APPLICATION ACCEPTED (RZ 2010-PR-022): December 22, 2010
APPLICATION AMENDED: March 27, 2013, September 22, 2014
APPLICATION ACCEPTED (FDP 2010-PR-022): August 14, 2012
APPLICATION AMENDED: April 22, 2013, March 13, 2015
PLANNING COMMISSION: September 24, 2015
BOARD OF SUPERVISORS: October 20, 2015

County of Fairfax, Virginia

September 9, 2015

STAFF REPORT

RZ/FDP 2010-PR-022

PROVIDENCE DISTRICT

APPLICANT: TMG Solutions Plaza Land LP

EXISTING ZONING: C-4 with SC and HC Overlays

PROPOSED ZONING: PTC with SC and HC Overlays

PARCELS: 29-3 ((15)) 4D1, 4E1, 4G, 7A1, 7B1, 7C1, 7E1 (RZ)
29-3 ((15)) 7A1, 7 B1 pt., 7 C1 pt., 7 E1 pt. (FDP)

ACREAGE: 18.11 acres (RZ)
3.91 acres (FDP)

FAR/DENSITY:

Residential:	2.21 FAR
Office:	2.34 FAR
Hotel:	0.31 FAR
Retail:	0.46 FAR
Overall:	5.32 FAR

PLAN MAP: Transit Station Mixed Use, Residential Mixed Use, and Park/Open Space

PROPOSAL: RZ 2010-PR-022: To rezone property to the Planned Tysons Corner Urban District (PTC District) for a mixed-use development consisting of five multi-family residential towers (with ground floor retail space), five office towers (with ground floor retail space), three existing high-rise office buildings, a hotel tower, three mid-rise buildings (a theater, retail space, office space, and multi-family residential units), and several urban parks.

Bob Katai

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

FDP 2010-PR-022: To approve the final development plan on a portion of the land area of RZ 2010-PR-022 for three high-rise multi-family residential towers, mid-rise buildings (retail space and multi-family residential units), and off-site interim improvements including an interim parks, a street, surface parking and stormwater improvements.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2010-PR-022, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2010-PR-022, subject to FDP conditions consistent with those contained in Appendix 2 and to the Board's approval of RZ 2010-PR-022.

Staff recommends approval of the following modifications and waivers for RZ 2010-PR-022.

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

- 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.

- Modification of Par. 3E of Sect. 10-104 of the ZO, which limits fence height to seven feet, to permit a maximum fence height of 14 feet around outdoor recreational courts and fields shown on an FDP.

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

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

- Waiver of Par. 8 of Sect. 13-202 of the ZO to modify the peripheral landscaping requirements for the interim surface parking lots to that which are shown on the CDP/FDP.
- Waiver of Par. 5 of Sect. 13-203 of the ZO to modify the peripheral landscaping requirements for the surface parking lots that will remain on an interim basis to that which are shown on the CDP/FDP.

- Waiver of Sect. 16-403 of the ZO in order to permit a public improvement plan for public streets and park spaces without the need for an FDP

- Waiver of Sect. 17-201 of the ZO, to not require provision of a service road along Leesburg Pike.

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

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

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

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

- Modification of Sect. 12-0508 of the PFM to allow for tree preservation target deviations as justified by PFM 12-0508.3A(1) and 3A(3).

- Modification of Sect. 12-0510 of the PFM to permit trees located in rights-of-way and easements to count toward the 10-year tree canopy requirement subject to the proffered replacement provisions.

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

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

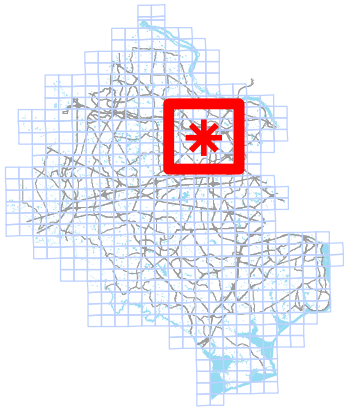
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505; (703) 324-1290; TTY 711 (Virginia Relay Center).

Bob Katai
X:\DPZ\Tysons-Core\CASES\Boro\Staff Report and Conditions\Staff Report Cover for the Boro.docx

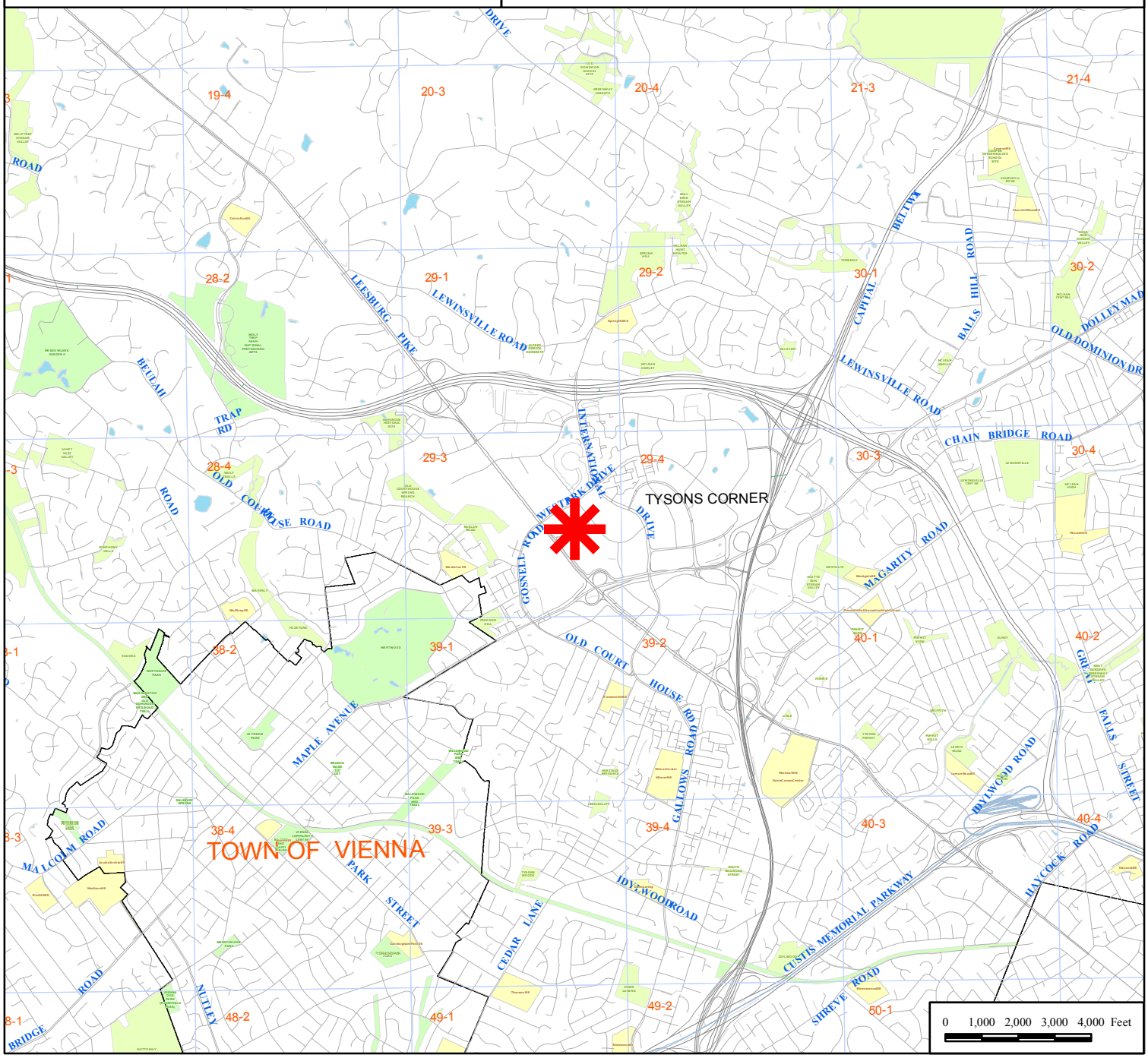
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application

RZ 2010-PR-022

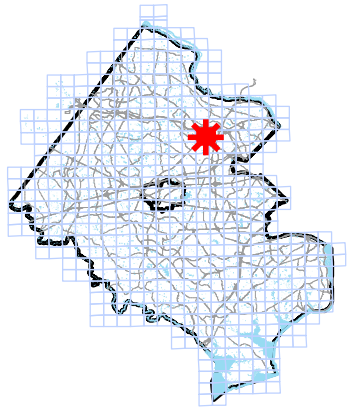


Applicant:	CAMPUS POINT REALTY CORPORATION
Accepted:	03/27/2013- AMENDED 12/22/2010
Proposed:	MIXED USE
Area:	18.1 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect:	
Located:	SOUTHWEST QUADRANT OF THE INTERSECTION OF WESTPARK DRIVE AND GREENSBORO DRIVE AND NORTH OF SOLUTIONS DRIVE
Zoning:	FROM C- 4 TO PTC
Overlay Dist:	SC HC
Map Ref Num:	029-3- /15/ /0004D /15/ /0004E /15/ /0004F /15/ /0007A /15/ /0007B /15/ /0007C /15/ /0007D /15/ /0007E



Rezoning Application

RZ 2010-PR-022



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Overlay Dist:	SC HC
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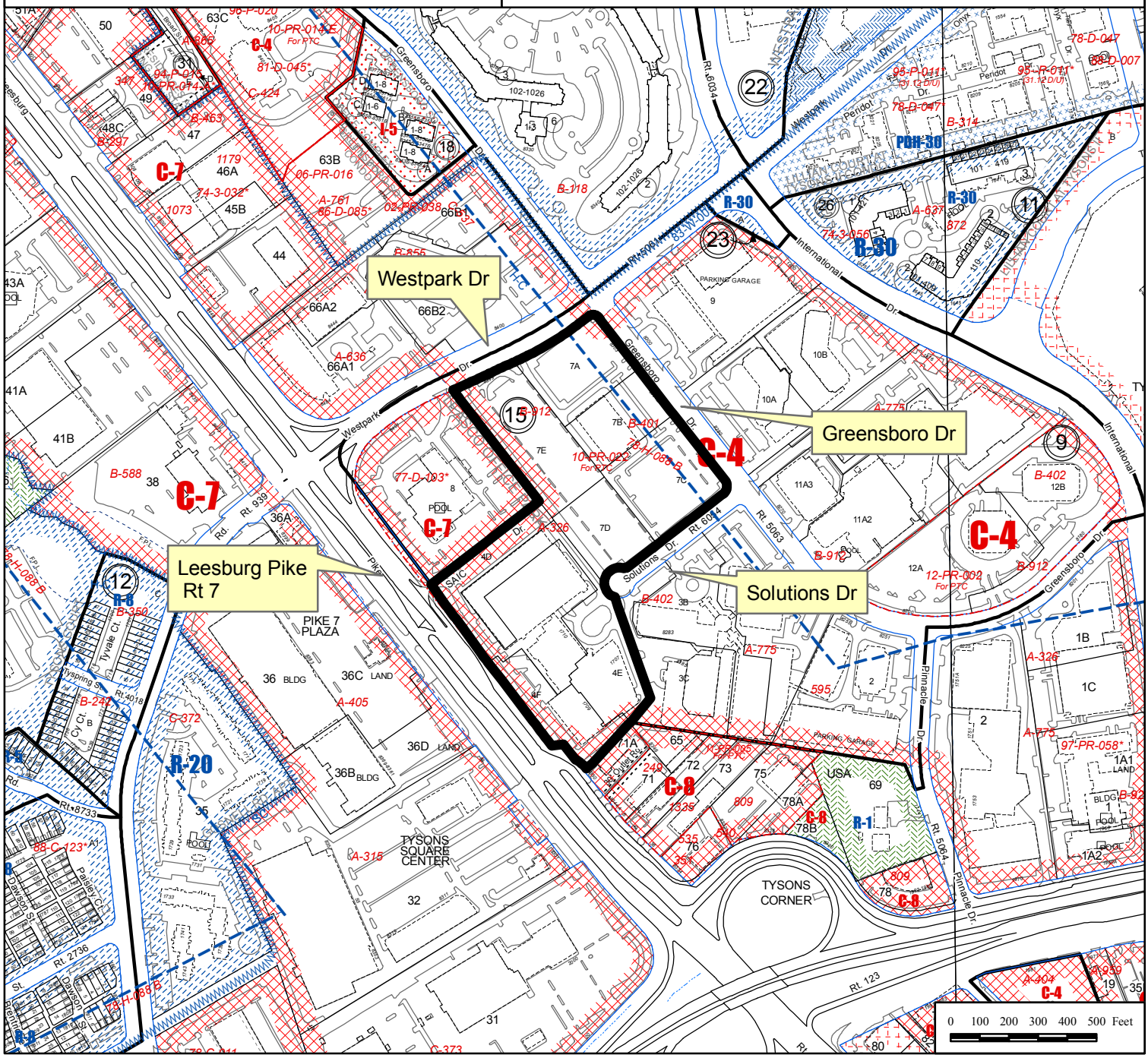
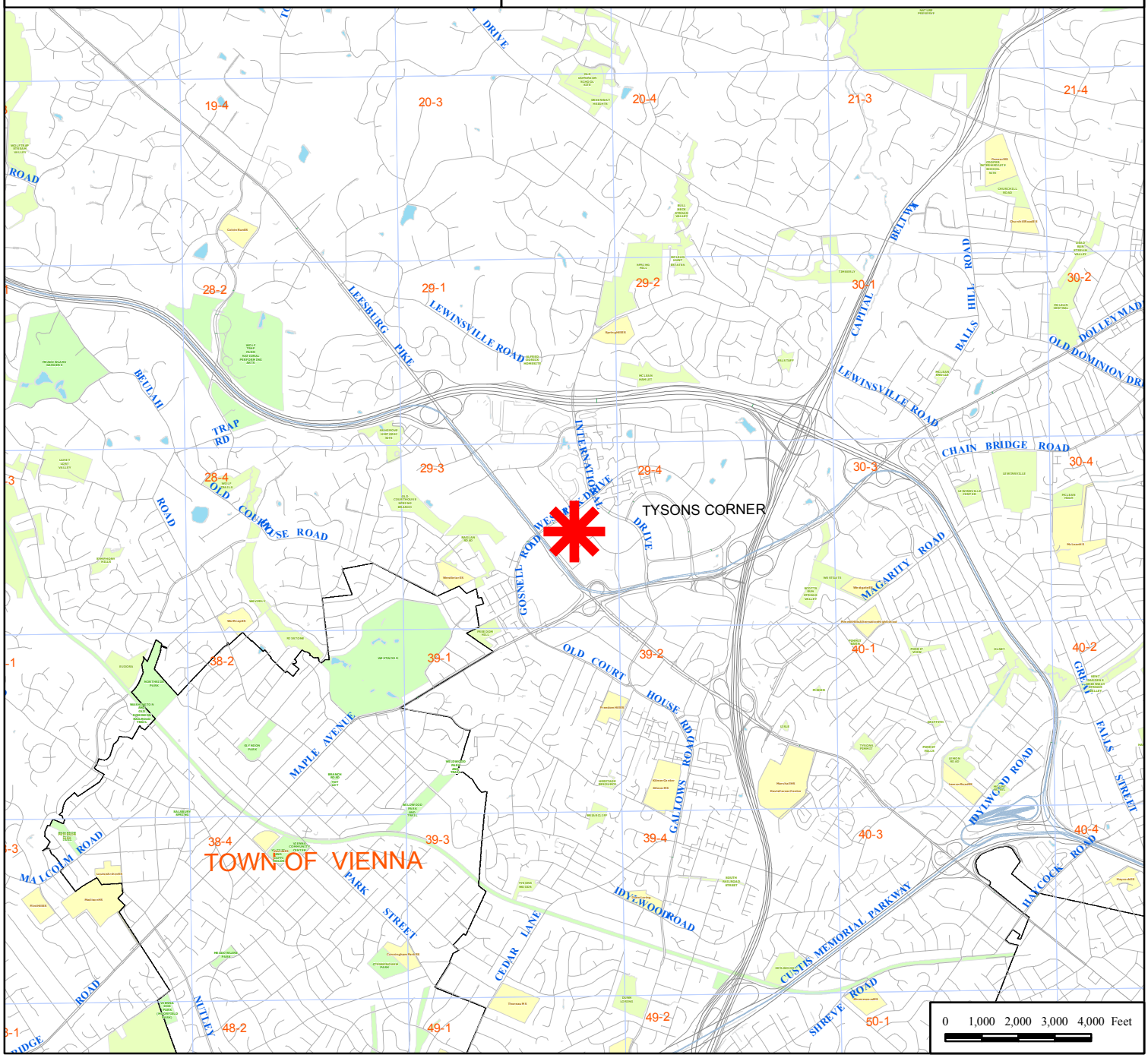


Final Development Plan

FDP 2010-PR-022

Applicant:	TMG SOLUTIONS PLAZA LAND, L.P.
Accepted:	03/13/2015- AMENDED 04/22/2013 08/14/2012
Proposed:	MULTIFAMILY AND RETAIL
Area:	3.91 AC OF LAND; DISTRICT - INPUT REQUIRED
Zoning Dist Sect:	
Located:	SOUTHERN QUADRANT OF THE INTERSECTION OF GREENSBORO DRIVE AND WESTPARK DRIVE
Zoning:	PTC
Overlay Dist:	HC SC
Map Ref Num:	029-3- /15/ /0007A1 /15/ /0007B1 /15/ /0007C1 /15/ /0007E1



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Applicant:	TMG SOLUTIONS PLAZA LAND, L.P.
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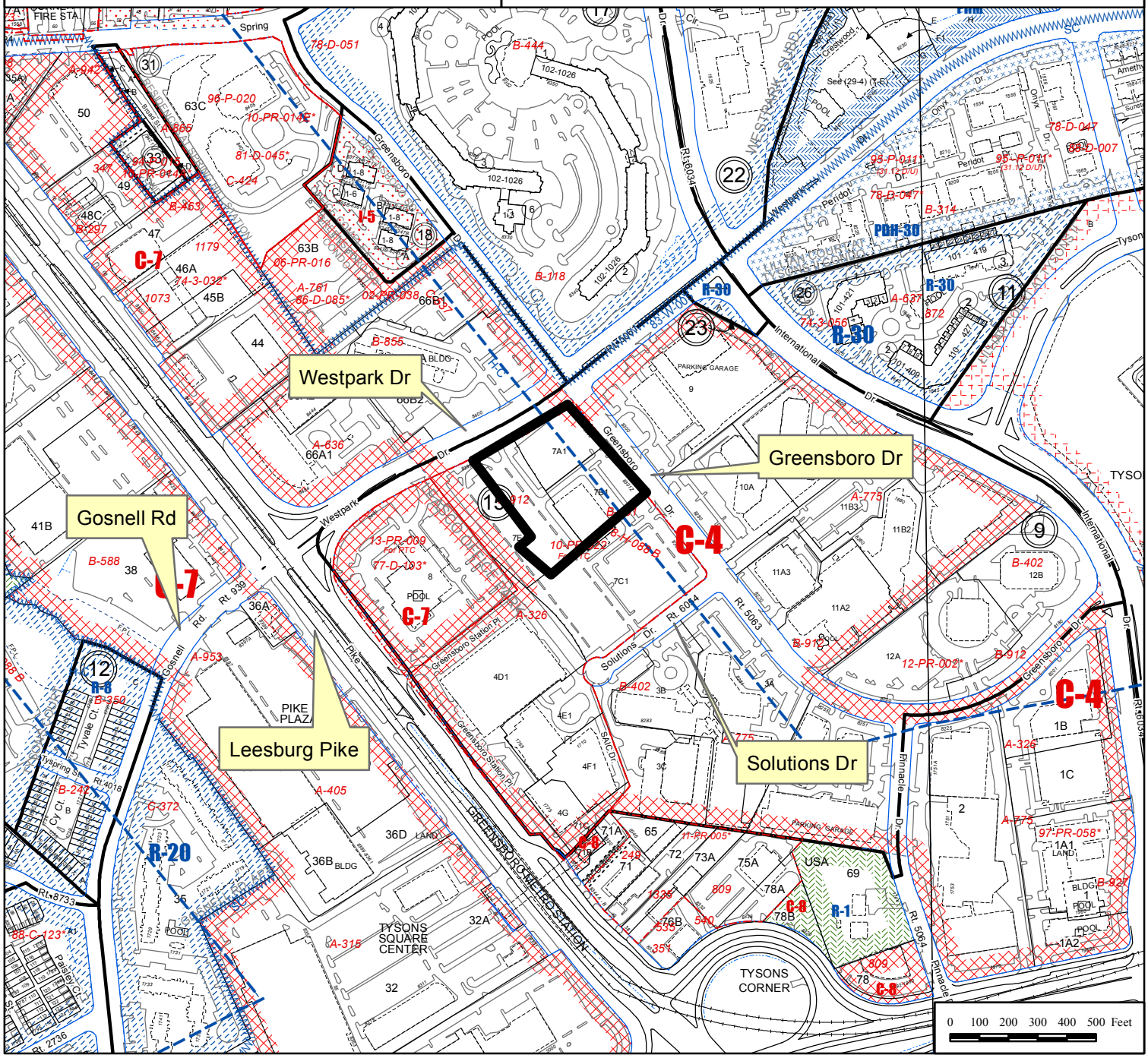
Zoning:	PTC
Overlay Dist:	HC SC
Map Ref Num:	029-3- /15/ /0007A1 /15/ /0007B1 /15/ /0007C1 /15/ /0007E1



THE BORO
RZ-2010-PR-022
CONCEPTUAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OCTOBER 1, 2010
REVISION: NOVEMBER 17, 2010
ACCEPTED: DECEMBER 14, 2010
REVISION: JUNE 30, 2011
REVISION: JULY 16, 2012
REVISION: OCTOBER 22, 2012
REVISION: FEBRUARY 19, 2013
REVISION: JULY 1, 2013
REVISION: APRIL 7, 2014
REVISION: FEBRUARY 20, 2015
REVISION: MAY 22, 2015
REVISION: JULY 22, 2015
REVISION: AUGUST 28, 2015

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CONCEPTUAL DEVELOPMENT RENDERING

TAX MAP NO. 29-3 ((15)) PARCEL NO.
4D1, 4E1, 4F1, 4G, 7A1, 7B1, 7C1, AND 7E1

APPLICANT
TMG SOLUTIONS PLAZA LAND, L.P.
3 BETHESDA METRO CENTER #1400
BETHESDA, MD 20814
TOM BOYLAN
301-718-0800

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TYSONS, VIRGINIA 22102
ROBERT COCHRAN
703-442-7800

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ALEXANDRIA, VIRGINIA 22314
STEPHANIE PANKIEWICZ
703-549-7784

TRANSPORTATION
WELLS AND ASSOCIATES
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MCLEAN, VIRGINIA 22102
WILLIAM JOHNSON
703-365-9262

RETAIL CONSULTANT
STREET-WORKS STUDIO
181 WESTCHESTER AVENUE, SUITE 302C
PORT CHESTER, NEW YORK 10573
MAYDA HORIZNY
914-949-6505

COMMONWEALTH OF VIRGINIA
8/28/15
ROBERT R. COCHRAN
Lic. No. 3012
PROFESSIONAL ENGINEER

VIKA NUMBER V8021X
SHEET C-1

NOTES

1. THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIED AS FAIRFAX COUNTY TAX MAP NO. 029-3-15-0007A1, 029-3-15-0007B1, 029-3-15-0007C1, 029-3-15-0007E1, 029-3-15-0004D1, 029-3-15-0004E1, 029-3-15-0004F1, AND 029-3-15-0004G AND ARE ZONED C-4. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM C-4 HC & SC TO PTC HC & SC AND TO DEVELOP THE PROPERTY AS SHOWN ON THE CDP.
2. THE HORIZONTAL DATUM IS VCS 83. SEE SHEET C-3.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD VERIFIED BY VIKA VIRGINIA, LLC. AND THE CONTOUR INTERVAL IS TWO (2) FEET. (SEE SHEET C-3, NOTE 6 FOR SOURCE OF TOPOGRAPHIC INFORMATION)
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA VIRGINIA, LLC.
5. THE PROPERTY IS LOCATED IN THE NORTH SUB DISTRICT OF THE TYSONS CENTRAL 7 DISTRICT OF THE TYSONS CORNER URBAN CENTER OF THE FAIRFAX COMPREHENSIVE PLAN.
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
7. STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE AND WILL BE CONSTRUCTED AS A BELOW GROUND SYSTEM, HOWEVER, THE APPLICANT RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES ON SITE DURING PHASED CONSTRUCTION OF THE OVERALL DEVELOPMENT. IN EITHER CASE AN ADEQUATE STORM DRAINAGE SYSTEM WILL BE PROVIDED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, INFILTRATION FACILITIES OR UNDERGROUND VAULTS. SUCH TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FAIRFAX COUNTY SWM/BMP STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION FOR THE SPECIFIED FACILITY. NO DRY SWM POND FACILITIES ARE PROPOSED AS PERMANENT OR INTERIM FACILITIES.
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
10. THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON THE PARCELS.
11. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOODPLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
12. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. ADDITIONALLY, THE TIMING OF THE DEVELOPMENT REMAINS SUBJECT TO CHANGE DUE TO PROPERTY/REAL ESTATE MARKET FACTORS.
13. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET AND AS REFLECTED ON SHEET S-1.
14. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED, IN CONFORMANCE WITH ASSOCIATED PROFFERS, AT THE TIME OF FINAL DEVELOPMENT PLAN.
15. THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE APPROXIMATE AND ARE BEING PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF FINAL DEVELOPMENT PLAN WITHOUT THE NEED TO AMEND THE CDP SO LONG AS THE APPROVED FAR AND UNIT COUNT DO NOT EXCEED THE RANGES PROVIDED IN THE CHARTS ON SHEET C2A. THE BUILD TO LINES ESTABLISHED CANNOT BE REDUCED.
16. ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREIN MAY BE PROVIDED AT TIME OF FINAL DEVELOPMENT PLAN.
17. SEE LANDSCAPE DRAWINGS FOR PROPOSED RIGHT-OF-WAY DEDICATION LINES (SHEETS L-10.0 THROUGH L-10.2).
18. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
19. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLE 6 OF THE ZONING ORDINANCE. REQUIRED PARKING SHALL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND ALONG PRIVATE STREETS. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED AT SITE PLAN BASED ON THE ACTUAL AMOUNT OF GFA FOR OFFICE, HOTEL, RESIDENTIAL AND/OR SECONDARY USES.
20. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN
21. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
22. TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN Z.O. SEC. 13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX.
23. APPLICANT RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING, IN CONFORMANCE WITH SECTION 6-509 D OF THE ZONING ORDINANCE, IN THOSE AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES.
24. THERE ARE NO EXISTING UTILITY ABOVE GRADE EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
25. APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA OF EACH BUILDING WITH THE FDP, AS THE GFA MAY BE FURTHER REFINED AT SITE PLAN.
26. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON CDP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWES WITHOUT REQUIRING MODIFICATION OF THE CDP PLAT OR PRELIMINARY PLAN.
27. ACCESSORY USES AS IDENTIFIED UNDER ARTICLE 2 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING MODIFICATION OF THE CDP. THESE USES MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
    1. ACCESSORY STRUCTURES
    2. FLAG POLES
    3. FENCES
    4. CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES.
    5. OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOOPS.
    6. AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT.
    7. BAY WINDOWS, ORIELS AND CHIMNEYS.
    8. ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS.
    9. OUTDOOR PATIOS NOT OVER (4) FOUR FEET IN HEIGHT ABOVE THE FINISHED GRADE.
    10. DECORATIVE WALLS FOR LANDSCAPING NOT OVER 3 FEET IN HEIGHT ABOVE THE FINISHED GRADE
    11. OUTDOOR CAFE SEATING AREAS. (TO BE SHOWN ON THE FDP).
28. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM CRITERIA. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF FDP.
29. PHASING MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER (STAND ALONE OPTION).
30. AREAS OF SHARED PARKING, MANAGED PARKING OR TANDEM PARKING SHALL BE DEMONSTRATED ON THE FDP.
31. FINAL LIMITS OF CLEARING AND GRADING SHALL BE DETERMINED AT SITE PLAN. LIMITS OF CLEARING AND GRADING MAY NOT NECESSARILY INCLUDE WORK WITHIN THE RIGHT-OF-WAY, IF SEPARATE P I PLANS HAVE BEEN SUBMITTED. RETAINING WALL LOCATIONS AND HEIGHTS LIMITS SHALL BE DETERMINED AT FDP.
32. ALL PAVEMENT MARKINGS, INCLUDING BUT NOT LIMITED TO CROSSWALKS, LANE USE, PARKING, ETC. SHOWN ARE SUBJECT TO VDOT REVIEW & APPROVAL
33. PARKING LANES SHOWN ARE SUBJECT TO VDOT REVIEW & APPROVAL
34. ARCHITECTURAL BUILDING AND LANDSCAPE ARCHITECTURAL FEATURES AND ILLUSTRATIONS PROVIDED HEREIN ARE SUBJECT TO CHANGE WITH FDP AND SITE PLAN. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING(S) AND PARKING STRUCTURE(S) SHOWN ON THE GRAPHIC ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS ON THE APPROVED CDP.
35. TREE ROOT BARRIERS WILL BE PROVIDED FOR TREE PITS ADJACENT TO TRAVEL WAYS.
36. ALL EXISTING SIGNAL MODIFICATION OR NEW SIGNALS ARE SUBJECT TO VDOT APPROVAL.
37. ON-STREET HANDICAPPED SPACE LOCATION SUBJECT TO VDOT REVIEW AT SITE PLAN.
38. THE APPLICANT RESERVES THE RIGHT TO PROVIDE INTERNAL LOADING SPACES (WITHIN BUILDINGS), IN ADDITION TO THOSE SHOWN ON THE CDP, PROVIDED THEY DO NOT SUBSTANTIALLY IMPACT THE STREETSCAPE SHOWN HEREON OR SUBSTANTIALLY INCREASE THE WIDTH OF THE LOADING ENTRANCE.

PFM WAIVERS REQUESTED

1. MODIFICATION OF SECTION 12-0510 TO PERMIT:
    A.) REDUCTION IN THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FOUR (4) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREA.
    B.) TREES LOCATED IN EXISTING OR PROPOSED RIGHT-OF-WAY DEDICATION AREAS TO COUNT TOWARD THE 10-YEAR TREE CANOPY REQUIREMENTS.
2. MODIFICATION OF SECTION 12-511 FOR REQUIRED TREE PRESERVATION TARGET AND TEN PERCENT CANOPY COVERAGE ON INDIVIDUAL LOTS / LAND BAYS, TO ALLOW FOR TREE PRESERVATION AND CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP HEREIN
3. WAIVER OF SECTION 8-0201.3 REQUIRING TRAILS AND BIKE TRAILS SHOWN ON THE COMPREHENSIVE TRAILS PLAN IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP.
4. MODIFICATION OF SECTION 12-0601.1B TO PERMIT THE REDUCTION OF THE MINIMUM PLANTER OPENING AREA FOR TREES USED TO SATISFY THE TREE COVER REQUIREMENT, IN FAVOR OF THAT SHOWN ON THE CDP AND AS PROFFERED.
5. MODIFICATION OF SECTION 12-0515.6B TO ALLOW FOR TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIO-RETENTION AREAS TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS.

THE FOLLOWING PFM WAIVERS MODIFICATIONS 6A THRU 6I ARE REQUIRED FROM THE DIRECTOR TO SUPPORT THE DESIGN ELEMENTS AND PROFFERED COMMITMENTS OF THIS APPLICANT AND CDP. APPLICANT REQUESTS THE BOARD SUPPORT THESE PFM WAIVERS AND MODIFICATION AND DIRECT THE DIRECTOR TO GRANT THESE WAIVERS/MODIFICATIONS AT SITE PLAN.

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

A) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2C TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.

B) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2F TO SET THE MINIMUM HORIZONTAL SETBACKS FOR BOTH INFILTRATING AND NON-INFILTRATING SYSTEMS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF PERMEABLE PAVERS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

C) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.4I TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 IN/HR FOR OF INFILTRATION SYSTEMS UTILIZED TO MEET THE COMPREHENSIVE PLAN REQUIREMENT FOR RETENTION OF THE FIRST 1" OF RUNOFF ON-SITE.

D) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.

E) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2C TO ALLOW FOR INSTALLATION OF BIO-RETENTION FACILITIES THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.

F) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

G) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

H) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIO-RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.

I) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

WORK FORCE HOUSING NOTE:

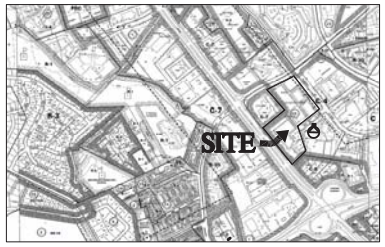
20% OF THE TOTAL OF ALL THE DWELLING UNITS SHALL BE WORK FORCE DWELLING UNITS; SEE PROFFERS.

EXISTING BUILDING CHART

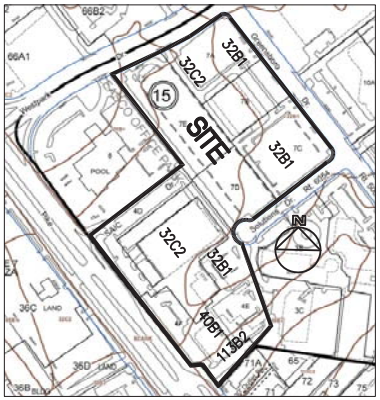
TM PARCEL NUMBER	YEAR BUILT	BUILDING TO REMAIN	CDP BLOCKS
1. 29-3((15))7A - 7E	1979	NO	A, B AND C
2. 29-3((15)4D	1980	YES	E AND F1
3. 29-3((15)4E	1999	YES	F2
4. 29-3(915))4F	1988	YES	F3

(SEE EXISTING CONDITIONS SHEETS C-4 THROUGH C-6 FOR BUILDING LOCATIONS IDENTIFIED ABOVE)

VICINITY MAP: 1" = 1000'



SOILS MAP: 1" = 250'



32B1 FAIRFAX SILT LOAM
32C2 FAIRFAX SILT LOAM
40B1 MECKLENBURG SILT LOAM
113B2 FAIRFAX GRAVELLY SILT LOAM

Z.O. WAIVERS & MODIFICATIONS

ZONING ORDINANCE ARTICLE 2 - GENERAL REGULATIONS

1. APPLICANT REQUESTS A WAIVER / MODIFICATION OF SECTION 2-505 TO ALLOW A CORNER LOT WITHIN THE TRAINGLE FORMED BY THE STREET LINES OF SUCH LOT AND A LINE DRAWN BETWEEN POINTS ON SUCH LINES FOR LOTS HAVING AN INTERIOR ANGLE OF NINETY (90) DEGREES OR MORE, OR LOTS HAVING AN INTERIOR ANGLE OF NINETY (90) DEGREES OR LES. POST, POLES, COLUMNS, TREE TRUNKS (WITH A GREATER CROSS SECTION THAN ONE (1) FOOT IN CROSS-SECTION OR DIAMETER), BENCHES, TRASH RECEPTACLES, STOOPS, PLANTER BOXES (NOT GREATER THAN THREE (3) FEET IN HEIGHT) AT POINTS 15 FEET FROM THE PROPERTY LINES EXTENDED. THE PURPOSE OF THIS REQUEST IS TO ALLOW FOR THE STREETSCAPE SECTIONS AS PROVIDED IN THE COMPREHENSIVE PLAN FOR TYSONS CORNER.
2. WAIVER OF SECTION 2-505 PARAGRAPH 1 TO ALLOW BUILDINGS TO BE CONSTRUCTED TO THE STREETSCAPE BUILDING ZONE LINE ON CORNER LOTS ON PUBLIC STREETS AND LOTS WITH PRIVATE STREET EASEMENTS WHICH MAY CREATE A CORNER LOT CONFIGURATION AS DEFINED IN THE ZONING ORDINANCE.
3. APPLICANT REQUESTS A WAIVER / MODIFICATION OF SECTION 2-506-2 TO ALLOW FOR A PARAPET WALL, CORNICE OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN THREE (3) FEET IN ORDER TO SCREEN MECHANICAL EQUIPMENT, AS MAY BE INDICATED ON THE FDP.

ZONING ORDINANCE ARTICLE 6 - PLANNED DEVELOPMENT DISTRICT REGULATIONS

4. APPLICANT REQUESTS A MODIFICATION OF ARTICLE 6-501-7 OF THE ZONING ORDINANCE FOR THE TYSON'S CORNER URBAN CENTER STREETSCAPE DESIGN IN FAVOR OF THAT SHOWN ON THE CDP. SPECIFIC AREAS INCLUDE:
    A. STREETSCAPE ALONG NORTH SIDE OF ROUTE 7
    B. STREETSCAPE ALONG EAST SIDE OF WESTPARK DRIVE AT CIRCULATOR STOP
    C. STREETSCAPE ALONG BOTH SIDES OF MADISON STREET ALONG BLOCKS A, B, C, AND E
    D. STREETSCAPE ALONG EAST AND WEST SIDE OF STATION PLACE

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

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

ZONING ORDINANCE ARTICLE 11 - PARKING AND LOADING

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

ZONING ORDINANCE ARTICLE 13 - LANDSCAPING

8. APPLICANT REQUESTS A MODIFICATION / WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13-202-8) FOR INTERIM SURFACE LOTS AND SPACES, ON PRIVATE STREETS AS ALLOWED PER SECTION 13-202, PARA 8, TO THAT SHOWN ON THE CDP AND TO BE SHOWN ON THE FDP. FOR INTERIM SURFACE PARKING LOTS: INTERIOR LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.
9. APPLICANT REQUESTS A MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13-203-5) FOR ABOVE GRADE PARKING STRUCTURES, PARKING ON PRIVATE STREETS, AND INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13-203, PARA 3, TO THAT SHOWN ON THE CDP.
10. APPLICANT REQUESTS A MODIFICATION AND DEVIATION FROM THE TREE CONSERVATION REQUIREMENTS (PART 4 - SECTION 13-400), TO THAT WHICH IS DOCUMENTED AND SHOWN ON THE SUBJECT APPLICATION.

ZONING ORDINANCE ARTICLE 16 - DEVELOPMENT PLANS

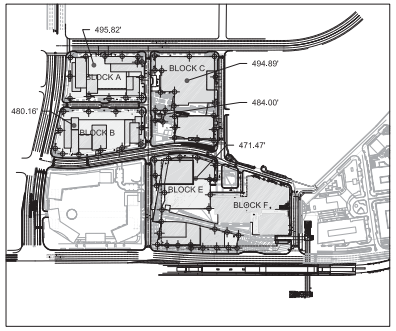
11. APPLICANT REQUESTS A WAIVER OF ZONING ORDINANCE SECTION 16-403 REQUIRING THE SUBMISSION OF A FINAL DEVELOPMENT PLAN APPLICATION ASSOCIATED WITH THE SUBMISSION OF ALL PUBLIC ROADWAY, AND INFRASTRUCTURE PHASING EXHIBIT IMPROVEMENT PLANS AND INTERIM PARKING SPACES REQUIRED AS SHOWN WITHIN THE CDP.

ZONING ORDINANCE ARTICLE 17 - SITE PLAN

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

SEE ALSO PFM WAIVERS/MODIFICATIONS 1-5 REQUESTED FROM THE BOARD OF SUPERVISORS.

AVERAGE GRADE EXHIBIT: (N.T.S.)



NOTE:
APPROXIMATE LOCATION OF POINTS USED FOR DETERMINING AVERAGE GRADE CALCULATION.

AVERAGE GRADE OF SFA TO BE DETERMINED AT SITE PLAN.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
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W W W . V I K A . C O M

THE BORO
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES & WAIVERS

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014
FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: NA

PROJECT/FILE NO. V6021X

SHEET NO. C-2

FILE P:\JOBS\Projects\V6021X\dwg\CDP\V6021X_NOTES.dwg USER:Crossett DATE:Aug. 27 2015 TIME: 01:07 pm

PARKING NOTES

Primary Use	Parking Permitted/Provided < ⅛ Mile to Metro		Parking Permitted/Provided ⅛ - ¼ Mile to Metro	
	Min	Max	Min	Max
Office	0	1.6 / 1,000 GFA	0.0	2.0 / 1,000 GFA
Hotel	0	1.0 / key	0.0	1.0 / key
Retail/ Service	0	6/1000 GFA, excluding the first 5,000 GFA	0	6/1000 GFA excluding the first 5,000 GFA
Multi-family Res.				
0-1 BR	1 / unit	1.3/Unit	1/Unit	1.3/Unit
2 BR	1 / unit	1.6/Unit	1/Unit	1.6/Unit
3 BR	1 / unit	1.9/Unit	1/Unit	1.9/Unit

1. Parking will provided in accordance with Section 6-509 of the Zoning Ordinance, which is restated here for the primary uses on the CDP. At the time of final site plan, parking will be provided based on the specific uses, GFA, number of units, mix of be

2. For the small amount of land area located more than ¼ mile from the metro station, parking will be provided in keeping with the rates for areas between ⅛ and ¼ mile of a metro station.
3. Parking spaces in excess of the maximum parking rates set forth in the Zoning Ordinance may be provided in the early phases of development, provided that at the build-out, the maximum parking rates are not exceeded.

LAND USE MIX

Use	GFA Ranges By Use	Development Scenario	Percentage of Total [1]
Office	1,333,840 - 1,995,610	1,867,000	44%
Hotel	0 - 640,000	250,000	6%
Residential	1,175,000 - 2,500,000	1,765,000	41%
Retail	143,000 - 430,000	368,000	9%
TOTAL	**2,651,840 - 4,250,000**	**4,250,000**	**100%**

[1] Percentages are based on one potential development scenario.

INTENSITY TIERS AND FAR [1]

Intensity Tiers	Land Area and Density Credits	GFA	FAR
1 < ⅛ mile	263,796 SF	~900,000 [2]	3.42
2 ⅛ - ¼ mile	467,397 SF	~2,750,000 [3]	5.89
3 ¼ - ⅓ mile	67,051 SF	~600,000 [4]	8.95
TOTAL	**798,244 SF**	**4,250,000**	**5.33**

[1] Intensity calculations are based on one development scenario and are for illustrative purposes only.
[2] Includes Buildings F1, F2 and F3, and a portion of Building E2.
[3] Includes Buildings B2, C1, C2, C3, C4, E1 and portions of Buildings A1, A2, A3, B1, B3 and E2.
[4] Includes portions of Building A1, A2, A3, B1, and B3.

NOTES

[1] The heights of individual buildings "shown" on the CDP are conceptual and may be adjusted provided the height for an individual building is not less than the minimum height or greater than the maximum height listed for that building. Building height is measured from average grade and does not include mechanical penthouses and architectural features. See proffers.

[2] The numbers of stories are conceptual and may be adjusted at FDP and final site plan.

[3] Retail uses include any use permitted in PTC, exclusive of office, hotel and residential uses. Retail uses may include high trip generating uses as set forth in the proffers. GFA associated with residential buildings includes both dwelling units and associated amenity spaces.

[4] Building B2 may be developed as: 1) a residential building or 2) a mixed hotel/residential building, provided the minimum and maximum building heights are maintained and a minimum GFA of 340,000 SF and a maximum GFA of 550,000 SF are provided.

[5] Building C1 may be developed as: 1) a hotel building with or without retail/service uses; 2) a residential building with retail/services uses; or 3) any combination of these uses, provided the minimum and maximum building heights are maintained and a minimum GFA of 125,000 SF and a maximum GFA of 350,000 SF are provided.

[6] 17,000 GFA of proposed public facility space will be provided in Building E2 in compliance with the proffers. In accordance with the Comprehensive Plan, the floor area of a public facility does not count toward a development's allowable GFA and FAR and thus this 17,000 SF is not included in the building GFA or overall GFA or FAR.

[7] Includes 595,840 GFA of existing office uses in Buildings F1, F2, and F3; up to 30,000 square feet of which may be converted to retail use.

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

[9] Additional loading may be provided as identified at time of FDP and/or final site plan provided the revision does not negatively impact the streetscape or substantially increase the width of the loading entrance.

[10] The minimum GFA for the Property is 2,653,840 and the maximum GFA is 4,250,000. The sum of the maximum GFA for the office, hotel, residential and retail uses is greater than the overall maximum GFA for the Property. The Applicant reserves the right to construct a mix of uses such that the minimum and maximum GFA for each building is maintained, the maximum GFA for office does not exceed 1,995,610 and the maximum GFA for the Property does not exceed 4,250,000.

