D	Georgelas	Approved	671 to 1,810 MFHR	59 to 158
RZ 2010-PR-014E	Georgelas	Approved	143 to 222 MFHR and 10-12 SFA	21 to 30
RZ 2011-PR-017	MR Commons	Approved	2,571 MFHR	283*
RZ-FDP 2012-DR-019	Elm Street	Pending	240 MFHR	27*
RZ-FDP 2013-DR-002	Writ LP	Pending	253 MFMRHR	28*

\*Not in Spring Hill ES Attendance Area

LAP/gjb

Attachment: Locator Map

cc: Patty Reed, School Board Member, Providence District  
 Jane Strauss, School Board Member, Dranesville District  
 Pat Hynes, School Board Member, Hunter Mill District  
 Ilyong 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  
 Marty K. Smith, Cluster I, Assistant Superintendent  
 Kevin Sneed, Director, Design and Construction Services  
 Ellen Reilly, Principal, McLean High School  
 Carole Kihm, Principal, Longfellow Middle School  
 Roger Vanderhuy, Principal, Spring Hill Elementary School

# Rezoning Application

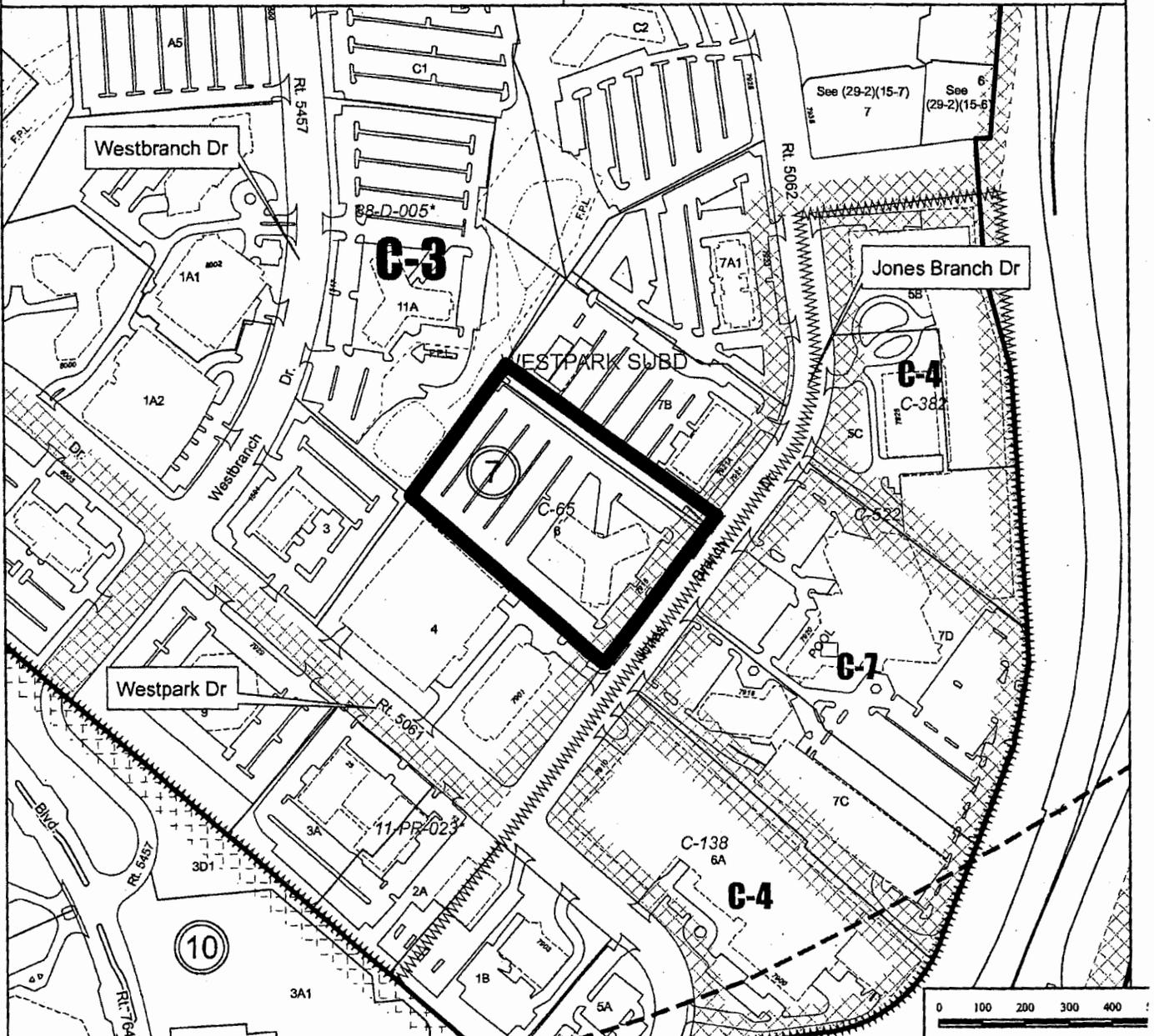
RZ 2014-PR-004

Applicant: AMHERST PROPERTY LLC  
Accepted: 02/05/2014  
Proposed: MIXED USE  
Area: 5.75 AC OF LAND; DISTRICT - PROVIDENCE  
Zoning Dist Sect:  
Located: WEST OF JONES BRANCH DRIVE  
APPROXIMATELY 400 FEET NORTH OF ITS  
INTERSECTION WITH WESTPARK DRIVE  
Zoning: FROM C- 3 TO PTC  
Overlay Dist:  
Map Ref Num: 029-4- /07/ /0006 /07/ /0007B (part)

# Final Development Plan

FDP 2014-PR-004

Applicant: AMHERST PROPERTY LLC  
Accepted: 02/05/2014  
Proposed: MIXED USE  
Area: 5.75 AC OF LAND; DISTRICT - PROVIDENCE  
Zoning Dist Sect:  
Located: WEST OF JONES BRANCH DRIVE  
APPROXIMATELY 400 FEET NORTH OF ITS  
INTERSECTION WITH WESTPARK DRIVE  
Zoning: PTC  
Overlay Dist:  
Map Ref Num: 029-4- /07/ /0006 /07/ /0007B (part)





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** February 19, 2014

**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. RZ/FDP 2014-PR-004/ PCA 88-D-005-08  
Tax Map No. 029-4 (( 07)) - 6 & 7B

The above referenced zoning application is within Tysons Corner Urban Center (see attached map). As such, prior to site plan submission, the applicant shall be required to provide sewer capacity analysis study to Wastewater Planning and Monitoring Division of all the lines within the Urban Center which its site contributes flow to. If it is determined that any of the lines within the Tysons Corner Urban Center are inadequate, the applicant will be required to perform necessary upgrades prior to or concurrent with site plan submission.