DEVELOPMENT TABULATIONS

Block/ Building	Building Height (ft.) [1] Min.	Max.	Shown	Stories [2]	Use [3]	GFA by Use Min. Max.	Dwelling Units	WDUs [8]	Loading [9]
Block A									**5**
A Retail	*See Proffers*				retail	25,000 - 110,000			2
A1	280	340	340	28 - 34	residential	365,000 - 515,000	350 - 390	70 - 78	1
A2	250	310	310	22 - 31	residential	150,000 - 310,000	100 - 170	20 - 34	1
A3 Base	50	103	93	5 - 9	residential	100,000 - 170,000	110 - 150	22 - 30	1
A3 Mid-Rise	120	160	160	12 - 16					
Block B									**4**
B Retail	*See Proffers*				retail	23,000 - 55,000			1
B1	255	310	290	25 - 31	residential	360,000 - 520,000	335 - 425	67 - 85	1
B2 [4]	315	395	375	28 - 38	residential	340,000 - 550,000	300 - 400	60 - 80	1
					hotel residential	220,000 - 290,000 120,000 - 260,000	100 - 150	20 - 30	
B3	50	100	85	5 - 9	residential	80,000 - 115,000	90 - 125	18 - 25	1
Block C									**3**
C1 [5]	110	275	202	10 - 25	hotel retail	125,000 - 350,000 0 - 23,000			1
	110	250	n/a	10 - 25	residential retail	125,000 - 350,000 8,000 - 23,000	100 - 350	20 - 70	
	160	345	n/a	16 - 35	hotel residential retail	100,000 - 200,000 100,000 - 225,000 0 - 8,000	100 - 225	20 - 45	
C2	60	140	110	3 - 8	retail	70,000 - 160,000			1
C3	175	300	264	12 -23	office retail	250,000 - 450,000 4,000 - 53,500			1
C4	18	23	18	1	retail	750 - 1,500			
Block E									**4**
E1	150	400	312	11 - 38	office retail	250,000 - 615,000 10,000 - 21,000			2
E2	175	400	204	14 - 38	office retail public facility [6]	260,000 - 610,000 10,000 - 16,000 17,000			2
Block F									**4**
Existing F1			156	14	office				4
Existing F2			104	8	office	573,840 - 595,840 [7]			
Existing F3			113	9	office				
F1, F2, F3					retail	0 - 30,000 [7]			
TOTAL FOR ALL BLOCKS [10]						**2,651,840 - 4,250,000**	**1,085 - 2,010**	**217 - 402**	**20**
					office	1,333,840 - 1,995,610			
					hotel	0 - 640,000			
					residential	1,175,000 - 2,500,000			
					retail [3]	143,000 - 430,000			
					public facility [6]	17,000			

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THE BORO
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDP TABULATIONS

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JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010
DES. RRC | DWN. ARC
SCALE: NA
PROJECT/FILE NO. V6021X
SHEET NO. C-2A

FILE:P:\L0035\Projects\V6021X\dwg\CDP\V6021X_NOTES.dwg USER:Crossett DATE:Aug. 27 2015 TIME: 01:22 pm

NOTES:

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED AS FAIRFAX COUNTY TAX MAP NO. 029-3-15-0007A1, 029-3-15-0007B1, 029-3-15-0007C1, 029-3-15-0007E1, 029-3-15-0004D1, 029-3-15-0004E1, 029-3-15-0004F1, AND 029-3-15-0004G AND ARE ZONED C-4.
2. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) AND IS BASED ON A GPS SURVEY PERFORMED BY VIKA ON APRIL 9, 2010.
3. THE INFORMATION SHOWN HEREON IS A COMPILATION OF RECORD INFORMATION, GIS DATA AND A FIELD RUN SURVEY.
4. THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF LEIDOS ENTERPRISE PROPERTIES, LLC AS RECORDED IN DEED BOOK DEED BOOK 23379 AT PAGE 1503; TMG SOLUTIONS PLAZA I, L.L.C. AS RECORDED IN DEED BOOK 23298 AT PAGE 1239; TMG SOLUTIONS PLAZA 2, L.L.C. AS RECORDED IN DEED BOOK 23298 AT PAGE 1234; AND TMG SOLUTIONS PLAZA 3, L.L.C. AS RECORDED IN DEED BOOK 23298 AT PAGE 1229 ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
5. THE PROPOSED IMPROVEMENTS SHOWN HEREON, ASSOCIATED WITH THE OVERHEAD ROUTE #7 PEDESTRIAN CONNECTION AND TYSONS CENTRAL 7 STATION ARE BASED ON PLANS PREPARED BY: WMATA ENTITLED: EXTENSION TO WEHLE AVE TYSONS CENTRAL 7 STATION MASTER SITE PLAN DATED: 7/31/07 SHEET NO. N03-A-011.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY PROVIDED TO VIKA, INC. BY AERO-METRIC AND BASED ON CONTROL PHOTOGRAPHS DATED MARCH 2002 AT 1"=100', AND SUPPLEMENTAL FIELD TOPOGRAPHY FILED VERIFIED BY VIKA, INC. OCTOBER 7, 2010, AND SUPPLEMENTAL FIELD TOPOGRAPHIC SURVEYS PERFORMED BY VIKA VIRGINIA, LLC, LAST FIELD DATE 5/20/2014. THE VERTICAL DATUM IS REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). CONTOUR INTERVAL IS 2.0'.
7. THIS EXISTING CONDITIONS SURVEY WAS COMPLETED UNDER AND IN DIRECT RESPONSIBLE CHARGE OF FRANKLIN E. JENKINS, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON MARCH 2002; AND THAT THIS SURVEY MEETS MINIMUM HORIZONTAL AND VERTICAL ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C1	39.28'	25.00'	90°00'54"	25.01'	S06°58'14"W	35.36'
C2	21.02'	25.00'	48°11'01"	11.18'	S76°03'56"W	20.41'
C3	146.75'	50.00'	168°10'04"	482.52'	S16°03'49"W	99.47'
C4	104.39'	1410.00'	4°14'32"	52.22'	N62°51'46"E	104.37'
C5	110.82'	1419.50'	4°28'23"	55.44'	N57°51'07"E	110.79'
C6	79.51'	1417.50'	3°12'50"	39.77'	N53°47'04"E	79.50'
C7	51.29'	89.00'	33°00'59"	26.38'	N51°56'45"W	50.58'

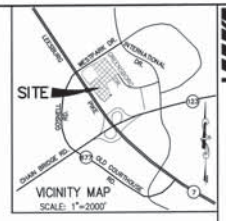
PROPERTY TABULATION:

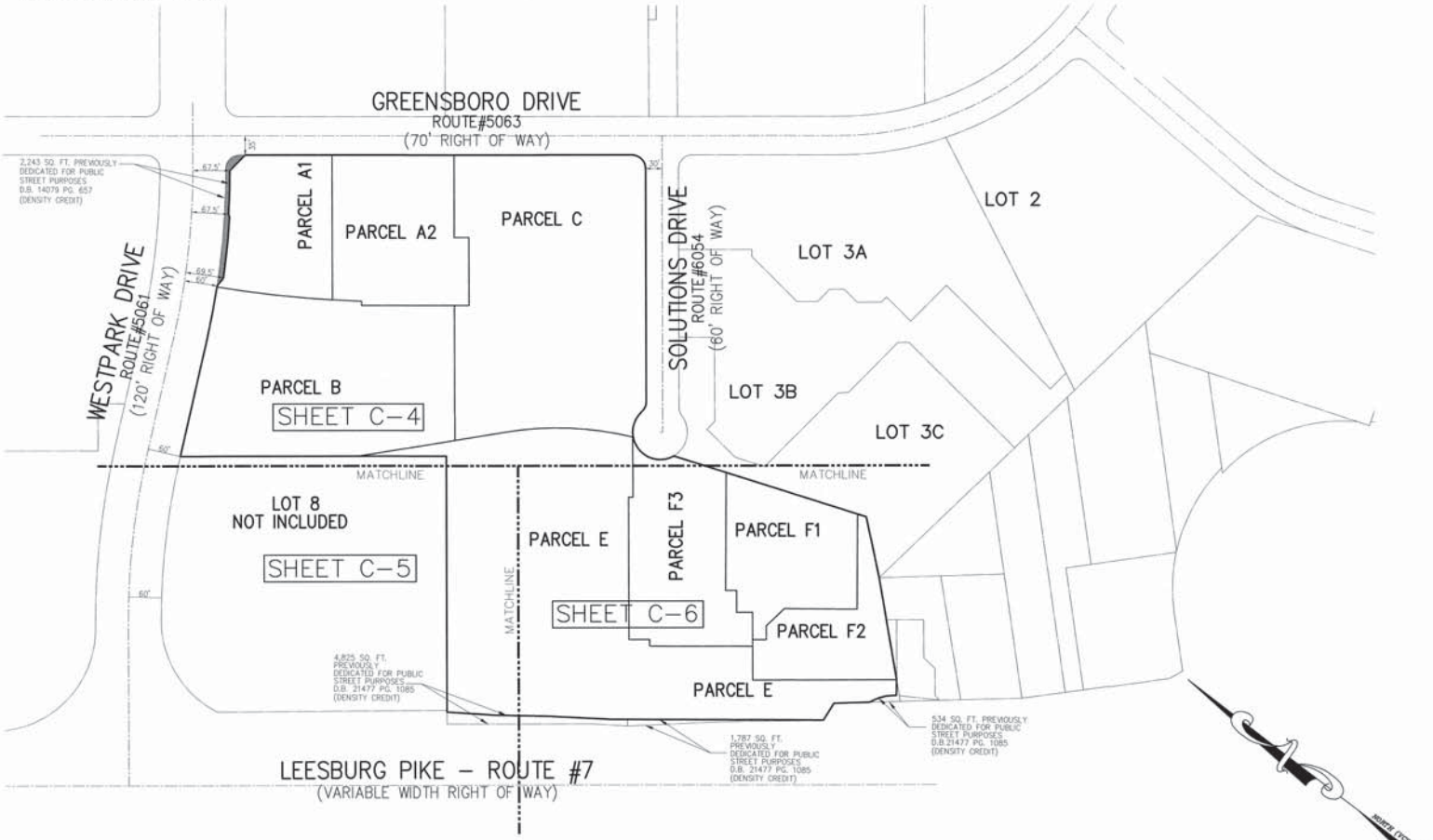
				EXISTING ZONE	PROPOSED ZONE
• PARCEL A1	AREA:	48,416 SQ. FT.	OR 1.11147 AC.	C-4	PTC
• PARCEL A2	AREA:	63,854 SQ. FT.	OR 1.46589 AC.	C-4	PTC
• PARCEL B	AREA:	131,366 SQ. FT.	OR 3.01575 AC.	C-4	PTC
• PARCEL C	AREA:	172,609 SQ. FT.	OR 3.96256 AC.	C-4	PTC
• PARCEL E	AREA:	220,897 SQ. FT.	OR 5.07111 AC.	C-4	PTC
• PARCEL F1	AREA:	52,224 SQ. FT.	OR 1.19889 AC.	C-4	PTC
• PARCEL F2	AREA:	36,437 SQ. FT.	OR 0.83648 AC	C-4	PTC
• PARCEL F3	AREA:	63,052 SQ. FT.	OR 1.44747 AC.	C-4	PTC
TOTAL APPLICATION AREA		788,855 SQ. FT.	OR 18.10982 AC.		

DENSITY CREDITS:

DENSITY CREDIT:	2,243 SQ. FT.	OR 0.05149 AC. (D.B. 14079 PG. 657)
DENSITY CREDIT:	2,321 SQ. FT.	OR 0.05328 AC. (D.B. 21477 PG. 1085)
DENSITY CREDIT:	4,825 SQ. FT.	OR 0.11077 AC. (D.B. 21477 PG. 1085)
TOTAL AREA DENSITY CREDITS	9,389 SQ. FT.	OR 0.21554 AC.

TOTAL APPLICATION AREA INCLUDING DENSITY CREDITS	798,244 SQ. FT. OR 18.32516 AC.





GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

COMMONWEALTH OF VIRGINIA
8-28-15
FRANKLIN E. JENKINS
L.S.
No. 2180

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

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

THE BORO

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

VIKA REVISIONS

NOV. 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014
FEBRUARY 20, 2015
5/22/2015
JULY 22, 2015
AUGUST 28, 2015

DATE: OCT. 1, 2010

DES. JMB | DWN. LMG

SCALE: 1" = 100'

PROJECT/FILE NO. 6021X-SV

SHEET NO. C-3

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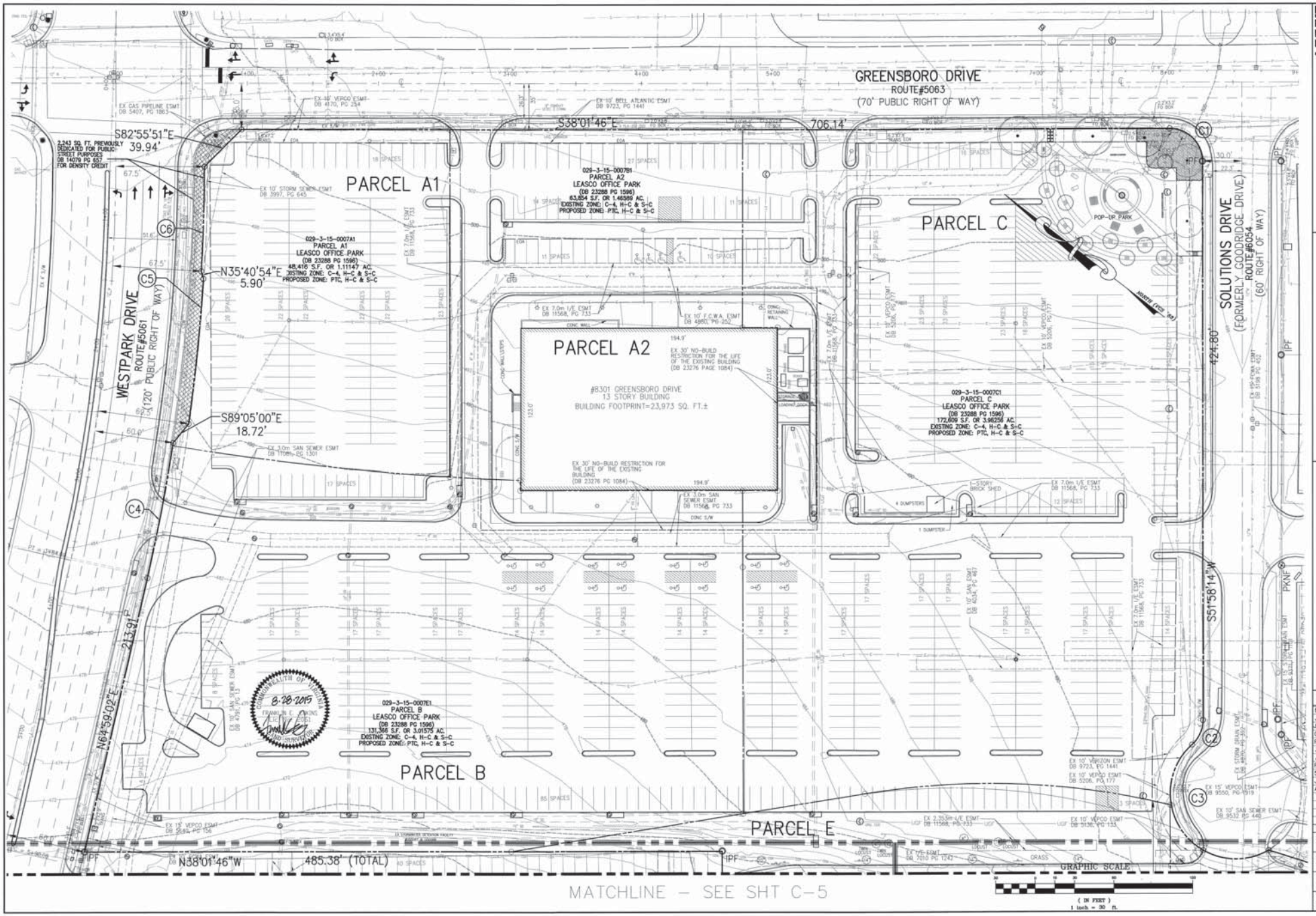

VIKA

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THE BORO

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FAIRFAX COUNTY, VIRGINIA

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FEBRUARY 20, 2015
5/22/2015
JULY 22, 2015
AUGUST 28, 2015

DATE: OCT. 1, 2010	
DES. JMB	DWN. LMG
SCALE: 1" = 30'	
PROJECT/FILE NO. 6021X-SV	
SHEET NO. C-4	

P:\Surveys\2013-PROJECTS\6021X-SV (NGV1229)\dwg\6021X-SV (NGV1229)\dwg 8/27/2015 2:19:08 PM EDT

LEGEND:

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

ELECTRICAL MANHOLE
ELECTRICAL JUNCTION BOX
GUY POLE
LIGHT POLE
GROUND LIGHT
UTILITY POLE
PHONE MANHOLE
PHONE PEDESTAL
CABLE TELEVISION PEDESTAL
GAS VALVE
GAS MANHOLE
GAS MARKER
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
TREE
HANDICAP
PARKING METER
HVAC UNIT
UKNOWN UTILITY MANHOLE
BOLLARD
COLUMN
CENTERLINE
SOIL BORING
TEST PIT

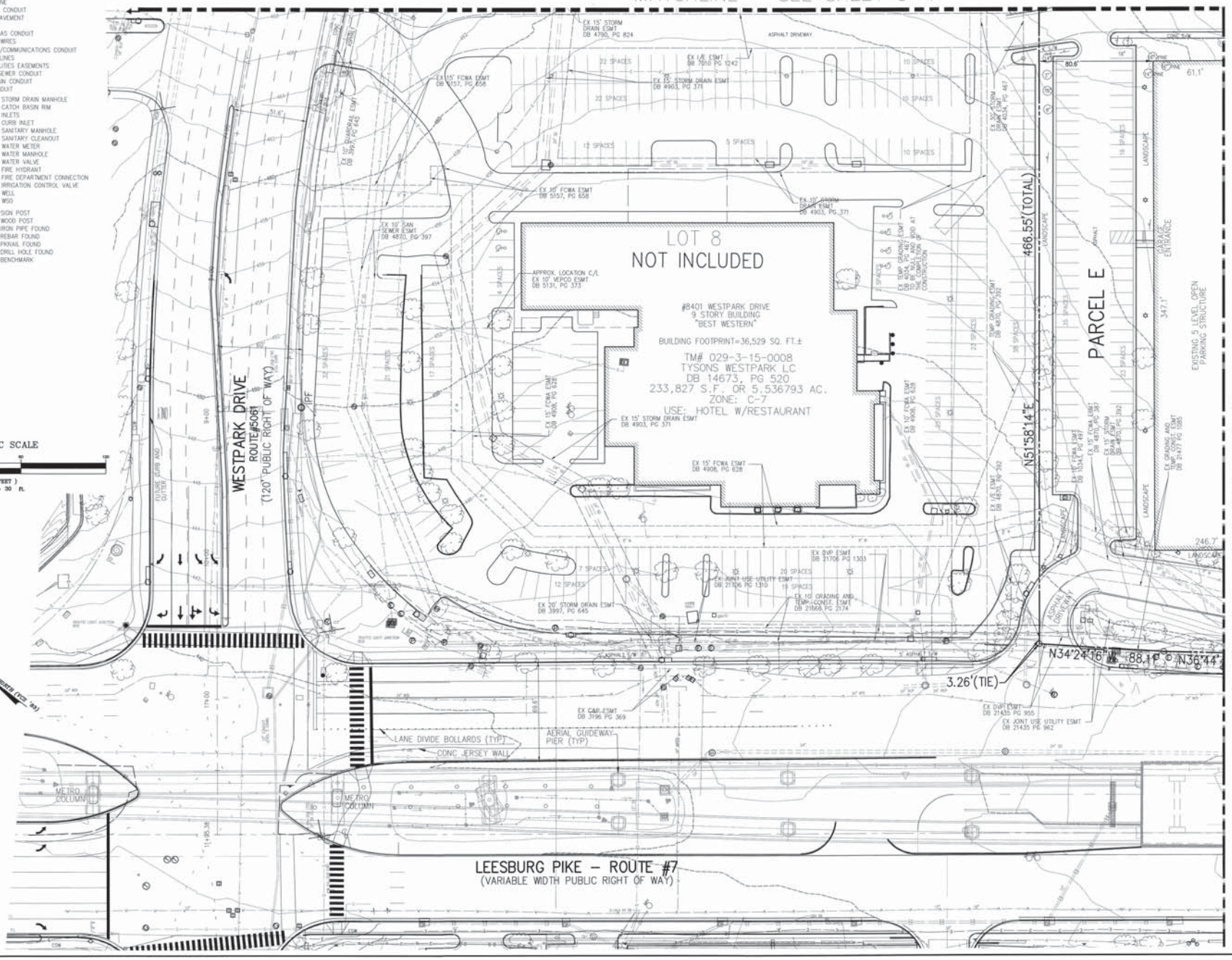
STORM DRAIN MANHOLE
CATCH BASIN RIM
INLETS
CURB INLET
SANITARY MANHOLE
SANITARY CLEANOUT
WATER METER
WATER MANHOLE
WATER VALVE
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
IRRIGATION CONTROL VALVE
WELL
WSO
SIGN POST
WOOD POST
IRON PIPE FOUND
REBAR FOUND
PKNAIL FOUND
DRILL HOLE FOUND
BENCHMARK

CONC CONCRETE
C&G CURB AND GUTTER
TRANS ELECTRICAL TRANSFORMER
ASPH ASPHALT
ESMT EASEMENT
BLDG BUILDING
RCP REINFORCED CONCRETE PIPE
CMP CORRIGATED METAL PIPE
R/W RIGHT-OF-WAY
HCR HANDICAP RAMP
DB DEED BOOK
PG PAGE
TRANS ELECTRIC TRANSFORMER
BRL BUILDING RESTRICTION LINE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



COMMONWEALTH OF VIRGINIA
8-28-2015
FRANKLIN C. JOHNS
Lic. No. 2121
LAND SURVEYOR

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

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

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

VIKA REVISIONS
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FEBRUARY 20, 2015
5/22/2015
JULY 22, 2015
AUGUST 28, 2015

DATE: OCT. 1, 2010

DES.	DWN.
JMB	LMG

SCALE: 1" = 30'

PROJECT/FILE NO. 6021X-SV

SHEET NO. C-5

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LEGEND:

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

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

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

TREE
HANDICAP
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HVAC UNIT
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BOLLARD
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SOIL BORING
TEST PIT

SIGN POST
WOOD POST
IRON PIPE FOUND
REBAR FOUND
PKNAIL FOUND
DRILL HOLE FOUND
BENCHMARK

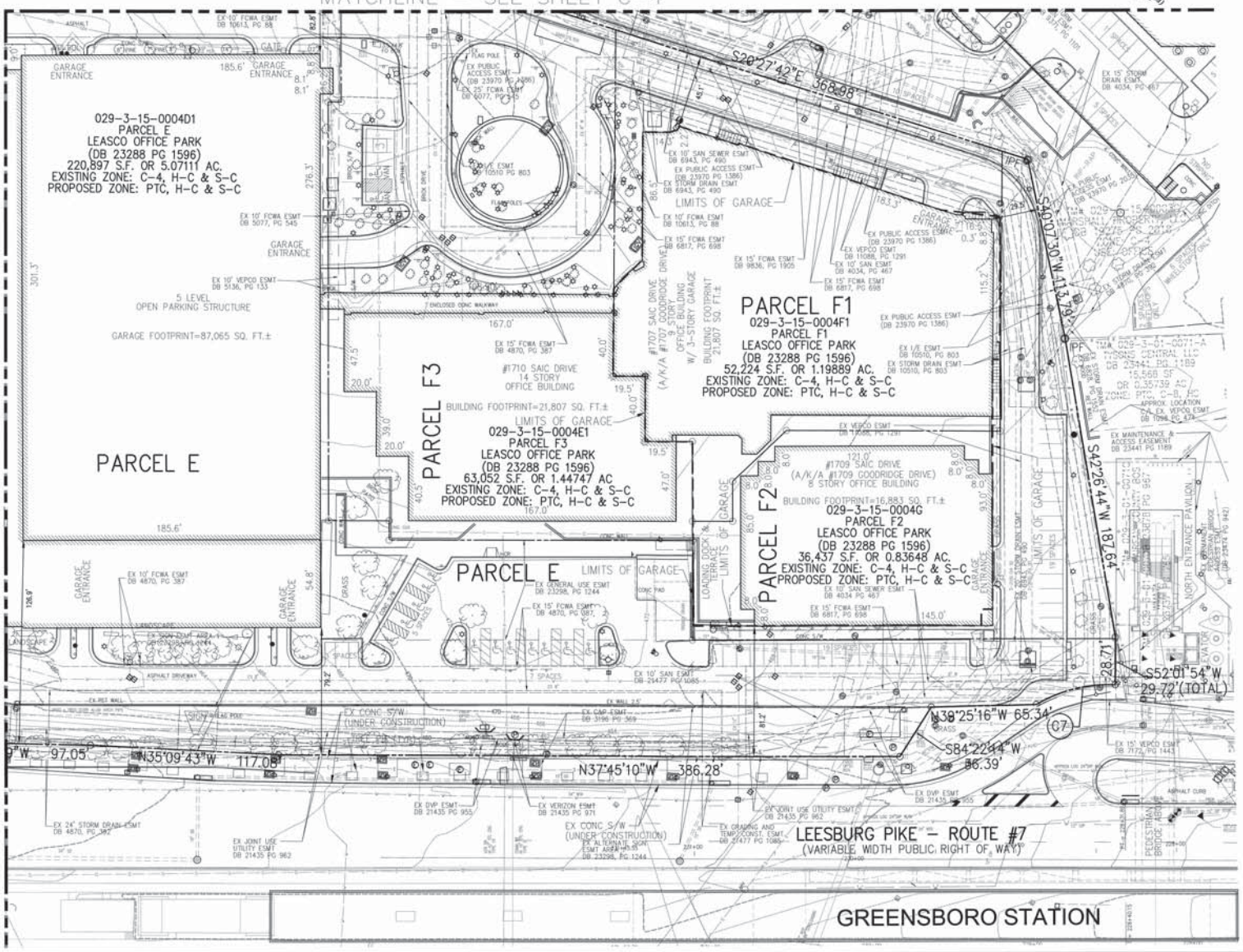
CONC CONCRETE
C&G CURB AND GUTTER
TRANS ELECTRICAL TRANSFORMER
ASPH ASPHALT
ESMT EASEMENT
BLDG BUILDING
RCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
R/W RIGHT-OF-WAY
HCR HANDICAP RAMP
DB DEED BOOK
PG PAGE
TRANS ELECTRIC TRANSFORMER
BRL BUILDING RESTRICTION LINE

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
8-28-2015
FRANKLIN E. JENKINS
LICENSE NO. 2100
LAND SURVEYOR

UTILITY SWEEP LEGEND:

WATER VALVE
WATER METER
WATER MANHOLE
FIRE HYDRANT
GAS VALVE
GAS METER
LIGHT POLE
TRANSFORMER
ELECTRIC BOX
STREET LIGHT
COMMUNICATION BOX
COMMUNICATION MANHOLE
DOMINION ELECTRIC LINE
UNDER GROUND ELECTRIC LINE
UNDER GROUND FIBER LINE
XO COMMUNICATION LINE
MCI COMMUNICATION LINE
LEVEL 3 COMMUNICATION LINE
TW TELECOMMUNICATION LINE
BROAD BAND COMMUNICATION LINE
AT & T COMMUNICATION LINE
ZAYO BANWIDTH LINE
COX COMMUNICATION LINE
12" FAIRFAX CO. WATER LINE
8" FAIRFAX CO. WATER LINE
4" WASHINGTON GAS LINE
WASHINGTON GAS LINE



UTILITY SWEEP NOTES:

1. NOTE GRAVITY SYSTEMS INCLUDING SANITARY AND STORMWATER COLLECTION AND CONVEYANCE WERE NOT INCLUDED IN THIS SCOPE OF WORK.

2. NOTE COMMERCIAL AND INDUSTRIAL SERVICE CONNECTIONS FROM UTILITY MAINS TO BUILDINGS HAVE BEEN INCLUDED IN THIS PROJECT. HOWEVER, RESIDENTIAL SERVICES WERE NOT INCLUDED.

3. NOTE RECORDS RESEARCH WAS NOT INCLUDED IN THIS SCOPE OF WORK, HOWEVER WE REVIEWED RECORDS PROVIDED AND RECEIVED TO DATE.

4. SUBSURFACE UTILITY ENGINEERING HAS BEEN PROVIDED IN ACCORDANCE WITH THE STANDARDS AS OUTLINED IN ASCE 38-02. EVERY REASONABLE EFFORT WAS MADE TO LOCATE ALL UTILITIES REQUESTED.

5. QUALITY LEVEL A (QLA)
IS THE USE OF EXCAVATING EQUIPMENT THAT IS NONDESTRUCTIVE AT CERTAIN AREA TO OBTAIN HORIZONTAL AND VERTICAL INFORMATION ON UTILITIES ALONG WITH TYPE, CONDITION, SIZE AND MATERIAL OF A UTILITY.

6. QUALITY LEVEL B (QLB)
IS THE USE OF ELECTRONIC SURFACE TECHNIQUES TO OBTAIN THE HORIZONTAL POSITION AND EXISTENCE OF UNDERGROUND UTILITIES – THESE FIELD LOCATED UTILITIES ARE SURVEYED.

7. QUALITY LEVEL C (QLC)
IS THE SURVEYING OF THE ABOVE GROUND UTILITY SURFACE FEATURES SUCH AS VALVES, METERS ETC.. ALONG WITH OBTAINING INFORMATION OF THE UTILITIES FROM THE UTILITY RECORDS.

8. QUALITY LEVEL D (QLD)
THIS INFORMATION IS OBTAINED ONLY FROM EXISTING UTILITY RECORDS.

9. END OF INFORMATION (EOI)
THE EOI IS PLACED AT THE END OF A LINE WHERE ELECTRONICALLY A UTILITY CAN NO LONGER BE FOLLOWED. COMMONLY, THIS HAPPENS WHERE A UTILITY CHANGES MATERIAL FROM CONDUCTIVE TO NON-CONDUCTIVE OR WHERE A UTILITY IS SUSPECTED TO END (STUB), BUT NO RECORDS EXISTS TO PROVE IT.

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VIKA VIRGINIA LLC
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(703) 442-7800 ■ FAX (703) 791-2787
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THE BORO
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

VIKA REVISIONS
NOV. 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014
FEBRUARY 20, 2015
5/22/2015
JULY 22, 2015
AUGUST 28, 2015

DATE: OCT. 1, 2010
DES. JMB
DWN. LMG
SCALE: 1" = 30'
PROJECT/FILE NO. 6021X-SV
SHEET NO. C-6

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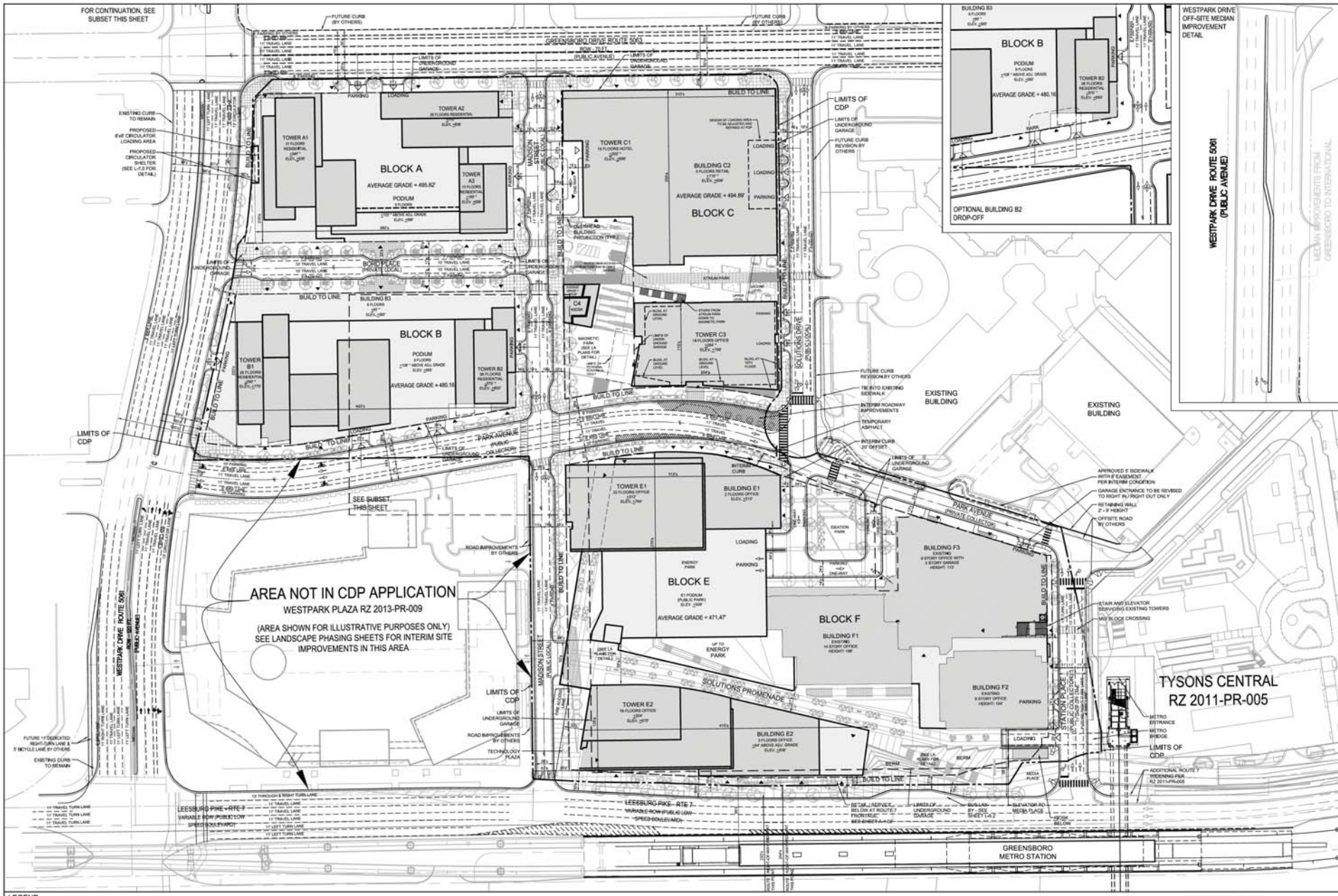

LEGEND
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- BUILD-TO LINE
- UNDERGROUND GARAGE LIMITS
- PROPERTY LINE
- SEE SHEET 2A FOR RANGE

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
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(703) 442-7800 ■ FAX (703) 791-1797
WWW.VIKA.COM

THE BORO
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL CONCEPTUAL DEVELOPMENT PLAN

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014
FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: 1"=60'

PROJECT/FILE NO. V6021X

SHEET NO. C-7

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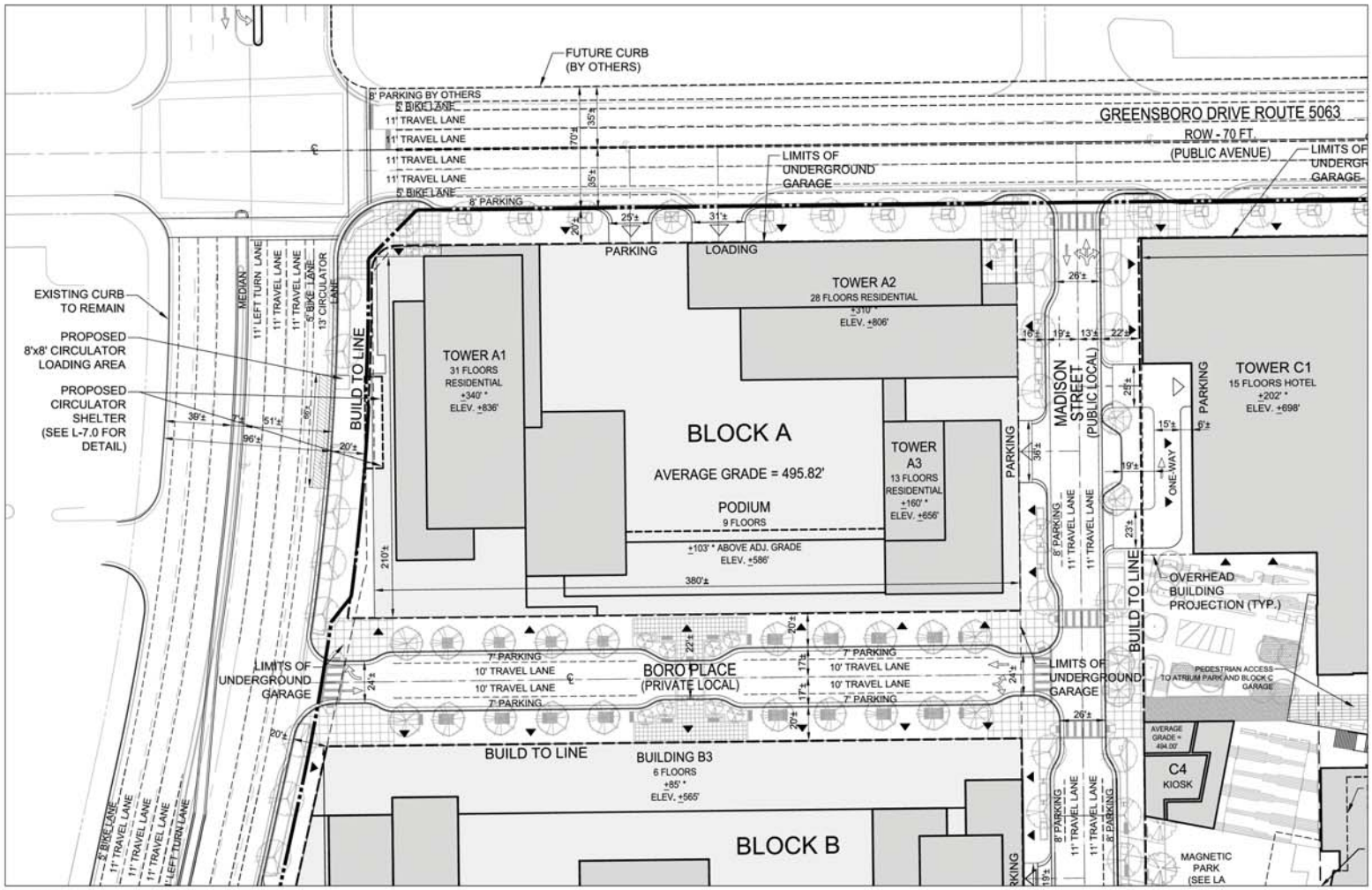

LEGEND
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- BUILD-TO LINE
- UNDERGROUND GARAGE LIMITS
- PROPERTY LINE
- SEE SHEET 2A FOR RANGE

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
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THE BORO
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN BLOCK A

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014
FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: 1"=30'

PROJECT/FILE NO. V6021X

SHEET NO. C-7A

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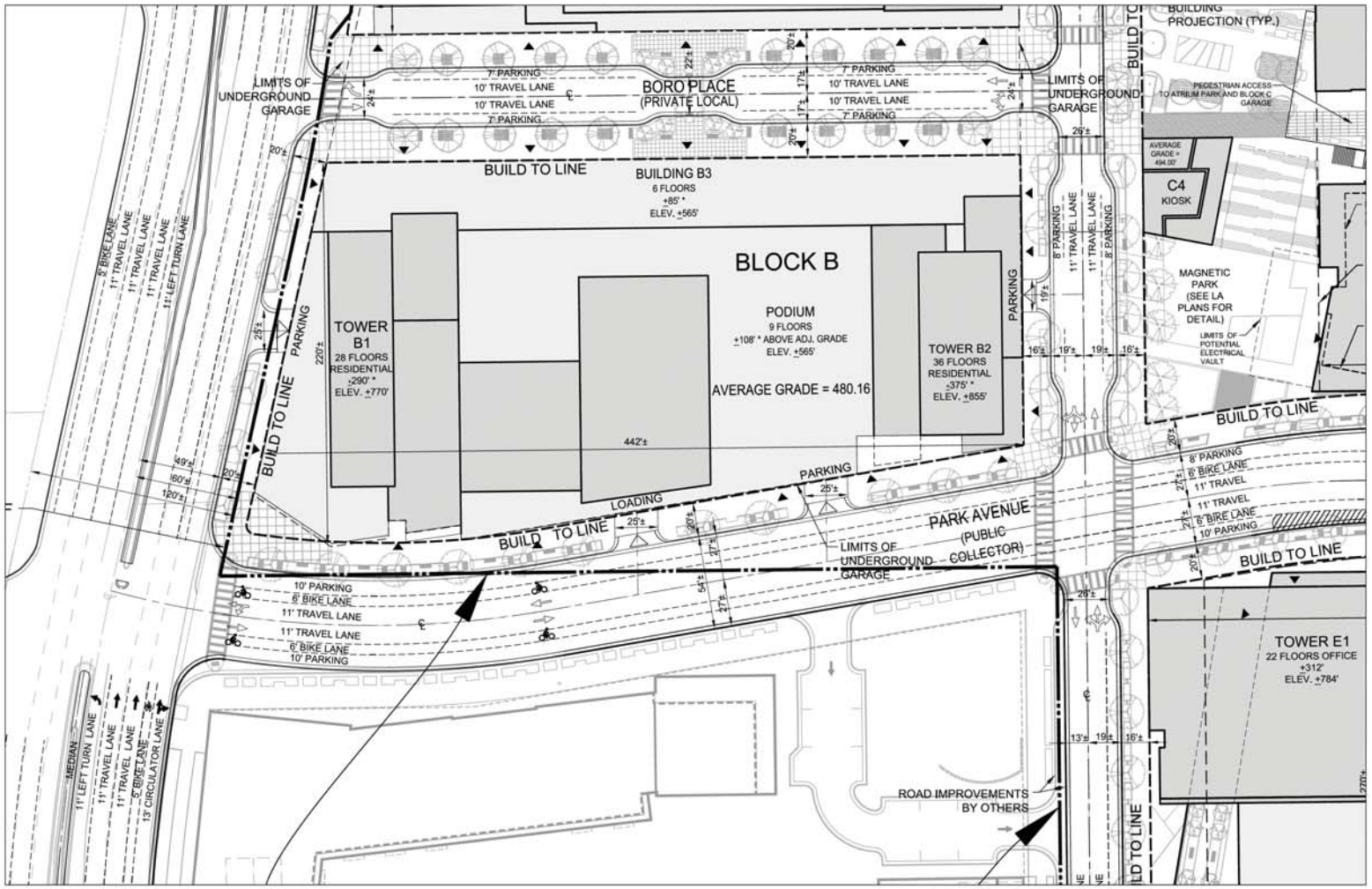

LEGEND

- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- BUILD-TO LINE
- UNDERGROUND GARAGE LIMITS
- PROPERTY LINE
- SEE SHEET 2A FOR RANGE

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

VIKA

DESIGNERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

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

THE BORO

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN BLOCK B

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
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JULY 1, 2013
APRIL 7, 2014
FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: 1"=30'

PROJECT/FILE NO. V6021X

SHEET NO. C-7B

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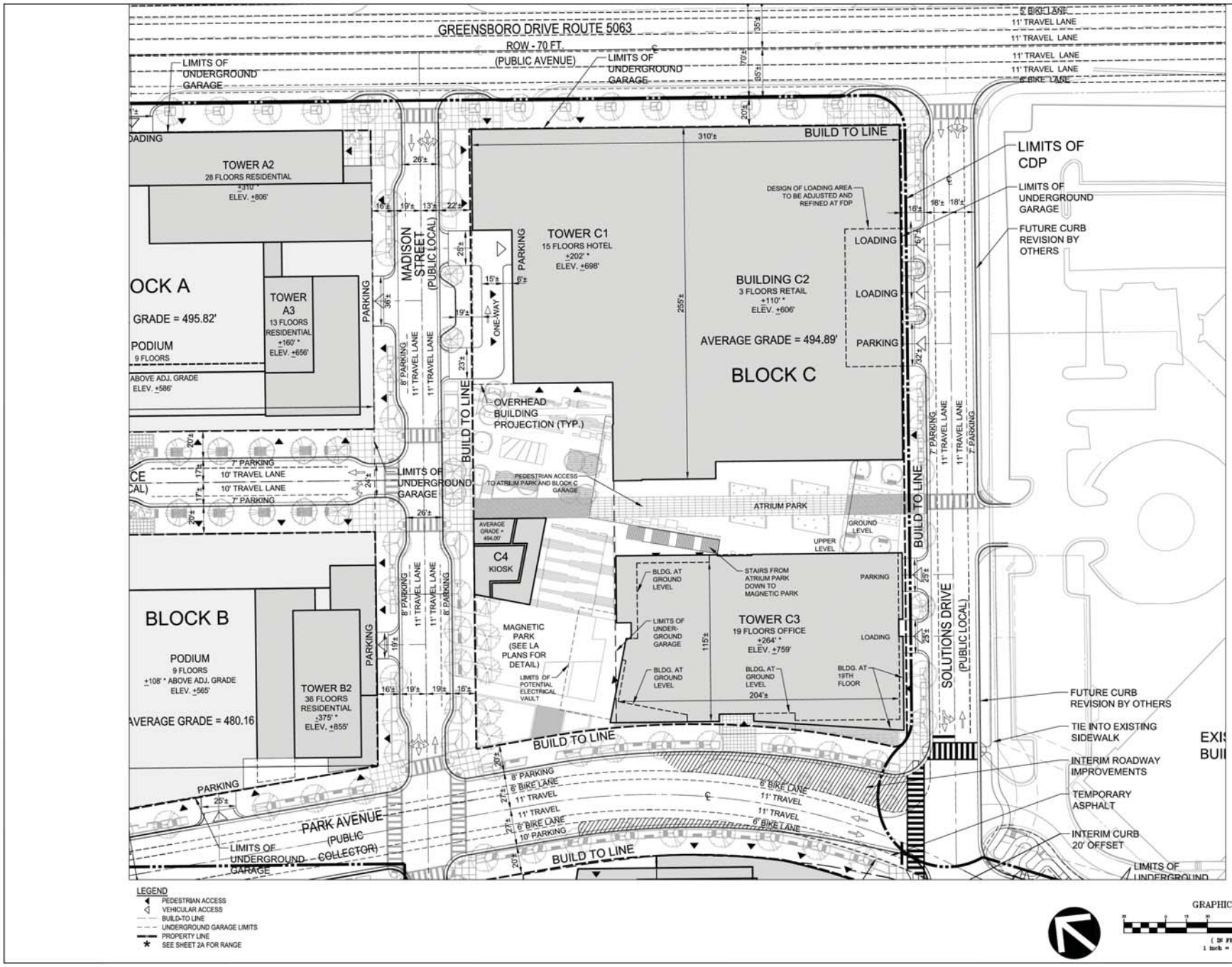

LEGEND
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- BUILD-TO LINE
- UNDERGROUND GARAGE LIMITS
- PROPERTY LINE
- SEE SHEET 2A FOR RANGE

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

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

THE BORO
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN
BLOCK C

VIKA REVISIONS
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JULY 1, 2013
APRIL 7, 2014
FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010
DES. RRC | DWN. ARC
SCALE: 1"=30'
PROJECT/FILE NO. V6021X
SHEET NO. C-7C

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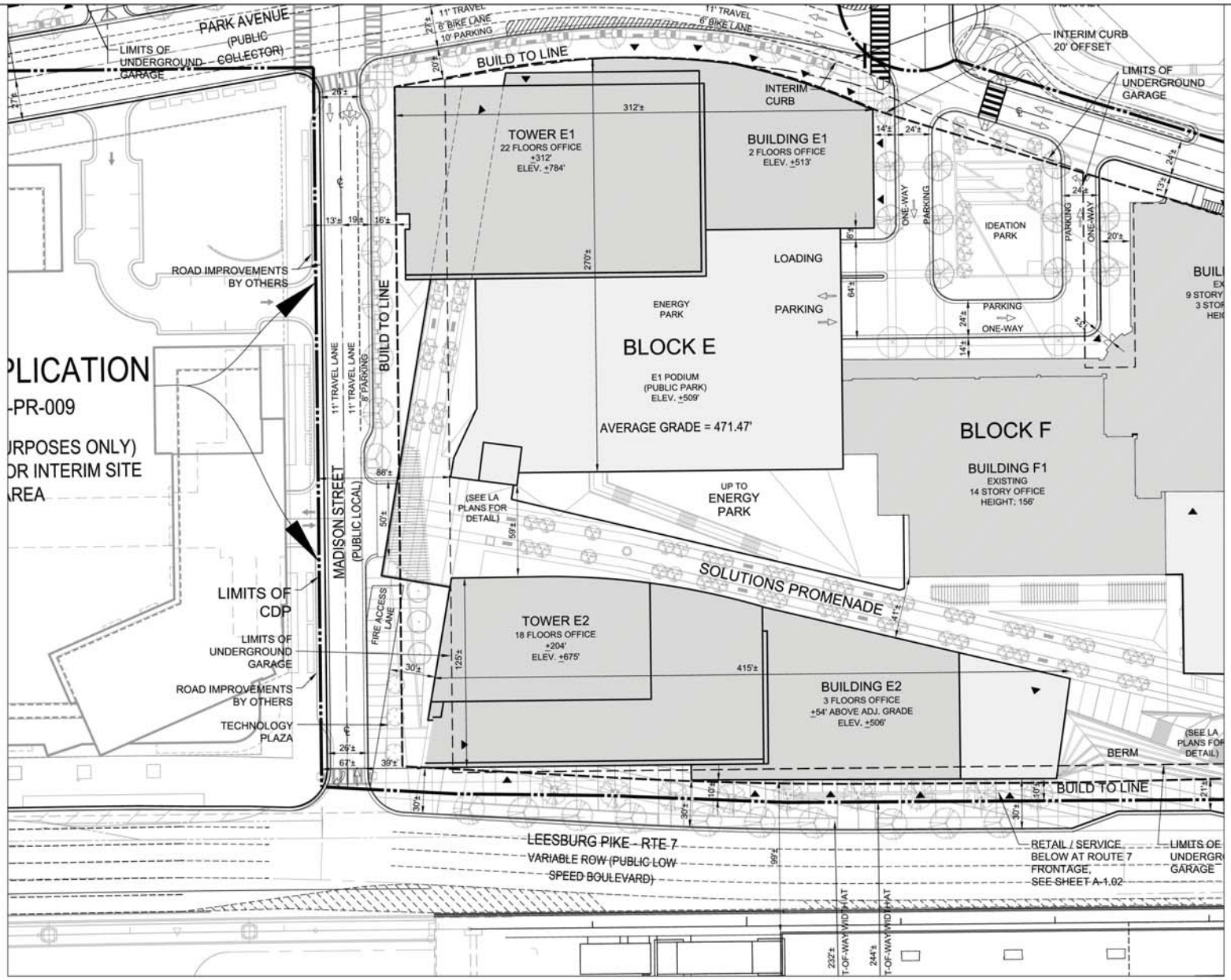

LEGEND
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- VEHICULAR ACCESS
- BUILD-TO LINE
- UNDERGROUND GARAGE LIMITS
- PROPERTY LINE
- SEE SHEET 2A FOR RANGE

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

VIKA

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VIKA VIRGINIA LLC
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THE BORO
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN BLOCK E

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014
FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: 1"=30'

PROJECT/FILE NO. V6021X

SHEET NO. C-7D

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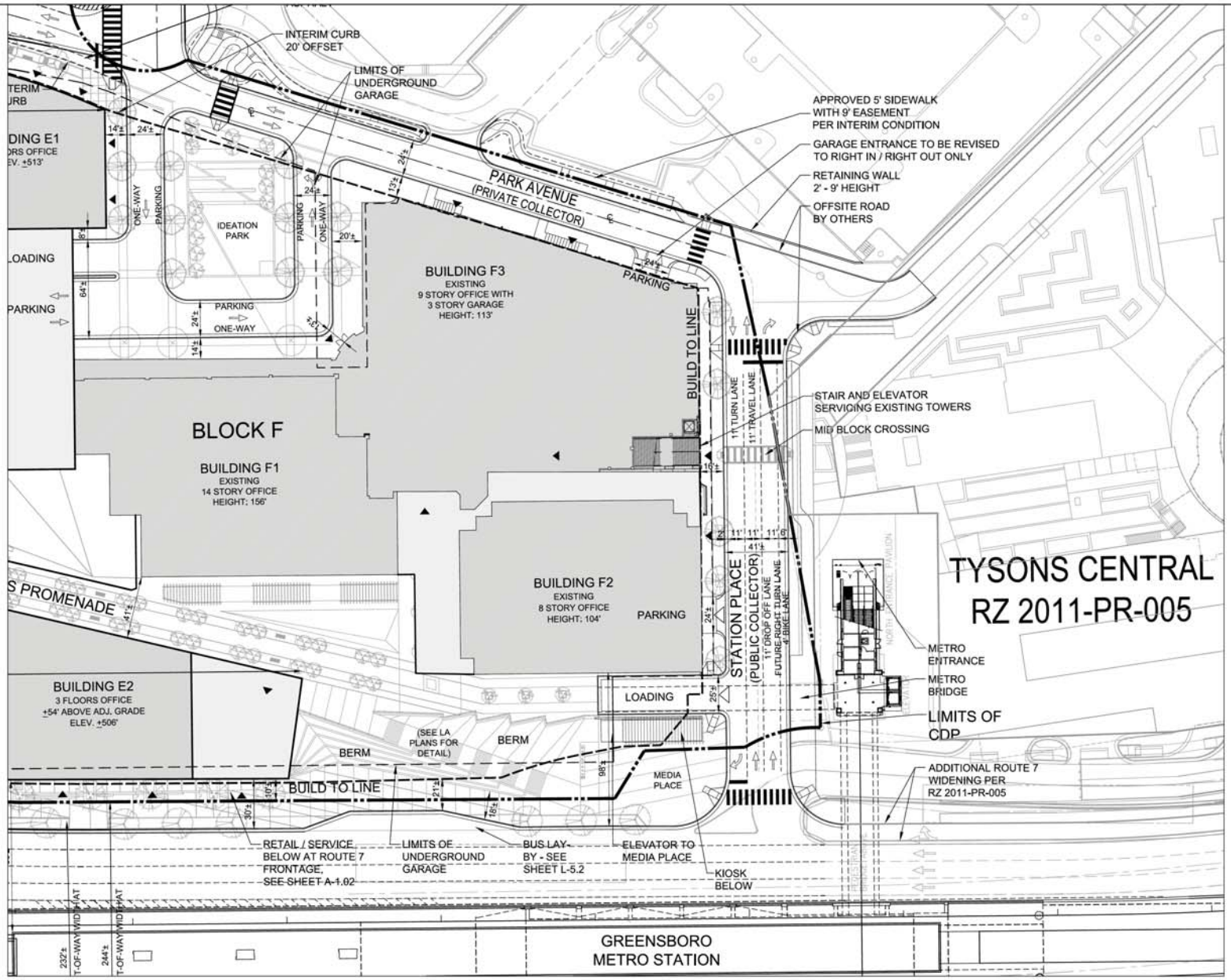

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CONCEPTUAL DEVELOPMENT PLAN BLOCK F

VIKA REVISIONS

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JULY 1, 2013
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MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: 1"=30'

PROJECT/FILE NO. V6021X

SHEET NO. C-7E

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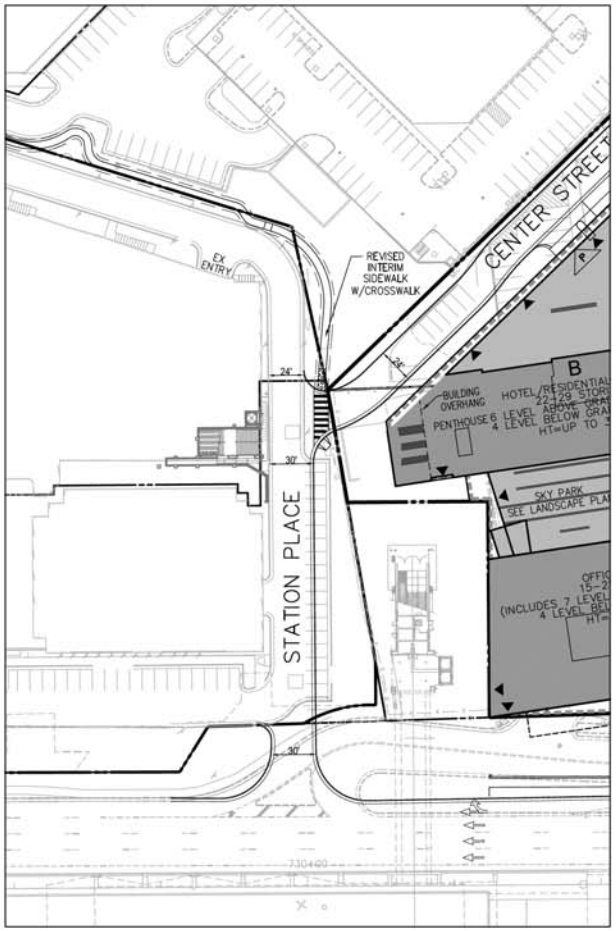
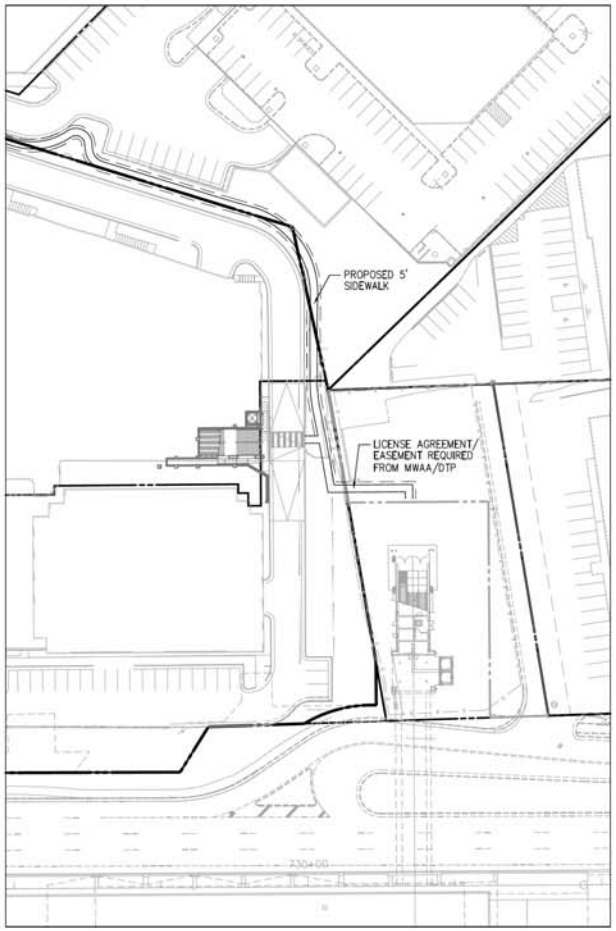
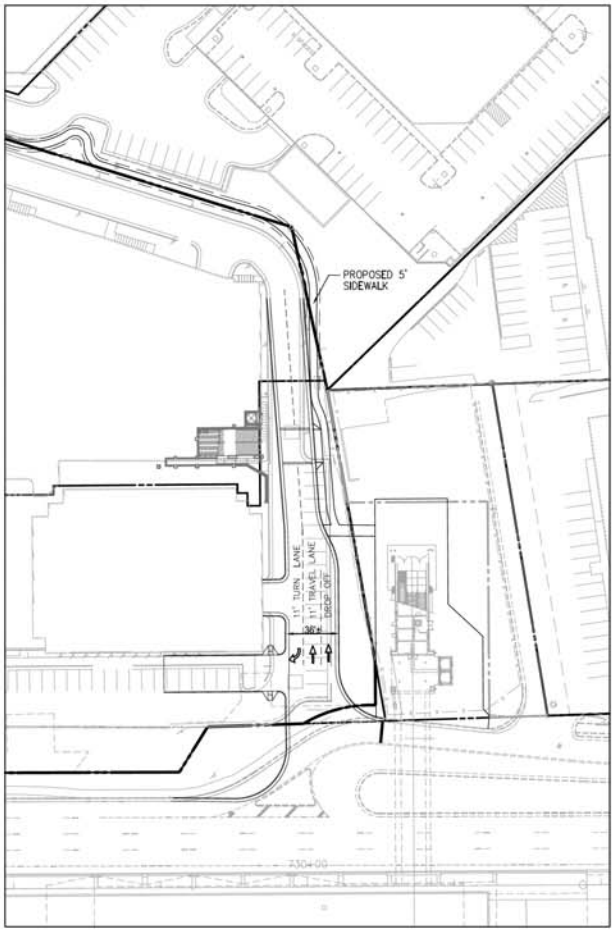


INTERIM STATION PLACE ROAD CONFIGURATION:
THE BORO & TYSONS CENTRAL



STATION PLACE PEDESTRIAN CONNECTION ONLY



INTERIM STATION PLACE ROAD CONFIGURATION:
THE BORO ONLY ROAD

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INTERIM STATION PLACE PLANS

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NOVEMBER 17, 2010
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OCTOBER 22, 2012
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APRIL 7, 2014
FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: N/A

PROJECT/FILE NO. V6021X

SHEET NO. C-7F

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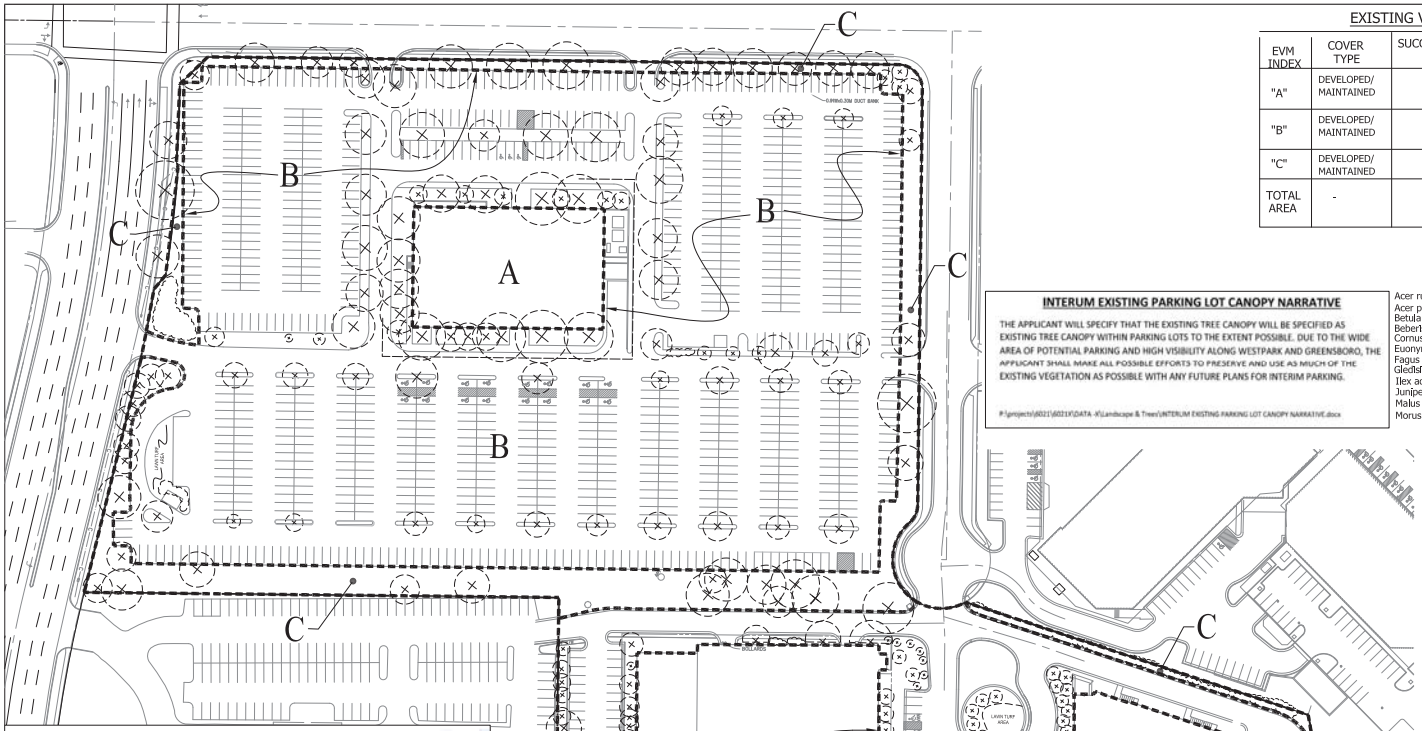

EXISTING VEGETATION TABLE - THE BORO

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED/ MAINTAINED	N/A	188,110 SF (4.318 AC)	GOOD	SEE COVER TYPE TABLE	DEVELOPED OFFICE BUILDING WITH GARAGE STRUCTURE PARKING AND FOUNDATION PLANTINGS.
"B"	DEVELOPED/ MAINTAINED	N/A	519,763 SF (11.932 AC)	GOOD	SEE COVER TYPE TABLE	SURFACE PARKING COMPOUND WITH INTERIOR LANDSCAPING.
"C"	DEVELOPED/ MAINTAINED	N/A	80,982 SF (1.859 AC)	GOOD	SEE COVER TYPE TABLE	PERIPHERAL PARKING LOT LANDSCAPED AREA.
TOTAL AREA	-	-	788,855 SF (18.110 AC)	-	-	-

THE BORO
EXISTING VEGETATION COVER TYPES

PRIMARY SPECIES

Acer rubrum - Red Maple
Acer palmatum - Japanese Maple
Betula nigra - River Birch
Berberis thunbergII - Japanese Barberry
Cornus florida - Flowering Dogwood
Euonymus alatus - Winged Euonymus
Fagus grandifolia - American Beech
Gleditsia triacanthos - Honeylocust
Ilex aquifolium - Holly
Juniper chinensis - Chinese Juniper
Malus - American Crabapple
Morus alba - White Mulberry
Picea pungens - Blue Spruce
Picea rubens - Red Spruce
Pinus strobus - Eastern White Pine
Pinus thundbergii - Japanese Black Pine
Prunus serrulata - Kwanzan Cherry
Quercus palustris - Pin Oak
Quercus phellos - Willow Oak
Robinia pseudoacacia - Black Locust
Taxus baccata - Common Yew
Thuja occidentalis - Northern White Cedar
Tilia cordata - Littleleaf Linden
Tsuga candensis - Eastern Hemlock

INTERUM EXISTING PARKING LOT CANOPY NARRATIVE

THE APPLICANT WILL SPECIFY THAT THE EXISTING TREE CANOPY WILL BE SPECIFIED AS EXISTING TREE CANOPY WITHIN PARKING LOTS TO THE EXTENT POSSIBLE. DUE TO THE WIDE AREA OF POTENTIAL PARKING AND HIGH VISIBILITY ALONG WESTPARK AND GREENSBORO, THE APPLICANT SHALL MAKE ALL POSSIBLE EFFORTS TO PRESERVE AND USE AS MUCH OF THE EXISTING VEGETATION AS POSSIBLE WITH ANY FUTURE PLANS FOR INTERIM PARKING.

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EVM NARRATIVE

100% OF THE SUBJECT SITE HAS BEEN DEVELOPED. 24% OF THE DEVELOPMENT IS OFFICE BUILDINGS AND PARKING GARAGE STRUCTURES, 66% OF THE DEVELOPMENT IS ASPHALT SURFACE PARKING WITH INTERIOR PARKING LOT LANDSCAPING. THE REMAINING 11% DEVELOPMENT IS PERIPHERAL PARKING LOT LANDSCAPING CONSISTING OF TREES, SHRUBS AND LAWN TURF. IT APPEARS THAT SOME OF THE VEGETATION IN THE PERIPHERAL AREA IS VOLUNTEER AND/OR REMNANT PLANT MATERIAL THAT WAS PRESERVED AND NOT REMOVED AT THE TIME OF DEVELOPMENT (AREA "C").

THIS CDP/FDP CALLS FOR REDEVELOPMENT OF THIS SITE WHERE THE EXISTING STRUCTURES, SURFACE PARKING AREA AND ASSOCIATED LANDSCAPING WILL BE REMOVED. IT IS THE INTENT TO RE-LANDSCAPE WITH THIS REDEVELOPMENT.

THERE IS EVIDENCE THAT THE EXISTING PLANT MATERIAL WITHIN THE SURFACE PARKING LOTS AND WITHIN THE PERIPHERAL AREA IS PERIODICALLY MAINTAINED. THE PLANT MATERIAL HAS AN AGE CLASS OF SEMI-MATURE TO MATURE. THE REFERENCED PLANT MATERIAL OVERALL SHOWS GOOD VITALITY, VIGOR AND HEALTH. GENERALLY, THE PRUNING ROUTINE APPEARS TO HAVE KEPT THE CANOPIES CLEAR OF SIGNIFICANT DEAD WOOD THAT WOULD OTHERWISE PRESENT A POTENTIAL HAZARD TO EXISTING USERS, VEHICLES OR BUILDINGS.

THE PRIMARY SPECIES IDENTIFIED ARE OUTLINED ABOVE. THE OVERALL GENERAL HEALTH AND CONDITION OF BOTH AREAS IS OF GOOD VIGOOR AND VITALITY.

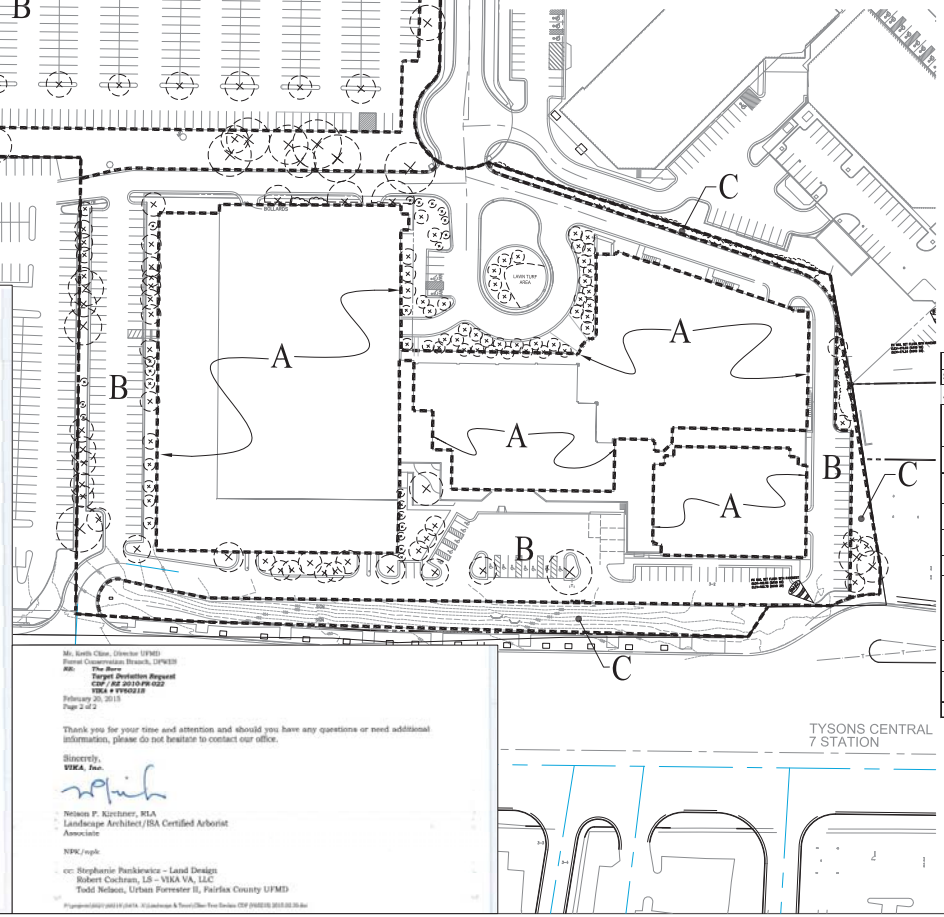

Table 12.12: 10-Year Tree Canopy Calculation Worksheet			March 31, 2014
Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	117,714	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	15%	
C	Percentage of 10-year tree canopy required for site= (see Table 12.4)	10%	see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	15%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0%	
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tre	C-2 * C-3	Provide sheet number, see § 12-0508.3
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	YES	see § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructons in Table 12.10.	–	

* NOTE
SEE PPM WAIVERS REQUESTED, NOTES NUMBER 5 AND 6 ON SHEET C-2. SEE TREE PRESERVATION TARGET DEVIATION REQUEST ON THIS SHEET.

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

SIGNATURE _____ DATE_____

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

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ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ SUSTAINABLE DESIGN

February 20, 2015

Mr. Keith Cline, Director UFMD
Forest Conservation Branch, DPWES
Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503

RE: The Boro
Tree Preservation Target Deviation Request
CDP/RZ 2010-PR-022
VIKA # V6021S

Dear Mr. Cline:

This letter is to request a deviation to the Tree Preservation Target (TPT) requirements for the above referenced site. In June 22, 2010 the Fairfax County Board of Supervisors adopted the new zoning district for Tysons Corner, the PTC District, Planned Tysons Corner Urban District. The above referenced site, Solutions Plaza, is located in that PTC District and is associated with the rezoning Conceptual Development Plan (CDP) number RZ-2010-PR-022. This deviation is requested in whole and is based under the following two allowable deviation conditions as outlined in the Fairfax County Public Facilities Manuel (PFM). They are as follow:

12-0508.3A(1) - where meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance.

12-508.3A(3) - where construction activities could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent these would not likely survive in a healthy and structurally sound manner of a minimum of 10-years in accordance with the post-development standards for trees and forested areas provided in PFM 12-0403 and 12-0404.

The existing vegetation as shown had been planted with the development of the subject site. This site will be rated of all existing features. The re-development will include major redesign of the utility infrastructure, the street grids, both on and off-site, as well a variety urban components such as building types and uses, active and passive recreation and metro transportation improvements.

The basis for this deviation is warranted as a result of the site engineering necessary within this portion of the Tysons Corner Urban Center redesign. The TPT vegetation requirements cannot be fulfilled with the redevelopment of the subject site. Therefore, it is requested here that UFMD deem the tree preservation requirements will be hereby satisfied with the planting of the landscape plan as specified with the submittal and approval of this application. The landscape plan submitted with this CDP application has been prepared in accordance with the Tysons Corner Urban Design Guidelines. Therefore, the new landscape specified with this redevelopment will meet the Tysons Corner urban landscape requirements. Refer to sheet C-8 for the Existing Vegetation Map, Tabs and Narratives. See project landscape plans sheets in this submittal for the proposed planting design, schedules and computations.

VIKA, Incorporated
8180 Greensboro Drive, Suite 200 ★ McLean, Virginia 22102 ★ 703.442.7800 Fax 703.761.2787
McLean, VA ★ Germantown, MD ★ Washington, DC
www.vika.com

Mr. Keith Cline, Director UFMD
Forest Conservation Branch, DPWES
RE: The Boro
Target Deviation Request
CDP / RZ 2010-PR-022
VIKA # V6021S
February 20, 2015
Page 2 of 2

Thank you for your time and attention and should you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,
VIKA, Inc.

Nelson P. Kirchner, RLA
Landscape Architect/ISA Certified Arborist
Associate

NPK/mpk

cc: Stephanie Pankiewicz - Land Design
Robert Cochran, LS – VIKA VA, LLC
Todd Nelson, Urban Forester II, Fairfax County UFMD

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WWW.VIKA.COM

THE BORO
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS
NOVEMBER 17, 2010
JUNE 30, 2012
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014
FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010
DES. RRC
DWN. ARC
SCALE: 1" = 60'
PROJECT/FILE NO. V6021X
SHEET NO. C-8

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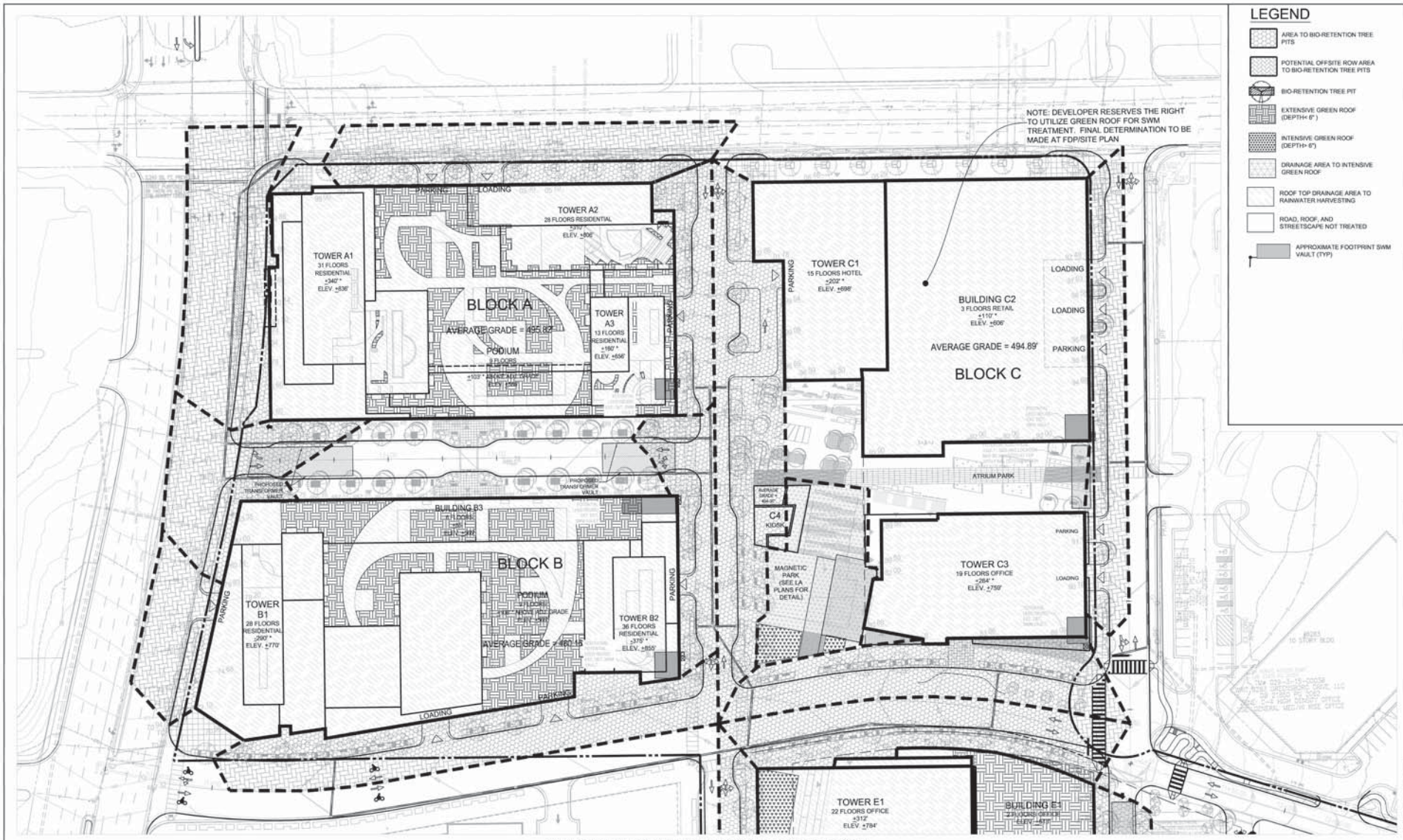

MATCHLINE CONTINUATION SEE SHEET C-9A

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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THE BORO
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STORMWATER MANAGEMENT MAP

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AUGUST 28, 2015

DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

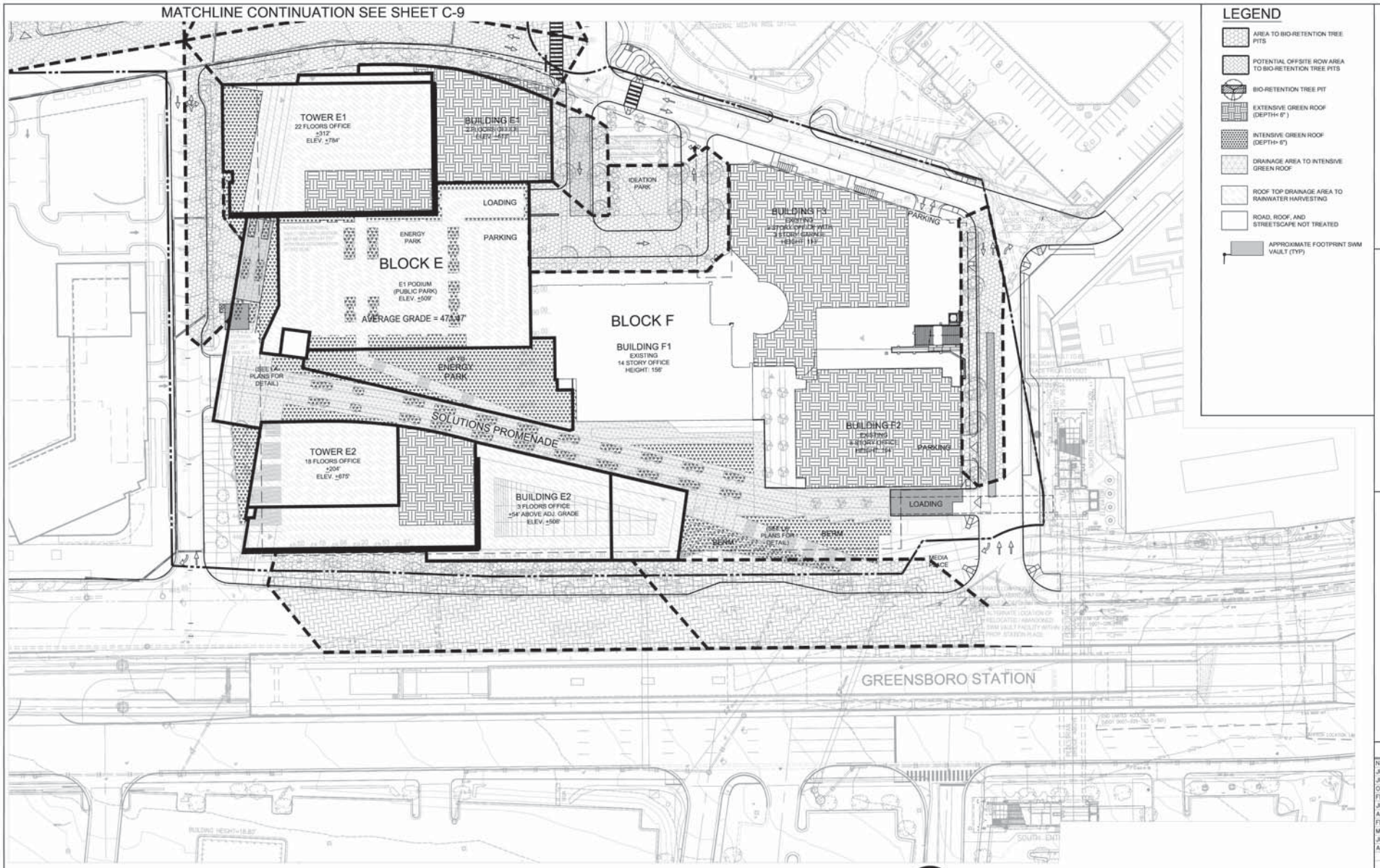
SCALE: 1"=40'

PROJECT/FILE NO. V6021X

SHEET NO. C-9

FILE-P: \\1033\Projects\V6021X\dwg\CDP\V6021X900-SWM.dwg USER: joesmolett1 DATE: Aug. 28, 2015 TIME: 10:15 am

MATCHLINE CONTINUATION SEE SHEET C-9



LEGEND

- AREA TO BIO-RETENTION TREE PITS
- POTENTIAL OFFSITE ROW AREA TO BIO-RETENTION TREE PITS
- BIO-RETENTION TREE PIT
- EXTENSIVE GREEN ROOF (DEPTH< 6")
- INTENSIVE GREEN ROOF (DEPTH> 6")
- DRAINAGE AREA TO INTENSIVE GREEN ROOF
- ROOF TOP DRAINAGE AREA TO RAINWATER HARVESTING
- ROAD, ROOF, AND STREETSCAPE NOT TREATED
- APPROXIMATE FOOTPRINT SWM VAULT (TYP)

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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STORMWATER MANAGEMENT MAP

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AUGUST 28, 2015

DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: 1"=40'

PROJECT/FILE NO. V6021X

SHEET NO. C-9A

FILE-P: \\1033\Projects\V6021X\dwg\CDP\V6021X90-SWM.dwg USER: jeanmatt01 DATE: Aug. 27 2015 TIME: 01:16 pm

SWM NARRATIVE

EXISTING CONDITIONS:
THE 18.11 ACRE SITE CURRENTLY CONSISTS OF A HOTEL AND OFFICE PARK. THE SITE DRAINS TO THE SOUTHWEST AND STORMWATER IS CONVEYED THROUGH CLOSED CONDUIT STORM SEWER SYSTEMS TO EXISTING SWM FACILITIES LOCATED IN VARIOUS AREAS OF THE SITE. THE SITE OUTFALLS INTO AN EXISTING STORM SEWER SYSTEM THAT CROSSES LEESBURG PIKE (ROUTE 7) AND EVENTUALLY OUTFALLS INTO OLD COURTHOUSE SPRING BRANCH. SEE SHEET C-15C FOR ADEQUATE OUTFALL DESCRIPTION AND MAP.

PROPOSED CONDITIONS
THIS SITE PLAN PROPOSES MULTILEVEL RESIDENTIAL AND RETAIL/OFFICE BUILDINGS. THE WATER QUALITY AND QUANTITY REQUIREMENTS FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED THROUGH A COMBINATION OF URBAN BIO-RETENTION AREAS (TREE PITS), RAINWATER HARVESTING FACILITY, AND GREEN ROOFS WHICH ARE SHOWN ON THE PROVIDED PLAN. SEE SHEET C-9 AND C-9A FOR PLAN VIEW.

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

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

PART I: LEED
THE FIRST TARGET FOR STORMWATER MANAGEMENT DESIGN WILL BE TO MEET CURRENT LEED CREDIT 6.1 AND 6.2 REQUIREMENTS. THE PROPERTY THAT IS THE SUBJECT OF THIS REDEVELOPMENT PLAN IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION. LEED CREDIT 6.1 REQUIRES THE PROPOSED VOLUME RUNOFF TO BE REDUCED TO 75% OF THE EXISTING VOLUME RUNOFF FOR THE SITE. THE SITE HAS EXISTING DETENTION FACILITIES WHICH MIMIC THE PEAK RELEASE RATE OF THE UNDEVELOPED PARCEL (C=0.30) BEFORE THE EXISTING DEVELOPMENT WAS CONSTRUCTED. IT IS FOR THIS REASON THE SITE IS CONSIDERED "UNDEVELOPED" OR LESS THAN 50% IMPERVIOUS FOR THE PEAK RELEASE RATE COMPUTATIONS. SEE SHEET C-11 FOR NARRATIVE DETAILING COMPLIANCE WITH LEED CREDIT 6.1. LEED CREDIT 6.2 WILL BE ACHIEVED BY THE TOTAL SUSPENDED SOLIDS TREATMENT PROVIDED BY THE RUNOFF REDUCTION BMP PRACTICES ON SITE AND SUPPLEMENTED BY EXTENDED DETENTION VAULTS AND MANUFACTURED FILTRATION FACILITIES AS REQUIRED.

PART II: PFM COMPLIANCE
ADDITIONALLY, PER THE FAIRFAX COUNTY STANDARD REQUIREMENT, THE PEAK RELEASE RATE FOR THE POST DEVELOPED 2-YR AND 10-YR DESIGN STORMS WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE EXISTING CONDITION PEAK RELEASE RATE FOR THE ENTIRE SITE AREA. CURRENTLY THE SITE IS PROVIDED WITH DETENTION IN THE FORM OF UNDERGROUND VAULTS DESIGNED WITH FAIRFAX COUNTY SITE PLAN # SP-2447. THESE VAULTS WILL BE REMOVED AND DETENTION SHALL BE PROVIDED IN VAULTS LOCATED IN THE PARKING GARAGES.

PART III: CONTROL CAPTURE THE FIRST 1"
SEE SHEET C-10A FOR FULL NARRATIVE

BMP NARRATIVE
SEE NARRATIVE AND COMPUTATIONS ON SHEET C-12.

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

ALL GRADING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FINAL SITE PLAN

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

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

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

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

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

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet C-9 THRU C9A

☒ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
SEE SHEET C-13 TO C15B						
Totals						

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet C-7
Pond inlet and outlet pipe systems are shown on Sheet N/A

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet C-9 THRU C-9A
Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.).

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

☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet C-10 THRU C-10A

☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet C-15C

☒ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet C-15C

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

☒ 11. A submission waiver is requested for N/A, GREATER THAN 50 RESIDENTIAL UNITS

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

Revised 2-21-2006

COMPREHENSIVE PLAN GOAL III
OVERALL SWM COMPUTATIONS - TYSONS CORNER CONFORMANCE SPREADSHEET

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

Site Name: THE BORO - CDP
Description: RESIDENTIAL /OFFICE

Post-Development Land Cover

data input cells highlighted in yellow

Drainage Area A — BUILDING 'A'

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open		0.04			0.04
Managed Turf (acres)					0.00
Impervious Cover (acres)		2.56			2.56
				Total	2.60

Drainage Area B — BUILDING 'B'

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open		0.05			0.05
Managed Turf (acres)					0.00
Impervious Cover (acres)		2.93			2.93
				Total	2.98

Drainage Area C — BUILDING 'C'

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open		0.08			0.08
Managed Turf (acres)		0.14			0.14
Impervious Cover (acres)		3.80			3.80
				Total	4.02

Drainage Area D — BUILDING 'E'

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open		0.05			0.05
Managed Turf (acres)		0.40			0.40
Impervious Cover (acres)		4.68			4.68
				Total	5.13

Drainage Area E — BUILDING 'F' (EX. TO REMAIN)

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open		0.06			0.06
Managed Turf (acres)		0.12			0.12
Impervious Cover (acres)		3.20			3.20
				Total	3.38

Rv Coefficients

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

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

Land Cover Summary

Forest / Preserved Open Space (ac)	0.28
Weighted Rv (forest)	0.03
% Forest	2%
Managed Turf (acres)	0.66
Weighted Rv (turf)	0.20
% Managed Turf	4%
Impervious Cover (acres)	17.17
Rv (impervious)	0.95
% Impervious	95%
Total Site Area (acres)	**18.11**
Site Rv	**0.91**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	65,739
Volume Not Converted to Runoff (cf)	6,019
1-inch Runoff Volume for entire site (cf)	**59,720**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	59,720
Runoff Reduction Volume Achieved (cf)	54,153
Total Runoff Volume Retained (cf)	60,172
Total Area of Site Captured in a BMP (acres)	14.14

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%) 78%

Rainfall Depth Retained Onsite (inch) 0.92 — INCLUDES EX. BLDG. F, OFSITE AREAS FOR BLDG A AND ONSITE TREATMENT AREA ONLY FOR OTHER BLDG'S. PLEASE NOTE THAT ALL NEW CONSTRUCTION SHALL PROVIDE 1" OF RAINFALL CONTROL/CAPTURE. THIS MAY BE ACHIEVED AS REQUIRED AT FDP/SITE PLAN BY USE OF OFFSITE TREATMENT AREA CONTROL TO AUGMENT ONSITE PRACTICES.