For sanitary trunk sewers that serve the Tysons Corner Urban Center but are located beyond the boundary of the Center, the projected wastewater flow is anticipated to increase significantly, resulting in potentially overloading the system. To accommodate the added flow, pipe improvement will be necessary in the future, hence, the possibility of pro-rata share may be applicable.

If you have any questions or comments, please do not hesitate to contact me at 703-324-5008.

FAIRFAX COUNTY  
WASTEWATER MANAGEMENT



Quality of Water = Quality of Life

Department of Public Works and Environmental Services  
Wastewater Planning & Monitoring Division  
12000 Government Center Parkway, Suite 358  
Fairfax, VA 22035  
Phone: 703-324-5030, Fax: 703-803-3297  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)





# County of Fairfax, Virginia

## MEMORANDUM

DATE: April 22, 2014

**TO:** Barbara C. Berlin, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Eric Fisher, GIS Coordinator  
Information Technology Section  
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Rezoning/Final  
Development Plan Application RZ/FDP 2014-PR-004 concurrent with Proffered  
Condition Amendment PCA 88-D-005-08

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #429, Tysons Corner
2. After construction programmed \_\_\_(n/a)\_\_\_ this property will be serviced by the fire station \_\_\_\_\_(n/a)\_\_\_\_\_



FEB 26 2014

Zoning Evaluation Division

# Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY  
8580 Arlington Boulevard, Fairfax, Virginia 22031  
www.fairfaxwater.org

**PLANNING & ENGINEERING  
DIVISION**

Jamie Bain Hedges, P.E.  
Director  
(703) 289-8325  
Fax (703) 289-6382

February 24, 2014

Ms. Barbara Berlin, Director  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5505

Re: RZ 2014-PR-004  
FDP 2014-PR-004  
PCA 88-D-005-08  
7915 Jones Branch Drive  
Tax Map: 29-4

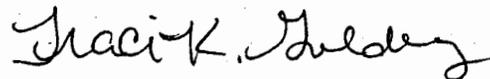
Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 12-inch water main located in Jones Branch Road and existing 6-inch and 8-inch water main located onsite. See the enclosed water system map.
3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Ross Stilling at (703) 289-6385.

Sincerely,



Traci K. Goldberg, P.E.  
Manager, Planning Department

Enclosure

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 19

### GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		