ALTERNATE/ADDITIONAL SWM OPTIONS AND CREDITS

TOTAL RUNOFF REDUCTION REQUIRED	65,739 CFT
TOTAL RUNOFF REDUCTION PROVIDED	60,172 CFT
RAINFALL DEPTH RETAINED ONSITE	0.92 IN
SITE AREA	18.11

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	ACTUAL RUNOFF RETAINED (INCHES)	VOLUME	EQUIVALENT DEPTH RETAINED
OFFSITE BIORETENTION (TREES) - Westpark Drive	0.65	0.95	2242	2242	1.00	2242	0.03
OFFSITE BIORETENTION (TREES) - Route 7	1.08	0.95	3724	3724	1.00	3724	0.06
OFFSITE BIORETENTION (TREES) - Solutions Drive	0.42	0.95	1448	1448	1.00	1448	0.02
OFFSITE BIORETENTION (TREES) - GREENSBORO DR	0.29	0.95	1000	1000	1.00	1000	0.02
					TOTAL VOLUME	8414	0.13

ADDITIONAL STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCHES)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
EXTENSIVE GREEN ROOF	2.38	0.95	8207	16276	1.98	8069	0.12
INTENSIVE GREEN ROOF	1.40	0.95	4828	8334	1.73	3506	0.05
BIORETENTION (TREES)	3.67	0.95	12656	18048	1.43	5392	0.08
RAINWATER HARVESTING	6.72	0.95	32443	35423	1.53	2980	0.05
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.17"			TOTAL REQ'D VOL	58135	TOTAL EXCESS VOL	19946	0.30

VOLUME FOR LEED CREDIT — INCLUDES ON-SITE AREAS ONLY

OVERALL APPLICATION BREAKDOWN BY PRACTICE

PRACTICE	INCHES CONTRIBUTED TO OVERALL		
EXTENSIVE GREEN ROOF	0.12	IN	TIER I CONTROLS 0.88"
INTENSIVE GREEN ROOF (Vegetative areas)	0.03	IN	
BIORETENTION (TREES)	0.19	IN	
RAINWATER HARVESTING	0.43	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.09	IN	
INTENSIVE GREEN ROOF (Non-Vegetative areas)	0.04	IN	TIER II CONTROLS 0.04"
TOTAL	0.92 IN		

OVERALL APPLICATION BREAKDOWN BY BLOCK

BLOCK	INCHES RETAINED	
Block A	1.0	FOR BLOCK A THE TOTAL DEPTH OF RUNOFF CONTROLLED/CAPTURED SHALL BE 1". THIS INCLUDES CREDIT FOR ONSITE AND OFFSITE AREAS. SEE SHEET C-13 FOR OFFSITE AREA COMPUTATIONS.
Block B	1.0	FOR BLOCKS B, C, AND E THE TOTAL DEPTH OF ON-SITE RUNOFF CONTROLLED/CAPTURED = 1"
Block C	1.0	
Block E	1.0	
Block F	0.40	EXISTING BUILDING TO REMAIN

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

THE BORO
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT GOAL III, AND SUPPORTING DATA

VIKA REVISIONS
NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014
FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010
DES. RRC DWN. ARC
SCALE: N/A
PROJECT/FILE NO. V6021X
SHEET NO. C-10

FILE-P: \LDD3\Projects\V6021X\dwg\CDP\V6021X901-SWM COMPS.dwg USER: joomstetti DATE: Aug. 28 2015 TIME: 10:09 am

TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE CHECKLIST NARRATIVE

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

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS:

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

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS	RESPONSE
STORMWATER MANAGEMENT AND WATER QUALITY CONTROLS FOR REDEVELOPMENT SHOULD BE DESIGNED TO RETURN WATER INTO THE GROUND WHERE SOILS ARE SUITABLE OR REUSE IT, WHERE ALLOWED, TO THE EXTENT PRACTICABLE. REDUCTION OF STORMWATER RUNOFF VOLUME IS THE SINGLE MOST IMPORTANT STORMWATER DESIGN OBJECTIVE FOR TYSONS.	INFILTRATION FACILITIES HAVE NOT BEEN PROVIDED WITH THIS CDP APPLICATION. THE LOCATION FOR SUCH FACILITIES FOR THIS PROJECT ARE RESTRICTED FOR SEVERAL REASONS INCLUDING PROPOSED FUTURE RIGHT-OF-WAY DEDICATIONS AND THE UNDERGROUND GARAGE, AS WELL AS THE SOILS FOUND IN THIS AREA OF TYSONS.
AT A MINIMUM, THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. IF, ON A GIVEN SITE, THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL."	THE TARGET GOAL OF THE RUNOFF REDUCTION METHOD IS TO CAPTURE AND CONTROL THE FIRST INCH OF RAINFALL. TO THIS EXTENT THREE MAIN STORMWATER MANAGEMENT STRATEGIES HAVE BEEN UTILIZED: VEGETATIVE ROOFS, RAINWATER HARVESTING, AND URBAN BIO-RETENTION (TREE PITS). • THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC #5 AND ARE USED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE ROOF AREAS. • RAINWATER HARVESTING HAS BEEN DESIGNED PER DRC SPEC #6 • THE URBAN BIO-RETENTION TREE PITS HAVE BEEN DESIGNED PER DCR SPEC #9 APPENDIX 9A. THESE TREE PITS ARE UTILIZED TO TREAT THE ROADWAY RUNOFF AS WELL AS THE SURROUNDING STREETSCAPE. SIZING COMPUTATIONS HAVE BEEN PROVIDED THAT VERIFY THE REQUIRED STORAGE HAS BEEN MET FOR EACH ALTERNATIVE. EACH OF THESE PRACTICES IS ADEQUATELY SIZED FOR THE PROPOSED DRAINAGE AREAS TO THEM. THESE PRACTICES COMBINED YIELD AN ONSITE RETAINED RAINFALL DEPTH OF 0.92 INCHES (PLEASE NOTE THAT THE RUNOFF REDUCTION ACHIEVED ACTUALLY IS 1.22 INCHES IF CREDIT IS ALLOWED FOR THE LEED RAINFALL EVENT). ALL AREAS OF THE SITE THAT HAVE THE POTENTIAL FOR A GREEN ROOF HAVE BEEN UTILIZED FOR SUCH PURPOSES. URBAN DESIGN GUIDELINES, NEED FOR PENTHOUSE, AND SIGNATURE SKYLINE ARCHITECTURE PRECLUDE THE ABILITY TO KEEP ALL ROOFS FLAT AND AVAILABLE FOR SWM PURPOSES. WHILE THE MAJORITY OF THE STREETS HAVE BIO-RETENTION TREE PITS LOCATED ON THEM, PORTIONS OF THOSE ROADS CURRENTLY IN THE VDOT SYSTEM, ABOVE GRARAGES, THAT HAVE STEEP TOPOGRAPHY, OR DUE TO URBAN DESIGN ARE DEEMED NOT DESIRABLE DO NOT. GIVEN THESE CONSTRAINTS, A TOTAL CONTROLLED AREA OF 14.14 ACRES OR 78% OF THE SITE HAS BEEN IDENTIFIED AND DEMONSTRATES "TO THE MAXIMUM EXTENT PRACTICABLE" WE HAVE MET THE TYSONS CORNER COMPREHENSIVE PLAN GOAL TO RETAIN/REUSE THE FIRST INCH OF RAINFALL. PLEASE NOTE THAT BLOCKS A, B, C, AND E REPRESENT NEW CONSTRUCTION WHILE BLOCK F IS COMPOSED OF THREE EXISTING BUILDINGS TO REMAIN. THE TOTAL DEPTH OF RAINFALL CONTROLLED/CAPTURED ON THE NEW CONSTRUCTION PORTION (NOT INCLUDING BLOCK F) IS 1.00" (BLOCK A SHALL TAKE CREDIT FOR OFF-SITE AREAS. ALSO, THE COMPUTATIONS ON SHEET C-10 SHOW A BREAKDOWN BY BLOCK OF THE DEPTH OF RAINFALL RETAINED ON EACH BLOCK RESPECTIVELY.
REDEVELOPMENT PROJECTS IN TYSONS SHOULD INCORPORATE INNOVATIVE STORMWATER MANAGEMENT MEASURES IN A MANNER THAT WILL, FIRST AND FOREMOST, OPTIMIZE REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE."	THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMANCE WITH THE DCR SPECIFICATION THAT GOVERNS THEM. THE VEGETATIVE ROOF, RAINWATER HARVESTING SYSTEM, AND URBAN BIO-RETENTION HAVE BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION.
"AT A MINIMUM, STORMWATER MANAGEMENT MEASURES THAT ARE SUFFICIENT TO ATTAIN BOTH THE STORMWATER DESIGN-QUANTITY CONTROL AND STORMWATER DESIGN-QUALITY CONTROL CREDITS OF THE MOST CURRENT VERSION OF THE LEED-NC OR LEED-CS RATING SYSTEM (OR THE EQUIVALENT OF THESE CREDITS) SHOULD BE PROVIDED. IF, ON A GIVEN SITE, THE ATTAINMENT OF THE STORMWATER DESIGN LEED CREDITS (OR EQUIVALENT) IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN SUPPORT OF THIS GOAL."	LEED STORMWATER CREDITS 6.1 AND 6.2 SHALL BE OBTAINED THROUGH THE USE OF THE VEGETATIVE ROOF, RAINWATER HARVESTING SYSTEM, EXTENDED DETENTION VAULTS, AND THE URBAN BIO-RETENTION (TREE PIT). EACH PRACTICE PROVIDES BOTH QUANTITY AND QUALITY CONTROL. FOR LEED CREDIT 6.1 THE VOLUME BASED COMPUTATIONS PROVIDED USE A SITE IMPERVIOUSNESS OF GREATER THAN 50% AS THIS IS THE EXISTING CONDITION ON SITE. FOR THE PEAK RATE RELEASE COMPUTATIONS THE SITE IS ASSUMED TO BE LESS THAN 50% BECAUSE THERE ARE EXISTING DETENTION FACILTIES ON SITE WHICH REDUCE THE SITE PEAK RELEASE RATES TO THAT OF AN UNDEVELOPED CONDITION (IE LESS THAN 50% IMPERVIOUS). FOR CREDIT 6.2 TREATMENT ON SITE MAY BE SUPPLEMENTED BY MANUFACTURED BMP FILTRATION FACILITIES ON SITE AT TIME OF FINAL SITE PLAN.
"EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS. ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED."	THIS SUBJECT APPLICATION DOES NOT PROPOSE OFFSITE OR SHARED STORMWATER ALTERNATIVE.
"LID TECHNIQUES OF STORMWATER MANAGEMENT SHOULD ALSO BE INCORPORATED INTO NEW AND REDESIGNED STREETS WHERE ALLOWED AND PRACTICABLE."	LOW IMPACT DEVELOPMENT (LID) TECHNIQUES ARE PROVIDED FOR IN THE STREET DESIGN VIA THE URBAN BIO-RETENTION (TREE PIT). THESE TREE PITS PROVIDE BOTH QUANTITY AND QUALITY CONTROL AS OUTLINED BY DCR SPEC #9.
"RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHOULD BE PURSUED WHERE FEASIBLE; RESTORATION AND STABILIZATION TECHNIQUES THAT INCORPORATE ECOLOGICALLY AND AESTHETICALLY BENEFICIAL, VEGETATED APPROACHES ARE PREFERRED. OFF-SITE EFFORTS TO RESTORE AND/OR STABILIZE STREAMS IN TYSONS CORNER SHOULD ALSO BE ENCOURAGED. THE ABOVE GUIDELINES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY TO ALLOW FOR IMPROVEMENTS TO THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER THROUGH NATURAL RESTORATIVE PROCESSES AND/OR THROUGH RESTORATION PROJECTS."	THIS SUBJECT APPLICATION DOES NOT PROPOSE ANY STREAM RESTORATION AS IT HAS NOT OPEN CHANNELS OR STREAMS WITHIN IT BOUNDARY. IT IS BELIEVED THAT ANY STREAM RESTORATION SHOULD BE COMPREHENSIVE IN MANNER AND NOT PROVIDED IN PIECE MEAL FORM TO BETTER PROVIDE AESTHETIC AND RECREATIONAL VALUE TO TYSONS CORNER.

COMPREHENSIVE PLAN IMPLEMENTATION

THE TYSON'S CORNER COMPREHENSIVE STORMWATER MANAGEMENT PLAN SHALL BE IMPLEMENTED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS), RAINWATER HARVESTING SYSTEM, AND VEGETATIVE ROOFS. THE ROADWAY R-O-W AND STREETSCAPE SHALL BE CONTROLLED, WHERE POSSIBLE, BY TREE PITS THAT ARE STRATEGICALLY PLACED TO MAXIMIZE RUNOFF INTERCEPTION. EACH BUILDING'S ROOF AREA SHALL BE CONTROLLED BY A VEGETATIVE ROOF THAT HAS BEEN DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS AND/OR RAINWATER HARVESTING. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- THE COMPUTATIONS PROVIDED ON SHEET C-10 CALCULATE THE REQUIRED TREATMENT VOLUME OF 1" OF RAINFALL OVER THE ENTIRE SITE CDP AREA REGARDLESS OF ROW DEDICATION.
- THIS SUBJECT APPLICATION PROPOSES NO NEW OR INNOVATIVE BMP'S NOT PREVIOUSLY IDENTIFIED BY THE COUNTY. HOWEVER, THIS APPLICATION DOES PROPOSE THE USE OF TIER II APPROACH TO HELP CAPTURE/REUSE THE FIRST INCH OF RAINFALL. THE STORMWATER MANAGEMENT DESIGN FOR THIS SITE SHALL INCLUDE PRACTICES THAT ARE DOCUMENTED IN THE DCR RUNOFF REDUCTION MANUAL AND THOSE APPROVED AND USED IN OTHER JURISDICTIONS OF THE COUNTRY.
- ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR BY ROOF TOP ACCESS FOR THE VEGETATIVE ROOFS AND STREET ACCESS FOR THE TREE PITS AND RAINWATER HARVESTING SYSTEM.
- THE TREE PITS, RAINWATER CISTERN, AND VEGETATIVE ROOFS SHALL BE PRIVATELY MAINTAINED.
- THE DESIGN SHALL CREATE A SAFE ENVIRONMENT FOR THE PUBLIC. THE EXTENSIVE VEGETATIVE ROOF AREAS AND RAINWATER HARVESTING CISTERN SHALL NOT HAVE PUBLIC ACCESS WHEREAS THE TREE PITS SHALL BE PROVIDED WITH A GRATE OR FENCE TO PREVENT PEDESTRIAN CONFLICTS AND AS MENTIONED PREVIOUSLY WHERE EXCESSIVE TRAFFIC IS EXPECTED BIO-RETENTION TREE PITS HAVE NOT BEEN PROVIDED TO AVOID IMPEDING PEDESTRIAN MOVEMENT AND/OR CAUSE A SAFETY HAZARD. INTENSIVE GREEN ROOFS WILL BE DESIGNED AS PART OF THE ROOFTOP AMENITIES AND WILL NOT CREATE A SAFETY CONCERN.
- THIS PROJECT SHALL BE CONSTRUCTED IN PHASES. EACH PHASE SHALL HAVE INDEPENDENT SWM CONTROLS THAT MEET THE GOALS OF THE TYSONS CORNER COMPREHENSIVE PLAN
- CERTAIN PFM REQUIREMENTS SHALL NEED TO BE WAIVED IN ORDER TO MEET THE OVERALL CONCEPT OF THE PTC COMPREHENSIVE PLAN. A DETAILED LIST OF WAIVERS IS AS FOLLOWS:
  1. A MODIFICATION OF SECTION 12-0510 TO PERMIT A REDUCTION IN THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FOUR (4) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO THE LANDSCAPE PLANS HEREIN FOR A GRAPHIC OF THE PROPOSED PLANTING AREA.
  2. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
  3. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO SIX (6) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
  4. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
  5. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
- SWM VAULTS AND/OR RAINWATER HARVESTING CISTERN SHALL EXTEND BEYOND THE BUILDING FACE WHERE IT SHALL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE.
- A 4'X4' ACCESS DOOR SHALL BE PROVIDED FOR THE VAULT MAINTENANCE.

DESIGN OF BEST MANAGEMENT PRACTICES

- INFILTRATION BMP'S

INFILTRATION BMPS HAVE NOT BEEN PROVIDED ON THIS SITE DUE TO CONSTRAINS SUCH AS PROPOSED RIGHT OF WAY, UNDERGROUND GARAGES, AND POOR SOIL.

- RAINWATER HARVESTING

RAINWATER HARVESTING HAS BEEN PROVIDED FOR THE COMMERCIAL BUILDINGS WITHIN THIS SITE. RAINWATER HARVESTING HAS BEEN DESIGNED PER DRC SPEC #6 THE DESIGN INCLUDES A FIRST FLUSH BYPASS AND AN OVERFLOW SYSTEM WHICH SHALL DRAIN TO A PROPOSED STORM SEWER SYSTEM. THE SYSTEM SHALL FEED THE ROOF TOP COOLING TOWERS AND ANY ADDITIONAL RAINWATER REUSE DEMANDS TO INCLUDE BUT NOT LIMITED TO IRRIGATION, EQUIPMENT WASHING AND EXTERIOR WASHING. THE DESIGN MAY REQUIRE OVERSIZING TO PROVIDE STORMWATER DETENTION.

- RUNOFF REDUCTION PRACTICES

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

  - RUNOFF REDUCTION BMP'S IN THE FORM OF URBAN BIO-RETENTION (TREE PITS) SHALL BE PROVIDED WITH UNDER-DRAINS AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC#9
  - BOTH THE BIO-RETENTION TREE PITS AND VEGETATIVE ROOF SYSTEM SHALL CONFORM TO DCR SPEC # 9 AND #5 RESPECTIVELY.
  - AS MENTIONED EARLIER DUE TO SITE CONSTRAINTS THE ENTIRE 1.0" OF RAINFALL COULD NOT BE CAPTURES/CONTROLLED. THE PROPOSED PLANS CAN ACCOUNT FOR 0.92" (1.22" WHEN CONSIDERING THE LEED EVENT) AS CAN BE SEEN ON THE TYSONS STORMWATER CONFORMANCE SPREADSHEET (SEE SHEET C-10).

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

IT IS UNDERSTOOD THAT THE INNOVATIVE IMPLEMENTATION/MODIFICATION OF THE DCR SPEC #5 FOR INTENSIVE GREEN ROOF TO ALLOW ADJACENT HARDSCAPE AREAS TO SHEET FLOW INTO THE PERVIOUS AREAS SHALL BE CONSIDERED A TIER 2 BMP. THE DESIGN OF THE TREATMENT PROVIDED BY THESE FACILITIES FOLLOWS THE DESIGN GUIDELINES PROVIDED IN DCR SPEC #5 WITH SPECIAL DETAILS PROVIDED ON FOR THE SHEET FLOW OF IMPERVIOUS WATER TO THE FACILITY FOR TREATMENT. IN ADDITION, IT SHOULD BE NOTED THIS TECHNIQUE OF DIRECTING PODIUM HARDSCAPE AREAS TO INTENSIVE GREEN ROOF AREAS ON THE SAME PODIUM LEVEL FOR TREATMENT AND RETENTION WAS ACCEPTED AND IMPLEMENTED AS A STANDARD PRACTICE IN CONSTRA COSTA COUNTY, CALIFORNIA IN 2005.

  - http://www.co.contra-costa.ca.us/
  - http://www.cccleanwater.org/stormwater-c-3-guidebook/

- TIER 3 INNOVATIVE BMP'S (NON-APPROVED)
  THERE ARE NO TIER III APPROACHES REQUESTED.

- OFFSITE OR SHARED FACILITIES

CURRENTLY THE SUBJECT APPLICATION DOES NOT PROPOSE THE USE OF SHARED SWM FACILITIES. HOWEVER, AS MENTIONED ABOVE, THE APPLICATION RESERVES THE RIGHT TO IMPLEMENT OFFSITE TREATMENT IN THE FORM OF TREATMENT OF EXISTING PUBLIC ROW.

- CONFORMANCE WITH COMPREHENSIVE PLAN STORMWATER GOALS

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

  - AS MENTIONED PREVIOUSLY THE PROPOSED DESIGN SHALL NOT CONTROL/CAPTURE THE FIRST ENTIRE 1.0" OF RAINFALL. THIS SUBJECT APPLICATION PROPOSES TO CONTROL CAPTURE, TO THE MAXIMUM EXTENT PRACTICABLE, THE FIRST 0.92" (THE ACTUAL AMOUNT CONTROLLED IS 1.22" WHEN CONSIDERING THE LEED EVENT) OF RAINFALL.
  - THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTEND FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF VEGETATIVE ROOFS, RAINWATER HARVESTING SYSTEMS, AND URBAN BIO-RETENTION (TREE PITS). 78% OF THE TOTAL SITE AREA IS CAPTURED ALONG WITH 0.92" (THE ACTUAL AMOUNT CONTROLLED IS 1.22" WHEN CONSIDERING THE LEED EVENT) OF THE FIRST 1 INCH OF RAINFALL.
  - AS MENTIONED PREVIOUSLY SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP'S PRACTICES (DISCONNECTION, INFILTRATION ETC.)
  - THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF VOLUME AND AS SUCH THE PEAK DISCHARGED IS REDUCED. ADDITIONALLY, POTENTIAL SWM/RAINWATER HARVESTING VAULT LOCATIONS HAVE BEEN SHOWN IF AT THE TIME OF FDP/FINAL ENGINEERING IT IS FOUND TO BE NECESSARY TO FURTHER REDUCE THE PEAK RELEASE RATES OF THE 2YR AND 10YR DESIGN STORMS.
  - STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS) THAT ARE DESIGNED IN ACCORDANCE WITH DCR SPEC #9
  - STREAM STABILIZATION AND RESTORATION HAS NOT BEEN PROPOSED WITH THIS SUBJECT APPLICATION DUE TO THE NEED OF A COMPREHENSIVE STREAM RESTORATION PROGRAM.
  - THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S SWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF. SEE SHEETS C-9 THRU C-15C FOR DETAILS.

- SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST

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

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

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

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W W W . V I K A . C O M

THE BORO

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT NARRATIVES

VIKA REVISIONS
NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014
FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010	
DES. RRC	DWN. ARC
SCALE: N/A	
PROJECT/FILE NO. V6021X	
SHEET NO. C-10A	

FILE-P:\L003\Projects\V6021X\dwg\CDP\V6021X901-SWM COMPS.dwg USER: joeamotatti DATE: Aug. 28 2015 TIME: 10:09 am

PART I: LEED COMPUTATIONS

EXISTING CONDITION

```
WINTR-20 PRINTED PAGE FILE     BEGINNING OF INPUT DATA LIST
TR20.INP

WINTR-20: VERSION 1.10               0        0       0.05
GREENSBORO PLACE (CDP)
EXISTING CONDITIONS

SUB-AREA:
        EXISTING  OUTLET           .0283     92.      .1

STREAM REACH:

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

STRUCTURE RATING:

GLOBAL OUTPUT:
        2        0.05              YYYYN    YYYYNN

WINTR-20 PRINTED PAGE FILE     END OF INPUT DATA LIST

                 GREENSBORO PLACE (CDP)
                 EXISTING CONDITIONS

             NAME OF PRINTED PAGE FILE:
                       TR20.OUT

STORM 1-YR

AREA OR    DRAINAGE  RAIN GAGE   RUNOFF   ------------ PEAK FLOW ------------
 REACH       AREA      ID OR     AMOUNT   ELEVATION   TIME    RATE     RATE
IDENTIFIER  (SQ MI)  LOCATION     (IN)      (FT)      (HR)    (CFS)    (CSM)

EXISTING     0.028               [1.878]             11.93   51.46   1818.45

STORM 2-YR

AREA OR    DRAINAGE  RAIN GAGE   RUNOFF   ------------ PEAK FLOW ------------
 REACH       AREA      ID OR     AMOUNT   ELEVATION   TIME    RATE     RATE
IDENTIFIER  (SQ MI)  LOCATION     (IN)      (FT)      (HR)    (CFS)    (CSM)

EXISTING     0.028               [2.350]             11.93   63.76   2252.98
```

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

1 YR STORM: 18.11 AC X 1.875 (IN) X 1FT/12IN X 43560 = 123,261 CU. FT.
2 YR STORM: 18.11 AC X 2.350 (IN) X 1FT/12IN X 43560 = 154,487 CU. FT.

PROPOSED CONDITION

```
WINTR-20 PRINTED PAGE FILE     BEGINNING OF INPUT DATA LIST
TR20.INP

WINTR-20: VERSION 1.10               0        0       0.05
GREENSBORO PLACE
PROPOSED CONDITIONS

SUB-AREA:
        PROPOSED  OUTLET           .0283     97.      .1

STREAM REACH:

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

STRUCTURE RATING:

GLOBAL OUTPUT:
        2        0.05              YYYYN    YYYYNN

WINTR-20 PRINTED PAGE FILE     END OF INPUT DATA LIST

                 GREENSBORO PLACE
                 PROPOSED CONDITIONS

             NAME OF PRINTED PAGE FILE:
                       TR20.OUT

STORM 1-YR

AREA OR    DRAINAGE  RAIN GAGE   RUNOFF   ------------ PEAK FLOW ------------
 REACH       AREA      ID OR     AMOUNT   ELEVATION   TIME    RATE     RATE
IDENTIFIER  (SQ MI)  LOCATION     (IN)      (FT)      (HR)    (CFS)    (CSM)

PROPOSED     0.028               [2.361]             11.93   60.42   2135.13

STORM 2-YR

AREA OR    DRAINAGE  RAIN GAGE   RUNOFF   ------------ PEAK FLOW ------------
 REACH       AREA      ID OR     AMOUNT   ELEVATION   TIME    RATE     RATE
IDENTIFIER  (SQ MI)  LOCATION     (IN)      (FT)      (HR)    (CFS)    (CSM)

PROPOSED     0.028               [2.856]             11.92   72.34   2556.01
```

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

1 YR STORM: 18.11 AC X 2.361 (IN) X 1FT/12IN X 43560 = 155,210 CU. FT.
2 YR STORM: 18.11 AC X 2.856 (IN) X 1FT/12IN X 43560 = 187,751 CU. FT.

LEED CREDIT 6.1 REQUIREMENTS

THE SITE HAS EXISTING DETENTION FACILITIES (ON SITE) WHICH HAVE BEEN DESIGNED TO MIMIC THE PEAK RELEASE RATE OF THE UNDEVELOPED PARCEL (C=0.30) BEFORE THE EXISTING DEVELOPMENT WAS CONSTRUCTED. IT IS FOR THIS REASON THE SITE IS CONSIDERED AS "UNDEVELOPED" OR LESS THAN 50% IMPERVIOUS 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 YEAR STORM MUST BE REDUCED BY 25% RELATIVE TO THE EXISTING CONDITIONS VOLUME (CASE 2). THEREFORE, ANY ADDITIONAL STORAGE REQUIRED SHALL BE MEET WITH RUNOFF REDUCTION PRACTICES.

2-YEAR STORM (VOLUME REQUIREMENTS)

ALLOWABLE LEED VOLUME RELEASE = 154,487 CU FT X 0.75 = 115,865 CU. FT.
REQUIRED LEED VOLUME REDUCTION = 187,751 CU FT - 115,865 CU FT = 71,886 CU FT

1-YR AND 2-YEAR STORM (PEAK DISCHARGE REQUIREMENTS)

ALLOWABLE PEAK RELEASE RATE = 1-YR STORM: Q=CIA, 0.30*3.27*18.11 = 17.77 CFS
ALLOWABLE PEAK RELEASE RATE = 2-YR STORM: Q=CIA, 0.30*5.45*18.11 = 29.61 CFS

LEED CREDIT 6.1 NARRATIVE

THE VOLUMES REDUCTION REQUIREMENTS OF LEED CREDIT 6.1 SHALL BE MET VIA THE RUNOFF REDUCTION TECHNIQUES DEPICTED ON SHEET C-9 THRU C-9A AND CALCULATED ON SHEETS 13 THRU C-15B. AS CAN BE SEEN THE TOTAL STORAGE VOLUME PROVIDED IS EQUAL TO THE SUM OF THE STORAGE PROVIDED TO DETAIN THE FIRST 1" OF RAINFALL AND ANY ADDITIONAL STORAGE PROVIDED BY THE VARIOUS RUNOFF REDUCTION PRACTICES. AS CAN BE SEEN IN THE COMPUTATIONS ON SHEET C-10, APPROXIMATELY 75,967 CFT OF ADDITIONAL STORAGE HAS BEEN PROVIDED TO HELP MEET THE LEED REQUIREMENT OF RUNOFF VOLUME REDUCTION (THIS VOLUME DOES NOT INCLUDE THE STORAGE PROVIDED IN THE OFFSITE BIO-RETENTION TREE PITS THAT TREAT ROUTE 7, WESTPARK DR., GREENSBORO DR, AND SOLUTIONS PLAZA RUNOFF). AS CAN BE SEEN, THE RUNOFF REDUCTION PROVIDED IS GREATER THAN WHAT IS REQUIRED TO MEET THE LEED ALLOWABLE RELEASE. THUS, LEED 6.1 REQUIREMENTS HAVE BEEN MET.

THE LEED PEAK ALLOWABLE RELEASE RATE SHALL BE MET VIA RUNOFF REDUCTION PRACTICES AND/OR STORMWATER MANAGEMENT VAULTS LOCATED THROUGHOUT THE SITE.

LEED 6.2 NARRATIVE

LEED CREDIT SS6.2 SHALL REQUIRE THIS SITE TO TREAT THE STORMWATER RUNOFF FROM 90% OF THE AVERAGE ANNUAL RAINFALL (1.0" FOR HUMID WATERSHEDS) WITH A BMP(S) CAPABLE OF REMOVING 80% OF THE AVERAGE ANNUAL POST DEVELOPMENT SUSPENDED SOLIDS (TSS). AS CAN BE SEEN IN THE COMPUTATIONS BELOW, THIS CREDIT SHALL BE MET VIA THE VARIOUS RUNOFF REDUCTION PRACTICES PROVIDED, THROUGH MANUFACTURED SYSTEMS, AND/OR A COMBINATION THEREOF.

NOTE:
1. FINAL LEED BOUNDARY TO BE DETERMINED AT TIME OF FINAL SITE PLAN
2. SEE PROFFERS FOR REQUIRED LEED VERSION COMPLIANCE.

LEED SS6.2 (WATER QUALITY) COMPUTATIONS

BMP TYPE	LOCATION	IN SERIES?	DRAINAGE AREA	PERCENT SITE TREATED	TSS REMOVAL EFFICIENCY (%)	SOURCE OF TSS REMOVAL DATA	WEIGHTED AVG. TSS REMOVAL EFF. (%)
RAINWATER HARVESTING	HIGH ROOFS	NO	6.70	37.00%	90.00%	VA SWM HANDBOOK	33.30%
CURB EXTENSIONS	ON-SITE	NO	3.59	19.82%	90.00%	VA SWM HANDBOOK	17.84%
GREEN ROOF	PODIUM COURTYARD	NO	3.78	20.87%	70.00%	VA SWM HANDBOOK	14.61%
EXT. DETENTION VAULTS	ON-SITE	NO	3.50	19.33%	75.00%	VA SWM HANDBOOK	14.49%
				TOTAL WEIGHTED AVERAGE TSS REMOVAL EFFICIENCY			80.24%

NOTE: LEED AREA IS THE CDP LIMITS, 18.11 ACRES.

PART II: PFM COMPLIANCE

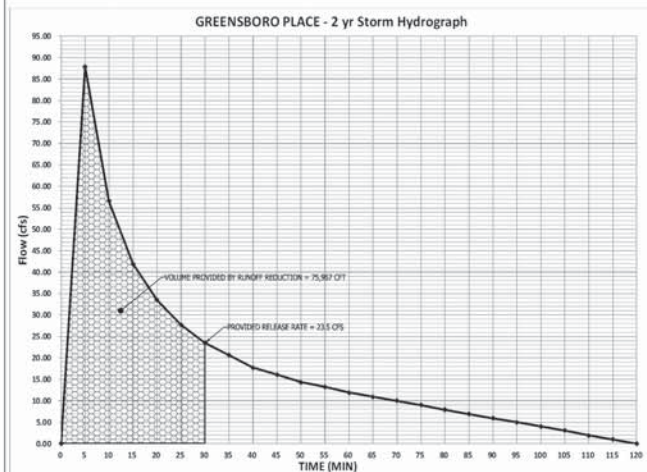
PFM ALLOWABLE RELEASE RATE

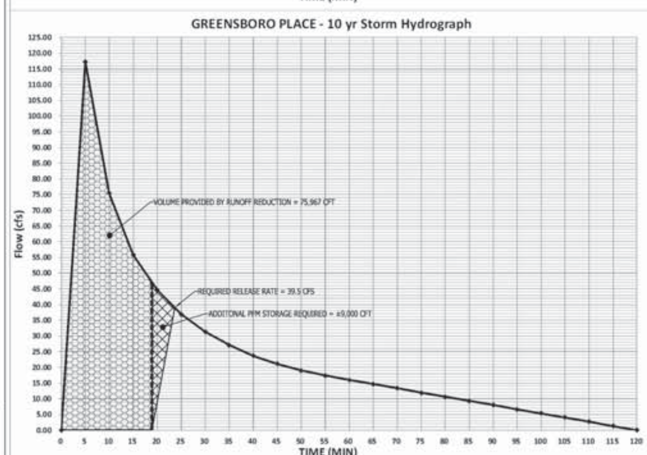
PER COUNTY CODE 124-4-4(D), POST-DEVELOPED RELEASE RATE FOR THE 2 YEAR AND 10 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE. PEASE NOTE THAT THE EXISTING SITE DOES HAVE STORMWATER MANAGEMENT CONTROLS IN PLACE (ON-SITE SWM VAULTS) THEREFORE THE PRE-DEVELOPMENT RELEASE RATE IS BASED ON A 'C' FACTOR OF 0.30 (GRASS). SEE COMPUTATION ON THIS SHEET FOR ALLOWABLE 2YR AND 10YR RATES.

PFM PROVIDED RELEASE RATE

THE TOTAL STORAGE VOLUME PROVIDED IS EQUAL TO THE SUM OF THE STORAGE PROVIDED TO DETAIN THE FIRST 1" OF RAINFALL (59,226 CFT) AND ANY ADDITIONAL STORAGE PROVIDED BY THE VARIOUS RUNOFF REDUCTION PRACTICES. AS CAN BE SEEN IN THE COMPUTATIONS ON SHEETS C13-C15B THE TOTAL STORAGE PROVIDED ON SITE TO MEET THE PFM RELEASE RATE IS 59,226 CFT (1" RUNOFF REDUCTION) + ADDITIONAL LID VOLUME = 75,967 CFT.

AS CAN BE SEEN, BY MEETING THE REQUIRED VOLUME FOR THE FIRST INCH OF RAINFALL AND WITH THE ADDITIONAL RUNOFF REDUCTION PROVIDED BY THE GREEN ROOF, AND TREE PITS THE PEAK RELEASE RATE IS REDUCED BELOW THE ALLOWABLE RELEASE RATE FOR THE 2-YR AND 10 YR STORM. IN ADDITION, APPROXIMATELY 9,000 CFT OF STORAGE MAY BE PROVIDED IN A SEPARATE CHAMBER OF THE LEED/REUSE VAULT OR STACKED ON TOP OF THE LEED REUSE VOLUME AS INDICATED IN THE DETAIL ON SHEET C-12 FOR REDUCTION OF THE PEAK RELEASE RATE FOR 2YR AND 10YR STORMS, AS EACH PHASE OF THIS DEVELOPMENT IS BUILT.





DETENTION ANALYSIS

1) PRE-DEVELOPMENT RUNOFF

A= 18.11 Ac.
C_2= 0.30
C_{10}= 0.30
Tc= 5.00 min I_2 = 5.45 in/hr I_{10} = 7.27 in/hr

Q= CIA cfs
Q_{2pre}= 29.61 cfs
Q_{10pre}= 39.50 cfs

2) POST-DEVELOPMENT (ONSITE AREA TO DETENTION)

A= 18.11 Ac.
C_d= 0.89
Tc= 5.00 min I_2 = 5.45 in/hr I_{10} = 7.27 in/hr

Q= CIA cfs
Q_{2post}= 87.84 cfs
Q_{10post}= 117.18 cfs

3) POST-DEVELOPMENT (ONSITE UNDETAINED)

A= 0.00 Ac.
C_d= 0.80
Tc= 5.00 min I_2 = 5.45 in/hr I_{10} = 7.27 in/hr

Q= CIA cfs
Q_{2post}= 0.00 cfs
Q_{10post}= 0.00 cfs

4) OFFSITE TO DETENTION FACILITY

A= 0.00 Ac.
C_d= 0.00
Tc= 5.00 min I_2 = 5.45 in/hr I_{10} = 7.27 in/hr

Q= CIA cfs
Q_{2post}= 0.00 cfs
Q_{10post}= 0.00 cfs

5- ALLOWABLE RELEASE (Q_{allow})

Q_{allow}= (PREDEVELOPED FLOW)-(FLOW FROM OFFSITE AREA)-(FLOW FROM UNDETAINED ONSITE AREAS)
Q_{2allow}= 29.61 + 0.00 - 0.00
Q_{2allow}= [29.61] cfs
$Q_{10allow}$= 39.50 + 0.00 - 0.00
$Q_{10allow}$= [39.50] cfs

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

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THE BORO
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LEED/PFM STORMWATER MANAGEMENT COMPUTATIONS

VIKA REVISIONS
NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014
FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010
DES. RRC DWN. ARC
SCALE: N/A
PROJECT/FILE NO. V6021X
SHEET NO. C-11

FILE-P:\LDD3\Projects\V6021X\dwg\CDP\V6021X901-SWM COMPS.dwg USER:joeamotsti DATE:Aug. 27 2015 TIME: 12:46 pm

BEST MANAGEMENT PRACTICE COMPLIANCE

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014

Update Summary Sheet

Print

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.28	0.00	0.00	0.28	1.37
Turf (acres)	0.00	0.35	0.00	0.00	0.35	1.71
Impervious (acres)	0.00	19.86	0.00	0.00	19.86	96.93
					20.49	100.00

INCLUDES ENTIRE LOD AREA

Site Rv	0.92
Post Development Treatment Volume (ft^3)	68772
Post Development TP Load (lb/yr)	43.21
Post Development TN Load (lb/yr)	309.11
Total TP Load Reduction Required (lb/yr)	9.67

Total Runoff Volume Reduction (ft^3)	16179
Total TP Load Reduction Achieved (lb/yr)	10
Total TN Load Reduction Achieved (lb/yr)	72.61
Adjusted Post Development TP Load (lb/yr)	33.06
Remaining Phosphorous Load Reduction (Lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.28	0.00	0.00	0.00	0.00	0.28
Turf (acres)	0.35	0.00	0.00	0.00	0.00	0.35
Impervious (acres)	19.86	0.00	0.00	0.00	0.00	19.86
						20.49

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	10.15	0.00	0.00	0.00	0.00	10.15
TN Load Red. (lb/yr)	72.61	0.00	0.00	0.00	0.00	72.61

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.28	0.00	0.00	0.28	1.37
Turf (acres)	0.00	0.35	0.00	0.00	0.35	1.71
Impervious (acres)	0.00	19.86	0.00	0.00	19.86	96.93
					20.49	

BMP Selections

Practice	Credit Area (acres)		Downstream Practice
2.h. To Rainwater Harvesting (Spec #6)	impervious acres captured	6.7	

Total Impervious Cover Treated (acres)	6.70
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved in D.A. A (lb/yr)	10.15
Total TN Load Reduction Achieved in D.A. A (lb/yr)	72.61

Channel and Flood Protection

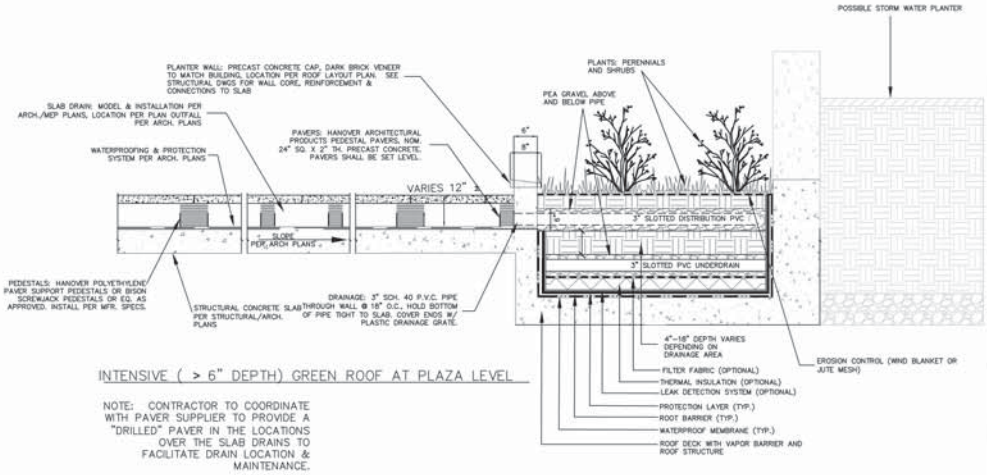
	Weighted CN	1-year storm Adjusted CN	2-year storm Adjusted CN	10-year storm Adjusted CN
Target Rainfall Event (in)		2.62	3.17	4.87
D.A. A CN	97	95	95	95
D.A. B CN	0	43	#N/A	#N/A
D.A. C CN	0	43	#N/A	#N/A
D.A. D CN	0	43	#N/A	#N/A

BMP NARRATIVE

THIS PROJECT IS CLASSIFIED AS A RE-DEVELOPMENT UNDER COUNTY CODE 124-4-2(A)(2)c AND IT IS ANTICIPATE THAT THERE WILL BE A NET INCREASE IN IMPERVIOUS COVER, HOWEVER THE FINAL DETERMINATION SHALL BE PROVIDED AT SITE PLAN. RAINWATER HARVESTING, GREEN ROOF SYSTEMS, AND URBAN BIO-RETENTION WILL BE USED TO ACHIEVE THE REQUIRED PHOSPHOROUS REDUCTION. NO NUTRIENT CREDITS ARE REQUIRED. PLEASE NOTE THAT THE REGIONAL POND D100 HAS BEEN DESIGNED TO PROVIDE PHOSPHOROUS REMOVAL FOR THIS SITE AND IF ON-SITE BMP TECHNIQUES FAIL TO MEET THE REQUIRED REMOVAL RATE THE APPLICANT RESERVES THE RIGHT TO UTILIZE THIS REGIONAL POND. SEE COMPLIANCE COMPUTATIONS ABOVE.

BMP NOTE:

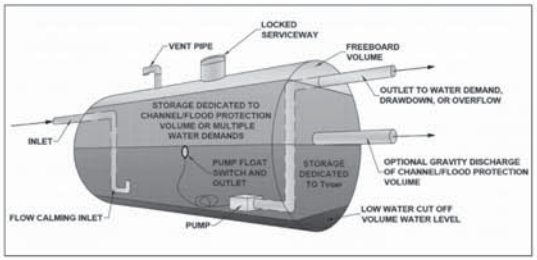
THE DEVELOPMENT PROPOSED ON THE SUBJECT SITE WILL PROVIDE A PHOSPHOROUS REMOVAL RATE AS REQUIRED BY ARTICLE 4 OF CHAPTER 124 OF THE COUNTY CODE, AT A MINIMUM. THE DEVELOPER RESERVES THE RIGHT TO UTILIZE LID TECHNIQUES (PER THE DESIGN SPECIFICATION OF THE VIRGINIA STORMWATER BMP CLEARINGHOUSE AND AS AMENDED/MODIFIED BY THE PFM) OR THE USE OF MANUFACTURED BMPS IN ACCORDANCE WITH THE BMP CLEARINGHOUSE, OR A COMBINATION THEREOF. FINAL DESIGN, LOCATION AND TYPES OF BMP SYSTEM(S) SHALL BE ESTABLISHED WITH FINAL CONSTRUCTION PLANS AND MAY BE REVISED TO ALTERNATES ALLOWED BY THE PFM.



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

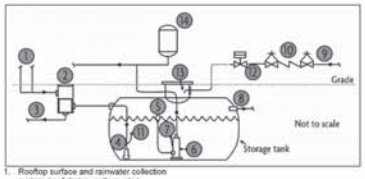
NOTE: CONTRACTOR TO COORDINATE WITH PAVER SUPPLIER TO PROVIDE A "DRILLED" PAVER IN THE LOCATIONS OVER THE SLAB DRAINS TO FACILITATE DRAIN LOCATION & MAINTENANCE.

TIER II INTENSIVE GREEN ROOF DETAIL



NOTES:

1. FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF STORMWATER MANAGEMENT VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
2. SUPPORT AND REINFORCING FOR VAULTS PER STRUCTURAL ENGINEERING PLANS.
3. OUTFALL MAY BE PUMPED AS REQUIRED WITH FINAL SITE PLAN

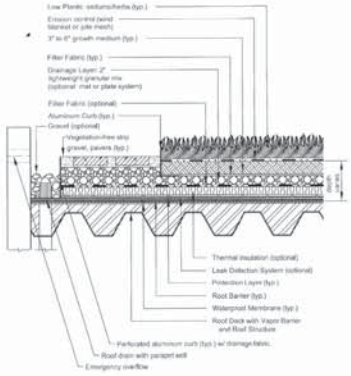


1. Rooftop surface and rainwater collection system (roof drains, gutters, etc.)
2. Pre-treatment (screening, first flush diverters, filters, etc.)
3. Discharge of excess or diverted first flush to overflow or downstream practice
4. Flow calming inlet
5. Floating (outlet) filter
6. Submersible pump
7. Low water cut off float switch
8. Overflow to secondary runoff reduction drawdown practice, downstream runoff reduction or pollutant removal BMP, or conveyance system
9. Municipal back-up water supply
10. Back flow preventer
11. Float switch to control water levels
12. Solenoid valve
13. Air gap
14. Pressure tank

SWM/REUSE VAULT TYPICAL DETAIL

NOT TO SCALE

VA DCR STORMWATER DESIGN SPECIFICATION NO. 5 — VEGETATED ROOF



CROSS SECTION VIEW (NTS)

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

TYPICAL EXTENSIVE GREEN ROOF DETAIL

NOTE:

THE DEVELOPER RESERVES THE RIGHT TO UTILIZE LID TECHNIQUES (PER THE DESIGN SPECIFICATION OF THE VIRGINIA STORMWATER BMP CLEARINGHOUSE AND AS AMENDED/MODIFIED BY THE PFM) OR THE USE OF MANUFACTURED BMPS IN ACCORDANCE WITH THE BMP CLEARINGHOUSE, OR A COMBINATION THEREOF. FINAL DESIGN, LOCATION AND TYPES OF BMP SYSTEM(S) SHALL BE ESTABLISHED WITH FINAL CONSTRUCTION PLANS AND MAY BE REVISED TO ALTERNATES ALLOWED BY THE PFM.

SEE LANDSCAPE PLAN FOR URBAN BIO-RETENTION (TREE PITS)

NOTE:

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

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THE BORO
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT DETAILS

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014
FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010

DES. RRC | DWN. ARC

SCALE: N/A

PROJECT/FILE NO. V6021X

SHEET NO. C-12

FILE:P:\1103\Projects\V6021X\dwg\CDP\V6021X05-SWM COMPS.dwg USER:jeanmatt DATE:Aug 27 2015 TIME: 12:46 pm

RUNOFF REDUCTION SIZING COMPUTATIONS

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

Site Name: THE BORO - CDP

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.04	0.00	0.00	0.04
Managed Turf	0.00	0.00	0.00	0.00	0.00
Impervious Cover	0.00	2.56	0.00	0.00	2.56
				D.A. Total (acres)	2.60

Rv (turf) 0.00
Rv (Impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 8,833

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	Est'd % Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWH RR % Credit: Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	HIGH ROOF	1.32	1.40	6,397	Runoff Reduction % Credit from Continuous-Simulation Model	60%		0	6,397	32,200	60,000	3,836	2,799	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Vegetated Roof	PODIUM	0.50	N/A	1,741	Subtract 100% of provided storage vol.	100%	N/A	1,741	N/A	3,267	1,741	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Streetscape & Road (Onsite & Offsite)	0.98	N/A	3,397	Subtract 100% of provided storage vol.	100%	0	3,397	N/A	6,188	3,397	0	
		Totals:	2.81	0.00									

Total Drainage Area Treated (acres): 2.81

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 6,976

Re Data and Summary Tab for Site R

Tyson's Corner Green Roof Sizing Chart (CDP)

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA (VEGETATIVE) (SQ.FT.)	DA (NON-VEGETATIVE) (SQ.FT.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
Podium	EXTENSIVE	21780	0	0.95	1724	21780	6	0.30	3267
Total		21780	0		1724	21780			3267

#N/A

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

Tyson's Corner Curb Extension Sizing chart (ON-SITE)

CURB EXTENSION #	DA (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
MADISON ST.	0.26	448	0.95	897	702	0	4	1	1	0.25	0.4	983
GREENSBORO DR	0.15	259	0.95	517	2150	6	4	1	1	0.25	0.4	4085
WESTPARK	0.09	155	0.95	310	800	0	4	1	1	0.25	0.4	1120
TOTALS =	0.50	862		1724	3652							6188

#N/A

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

Tyson's Corner Curb Extension Sizing chart (OFF-SITE)

CURB EXTENSION #	DA (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
Westpark	0.48	828	0.95	1655	800	0	4	1	1	0.25	0.4	1655
GREENSBORO DR	0.29	500	0.95	1000	2150	6	4	1	1	0.25	0.4	1000
TOTALS =	0.77	1328		2655	2950							2655

#N/A

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

NOTE:
AT FDP/SITE PLAN PORTIONS OF THIS POTENTIAL OFFSITE TREATMENT AREA SHALL BE TAKEN CREDIT FOR TO AUGMENT OVERALL RAINFALL CONTROL/CAPTURE TOWARDS MEETING THE GOALS OF THE TYSONS CORNER STORMWATER MANAGEMENT COMPREHENSIVE PLAN. MAXIMUM AMOUNT OF POTENTIAL OFFSITE TREATMENT CREDIT IS APPROXIMATELY 0.29"

CONCEPTUAL RAINWATER HARVESTING COMPUTATIONS

Block A
RESIDENTIAL - 460,000 GSF
Cistern Drainage Area = 1.32 AC

Month	June	July	August	November	December	January
Average Daily Demand (Gallons)	46,000	46,000	46,000	18,400	18,400	18,400
Average Daily Demand (Cubic Feet)	6,150	6,150	6,150	2,460	2,460	2,460
1.4" Rainfall Event Analysis						
1.4" Rainfall Event Volume (Cubic Feet)	6,373	6,373	6,373	6,373	6,373	6,373
Days to draw down 1.4" Volume	1.04	1.04	1.04	2.59	2.59	2.59
NOAA Historical Rainfall Data Analysis						
Average Monthly Rainfall (Inches)	4.07	3.57	3.78	3.31	3.07	3.05
Average Monthly Rainfall (Cubic Feet)	19,502	17,106	18,112	15,860	14,710	14,614
Average Daily Rainfall (Cubic Feet)	650	552	584	529	475	471
Typical daily demand verse Availability	5,500	5,598	5,565	1,931	-1,985	-1,988

AVERAGE SUMMER DEMAND (GPD/1000 GSF)	100
AVERAGE WINTER DEMAND (GPD/1000 GSF)	40
RES. GSF	460,000
CISTERN DRAINAGE AREA (AC)	1.32
AVERAGE DAILY COOLING TOWER DEMAND (GALLONS)	32,200

*NOTE: PRELIMINARY DEMAND IS BASED ON THE AVERAGE OF SUMMER AND WINTER MONTHS WHICH ARE RESPECTIVELY THE PERIODS OF HIGHEST AND LOWEST COOLING TOWER MAKEUP DEMAND. FINAL COMPUTATIONS TO BE PROVIDED AT TIME OF SITE PLAN.

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

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BLOCK A
STORMWATER
COMPUTATION

VIKA REVISIONS
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FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010
DES. RRC | DWN. ARC
SCALE: N/A
PROJECT/FILE NO. V6021X
SHEET NO. C-13

FILE: P:\1013\Projects\V6021X\Dwg\CDP\V6021X950-SWM COMPS.dwg USER: jeanmellett DATE: Aug. 28 2015 TIME: 10:10 am

RUNOFF REDUCTION SIZING COMPUTATIONS

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

Site Name: THE BORO - CDP

Drainage Area B Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.05	0.00	0.00	**0.05**
Managed Turf	0.00	0.00	0.00	0.00	**0.00**
Impervious Cover	0.00	2.93	0.00	0.00	**2.93**
				D.A. Total (acres)	**2.98**

Rv (turf) 0.00
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 10,110

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practice (cf)	Total Volume Received by Practice (cf)	Estimate RWH RR % Credit: Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	HIGH ROOF	1.42	1.40	6,880	Estimate Runoff Reduction % Using Spreadsheet		95%	0	6,880	43,750	60,000	6,536	603	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Vegetated Roof	INTENSIVE - PODIUM	0.50	N/A	1,724	Subtract 100% of provided storage vol.	100%	N/A	1,724	N/A	6,534	1,724	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Streetscape & Road (On-site only)	0.55	N/A	1,914	Subtract 100% of provided storage vol.	100%	0	1,914	N/A	4,035	1,914	0	
	Totals:	**2.48**	**0.00**										

Site Data and Summary Tab for Site Re

Total Drainage Area Treated (acres): 2.48

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 10,174

Tyson's Corner Green Roof Sizing Chart (CDP)

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA (VEGETATIVE) (SQ.FT.)	DA (NON-VEGETATIVE) (SQ.FT.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
PODIUM	EXTENSIVE	21780	0	0.95	1724	21780	12	0.30	6534
Total		**21780**	**0**		1724	21780			**6534**

#N/A

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

Tyson's Corner Curb Extension Sizing chart (ON-SITE)

CURB EXTENSION #	DA (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
MADISON ST.	0.20	345	0.95	690	588	0	4	1	1	0.25	0.4	823
PARK AVE.	0.26	448	0.95	897	1676	6	4	1	1	0.25	0.4	3184
WESTPARK DR.	0.09	155	0.95	310	1181	0	4	1	1	0.25	0.4	1653
TOTALS =	**0.55**	**948**		**1897**	**3445**							**5661**

#N/A

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

Tyson's Corner Curb Extension Sizing chart (OFF-SITE)

CURB EXTENSION #	DA (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
WESTPARK	0.36	621	0.95	1241	1181	0	4	1	1	0.25	0.4	1241
PARK AVE.	0.13	224	0.95	448	1676	6	4	1	1	0.25	0.4	448
TOTALS =	**0.49**	**845**		**1690**	**2857**							**1690**

#N/A

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

CONCEPTUAL RAINWATER HARVESTING COMPUTATIONS

Block B
RESIDENTIAL - 625000 GSF
Cistern Drainage Area = 1.42 AC

Month	June	July	August	November	December	January
Average Daily Demand (Gallons)	62,500	62,500	62,500	25,000	25,000	25,000
Average Daily Demand (Cubic Feet)	8,356	8,356	8,356	3,342	3,342	3,342
1.4" Rainfall Event Analysis						
1.4" Rainfall Event Volume (Cubic Feet)	6,856	6,856	6,856	6,856	6,856	6,856
Days to draw down 1.4" Volume	0.82	0.82	0.82	2.05	2.05	2.05
NOAA Historical Rainfall Data Analysis						
Average Monthly Rainfall (Inches)	4.07	3.57	3.78	3.31	3.07	3.05
Average Monthly Rainfall (Cubic Feet)	20,979	18,402	19,484	17,062	15,825	15,722
Average Daily Rainfall (Cubic Feet)	699	594	629	569	510	507
Typical daily demand verse Availability	-7,656	-7,762	-7,727	-2,774	-2,832	-2,835

AVERAGE SUMMER DEMAND (GPD/1000 GSF)
100
AVERAGE WINTER DEMAND (GPD/1000 GSF)
40
RES. GSF
625,000
CISTERN DRAINAGE AREA (AC)
1.42
AVERAGE DAILY COOLING TOWER DEMAND (GALLONS)
43,750

*NOTE: PRELIMINARY DEMAND IS BASED ON THE AVERAGE OF SUMMER AND WINTER MONTHS WHICH ARE RESPECTIVELY THE PERIODS OF HIGHEST AND LOWEST COOLING TOWER MAKEUP DEMAND. FINAL COMPUTATIONS TO BE PROVIDED AT TIME OF SITE PLAN.

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

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BLOCK B
STORMWATER
COMPUTATION

VIKA REVISIONS

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AUGUST 28, 2015

DATE: MAY 4, 2010
DES. RRC | DWN. ARC
SCALE: N/A
PROJECT/FILE NO. V6021X
SHEET NO. C-14

FILE: P:\1033\Projects\V6021X\dwg\CDP\V6021X90-SWM COMPS.dwg USER: jeanmelatti DATE: Aug. 28 2015 TIME: 10:10 am

CONCEPTUAL RAINWATER HARVESTING COMPUTATIONS

Greensboro Place — GHT
PRELIMINARY/CONCEPTUAL — 2/11/2015

Estimated Cooling Tower makeup water requirements

	Block C		
	C1 - Hotel	C2 - Cinema	C3 - Office
	Gallons	Gallons	Gallons
Jan	111,309	107,795	355,787
Feb	105,256	101,832	336,438
Mar	126,422	122,308	404,092
Apr	130,007	152,787	415,553
May	146,594	172,279	468,569
Jun	158,825	186,653	507,663
Jul	197,024	231,545	629,762
Aug	207,110	243,398	662,001
Sep	178,036	209,230	569,070
Oct	156,680	184,132	500,808
Nov	91,071	88,196	291,098
Dec	91,071	88,196	291,098
Annual	1,699,405	1,888,251	5,431,938

TOTAL = 9,019,594 GAL/YEAR
AVG. DRAWDOWN = 24,711 GAL/DAY

RUNOFF REDUCTION SIZING COMPUTATIONS

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

Site Name: THE BORO - CDP

Drainage Area C Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.08	0.00	0.00	**0.08**
Managed Turf	0.00	0.14	0.00	0.00	**0.14**
Impervious Cover	0.00	3.80	0.00	0.00	**3.80**
				D.A Total (acres)	**4.02**

Rv (turf) 0.20
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 13,215

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWH RR % Credit: Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	HIGH ROOFS	2.02	1.40	9,776	Estimate Runoff Reduction % Using Spreadsheet		95%	0	9,776	24,711	75,000	9,286	878	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Vegetated Roof	ON PLAZA	0.14	N/A	500	Subtract 100% of provided storage vol.	100%	N/A	500	N/A	1,400	500	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Streetscape & Road (On-site only)	1.12	N/A	3,880	Subtract 100% of provided storage vol.	100%	0	3,880	N/A	4,860	3,880	0	
	Totals:	**3.29**	**0.00**										

Total Drainage Area Treated (acres): 3.29

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 13,646

ee Data and Summary Tab for Site R

Tyson's Corner Green Roof Sizing Chart (CDP)

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA (VEGETATIVE) (SQ.FT.)	DA (NON-VEGETATIVE) (SQ.FT.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
1	INTENSIVE	3745	5225	0.95	710	3745	12	0.30	1124
Total		**3745**	**5225**		710	3745			**1124**

#N/A

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

Tyson's Corner Curb Extension Sizing chart (ON-SITE)

CURB EXTENSION #	DA (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
MADISON ST.	0.64	1104	0.95	2207	1425	0	4	1	1	0.25	0.4	1995
PARK AVE.	0.48	828	0.95	1655	1167	6	4	1	1	0.25	0.4	2217
TOTALS =	**1.12**	**1931**		**3862**	**2592**							**4212**

#N/A

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

Tyson's Corner Curb Extension Sizing chart (OFF-SITE)

CURB EXTENSION #	DA (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
SOLUTIONS DRIVE	0.35	603	0.95	1207	341	6	4	1	1	0.25	0.4	648
TOTALS =	**0.35**	**603**		**1207**	**341**							**648**

#N/A

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

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

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BLOCK C STORMWATER COMPUTATION

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DES. RRC — DWN. ARC
SCALE: N/A
PROJECT/FILE NO. V6021X
SHEET NO. C-15

FILE: P:\1033\Projects\V6021X\dwg\CDP\V6021X90-SWM COMPS.dwg USER: jeanmelatti DATE: Aug. 28 2015 TIME: 10:10 am

CONCEPTUAL RAINWATER HARVESTING COMPUTATIONS

Block E1

Building **E1** Office - 250000 GSF
Cistern Drainage Area = 1.12 AC

Month	June	July	August	November	December	January
Average Daily Demand (Gallons)	47,500	47,500	47,500	12,500	12,500	12,500
Average Daily Demand (Cubic Feet)	6,350	6,350	6,350	1,671	1,671	1,671
1.4" Rainfall Event Analysis						
1.4" Rainfall Event Volume (Cubic Feet)	5,407	5,407	5,407	5,407	5,407	5,407
Days to draw down 1.4" Volume	0.85	0.85	0.85	3.24	3.24	3.24
NOAA Historical Rainfall Data Analysis						
Average Monthly Rainfall (Inches)	4.07	3.57	3.78	3.31	3.07	3.05
Average Monthly Rainfall (Cubic Feet)	16,547	14,514	15,368	13,457	12,481	12,400
Average Daily Rainfall (Cubic Feet)	552	468	496	449	403	400
Typical daily demand verse Availability	-5,799	-5,882	-5,855	-1,223	-1,268	-1,271

*NOTE: PRELIMINARY DEMAND IS BASED ON THE AVERAGE OF SUMMER AND WINTER MONTHS WHICH ARE RESPECTIVELY THE PERIODS OF HIGHEST AND LOWEST COOLING TOWER MAKEUP DEMAND. FINAL COMPUTATIONS TO BE PROVIDED AT TIME OF SITE PLAN.

AVERAGE SUMMER DEMAND (GPD/1000 GSF)
190
AVERAGE WINTER DEMAND (GPD/1000 GSF)
50
OFFICE GSF
250,000
CISTERN DRAINAGE AREA (AC)
1.12
AVERAGE DAILY COOLING TOWER DEMAND (GALLONS)
30,000

Block E2

Building **E2** Office - 260,000 GSF
Cistern Drainage Area = 0.82 AC

Month	June	July	August	November	December	January
Average Daily Demand (Gallons)	49,400	49,400	49,400	13,000	13,000	13,000
Average Daily Demand (Cubic Feet)	6,604	6,604	6,604	1,738	1,738	1,738
1.4" Rainfall Event Analysis						
1.4" Rainfall Event Volume (Cubic Feet)	3,959	3,959	3,959	3,959	3,959	3,959
Days to draw down 1.4" Volume	0.60	0.60	0.60	2.28	2.28	2.28
NOAA Historical Rainfall Data Analysis						
Average Monthly Rainfall (Inches)	4.07	3.57	3.78	3.31	3.07	3.05
Average Monthly Rainfall (Cubic Feet)	12,115	10,626	11,252	9,853	9,138	9,079
Average Daily Rainfall (Cubic Feet)	404	343	363	328	295	293
Typical daily demand verse Availability	-6,200	-6,261	-6,241	-1,410	-1,443	-1,445

*NOTE: PRELIMINARY DEMAND IS BASED ON THE AVERAGE OF SUMMER AND WINTER MONTHS WHICH ARE RESPECTIVELY THE PERIODS OF HIGHEST AND LOWEST COOLING TOWER MAKEUP DEMAND. FINAL COMPUTATIONS TO BE PROVIDED AT TIME OF SITE PLAN.

AVERAGE SUMMER DEMAND (GPD/1000 GSF)
190
AVERAGE WINTER DEMAND (GPD/1000 GSF)
50
OFFICE GSF
260,000
CISTERN DRAINAGE AREA (AC)
0.82
AVERAGE DAILY COOLING TOWER DEMAND (GALLONS)
31,200

RUNOFF REDUCTION SIZING COMPUTATIONS

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

Site Name: THE BORO - CDP

Drainage Area D Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.05	0.00	0.00	**0.05**
Managed Turf	0.00	0.40	0.00	0.00	**0.40**
Impervious Cover	0.00	4.68	0.00	0.00	**4.68**
				D.A. Total (acres)	**5.13**

Rv (turf) 0.20
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 16,436

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWH RR % Credit: Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	E1 AND E2 HIGH ROOFS AND ENERGY PARK	1.94	1.40	9,390	Estimate Runoff Reduction % Using Spreadsheet		95%	0	9,390	61,200	70,000	8,921	823	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Vegetated Roof	Intensive* and Extensive** (*4.5" depth and 0.30 porosity; **12" depth and 0.30 porosity)	1.70	N/A	5,880	Subtract 100% of provided storage vol.	100%	N/A	5,880	N/A	9,439	5,880	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Streetscape & Road (On-site only)	0.80	N/A	2,776	Subtract 100% of provided storage vol.	100%	0	2,776	N/A	9,403	2,776	0	
		Totals:	**4.46**	**0.00**									

Total Drainage Area Treated (acres): 4.46

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 17,676

ite Data and Summary Tab for Site R

Tyson's Corner Green Roof Sizing Chart (CDP)

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA (VEGETATIVE) (SQ.FT.)	DA (NON-VEGETATIVE) (SQ.FT.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
TOWER E1/E2	EXTENSIVE	22289	0	0.95	1765	22289	4.0	0.30	2229
PODIUM	INTENSIVE	24032	27850	0.95	4107	24032	12	0.30	7210
Total		**46321**	**27850**		5872	46321			**9439**

#N/A

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

Tyson's Corner Curb Extension Sizing chart (ON-SITE)

CURB EXTENSION #	DA (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
PARK AVE.	0.39	672	0.95	1345	1402	6	4	1	1	0.25	0.4	2664
MADISON ST.	0.25	431	0.95	862	713	6	4	1	1	0.25	0.4	1355
Rt. 7 Streetscape	0.16	276	0.95	552	2834	6	4	1	1	0.25	0.4	5385
TOTALS =	**0.80**	**1379**		**2759**	**4949**							**9403**

#N/A

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

Tyson's Corner Curb Extension Sizing chart (OFF-SITE)

CURB EXTENSION #	DA (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
RT. 7	1.08	1862	0.95	3724	2834	6	4	1	1	0.25	0.4	5385
TOTALS =	**1.08**	**1862**		**3724**	**2834**							**5385**

#N/A

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

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

VIKA
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VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
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THE BORO
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BLOCK E
STORMWATER
COMPUTATION

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014
FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010
DES. RRC | DWN. ARC
SCALE: N/A
PROJECT/FILE NO. V6021X
SHEET NO. C-15A

FILE P: \1033\Projects\V6021X\dwg\CDP\V6021X90-SWM COMPS.dwg USER: jeanmfiatti DATE: Aug. 28 2015 TIME: 10:10 am

RUNOFF REDUCTION SIZING COMPUTATIONS

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

Site Name: THE BORO - CDP

Drainage Area E Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.06	0.00	0.00	**0.06**
Managed Turf	0.00	0.12	0.00	0.00	**0.12**
Impervious Cover	0.00	3.20	0.00	0.00	**3.20**
				D.A. Total (acres)	**3.38**

Rv (turf) 0.20
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 11,129

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
									Estimate RWH RR % Credit				
Vegetated Roof	Extensive (4.5" depth and 0.30 porosity)	0.87	N/A	3,005	Subtract 100% of provided storage vol.	100%	N/A	3,005	N/A	4,246	3,005	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Streetscape & Road (On-site only)	0.22	N/A	776	Subtract 100% of provided storage vol.	100%	0	776	N/A	1,976	776	0	
		Totals:	**1.10**	**0.00**									

Total Drainage Area Treated (acres): 1.10

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 3,781

ite Data and Summary Tab for Site R

Tyson's Corner Green Roof Sizing Chart (CDP)

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA (VEGETATIVE) (SQ.FT.)	DA (NON-VEGETATIVE) (SQ.FT.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
1	EXTENSIVE	37742	0	0.95	2988	37742	4.5	0.30	4246
Total		**37742**	**0**		2988	37742			**4246**

#N/A

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

Tyson's Corner Curb Extension Sizing chart (ON-SITE)

CURB EXTENSION #	DA (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
STATIONS PL	0.22	379	0.95	759	1040	6	4	1	1	0.25	0.4	1976
IDEATION PK	0.49	845	0.95	1690	1480	6	4	1	1	0.25	0.4	2812
TOTALS =	**0.71**	**1224**		**2448**	**2520**							**4788**

#N/A

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

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

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FAIRFAX COUNTY, VIRGINIA

BLOCK F
STORMWATER
COMPUTATION

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014
FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010
DES. RRC | DWN. ARC
SCALE: N/A
PROJECT/FILE NO. V6021X
SHEET NO. C-15B

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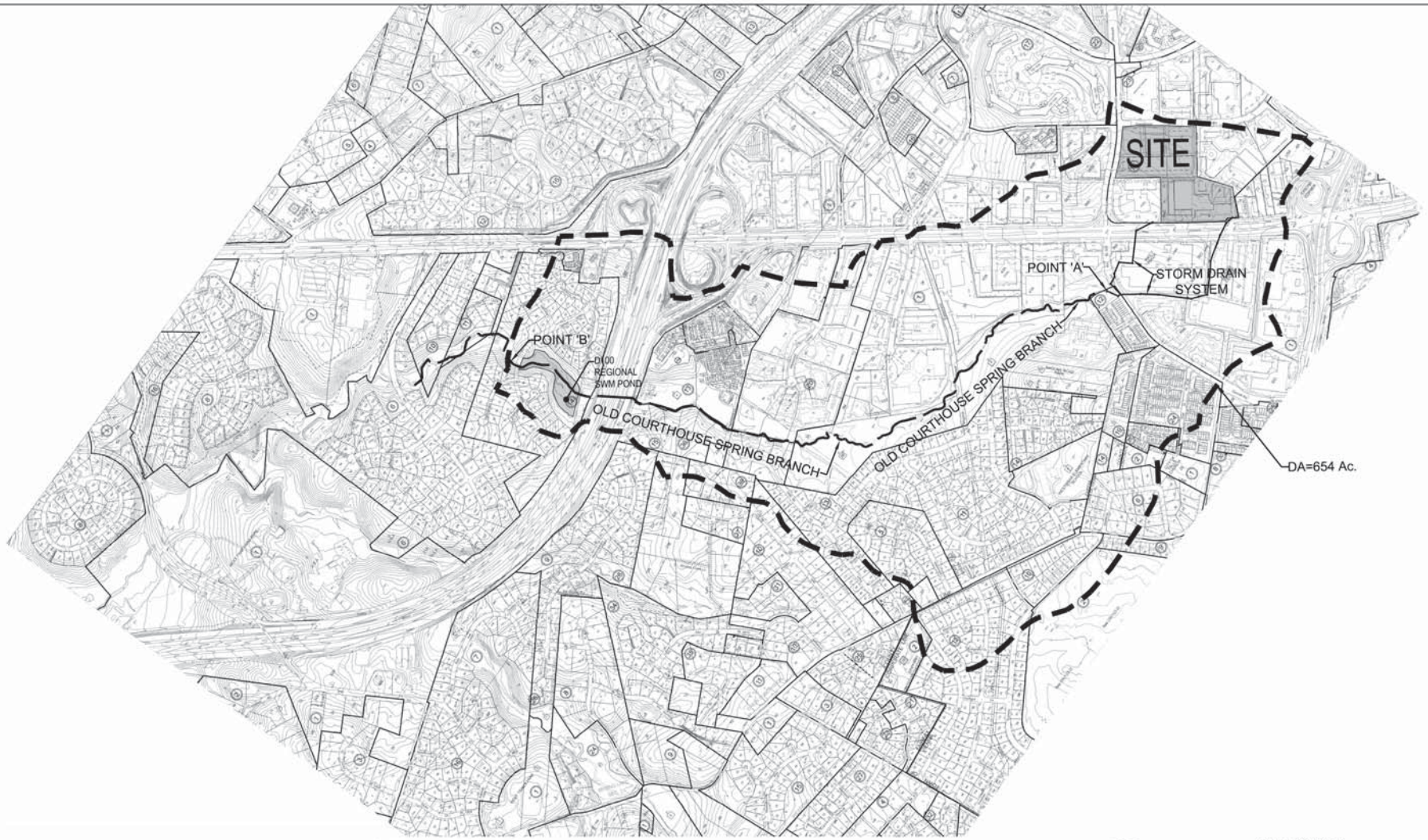

OUTFALL DESCRIPTIONS

THIS WATERSHED MAP INCLUDES THE CDP SITE AREA PLUS CONTRIBUTING SUBSHEDS AS SHOWN ON THIS PLAN. THE ADEQUACY OF OUTFALL FOR THIS CDP IS BASED UPON THE PREMISE THAT AN ADEQUATE OUTFALL IS IN PLACE OR WILL BE IN PLACE AT THE TIME OF FINAL SITE PLAN. AT THIS TIME THERE ARE NO APPLICABLE DOWNSTREAM DRAINAGE COMPLAINTS. THERE ARE TWO SEPARATE OUTFALLS FOR THIS SITE, BOTH ARE CLOSED CONDUITS AND FLOW SOUTH-WEST TO THE SAME DISCHARGE POINT (THE BEGINNING OF OLD COURTHOUSE SPRING BRANCH). THE FIRST OUTFALL CROSSES LEESBURG PIKE VIA AN EXISTING 42" RCP PIPE WHERE IT PASSES THROUGH THE EXISTING PIKE 7 PLAZA AND BECOMES A 48" RCP. IT THEN PASSES BENEATH EXISTING GOSNELL ROAD (RT. 939) AND THEN ENTERS AN OPEN NATURAL CHANNEL, (OLD COURTHOUSE SPRING BRANCH) AT POINT 'A' AND IS CONVEYED TO THE WEST UNDER DULLES TOLL ROAD (RT. 267).

THE SECOND OUTFALL CROSSES LEESBURG PIKE VIA AN EXISTING 30" RCP PIPE WHERE IT PASSES THROUGH THE EXISTING PIKE 7 PLAZA AND EVENTUALLY BECOMES AN EXISTING 96" RCP PIPE. FROM HERE IT PASSES BENEATH EXISTING GOSNELL ROAD (RT. 939) AND THEN ENTERS AN OPEN NATURAL CHANNEL (OLD COURTHOUSE SPRING BRANCH), ALSO AT POINT 'A' WHERE IT IS COMBINED WITH THE FIRST OUTFALL AND FLOWS WEST UNDER DULLES TOLL ROAD (RT. 267). THE COMBINED OUTFALL RUNOFF FLOWS FOR APPROXIMATELY 1.8 MILES TILL IT REACHES POINT 'B'. AT POINT 'B', THE STUDY AREA INDICATED ON THIS SHEET, THE DRAINAGE AREA IS APPROXIMATELY 654 AC., WHICH IS GREATER THAN ONE SQUARE MILE (640 Ac) THEREFORE MEETING THE REQUIREMENTS OF THE ZONING ORDINANCE FOR THE DESCRIPTION OF THE OUTFALL.

PLEASE NOTE THAT AT SITE PLAN IT IS ANTICIPATED THE THE EXTENT OF THE ADEQUATE OUTFALL REVIEW SHALL BE 150' DOWN STREAM OF POINT 'A' AS SHOWN ON THE MAP AS THIS IS WHERE THE CONTRIBUTING DRAINAGE AREA FROM THE SITE SHALL MEET A COMPARISON AREA THAT REPRESENTS A CONFLUENCE OF AT LEAST 90% OR MORE PER COUNTY CODE SECTION 124-4-4(C)(6)D.

IT IS ASSUMED THAT ANY STORM DRAIN PIPES OR CONVEYANCE SYSTEMS INTO WHICH SITE RUNOFF WILL BE CONVEYED HAVE SUFFICIENT CAPACITY AND ARE THEREFORE ADEQUATE. AT SITE PLAN CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS SHALL BE ADDRESSED PER APPLICABLE COUNTY CODE SECTION 124-4-4.

SUMMARY /CONCLUSION:

IT IS THE OPINION OF VIKA, INC. THAT THIS PROJECT WILL HAVE NO ADVERSE EFFECT NOR CAUSE FLOODING OF ANY DOWN STREAM PROPERTY OR STRUCTURE AND THAT THE OUTFALL IS ADEQUATE.

GRAPHIC SCALE

500 0 250 500 1000 2000

(IN FEET)
1 inch = 500 ft.

LEGEND

SITE AREA

SUB AREA DRAINAGE LINE

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FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL DRAINAGE AREA AND MAP

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NOVEMBER 17, 2010
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FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014
FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: 1"=500'

PROJECT/FILE NO. V6021X

SHEET NO. C-15C

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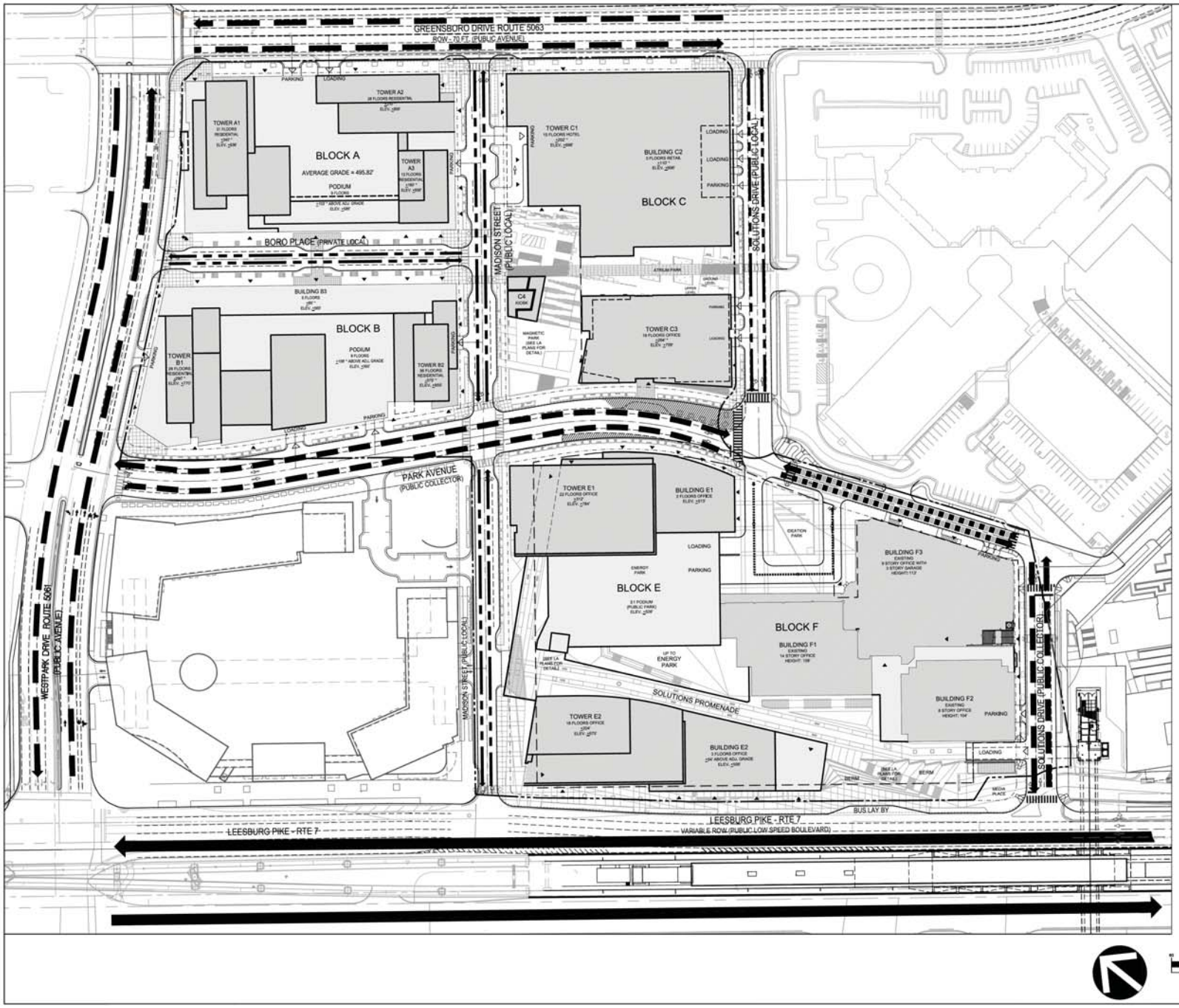

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THE BORO
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TRAFFIC CIRCULATION PLAN

VIKA REVISIONS
NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014
FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: 1"=60'

PROJECT/FILE NO. V6021X

SHEET NO. C-16

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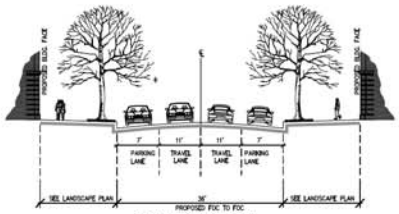
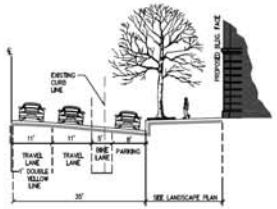
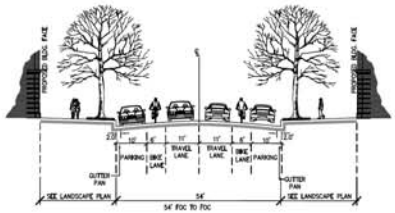


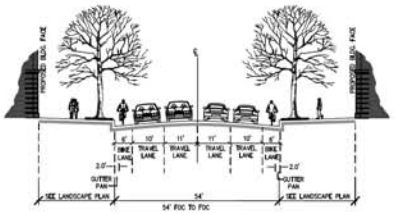
SOLUTIONS DRIVE
(PUBLIC LOCAL ROAD)



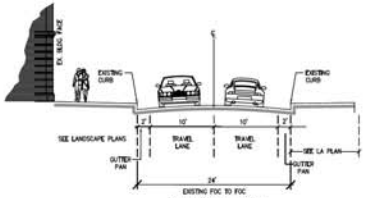
TYPICAL AVENUE STREET
GREENSBORO DRIVE WIDENING
(PUBLIC)



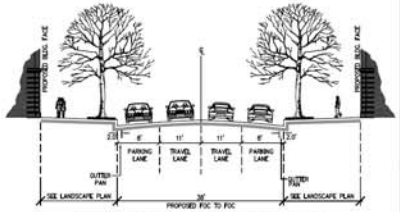
PARK AVENUE (AT BLOCKS C & E)
2 LANE COLLECTOR OPTION (PUBLIC)



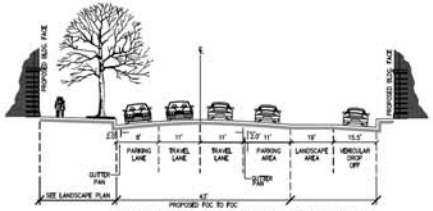
PARK AVENUE (AT BLOCKS C & E)
4 LANE COLLECTOR OPTION (PUBLIC)



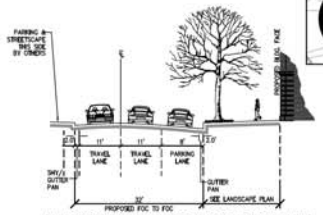
PARK AVENUE
EAST OF SOLUTIONS DRIVE
(PRIVATE COLLECTOR)



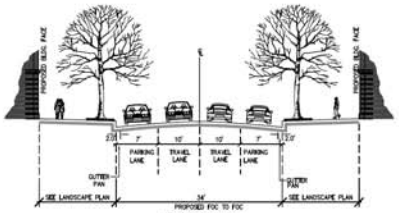
MADISON STREET (NORTH AT BLOCK B)
(PUBLIC LOCAL ROAD)



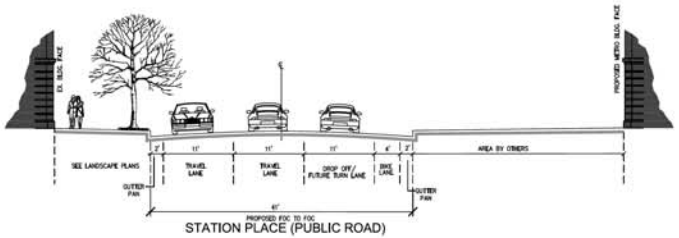
MADISON STREET (NORTH AT BLOCK A)
(PUBLIC LOCAL ROAD)



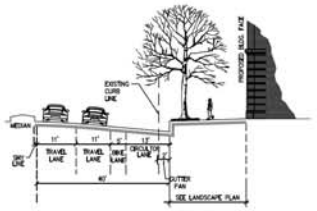
MADISON STREET (SOUTH OF PARK AVE.)
(PUBLIC LOCAL ROAD)



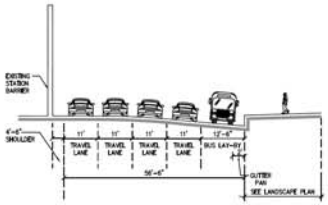
BORO PLACE
(PRIVATE LOCAL ROAD)



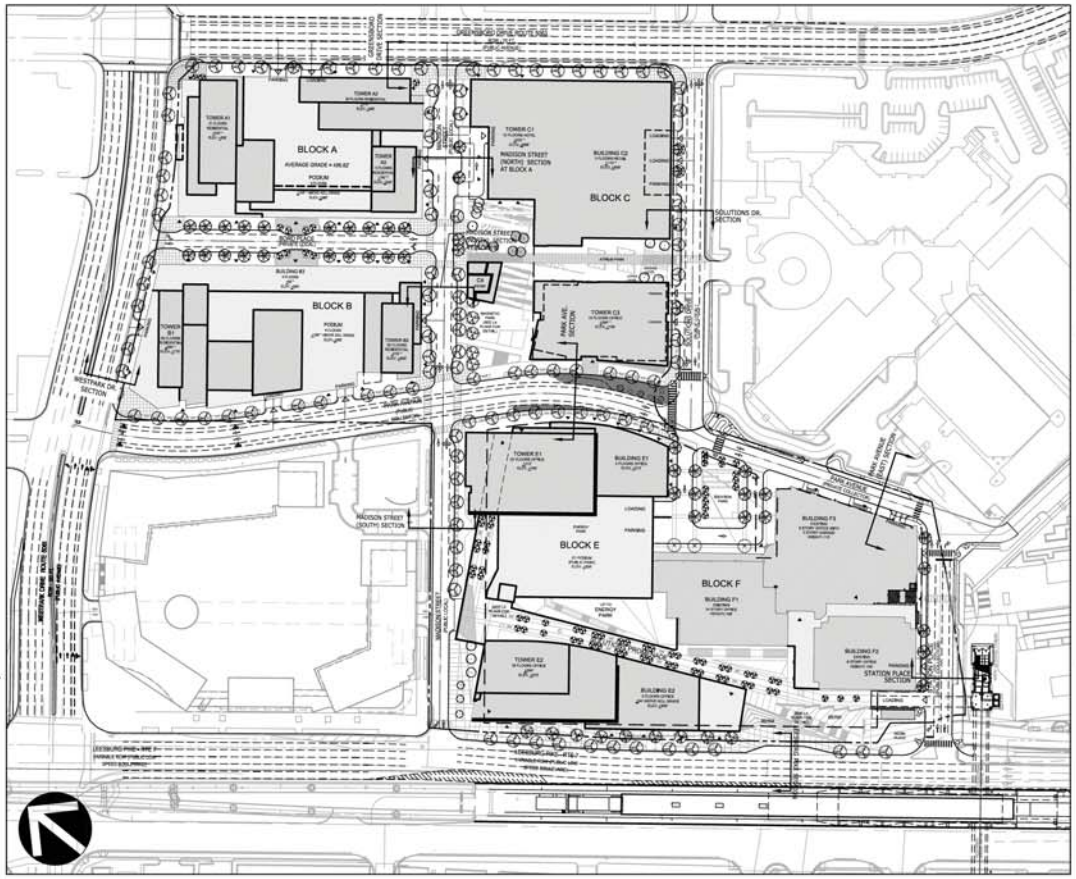
STATION PLACE (PUBLIC ROAD)



WESTPARK DRIVE WIDENING
AVENUE STREET (PUBLIC)



LEESBURG PIKE
BOULEVARD (PUBLIC)



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THE BORO
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TRAFFIC CIRCULATION PLAN – TYPICAL STREET SECTIONS

VIKA REVISIONS
NOVEMBER 17, 2010
JUNE 30, 2011
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JULY 1, 2013
APRIL 7, 2014
FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

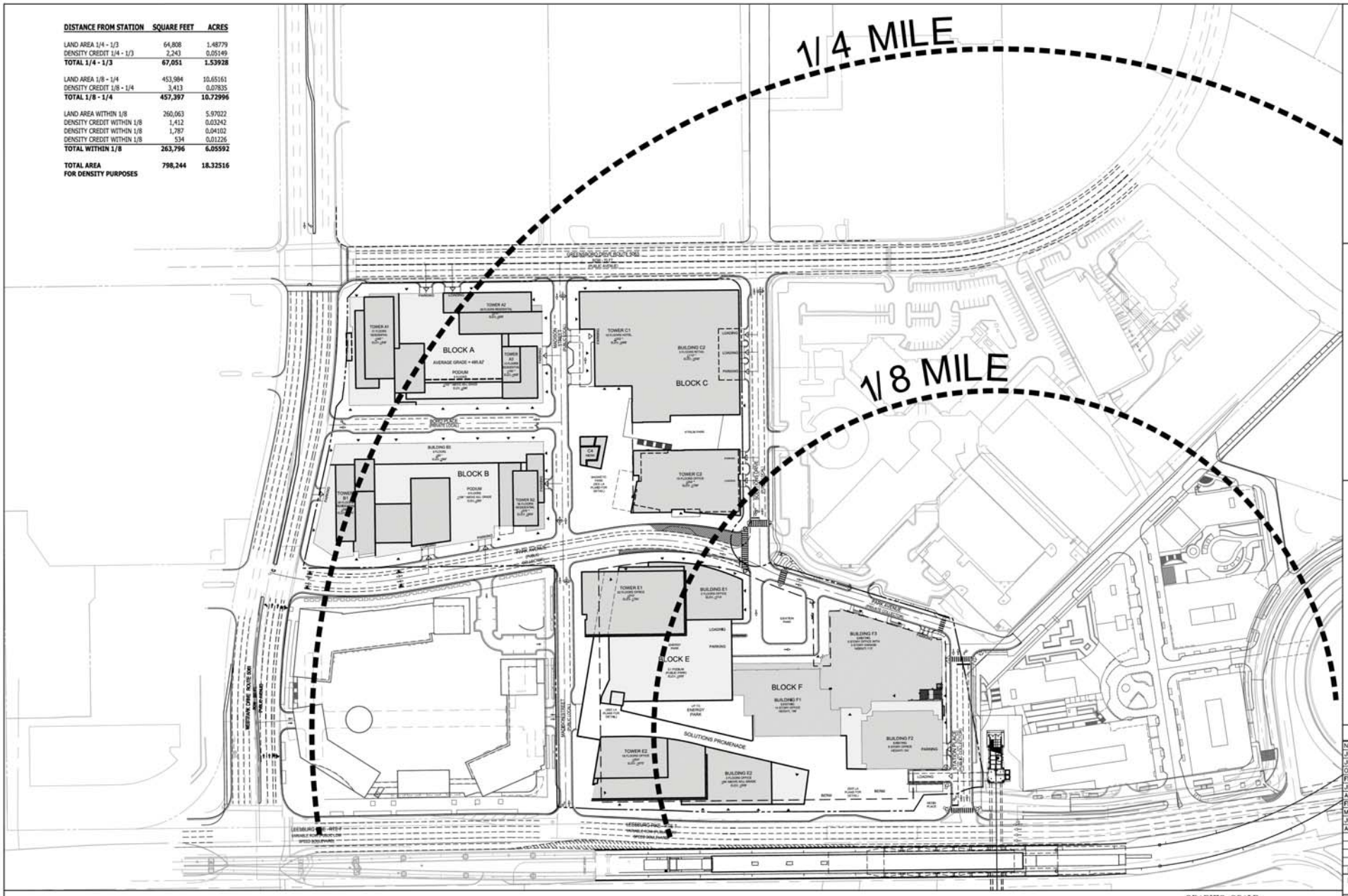
SCALE: N/A

PROJECT/FILE NO. V6021X

SHEET NO. C-16A

FILE: P:\LDS3\Projects\V6021X\dwg\CDP\V6021X100.dwg USER: Crossett DATE: Aug. 27 2015 TIME: 03:35 pm

DISTANCE FROM STATION	SQUARE FEET	ACRES
LAND AREA 1/4 - 1/3	64,808	1.48779
DENSITY CREDIT 1/4 - 1/3	2,243	0.05149
TOTAL 1/4 - 1/3	**67,051**	**1.53928**
LAND AREA 1/8 - 1/4	453,984	10.65161
DENSITY CREDIT 1/8 - 1/4	3,413	0.07835
TOTAL 1/8 - 1/4	**457,397**	**10.72996**
LAND AREA WITHIN 1/8	260,063	5.97022
DENSITY CREDIT WITHIN 1/8	1,412	0.03242
DENSITY CREDIT WITHIN 1/8	1,787	0.04102
DENSITY CREDIT WITHIN 1/8	534	0.01226
TOTAL WITHIN 1/8	**263,796**	**6.05592**
TOTAL AREA FOR DENSITY PURPOSES	**798,244**	**18.32516**



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OVERALL METRO CONTEXT PLAN

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NOVEMBER 17, 2010
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APRIL 7, 2014
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MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: 1"=80'

PROJECT/FILE NO. V6021X

SHEET NO. C-17

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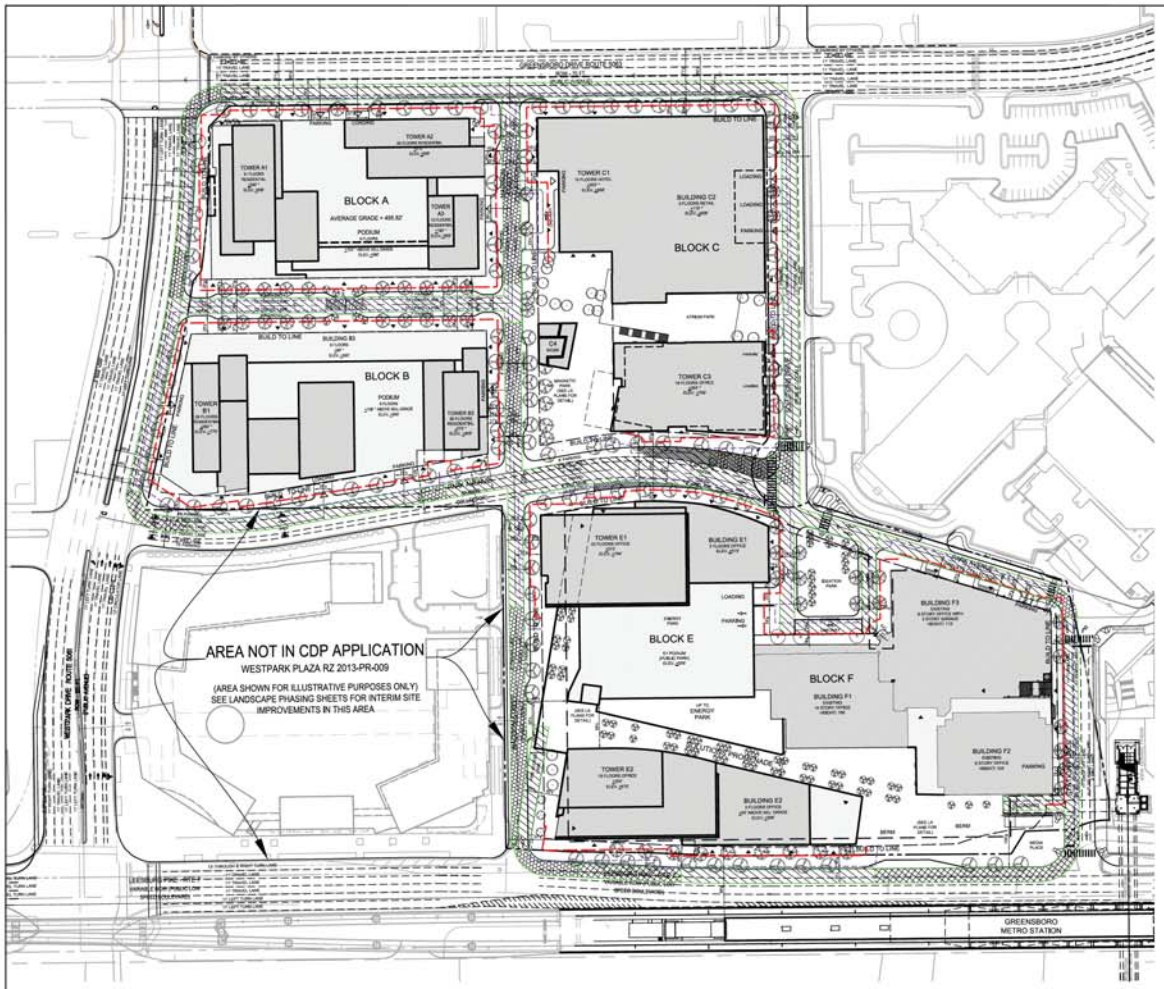

FIRE ACCESS CHECKLIST

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

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

= DENOTES FIRE ACCESS AREA ACCESSIBLE TO AERIAL (6% SLOPE OR LESS)
= DENOTES FIRE ACCESS AREA WITH SLOPE GREATER THAN 6%
= DENOTES VEHICULAR ACCESS ONLY (I.E. FURTHER THAN 30' FROM BLDG FACE)
= INTERIM FIRE ACCESS AREA
= PODIUM
= TOWER
= 15' BUILDING OFFSET
= 30' BUILDING OFFSET

BLOCK A:

A1

TYPE OF CONSTRUCTION	IA (REDUCED TO IB)
NUMBER OF STORIES	31 MAX
BUILDING HEIGHT	+/- 340' 0" MAX
BUILDING SF	515,000 SF MAX
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	3
OCCUPANCY/USE GROUP	R-2

A2

TYPE OF CONSTRUCTION	IA (REDUCED TO IB)
NUMBER OF STORIES	28 MAX
BUILDING HEIGHT	+/- 310' 0" MAX
BUILDING SF	290,000 SF MAX
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	3
OCCUPANCY/USE GROUP	R-2

A3

TYPE OF CONSTRUCTION	IA (REDUCED TO IB)
NUMBER OF STORIES	13 MAX
BUILDING HEIGHT	+/- 160' 0" MAX
BUILDING SF	180,000 SF MAX
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	3
OCCUPANCY/USE GROUP	M, R-2

BLOCK B:

B1

TYPE OF CONSTRUCTION	IA
NUMBER OF STORIES	28
BUILDING HEIGHT	+/- 290'
BUILDING SF	505,000 SF
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	R-2, M, S-2

B2

TYPE OF CONSTRUCTION	IB
NUMBER OF STORIES	36
BUILDING HEIGHT	+/- 375'
BUILDING SF	450,000
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	R-1, M, & S-2

B3

TYPE OF CONSTRUCTION	IA
NUMBER OF STORIES	9 MAX
BUILDING HEIGHT	+/- 95' MAX
BUILDING SF	135,000 MAX
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	3
OCCUPANCY/USE GROUP	M, R-2

BLOCK C:

C1

TYPE OF CONSTRUCTION	IA
NUMBER OF STORIES	15
BUILDING HEIGHT	+/- 202'
BUILDING SF	+/- 300,000 SF
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	1 HR
OCCUPANCY/USE GROUP	A2, R1, M, S2 & R2

C2

TYPE OF CONSTRUCTION	IB
NUMBER OF STORIES	4
BUILDING HEIGHT	+/- 110'
BUILDING SF	+/- 138,000
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	1 HR
OCCUPANCY/USE GROUP	A1, A2, A3, S2, B & M

C3

TYPE OF CONSTRUCTION	IA
NUMBER OF STORIES	19
BUILDING HEIGHT	+/- 264'
BUILDING SF	+/- 450,000 SF
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	NA
OCCUPANCY/USE GROUP	B, A2, A3, M & S2

BLOCK E:

E1

TYPE OF CONSTRUCTION	IA
NUMBER OF STORIES	22
BUILDING HEIGHT	+/-312'
BUILDING SF	525,000 SF
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	B, M, & S-2

E2

TYPE OF CONSTRUCTION	IA
NUMBER OF STORIES	18
BUILDING HEIGHT	+/-204'
BUILDING SF	425,000
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	B, M, & S-2

BLOCK F:

F 1, 2, AND 3

TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	10 TO 14
BUILDING SF	592,864 SF
FULLY SPRINKLED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY/USE GROUP	B

NOTES:

1. ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURNAROUNDS, FIRE DEPARTMENT ACCESS AREA OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAINT, SIGNAGE AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.

2. THE CONSTRUCTION OF ALL BUILDING AND STRUCTURES WILL FULLY COMPLY WITH FIRE PROTECTION AND FIRE ACCESS REQUIREMENTS LISTED IN THE STATEWIDE BUILDING CODE, THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, AND THE STATEWIDE FIRE PREVENTION CODE AS AMENDED BY FAIRFAX COUNTY INCLUDING ALL FIRE LANE MARKINGS.

3. THE THREE EXISTING TOWERS IN BLOCK F WERE DESIGNED AS ONE BUILDING FOR FIRE CODE PURPOSES WITH A CONSOLIDATED FIRE CONTROL ROOM AND CONSOLIDATED FDC CONNECTIONS IN FRONT OF EXISTING TOWERS I. SEE SITE PLAN # 0823-SP-07.

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THE BORO
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS PLAN

VIKA REVISIONS

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JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014
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MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010
DES. RRC | DWN. ARC
SCALE: 1"=80'
PROJECT/FILE NO. V6021X
SHEET NO. C-18

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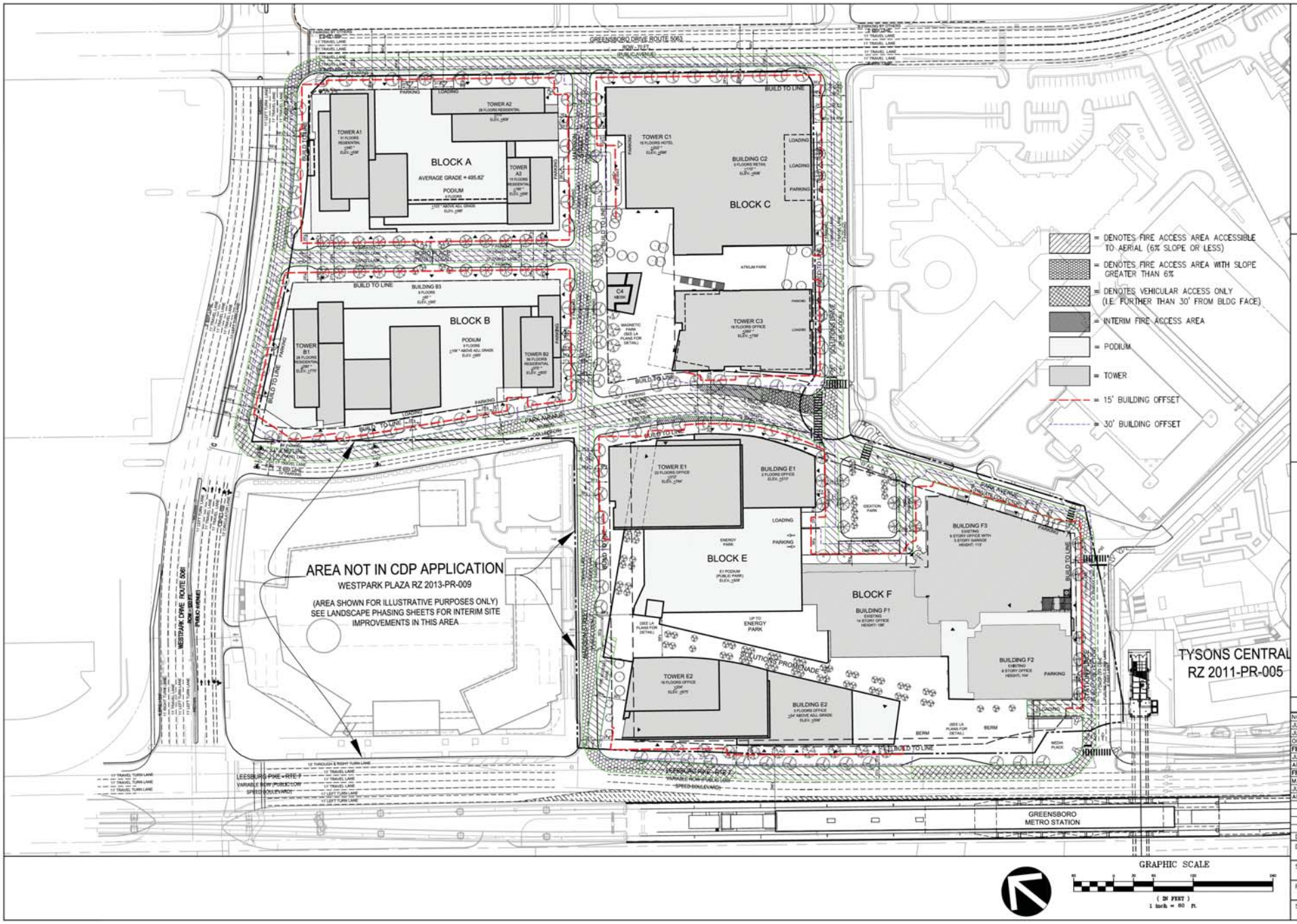

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THE BORO
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FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS PLAN DETAIL

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NOVEMBER 17, 2010
JUNE 30, 2011
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OCTOBER 22, 2012
FEBRUARY 19, 2013
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FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: 1"=60'

PROJECT/FILE NO. V6021X

SHEET NO. C-18A

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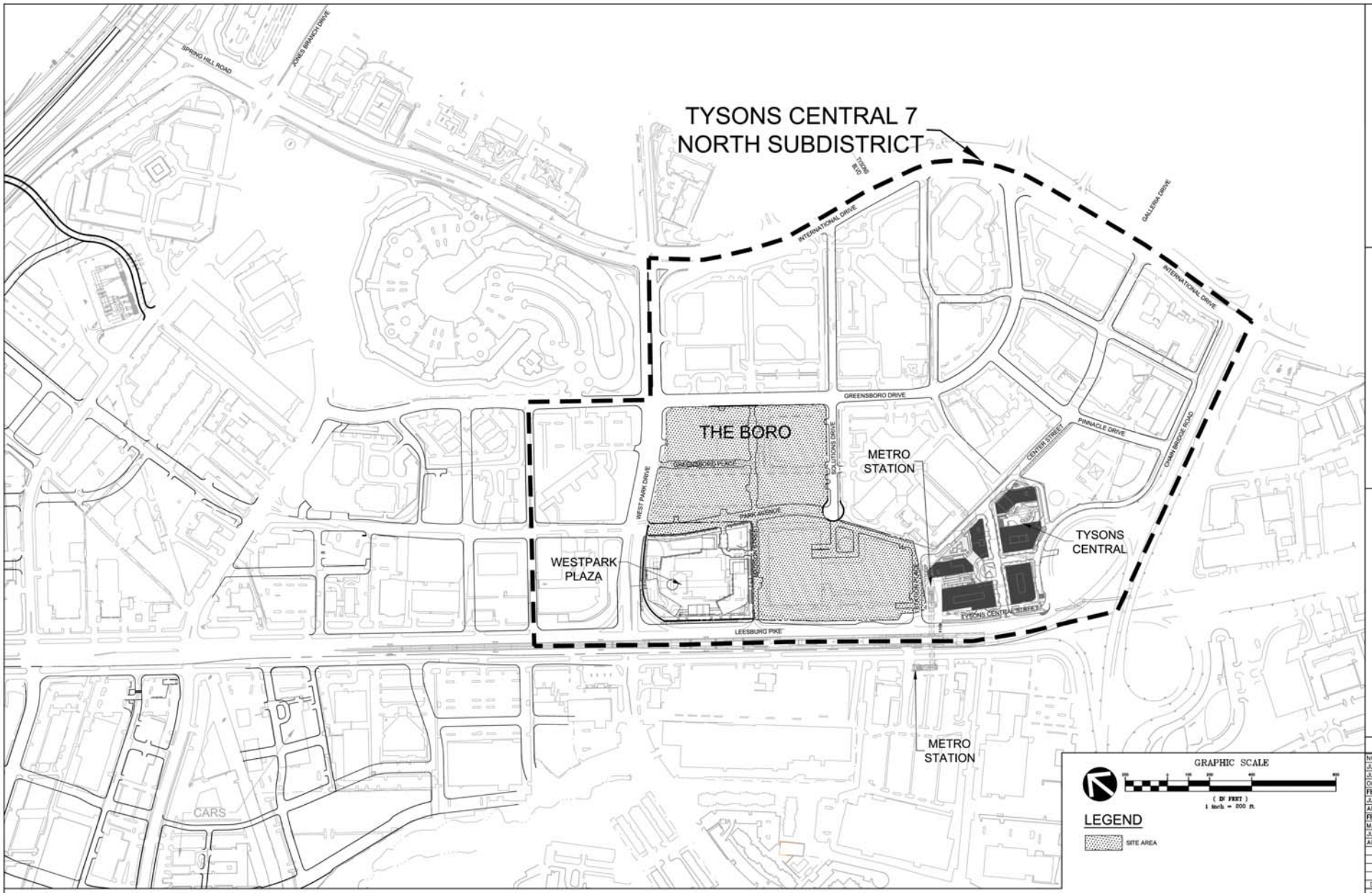

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THE BORO
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL ROAD GRID

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JULY 1, 2013
APRIL 7, 2014
FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: 1"=200'

PROJECT/FILE NO. V6021X

SHEET NO. C-19

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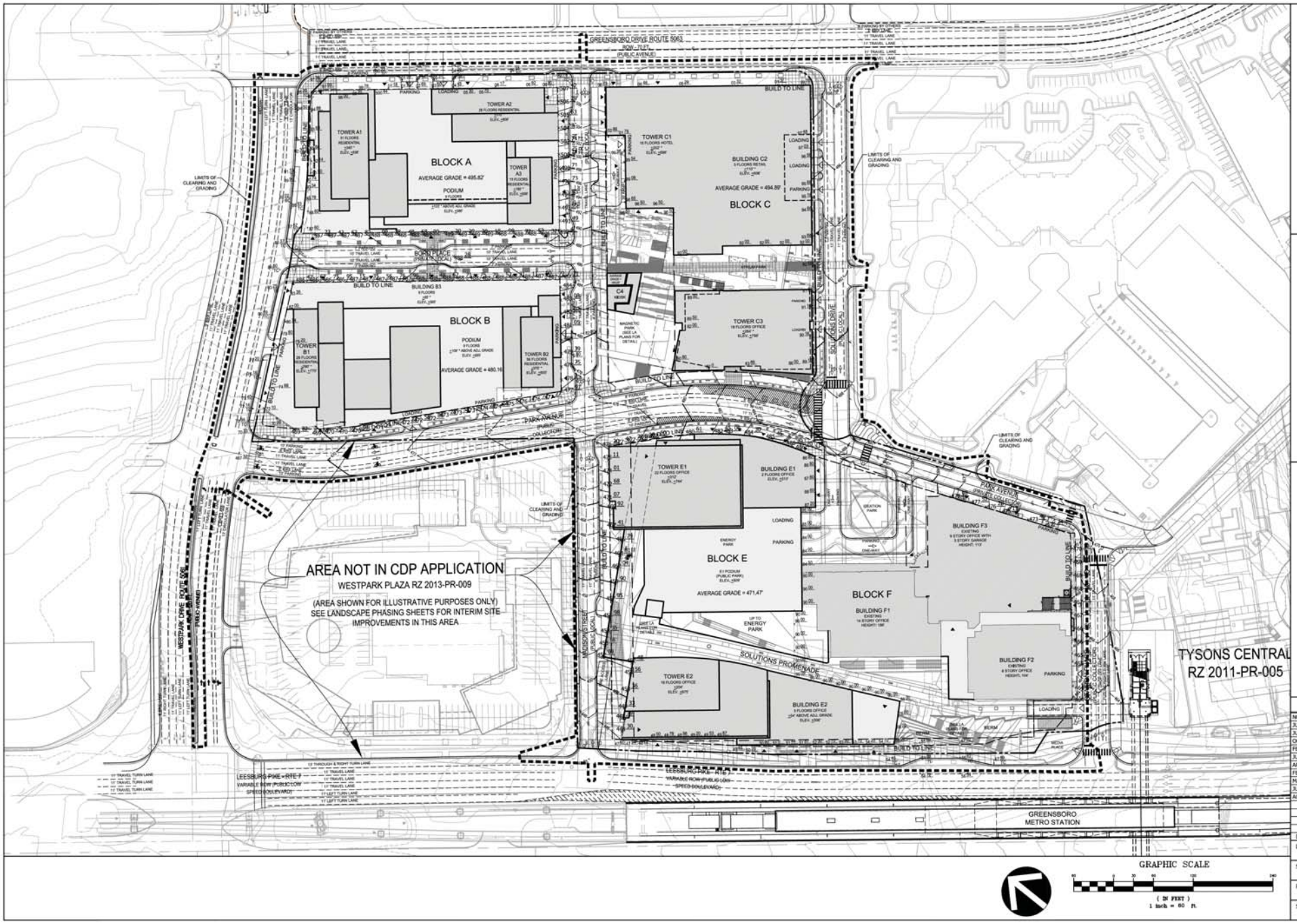

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THE BORO
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FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL GRADING/ AVERAGE GRADE EXHIBIT

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AUGUST 28, 2015

DATE: MAY 4, 2010	
DES. RRC	DWN. ARC
SCALE: 1"=60'	
PROJECT/FILE NO. V6021X	
SHEET NO. C-20	

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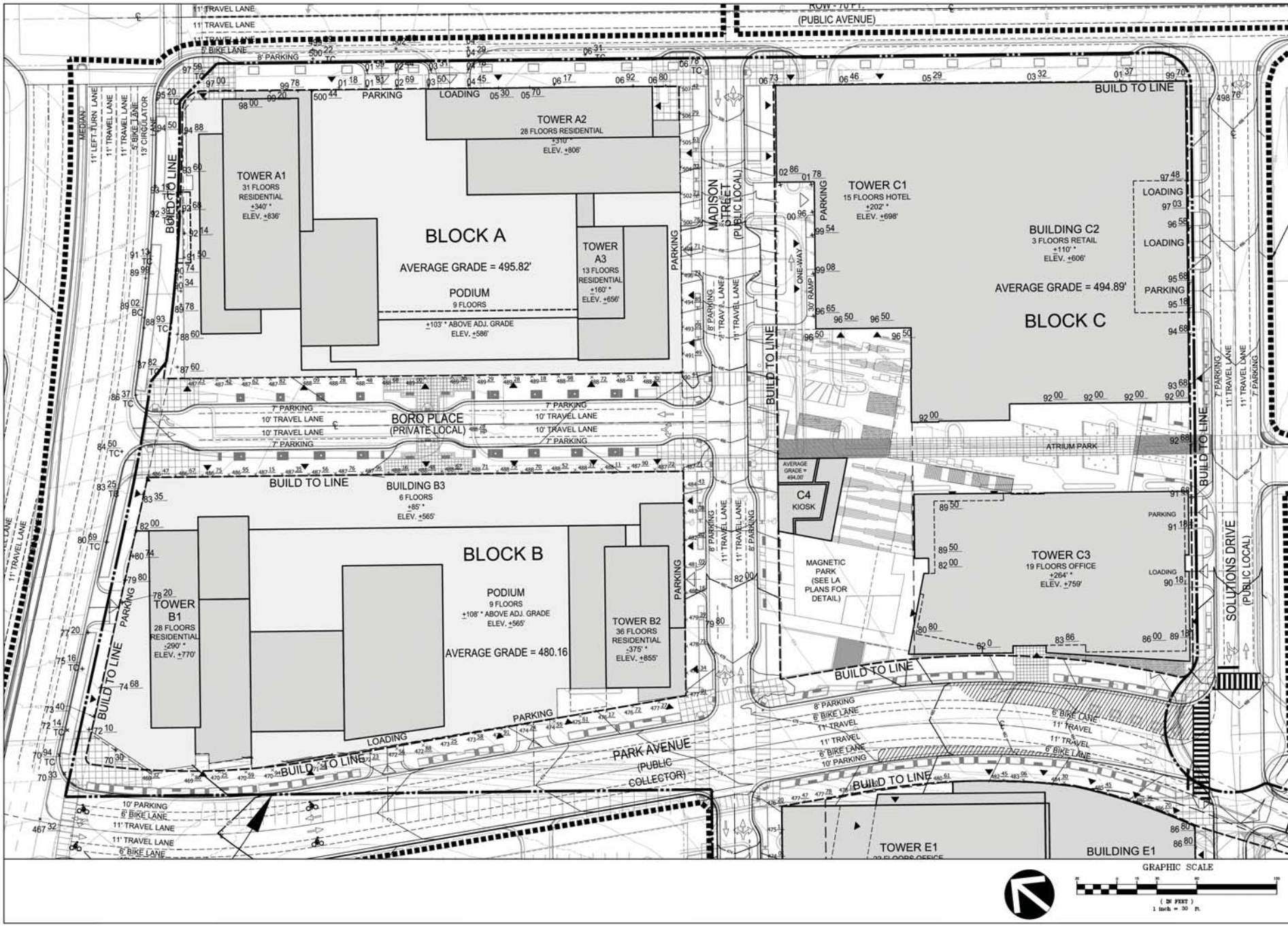

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PROVIDENCE DISTRICT
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CONCEPTUAL GRADING DETAIL

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AUGUST 28, 2015

DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: 1"=30'

PROJECT/FILE NO. V6021X

SHEET NO. C-20A

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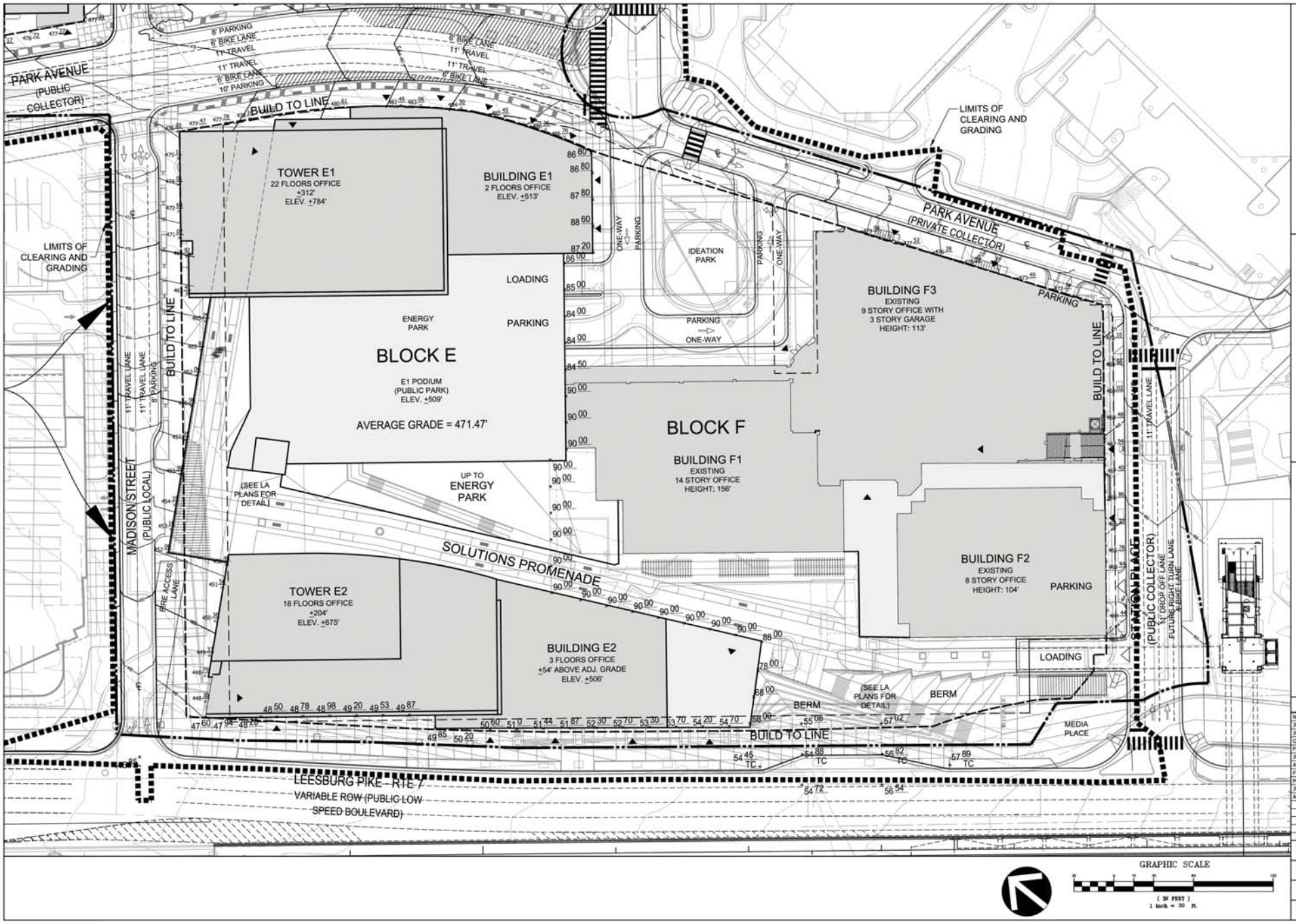

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THE BORO

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL GRADING DETAIL

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JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010	
DES. RRC	DWN. ARC
SCALE: 1"=30'	
PROJECT/FILE NO. V6021X	
SHEET NO. C-208	

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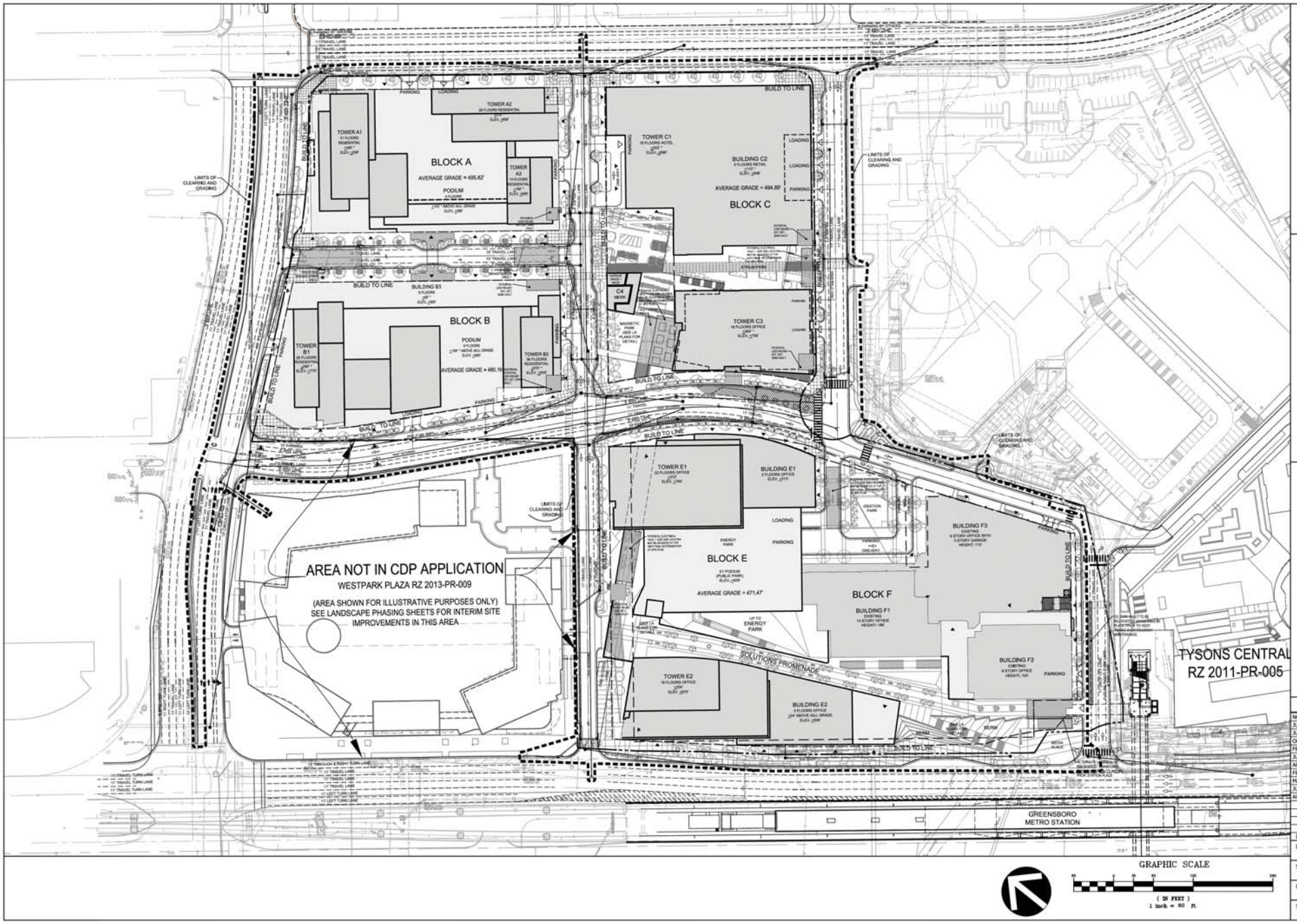

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THE BORO
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FAIRFAX COUNTY, VIRGINIA

UTILITY PLAN

VIKA REVISIONS
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MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010	
DES. RRC	DWN. ARC
SCALE: 1"=60'	
PROJECT/FILE NO. V6021X	
SHEET NO. C-21	

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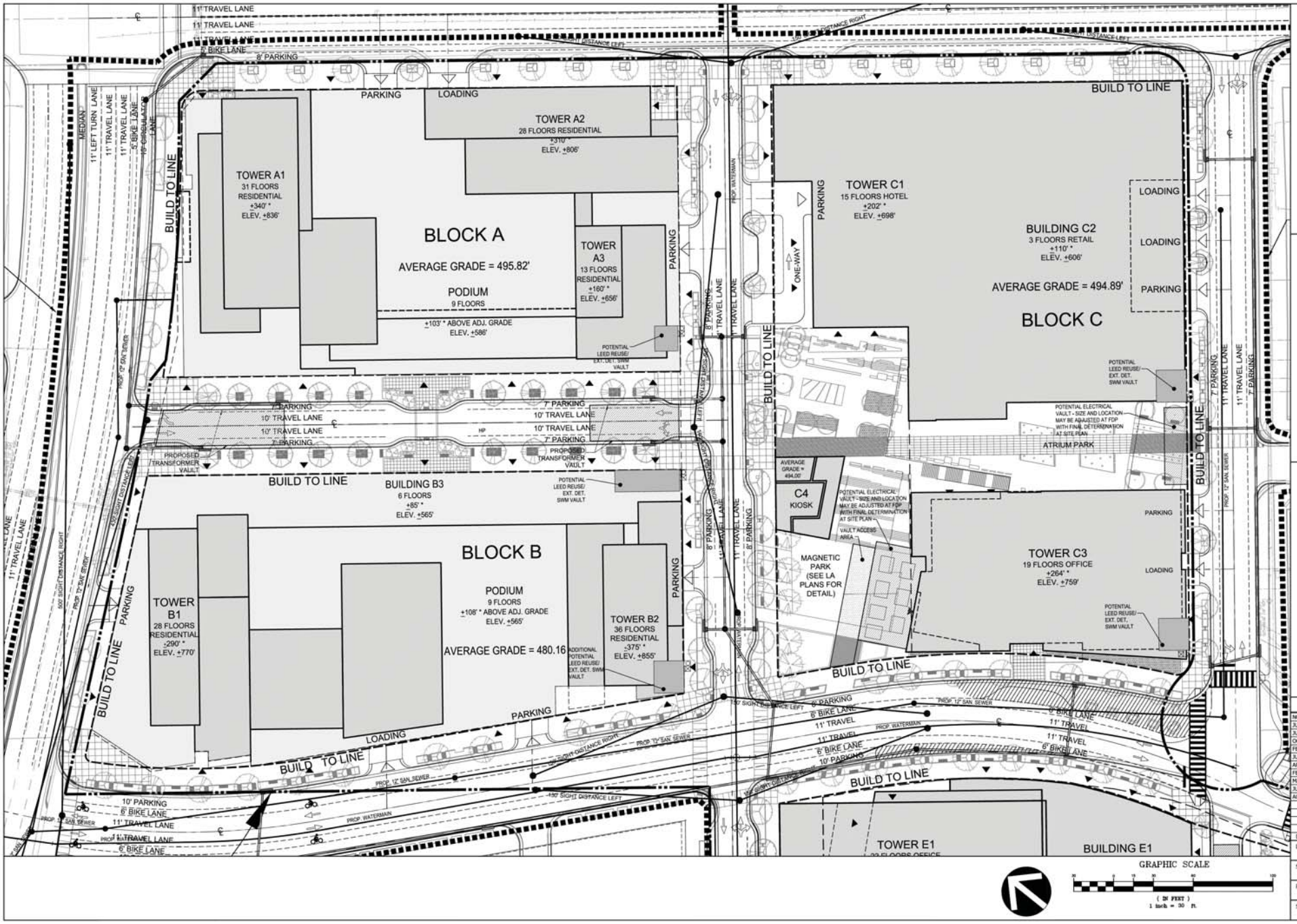

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THE BORO

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

UTILITY PLAN DETAIL

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JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: 1"=30'

PROJECT/FILE NO. V6021X

SHEET NO. C-21A

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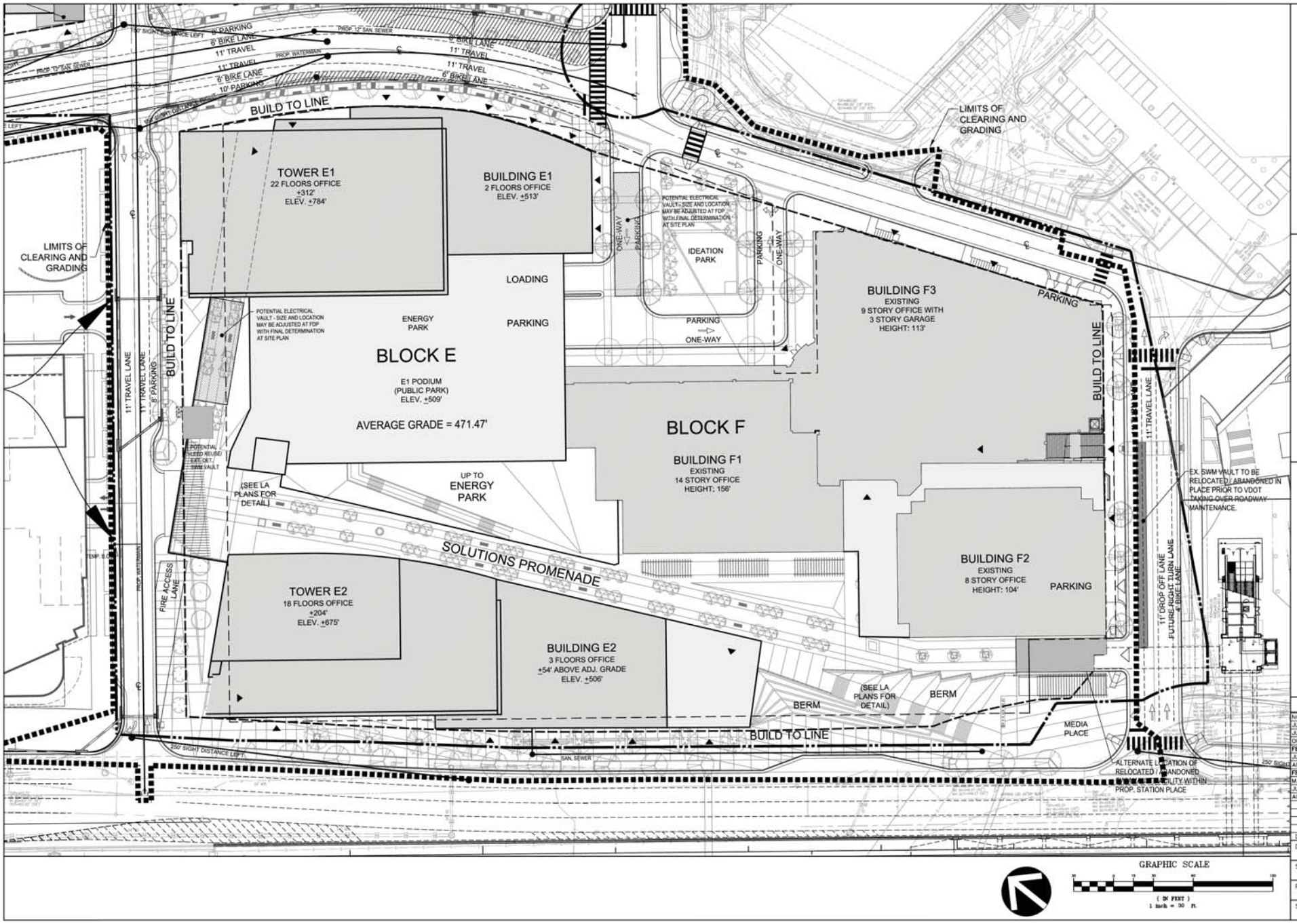

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THE BORO
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

UTILITY PLAN DETAIL

VIKA REVISIONS
NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014
FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: 1"=30'

PROJECT/FILE NO. V6021X

SHEET NO. C-21B

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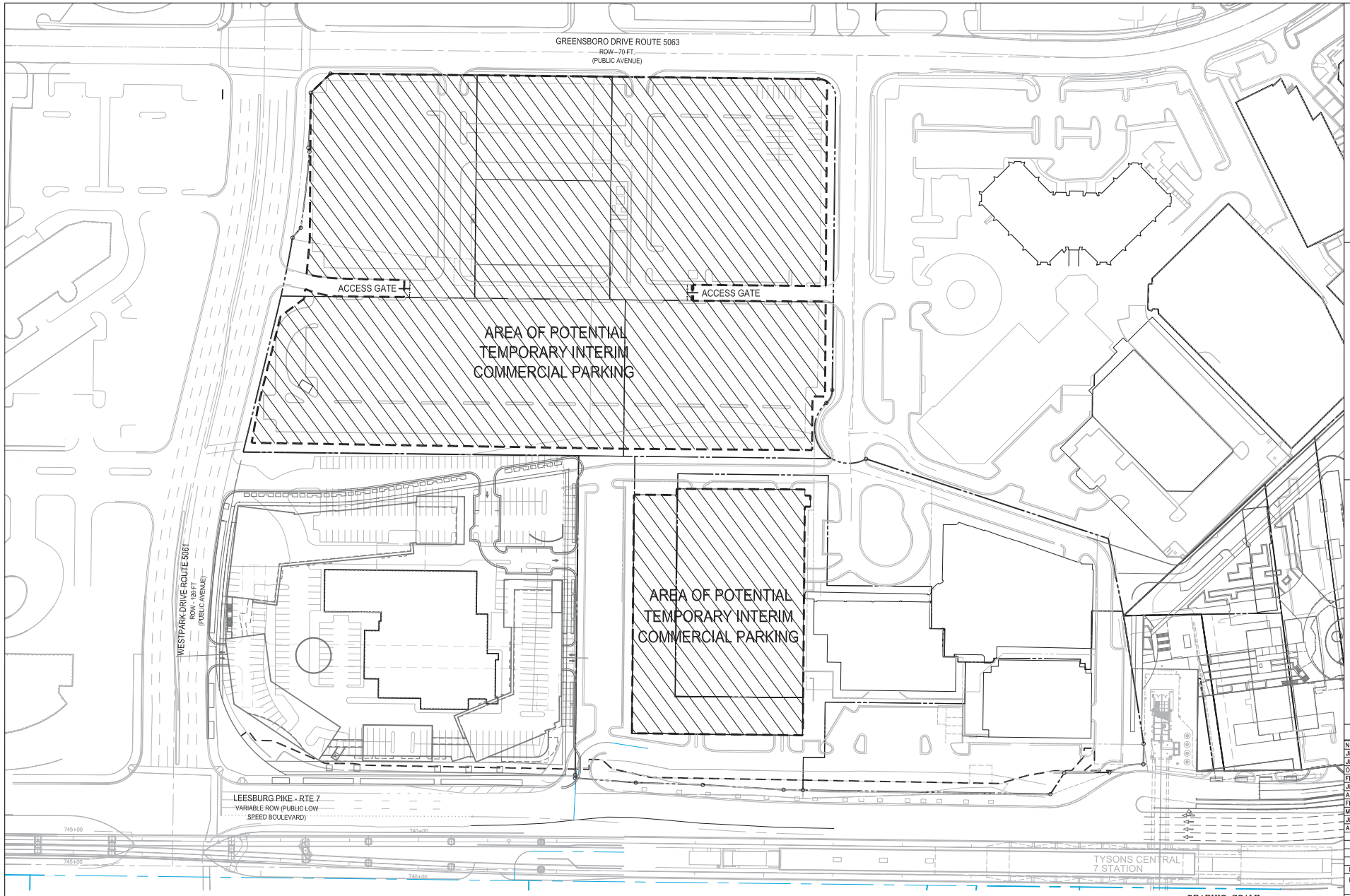

NOTES:
1. THE INTERIOR PARKING LOT LANDSCAPING PROPOSED WITH THE ABOVE PLAN \ WILL SATISFY THE REQUIREMENT SET FORTH IN CHAPTER 122 OF THE CODE AT TIME OF FINAL SITE PLAN.
2. SEE LANDSCAPE PHASING PLANS FOR INTERIM SIDEWALKS AND LANDSCAPING.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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VIKA VIRGINIA LLC.
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(703) 442–7800 ■ FAX (703) 761–2787
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THE BORO
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AREA OF TEMPORARY INTERIM COMMERCIAL PARKING EXHIBIT

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014
FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010	
DES. RRC	DWN. ARC
SCALE: 1"=60'	
PROJECT/FILE NO. V6021X	
SHEET NO. C–22	

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DESIGN STANDARDS WAIVERS & EXCEPTIONS DISPLAY:

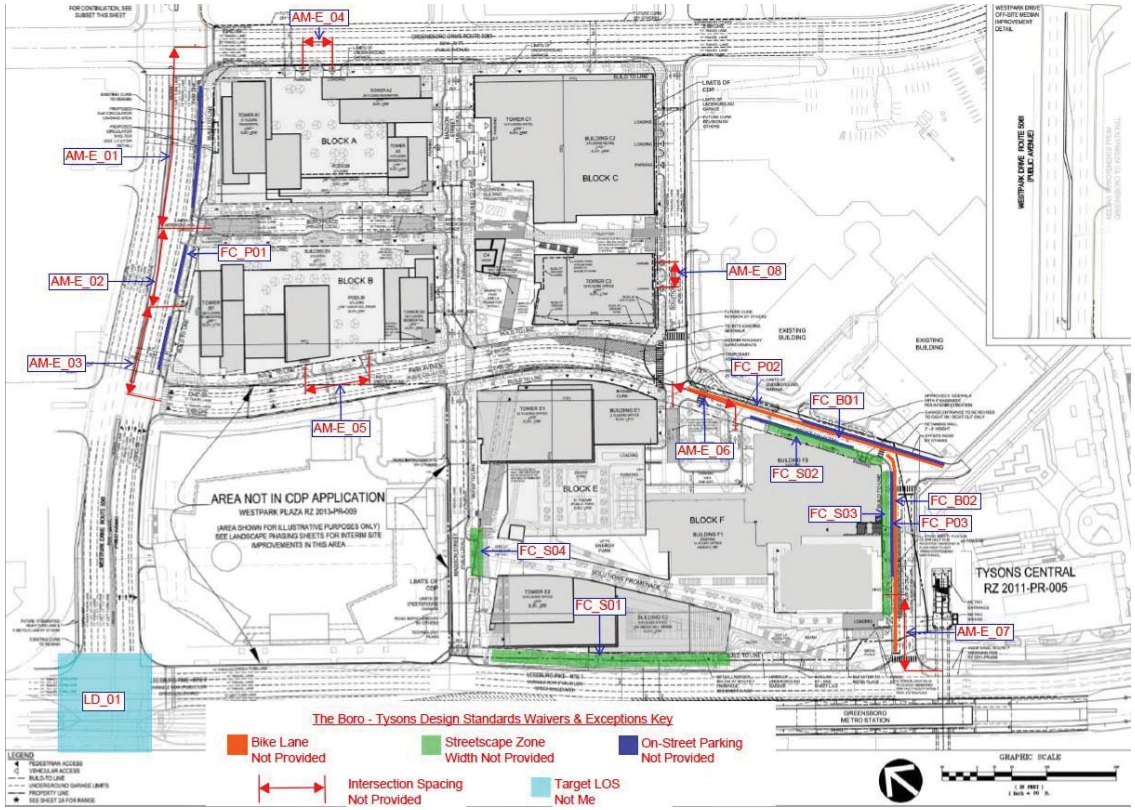

Table 10-1: The Boro Design Standards Matrix

Criteria \ Classification	Low Speed Boulevard	Lankford Pl (Beach St)	Avenue	Westpark Drive	Greensboro Drive	Collector	Park Avenue (Westpark Drive to Solutions Drive)	Park Avenue (Solutions Drive to Station Place)	Station Place	Local	Medium Street	Solutions Drive	Boro Place (Private)
Raised/Landscaped Median (Table 6, DS-15)	Required (16'-20')	✓	Optional[1,2]	✓	N/A	Optional[1,2]	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Crosswalk Areas (Table 13, DS-6)	N/A	N/A	Yes @ remain locations	✓	N/A	Yes @ remain locations	N/A	N/A	N/A	N/A	N/A	N/A	N/A
On-Street Parking (Table 5, DS-13)[7]	Restricted	✓	Required (8')	Need Waiver (FC_P01)	✓	Required (8')	✓	Need Waiver (FC_P02)	Need Waiver (FC_P03)	Required (7'-8')	✓	✓	✓
Target LOS (Table 2, DS-5)	D/E'	Need Waiver (LD_01)	E	✓	✓	E	✓	✓	✓	E	✓	✓	✓
# of Through Lanes (Table 3, DS-10)	4-8 lanes	✓	4-6 lanes	✓	✓	2-4 lanes	✓	✓	✓	2 lanes	✓	✓	✓
Design Speed (Table 3, DS-10)	40 mph	✓	30-35 mph	✓	✓	25-30 mph	✓	✓	✓	25 mph	✓	✓	✓
Operating Speed (Table 3, DS-10)	35 mph	✓	25-30 mph	✓	✓	25-30 mph	✓	✓	✓	25 mph	✓	✓	✓
Operational Analysis (Table 4, DS-11)	Required	✓	Discretionary	✓	✓	Discretionary	✓	✓	✓	N/A	N/A	N/A	N/A
Signal Spacing (Table 4, DS-11)	Operational Analysis Req'd[3]	N/A	525'-660'[5]	✓	✓	425'-660'[3]	N/A	N/A	N/A	325'-660'	N/A	N/A	N/A
Unsignalized, Full Access Spacing (Table 4, DS-11)	Operational Analysis Req'd[3]	N/A	200'-660'	N/A	✓	200'-660'	✓	N/A	N/A	100'-660'	✓	✓	✓
Unsignalized, Partial Access Spacing (Table 4, DS-11)	325'-660'	✓	200'-660'	*See Below	✓	155'-660'	N/A	N/A	✓	N/A	N/A	N/A	N/A
Driveway Spacing (Table 4, DS-11)[7]	Restricted	N/A	200'	*See Below	*See Below	155'	*See Below	*See Below	*See Below	50'	✓	*See Below	✓
Lane Widths (Table 5, DS-13)	11'	✓	10'-11'[4]	✓	✓	10'-11'[4]	✓	✓	✓	10'	✓	✓	✓
Streetscape Zone Width (Table 14, DS-27)	33' = 15' Building zone 10' sidewalk 8' landscaping panel	No, 30' = 12' Building zone 10' sidewalk 8' landscaping panel (FC_S01)	20-28' = 4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	✓	20-28' = 4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	No, 13.5' (FC_S02)	No, 15.5' (FC_S03)	16-24' = 4'-12' Building zone 6' sidewalk 6' landscaping panel	† See Below	✓	✓
Sight Distance (Table 12, DS-23)	348' (305' SSD)	✓	200'	✓	✓	155'	✓	✓	✓	155'	✓	✓	✓
Bike Lane (Table 15, DS-29)	N/A	N/A	4'-6'	✓	✓	4'-6'	✓	Need Waiver (FC_B01)	Need Waiver (FC_B02)	N/A	N/A	N/A	N/A

Notes on Requirements:
1. District Administrator may accept lower LOS pending operational analysis.
2. Spacing must be demonstrated through an operational analysis 880 to 1,320 feet recommended.
3. Evaluated on a case-by-case basis.
4. 10' for streets residential in character; 11' for streets more commercial in nature.
5. 525' for Arterial intersections on collector/avenue, within 660 feet of low-speed local streets and near local landmarks.
6. Widths vary depending on location relative to curb and curb/sidewalk parking.
7. On circulator routes medians should be 36'-36' on Avenues and Collectors.
8. Parking may be restricted in the vicinity of circulator routes.

[1] Spacing requirement exceptions - distances shown if required:
Westpark Drive
- Greensboro Drive to Boro Place 1009' (1009') (AM-E_01)
(within the functional area of the Westpark Drive/Greensboro Drive intersection)
- Boro Place to Block B Garage entrance 318' (1009') (AM-E_01)
- Block B Garage entrance to Park Avenue 154' (1009') (AM-E_02)

Greensboro Drive
- Block A parking and loading garage spacing 51' (1009') (AM-E_04)

Park Avenue (Westpark Drive to Solutions Drive)
- Block B parking garage spacing 115' (115') (AM-E_03)

Park Avenue (Solutions Drive to Station Place)
- Solutions Drive to Block F Turnaround 114' (115') (AM-E_06)

Station Place
- Corner clearance exception along Station Place from Lankford Pl (AM-E_07)

Solutions Drive
- Building C3 Parking and Loading garage Spacing 44' (115') (AM-E_08)

[2] Streetscape zone width requirement exceptions on Medium Streets:
(12-24' required 4'-12' building zone, 6' sidewalk, 6' landscaping panel)
- Carriageway pedestrian crossing Mile 20 horizontal projection (FC_S04)

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THE BORO
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TYSONS CORNER URBAN CENTER TRANSPORTATION DESIGN STANDARDS WAIVER MATRIX

VIKA REVISIONS

NOVEMBER 17, 2010
JUNE 30, 2011
JULY 16, 2012
OCTOBER 22, 2012
FEBRUARY 19, 2013
JULY 1, 2013
APRIL 7, 2014
FEBRUARY 20, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

DATE: MAY 4, 2010

DES.	DWN.
RRC	ARC

SCALE: NA

PROJECT/FILE NO. V6021X

SHEET NO. S-1

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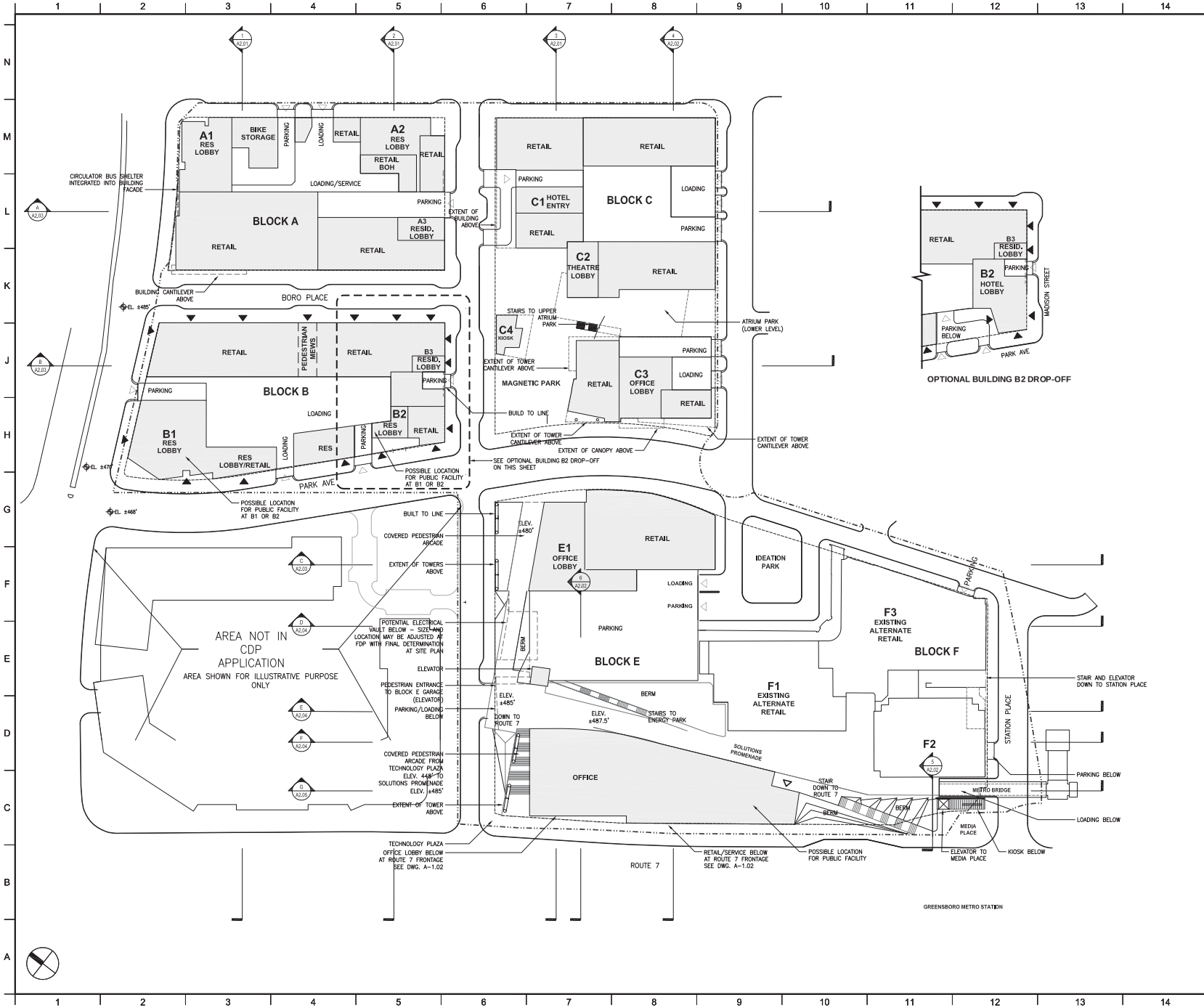

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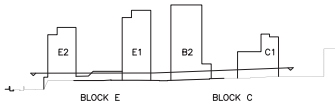

PLAN SECTION KEY

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/- 35'-0" above roof level.
3. Pedestrian entrances subject to change.

LEGEND:

- Pedestrian Entrance
- Vechicular (parking/loading) Entrance
- Built to Line
- Property Line

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

NO.	REVISIONS | SUBMISSIONS	DATE
12	CDP Resubmission	08.28.2015
11	CDP Resubmission	07.22.2015
10	CDP Resubmission	05.22.2015
09	CDP Resubmission	02.20.2015
08	CDP Resubmission	04.07.2014
07	CDP Resubmission	07.01.2013
06	CDP Resubmission	02.19.2013
05	CDP Resubmission	10.22.2012
04	CDP Resubmission	07.17.2012
03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	03.18.2014

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LANDDESIGN
200 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

THE BORO
TYSONS, VA

DRAWING TITLE:

UPPER GROUND FLOOR PLAN AT PARK AVE.

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"
Project No.: 13058.L00
Cad File: Plans.dwg
Drawing No.:

A-1.01

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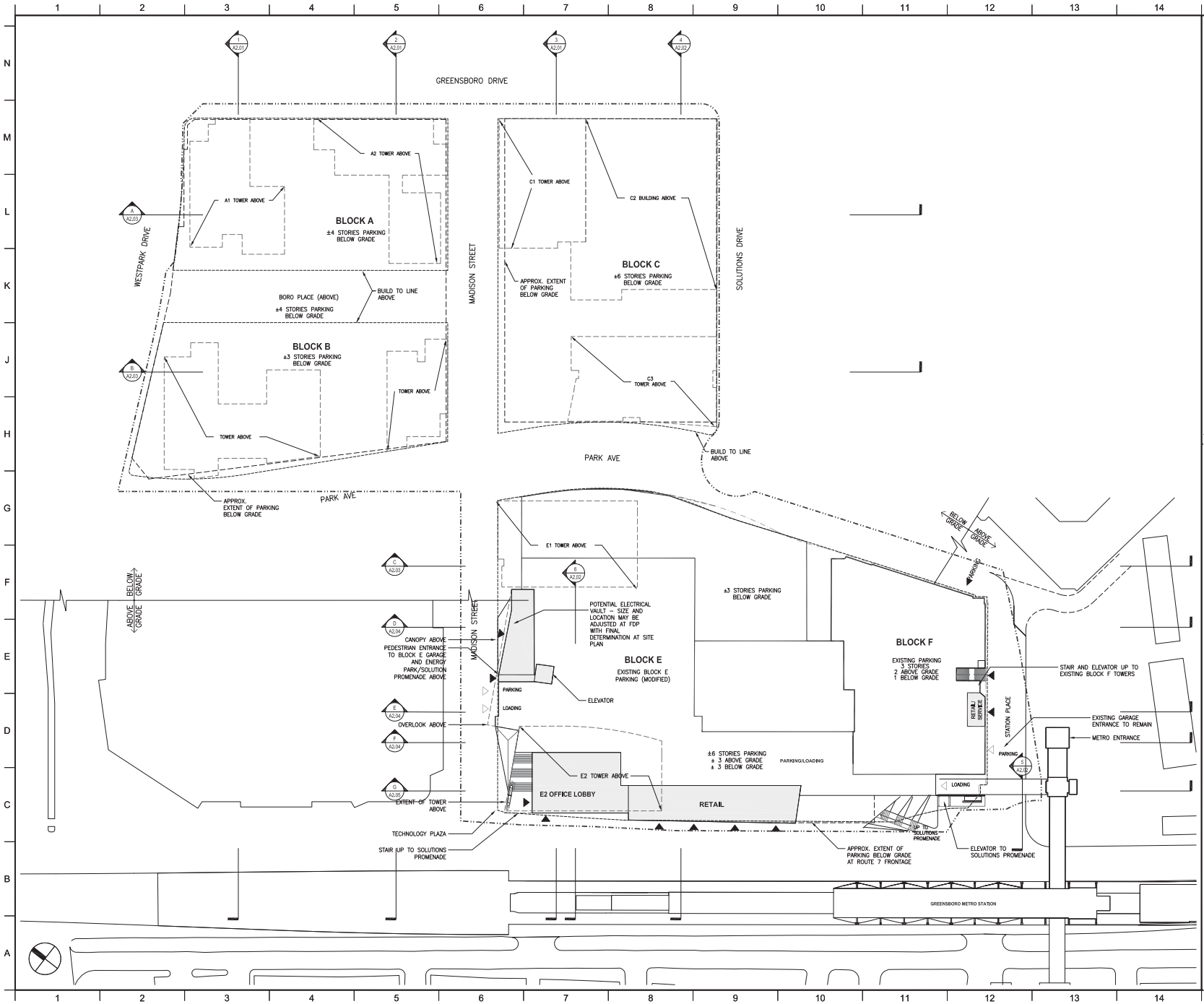

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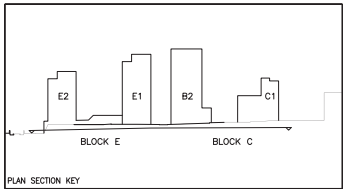

PLAN SECTION KEY

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Parking will be provided in keeping with Paragraph 1 of Section 6–509 of the Zoning Ordinance.
3. Surface parking lots currently exist on much of Blocks A, B, and C and some of Blocks E and F. With development of the Property over time, surface lots will be replaced with a combination of below–grade and above–grade parking structures, on–street parallel parking spaces, and minimal surface lots.
4. Due to existing topographic conditions, the numbers of levels of parking above–grade can vary. This is represented generally on this sheet and more specifically in the elevations shown on Sheets A–2.01 – A–2.08. Entrances to parking structures are shown generally on Sheet A–1.01 and are subject to change with FDP approval.
5. A minimum of one loading space will be provided for each residential building. A minimum of two loading spaces will be provided for each office and/or hotel building. Based on market experience, one to two spaces are adequate for the size of commercial and residential buildings proposed. The general location of loading spaces is shown on Sheet A–101 and is subject to change with FDP approval.
6. The Applicants reserve the right to utilize tandem parking with FDP approval and to utilize valet parking for hotels, eating establishments and similar uses.
7. The limited amount of proposed parking supports the Applicants' TDM goals and strategic plan to reduce single–occupancy vehicles and encourage use of transit.
8. Below grade parking may extend within the building zone.
9. Pedestrian entrances subject to change.

LEGEND

- ▶ Pedestrian Entrance
- ▷ Vechicular (parking/loading) Entrance
- ------ Built to Line
- -·-·- Property Line

NO.	REVISIONS	DATE
12	CDP Resubmission	08.28.2015
11	CDP Resubmission	07.22.2015
10	CDP Resubmission	05.22.2015
09	CDP Resubmission	02.20.2015
08	CDP Resubmission	04.07.2014
07	CDP Resubmission	07.01.2013
06	CDP Resubmission	02.19.2013
05	CDP Resubmission	10.22.2012
04	CDP Resubmission	07.17.2012
03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	04.07.2014

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THE BORO
TYSONS, VA

DRAWING TITLE:

LOWER GROUND FLOOR PLAN AT ROUTE 7

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"

Project No.: 13058.L00
Cad File: Plans.dwg
Drawing No.:

A-1.02

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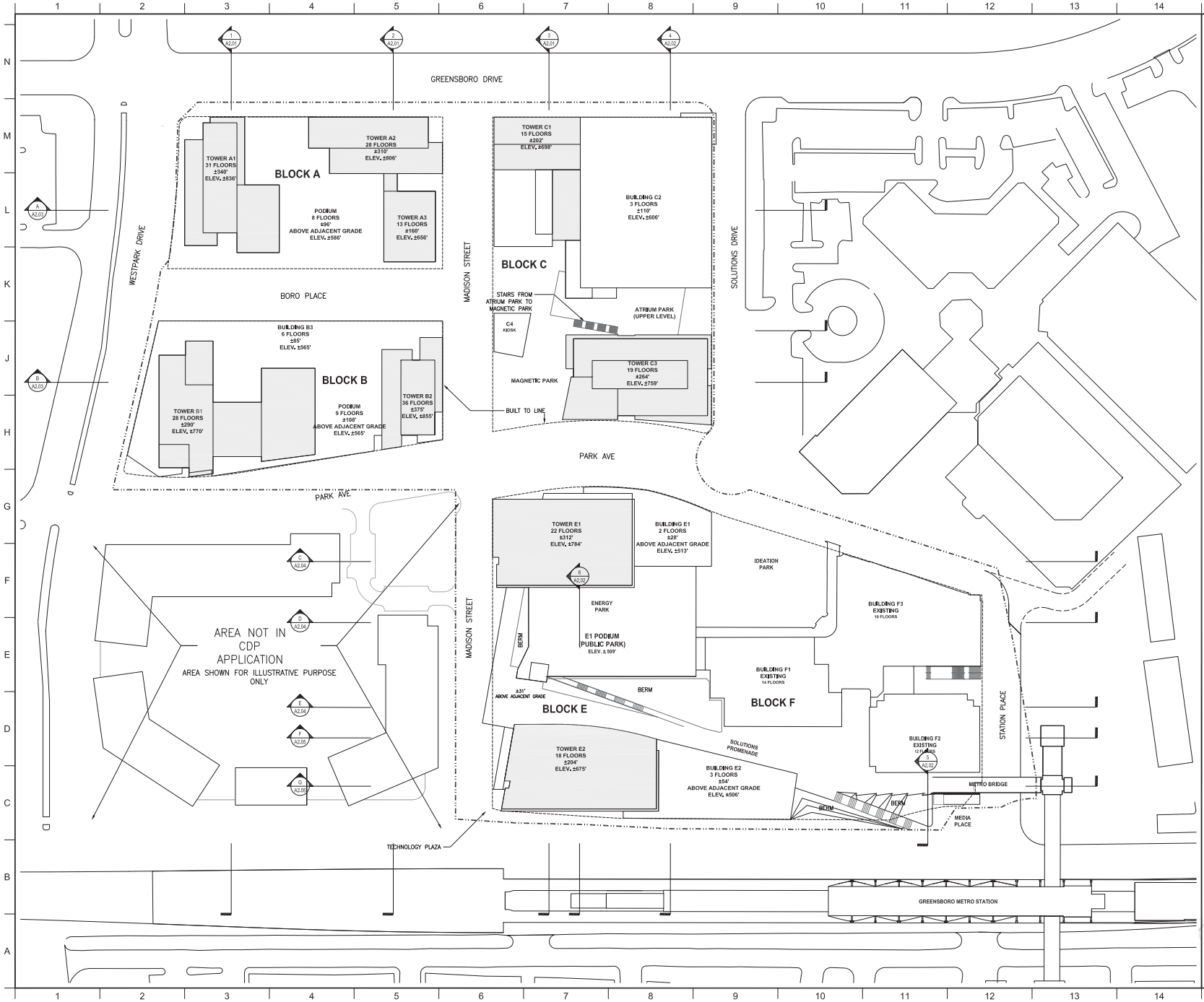

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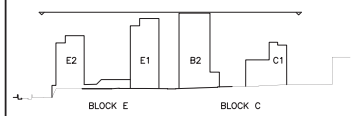

PLAN SECTION KEY

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/- 35'-0" above roof level.
3. Building heights and numbers of floors shown are illustrative and may be adjusted provided the minimum and maximum buildings heights shown in the development tabulations are maintained.

LEGEND:

- Pedestrian Entrance
- Vechicular (parking/loading) Entrance
- Built to Line
- Property Line

NO.	REVISIONS | SUBMISSIONS	DATE
12	CDP Resubmission	08.28.2015
11	CDP Resubmission	07.22.2015
10	CDP Resubmission	05.22.2015
09	CDP Resubmission	02.20.2015
08	CDP Resubmission	04.07.2014
07	CDP Resubmission	07.01.2013
06	CDP Resubmission	02.19.2013
05	CDP Resubmission	10.22.2012
04	CDP Resubmission	07.17.2012
03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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DRAWING TITLE:

ROOF PLAN

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: BK	Project No.: 13058.L00
Checked: JFP	Cad File: Plans.dwg
Reviewed: JLL	Drawing No.:
Date: 10.01.2010	A-1.03
Scale: 1" : 60'-0"	

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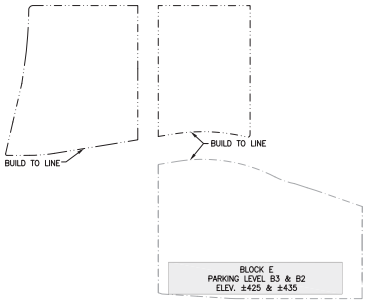

PARKING PLAN LEVELS ONE AND TWO

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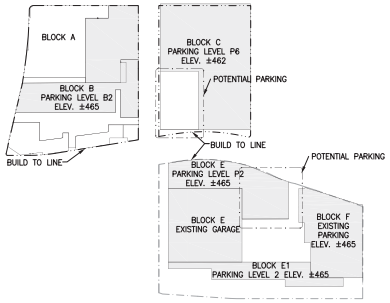

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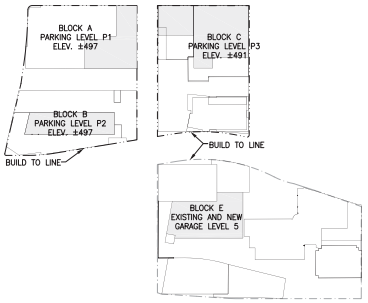

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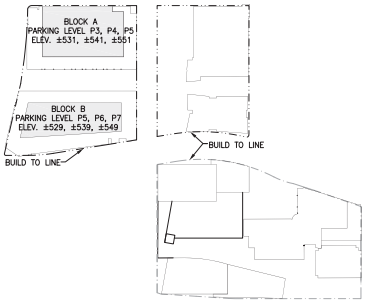

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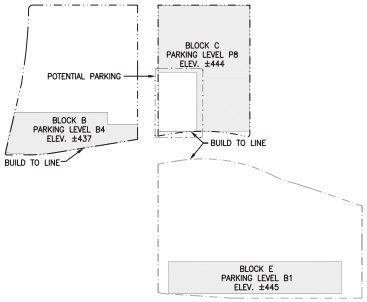

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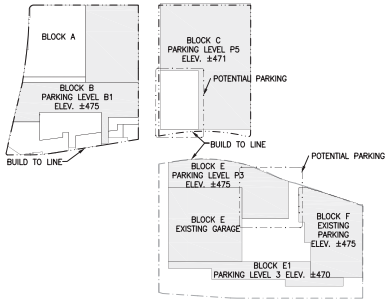

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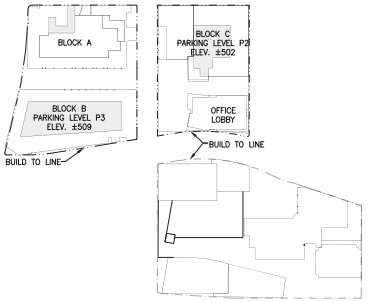

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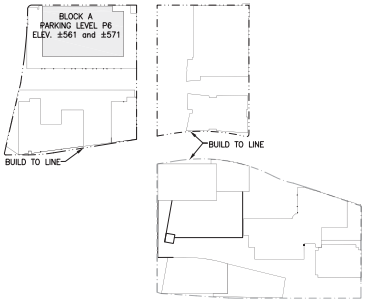

PARKING PLAN LEVEL FOURTEEN

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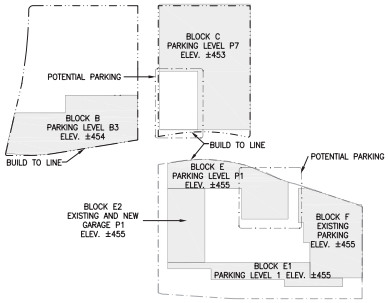

PARKING PLAN LEVEL FOUR

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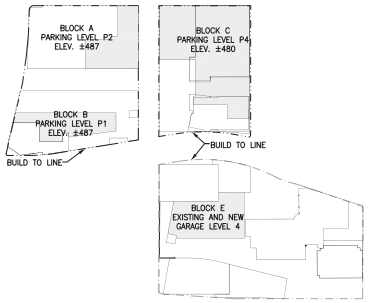

PARKING PLAN LEVEL SEVEN

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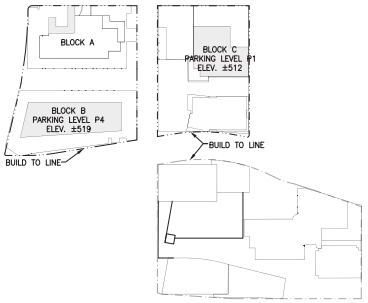

PARKING PLAN LEVEL TEN

1" = 200'-0"

NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Parking will be provided in keeping with Paragraph 1 of Section 6-509 of the Zoning Ordinance.
3. Surface parking lots currently exist on much of Blocks A, B, and C and some on Blocks E and F. With development of the Property over time, surface lots will be replaced with a combination of below-grade and above-grade parking structures, on-street parallel parking spaces, and minimal surface lots.
4. Due to existing topographic conditions, the numbers of levels of parking above-grade can vary. This is represented generally on this sheet and more specifically in the elevations shown on Sheets A-2.01 – A-2.08. Entrances to parking structures are shown generally on Sheet A-1.01 and are subject to change with FDP approval.
5. A minimum of one loading space will be provided for each residential building. A minimum of two loading spaces will be provided for each office and/or hotel building. Based on market experience, one to two spaces are adequate for the size of commercial and residential buildings proposed. The general location of loading spaces is shown on Sheet A-101 and is subject to change with FDP approval.
6. The Applicants reserve the right to utilize tandem parking with FDP approval and to utilize valet parking for hotels, eating establishments and similar uses.
7. The limited amount of proposed parking supports the Applicants' TDM goals and strategic plan to reduce single-occupancy vehicles and encourage use of transit.
8. Below grade parking may extend within the building zone.

NO.	REVISIONS	SUBMISSIONS	DATE
12	CDP Resubmission		08.28.2015
11	CDP Resubmission		07.22.2015
10	CDP Resubmission		05.22.2015
09	CDP Resubmission		02.20.2015
08	CDP Resubmission		04.07.2014
07	CDP Resubmission		07.01.2013
06	CDP Resubmission		02.19.2013
05	CDP Resubmission		10.22.2012
04	CDP Resubmission		07.17.2012
03	CDP Resubmission		06.30.2011
02	CDP Resubmission		11.15.2010
01	CDP Submission		10.01.2010

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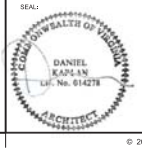
THE BORO
TYSONS, VA

DRAWING TITLE:

PARKING PLANS

SEAL:



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Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 200'-0"
Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-1.04

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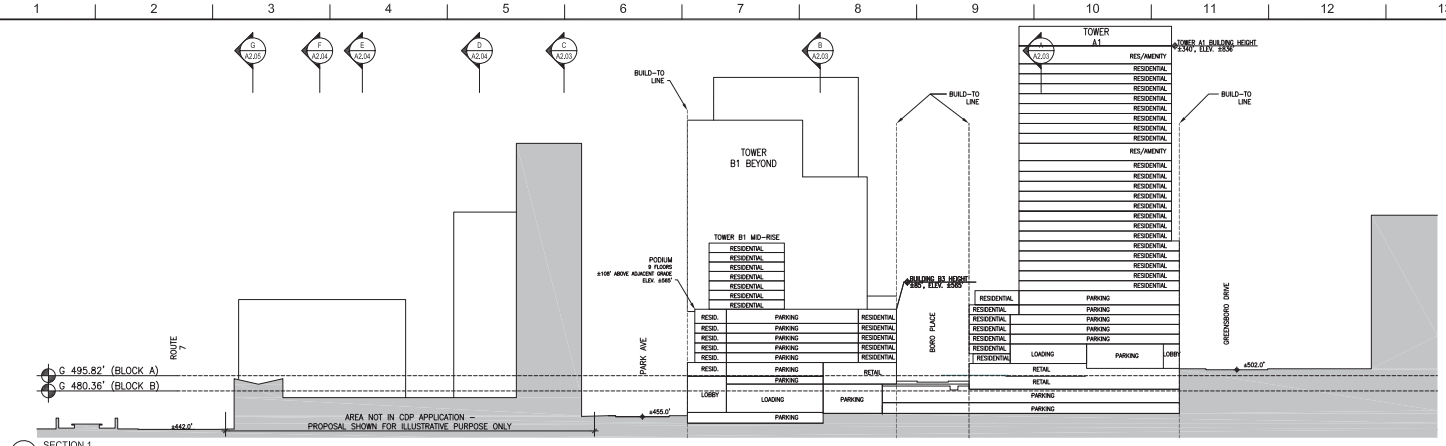
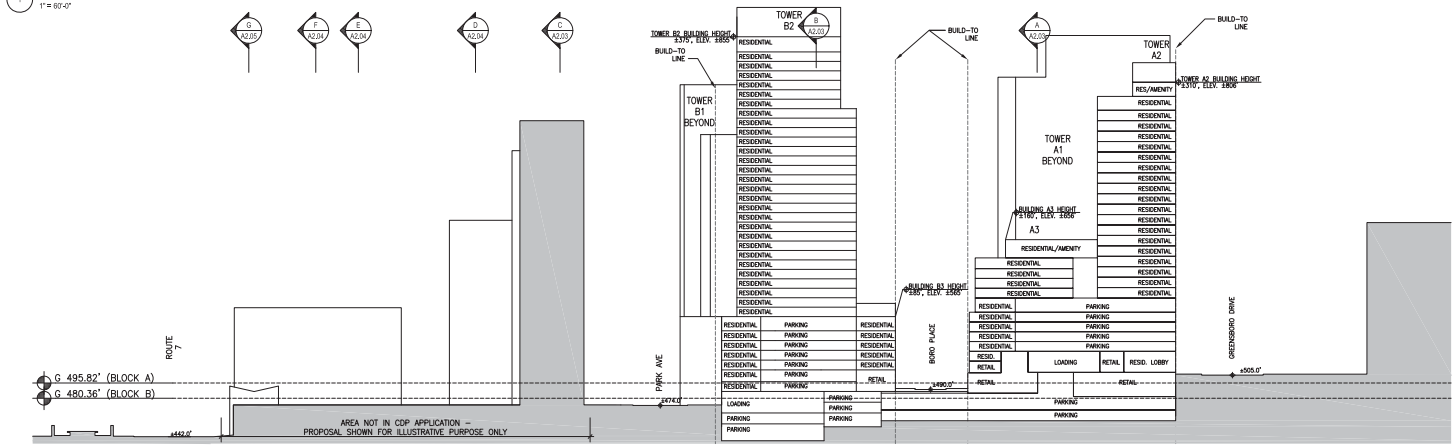
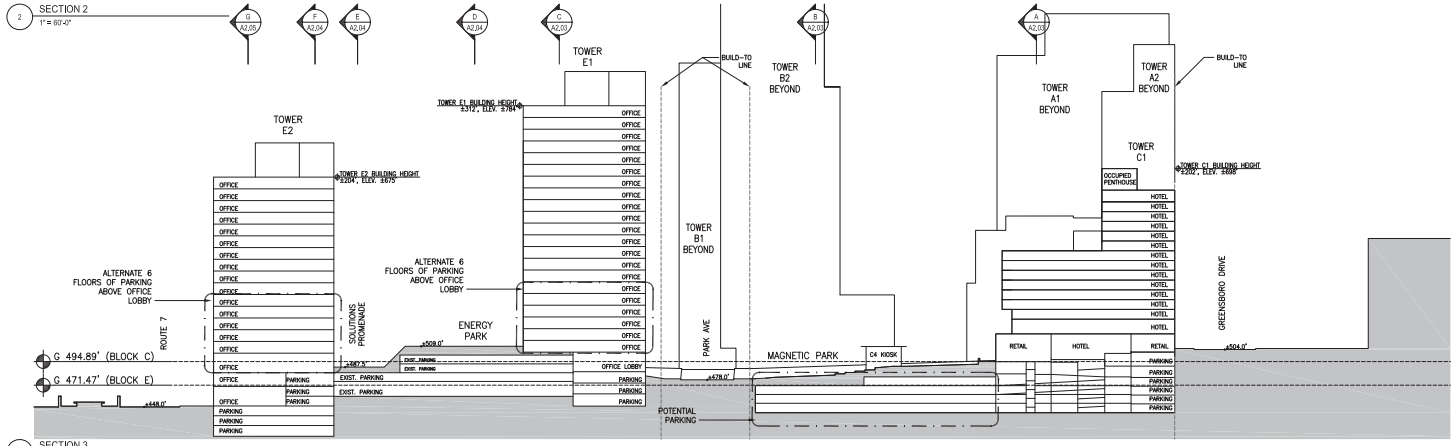


1 SECTION 1
1" = 60'-0"



2 SECTION 2
1" = 60'-0"



3 SECTION 3
1" = 60'-0"

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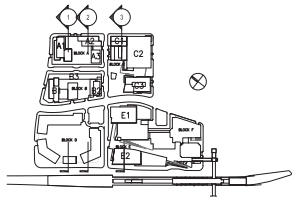

NOTES:

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NO.	REVISIONS	SUBMISSIONS	DATE
12	CDP Resubmission		08.28.2015
11	CDP Resubmission		07.22.2015
10	CDP Resubmission		05.22.2015
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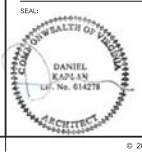
THE BORO
TYSONS, VA

DRAWING TITLE:

SITE SECTIONS

SEAL:



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Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"
Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-2.01

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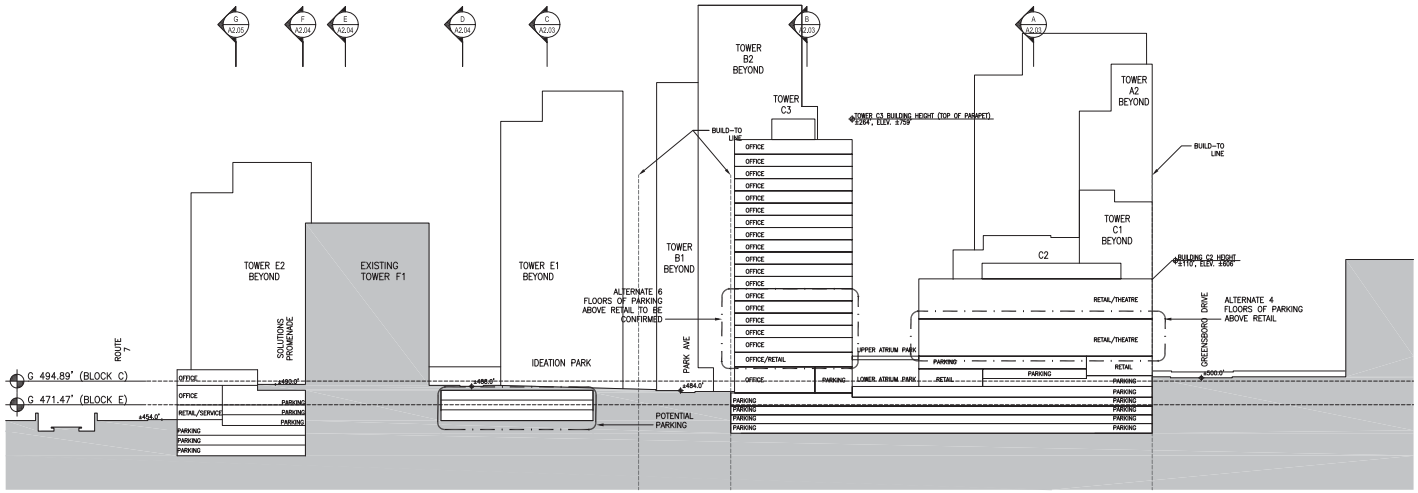
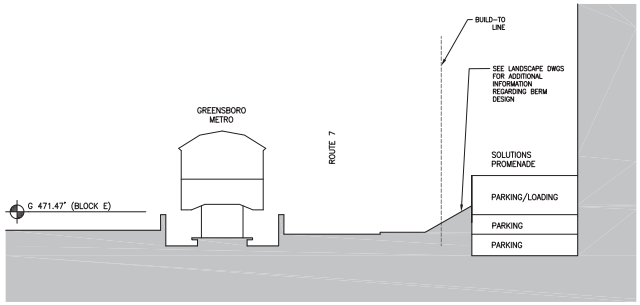
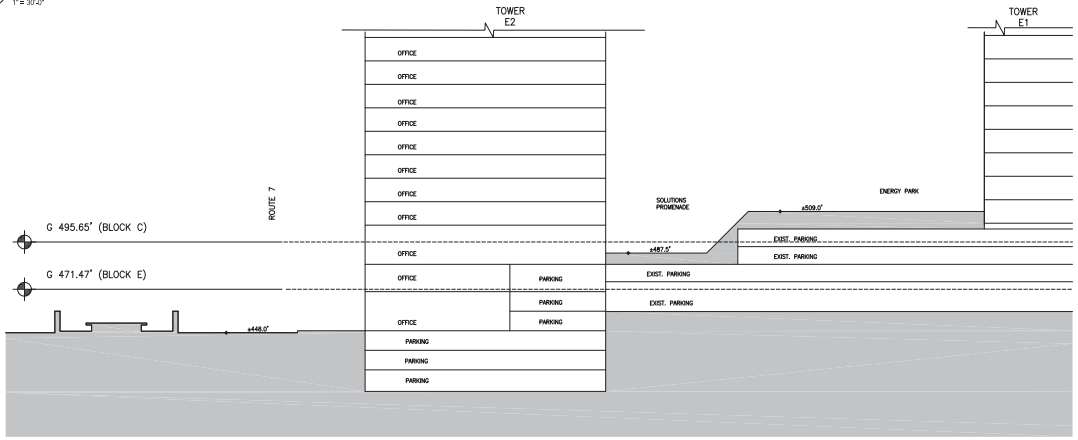


4 SECTION 4
1" = 60'-0"

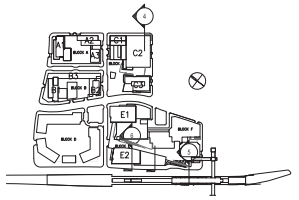


5 SECTION 5
1" = 30'-0"



6 SECTION 6
1" = 30'-0"

KEY:



NOTES:

1. Grades are approximate and subject to change with final engineering.
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NO.	REVISIONS	SUBMISSIONS	DATE
12	CDP Resubmission		08.28.2015
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03	CDP Resubmission		06.30.2011
02	CDP Resubmission		11.15.2010
01	CDP Submission		10.01.2010

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THE BORO
TYSONS, VA

DRAWING TITLE:

SITE SECTIONS

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: BK
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"

Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-2.02

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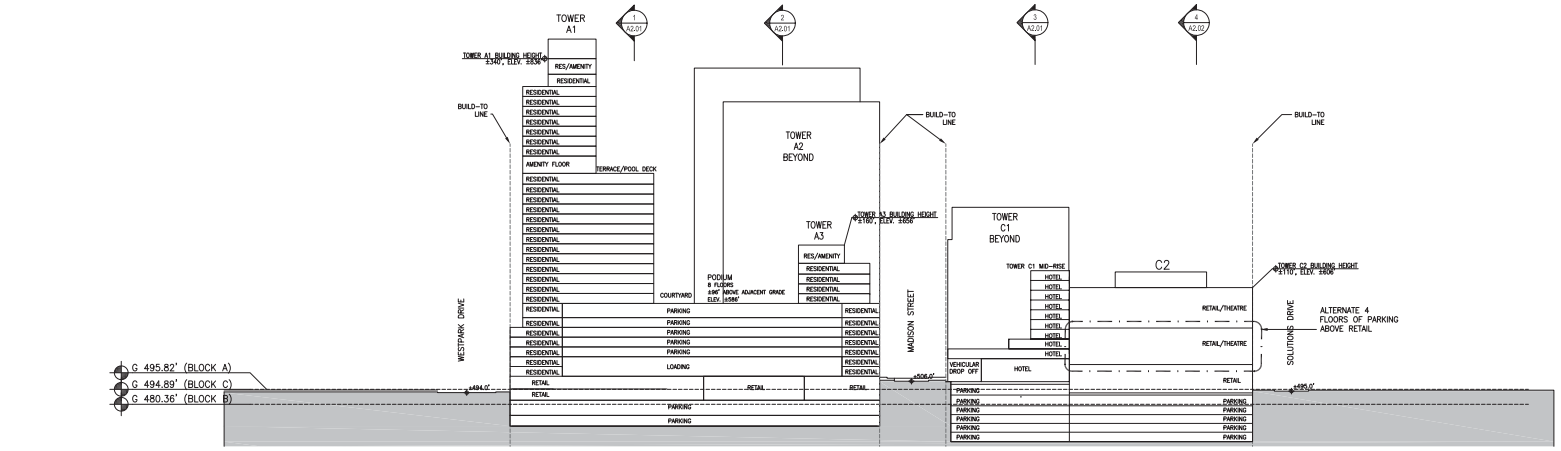

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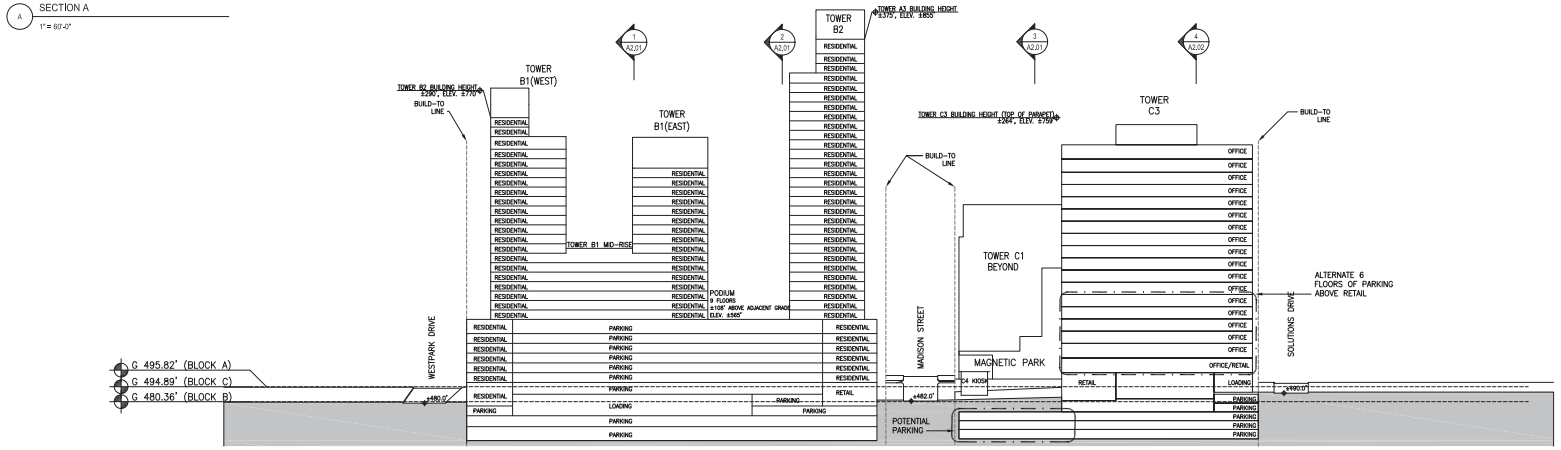
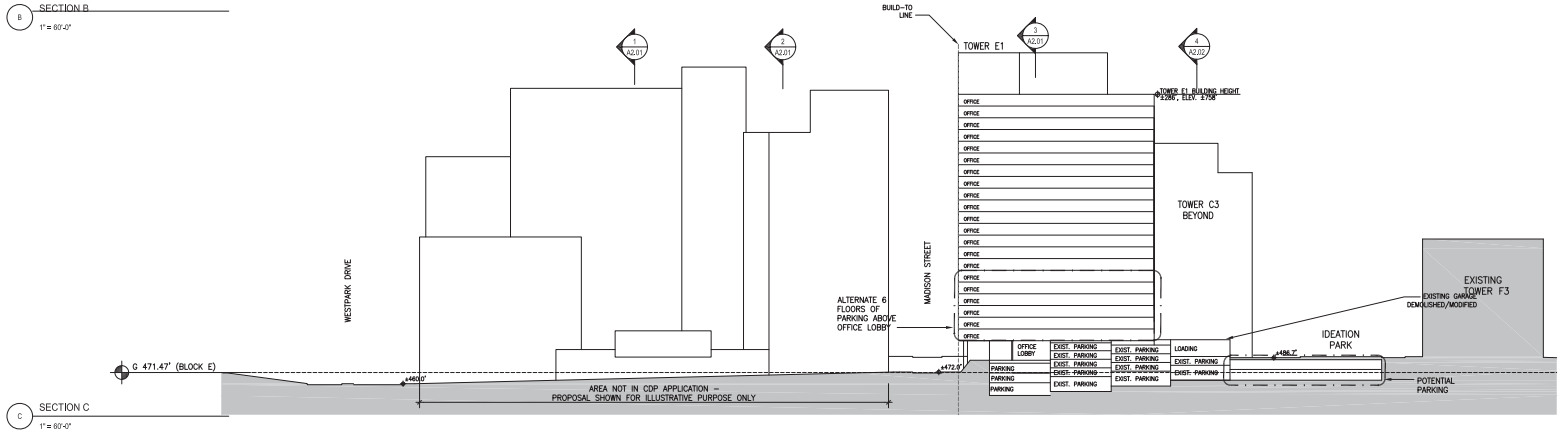


SECTION B
1" = 60'-0"



SECTION C
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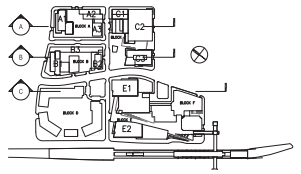
KEY:



NOTES:

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NO.	REVISIONS	SUBMISSIONS	DATE
12	CDP Resubmission		08.28.2015
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03	CDP Resubmission		06.30.2011
02	CDP Resubmission		11.15.2010
01	CDP Submission		10.01.2010

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THE BORO
TYSONS, VA

DRAWING TITLE:

SITE SECTIONS

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"
Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-2.03

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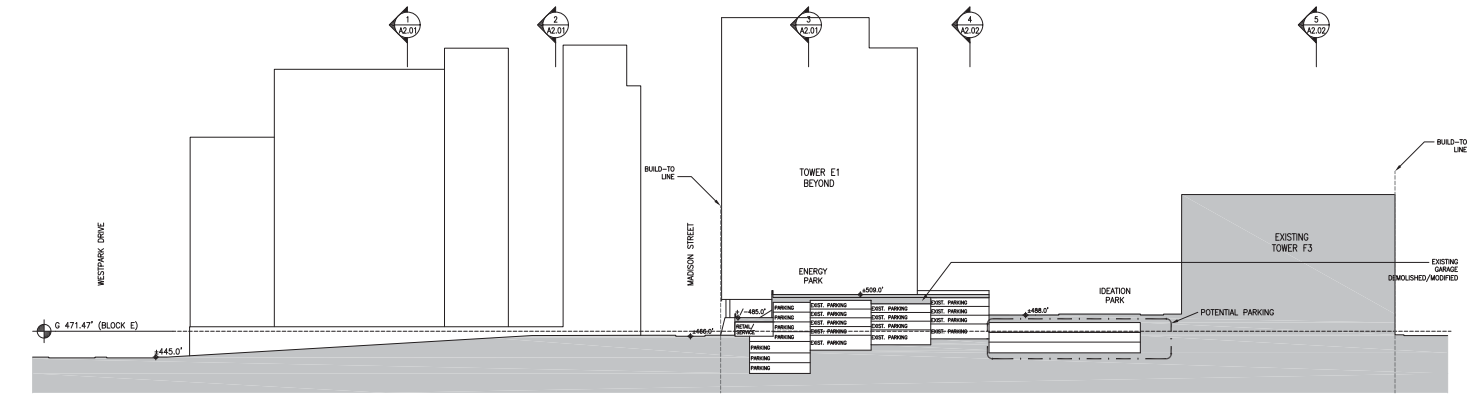
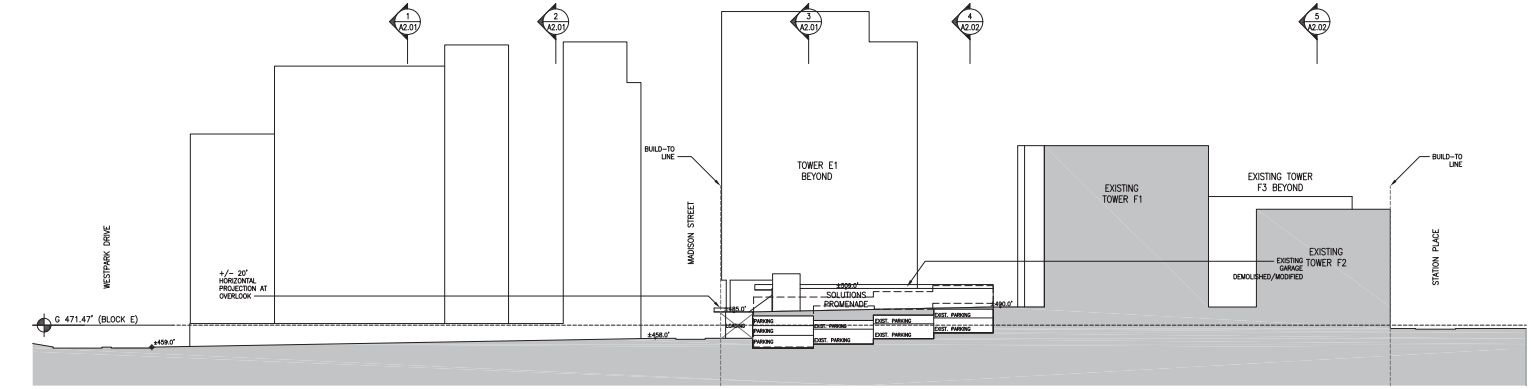
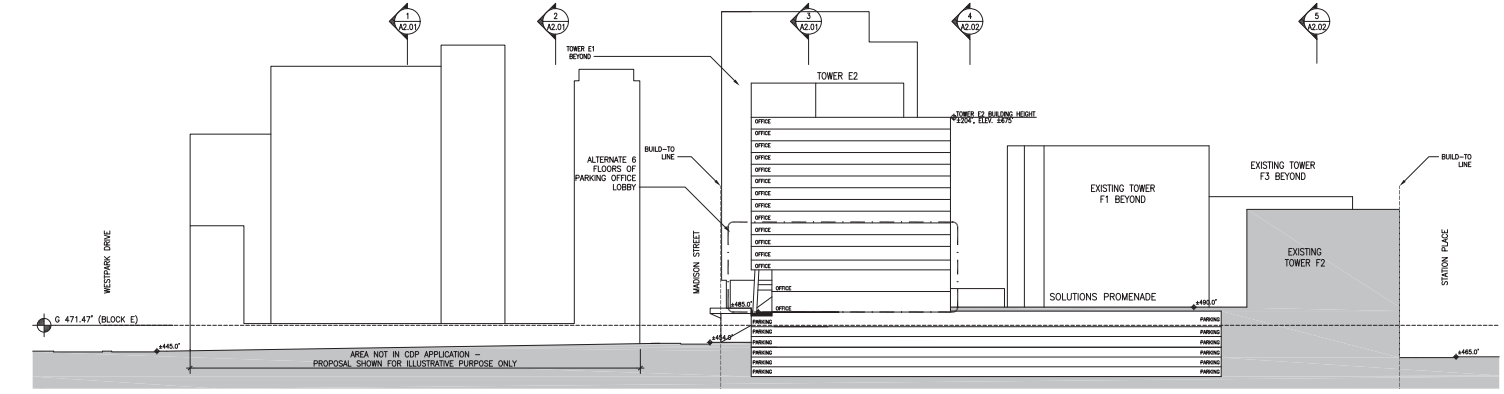


SECTION D
1" = 60'-0"



SECTION E
1" = 60'-0"



SECTION F
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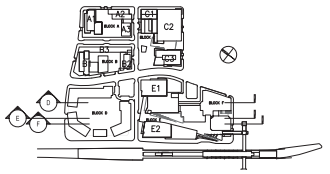
KEY:



NOTES:

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12	CDP Resubmission		08.28.2015
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09	CDP Resubmission		05.22.2015
08	CDP Resubmission		02.20.2015
07	CDP Resubmission		04.07.2014
06	CDP Resubmission		07.01.2013
05	CDP Resubmission		02.19.2013
04	CDP Resubmission		10.22.2012
03	CDP Resubmission		07.17.2012
02	CDP Resubmission		06.30.2011
01	CDP Resubmission		11.15.2010

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THE BORO
TYSONS, VA

DRAWING TITLE:

SITE SECTIONS

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: 1" : 60'-0"
Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-2.04

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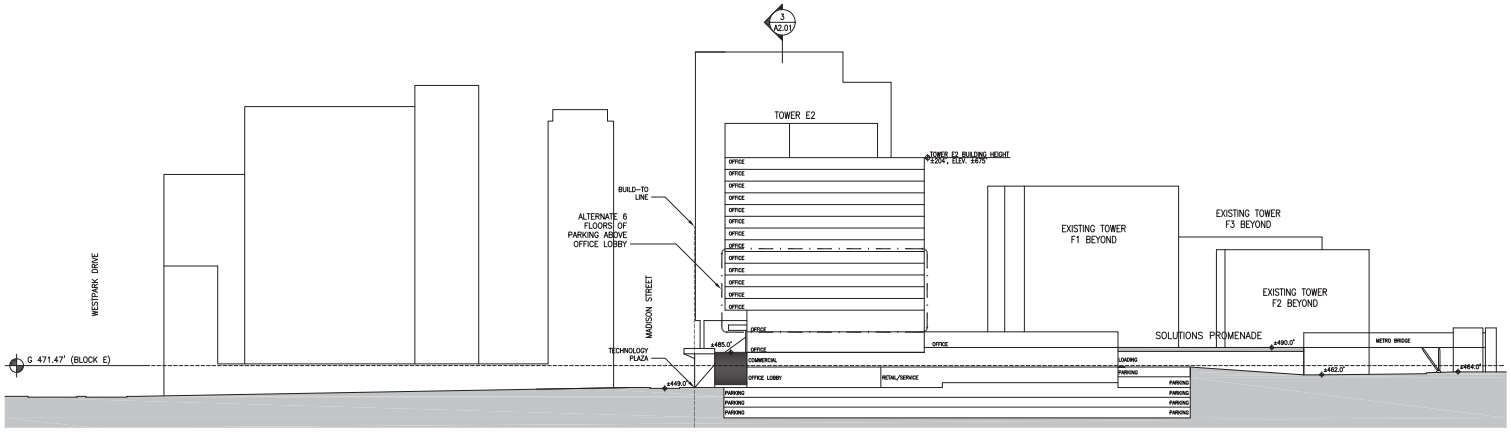
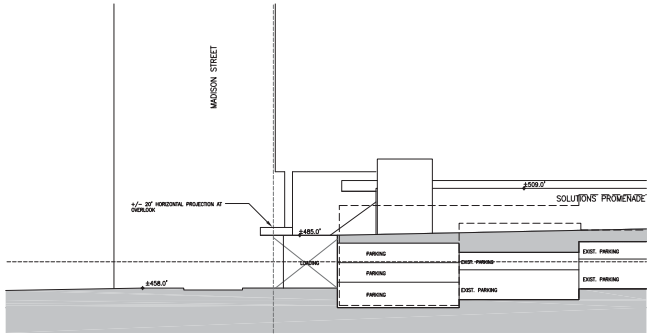
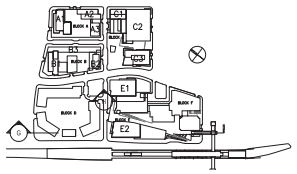


G SECTION G
1" = 60'-0"



H SECTION H
1" = 30'-0"

KEY:



NOTES:

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07	CDP Resubmission	05.22.2015
06	CDP Resubmission	02.20.2015
05	CDP Resubmission	04.07.2014
04	CDP Resubmission	07.01.2013
03	CDP Resubmission	02.19.2013
02	CDP Resubmission	10.22.2012
01	CDP Resubmission	07.17.2012

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THE BORO
TYSONS, VA

DRAWING TITLE:

SITE SECTIONS

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 07.17.2012
Scale: Varies

Project No.: 10012.L00
Cad File: Plans.dwg
Drawing No.:

A-2.05

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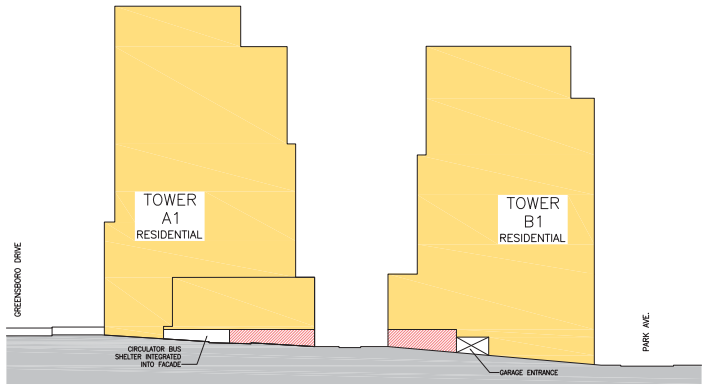
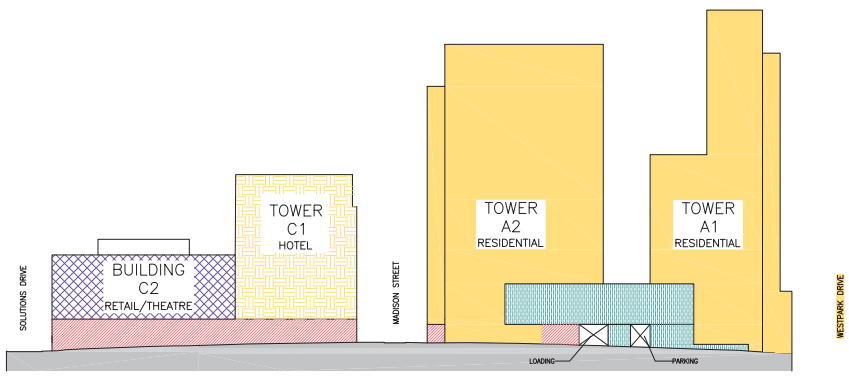
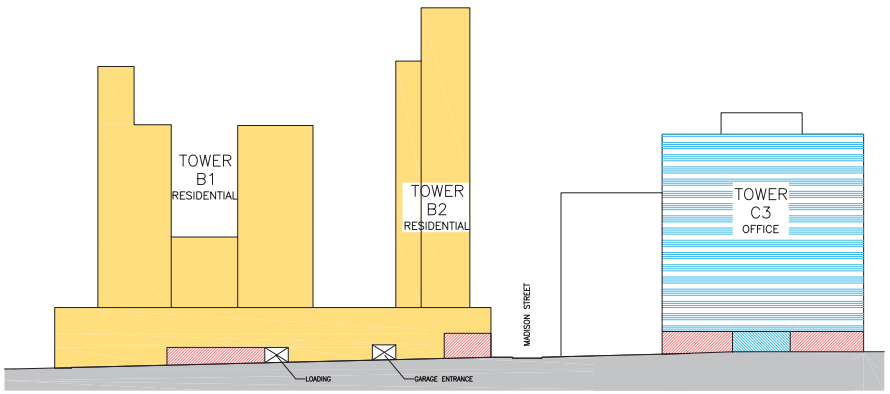


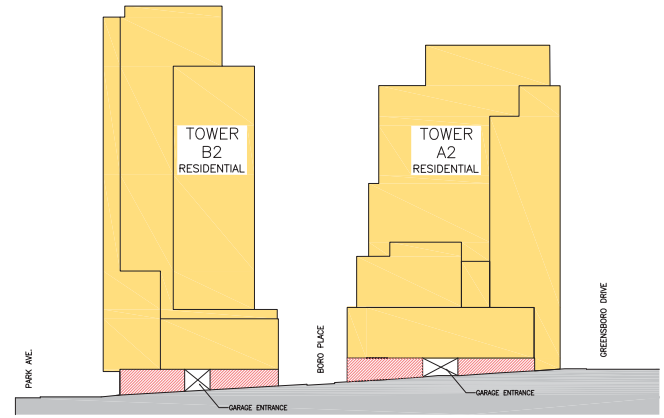
A WESTPARK DRIVE ELEVATION LOOKING EAST
1" = 60'-0"



B GREENSBORO DRIVE ELEVATION LOOKING SOUTH
1" = 60'-0"

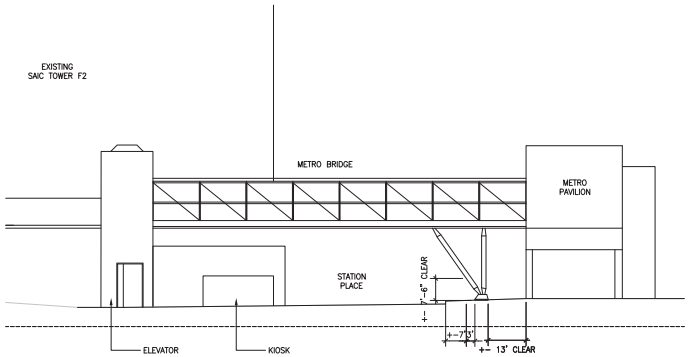


C PARK AVENUE ELEVATION LOOKING NORTH
1" = 60'-0"

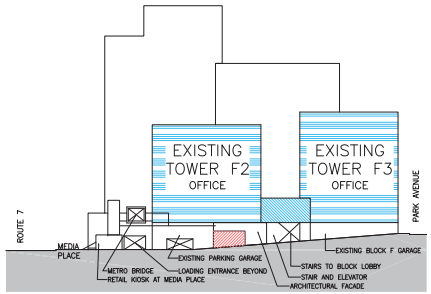


D MADISON STREET ELEVATION LOOKING WEST
1" = 60'-0"

E.1 PRECENDENT FOR METRO BRIDGE
1" = 60'-0"

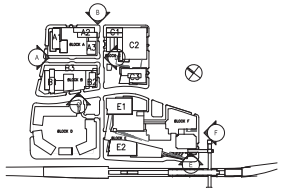


E METRO BRIDGE ELEVATION
1" = 20'-0"



F STATION PLACE LOOKING WEST
1" = 60'-0"

KEY:



NOTES:

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LEGEND:

- RESIDENTIAL
- RETAIL/SERVICE
- RETAIL/THEATRE
- COMMERCIAL/OFFICE
- OFFICE LOBBY
- SCREENED PARKING
- LANDSCAPE BERM
- HOTEL

NO.	REVISIONS	SUBMISSIONS	DATE
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02	CDP Resubmission		06.30.2011
01	CDP Resubmission		11.15.2010

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LANDDESIGN
202 South Peyton Street | Alexandria, VA 22314 | 703.549.7784

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TYSONS, VA

DRAWING TITLE:

STREET ELEVATIONS

SEAL:

Drawn: LS
Checked: JFP
Reviewed: JLL
Date: 11.15.2010
Scale: 1" : 60'-0"
Project No.: 10012.L00
Cad File: ELEVATIONS + SECTIONS.dwg
Drawing No.: A-2.06

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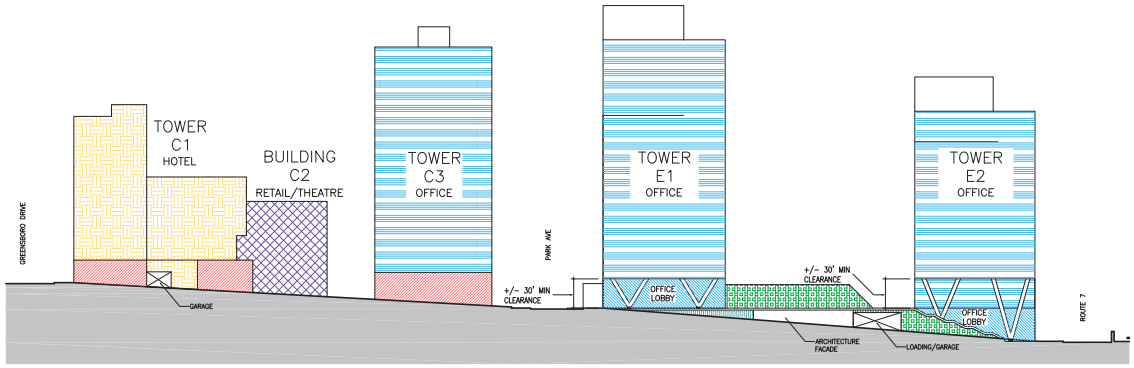
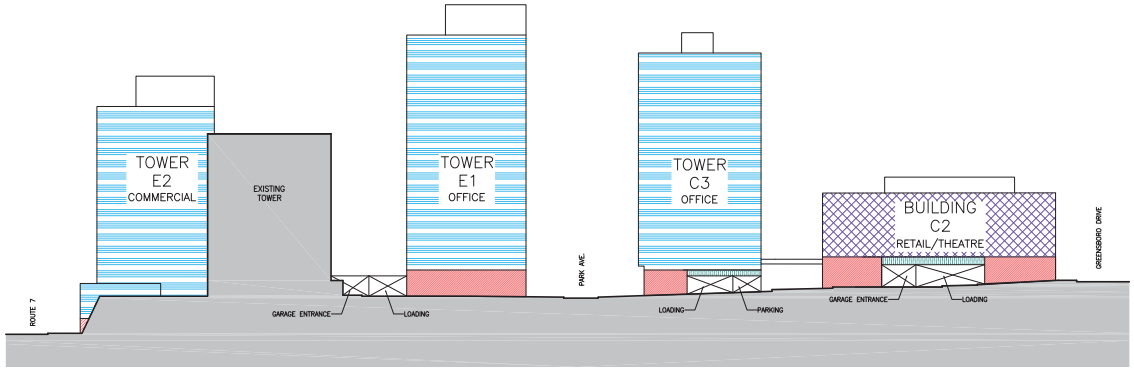
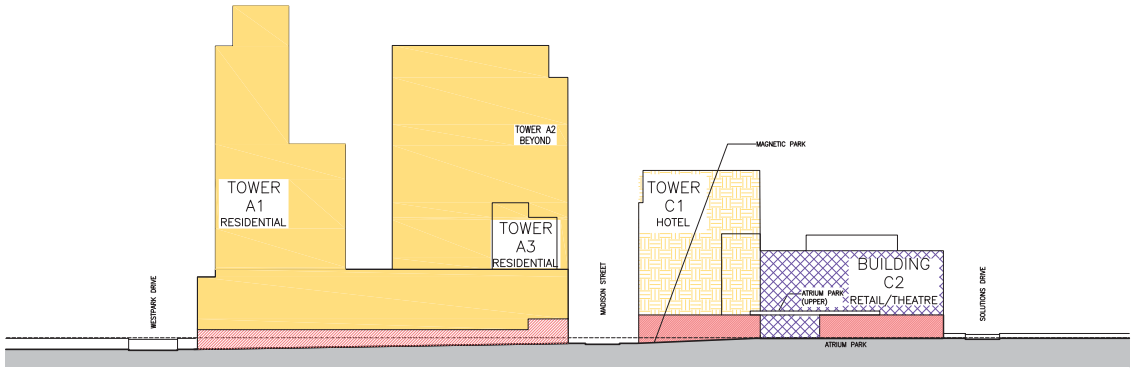


G MADISON STREET ELEVATION LOOKING EAST
1" = 60'-0"

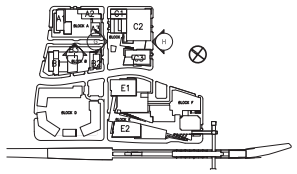


H SOLUTIONS DRIVE ELEVATION LOOKING WEST
1" = 60'-0"



I BORO PLACE / MAGNETIC PARK / ATRIUM PARK ELEVATION LOOKING NORTH
1" = 60'-0"

KEY:



NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Building heights do not include mechanical penthouses which may project +/- 35'-0" above roof level.
3. Building heights and numbers of floors are illustrative and may be adjusted provided the minimum and maximum buildings heights shown in the development tabulations are maintained.

LEGEND:

- RESIDENTIAL
- RETAIL/SERVICE
- RETAIL/THEATRE
- COMMERCIAL/OFFICE
- OFFICE LOBBY
- SCREENED PARKING
- LANDSCAPE BERM
- HOTEL

NO.	REVISIONS	SUBMISSIONS	DATE
09	CDP Resubmission		08.28.2015
08	CDP Resubmission		05.22.2015
07	CDP Resubmission		02.20.2015
06	CDP Resubmission		04.07.2014
05	CDP Resubmission		07.01.2013
04	CDP Resubmission		02.19.2013
03	CDP Resubmission		10.22.2012
02	CDP Resubmission		06.30.2011
01	CDP Resubmission		11.15.2010

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THE BORO
TYSONS, VA

DRAWING TITLE:

STREET ELEVATIONS

SEAL:

Drawn: LS
Checked: JFP
Reviewed: JLL
Date: 07.16.2012
Scale: 1" : 60'-0"
Project No.: 10012.L00
Cad File: ELEVATIONS + SECTIONS.dwg
Drawing No.: A-2.07

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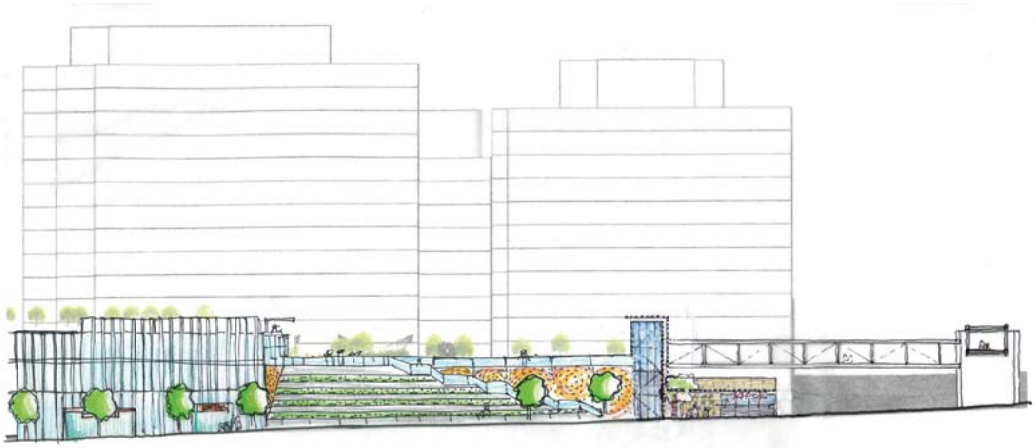

G MEDIA PLACE CONCEPTUAL ELEVATION
N.T.S.

H MEDIA PLACE CONCEPTUAL PERSPECTIVE
N.T.S.

I MEDIA PLACE CONCEPTUAL PLAN SKETCH
N.T.S.

NO.	REVISIONS	SUBMISSIONS	DATE
09	CDP Resubmission		08.28.2015
08	CDP Resubmission		05.22.2015
07	CDP Resubmission		02.20.2015
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02	CDP Resubmission		06.30.2011
01	CDP Resubmission		11.15.2010

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THE BORO
TYSONS, VA

DRAWING TITLE:

STREET ELEVATIONS

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: LS
Checked: JFP
Reviewed: JLL
Date: 04.07.2014
Scale: 1" : 60'-0"

Project No.: 10012.L00
Cad File: ELEVATIONS + SECTIONS.dwg
Drawing No.:

A-2.08

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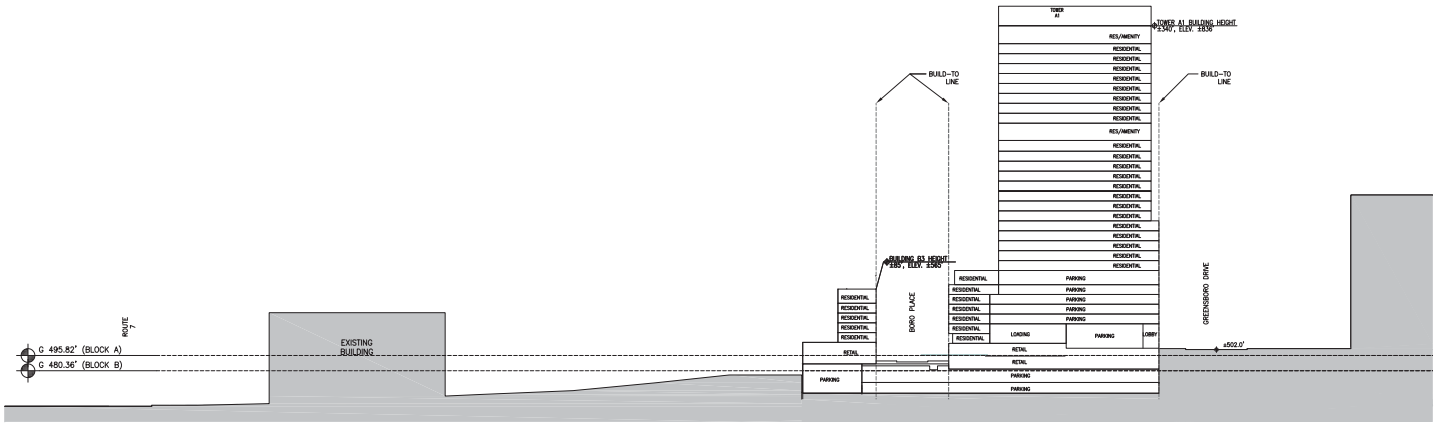
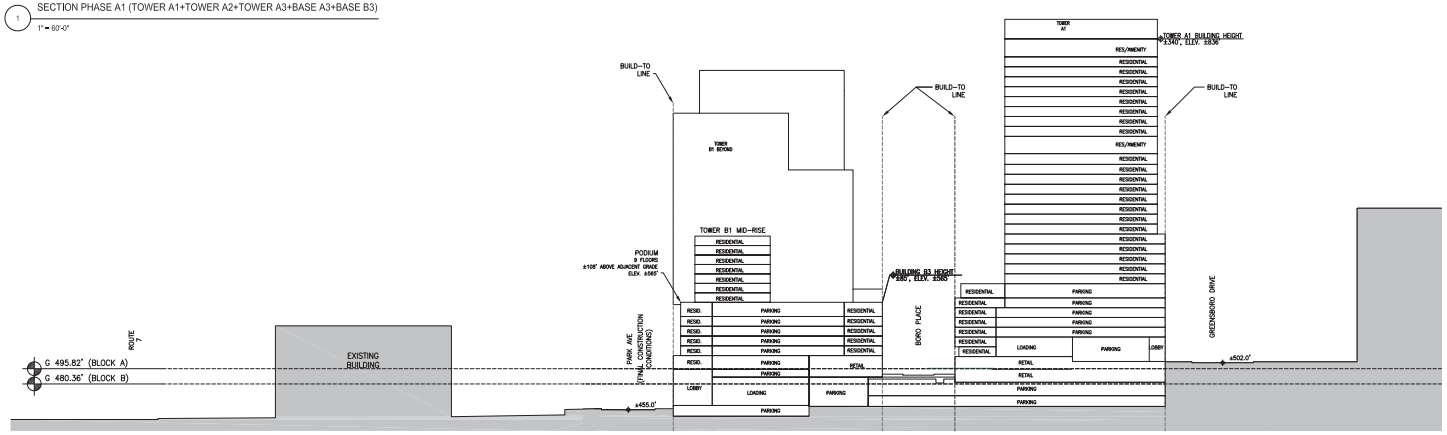


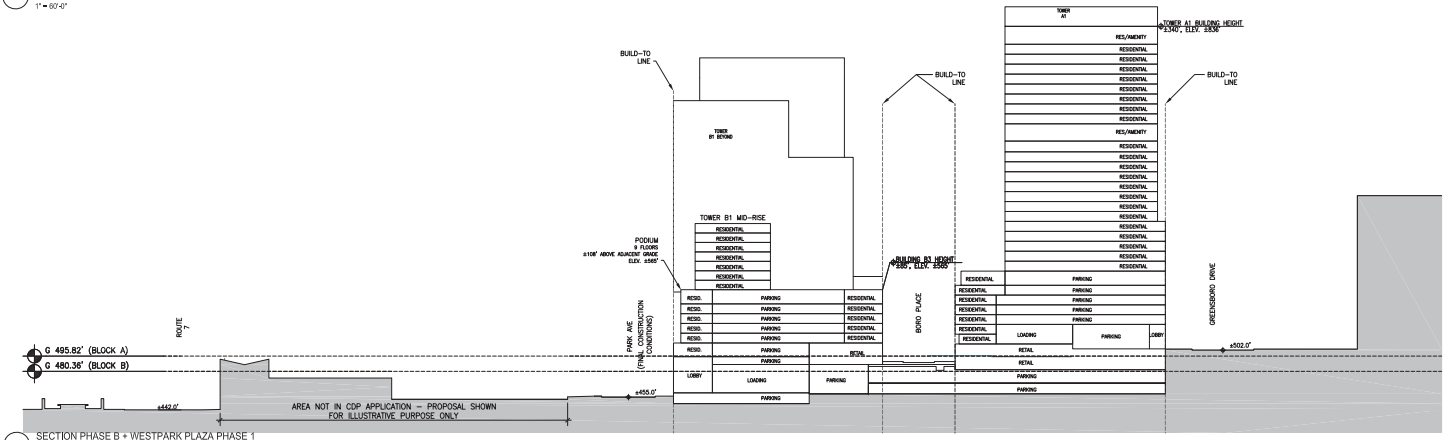
1 SECTION PHASE A1 (TOWER A1+TOWER A2+TOWER A3+BASE A3+BASE B3)

1" = 60'-0"



2 SECTION PHASE B (TOWER A1+TOWER A2+TOWER A3+TOWER B1 WEST+TOWER B1 EAST+BUILDING B3)

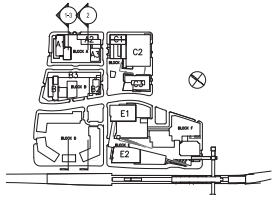
1" = 60'-0"



3 SECTION PHASE B + WESTPARK PLAZA PHASE 1

1" = 60'-0"

KEY:



NOTES:

1. Grades are approximate and subject to change with final engineering.
2. Refer to landscape drawings for plans by phase.
3. Building heights and numbers of floors shown are illustrative and may be adjusted provided the minimum and maximum buildings heights shown in the development tabulations are maintained.

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11	CDP Resubmission	08.28.2015
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04	CDP Resubmission	07.17.2012
03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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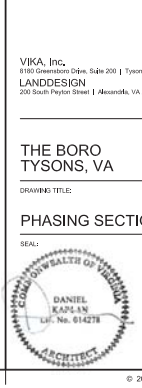
THE BORO
TYSONS, VA

DRAWING TITLE:

PHASING SECTIONS

SEAL:



Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"

Project No.: 10012.L00
Cad File: ELEVATIONS + SECTIONS.dwg
Drawing No.:

A-3.01

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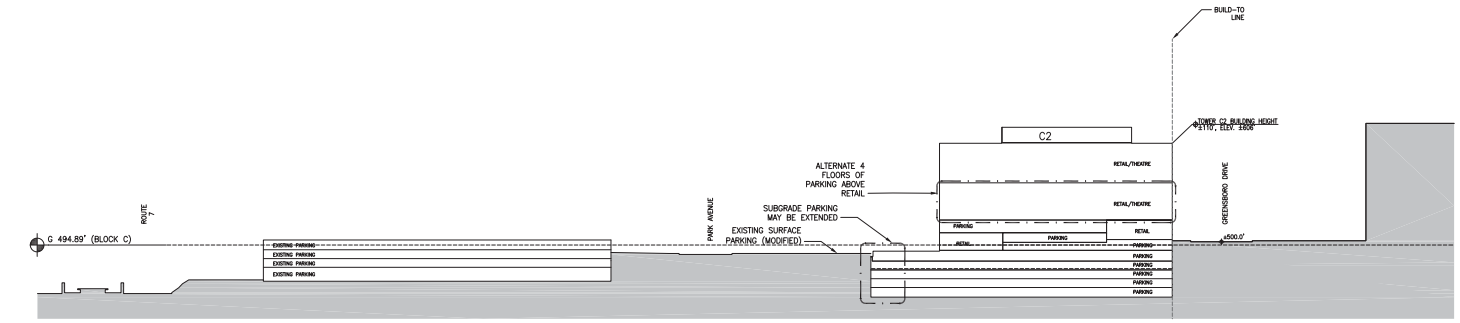
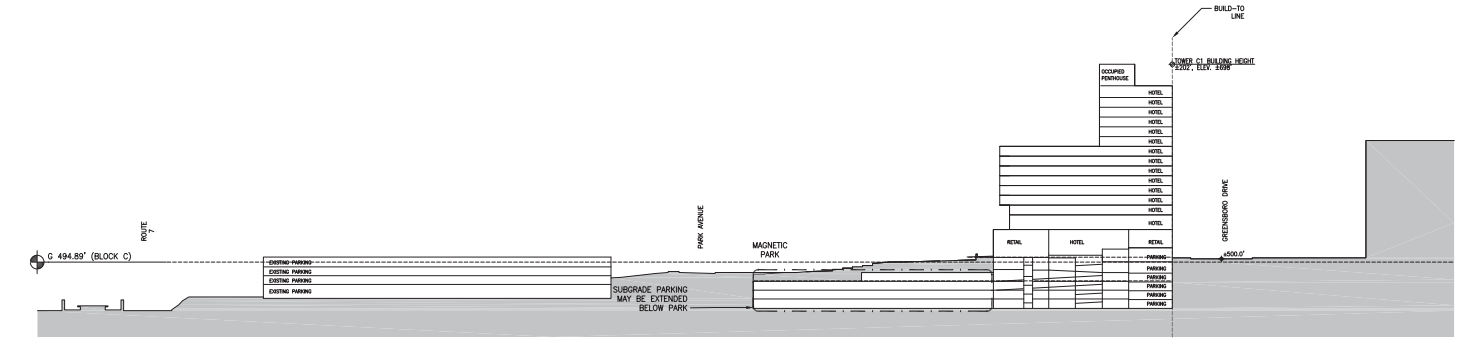


4 SECTION PHASE C1 (BUILDING C2)

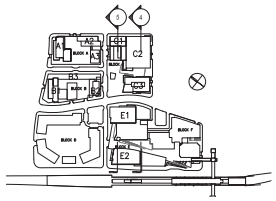
1" = 60'-0"



5 SECTION PHASE C2 (TOWER C1)

1" = 60'-0"

KEY:



NOTES:

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01	CDP Submission		10.01.2010

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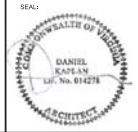
DRAWING TITLE:

PHASING SECTIONS

SEAL:



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Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"
Project No.: 10012.L00
Cad File: ELEVATIONS + SECTIONS.dwg
Drawing No.: A-3.02

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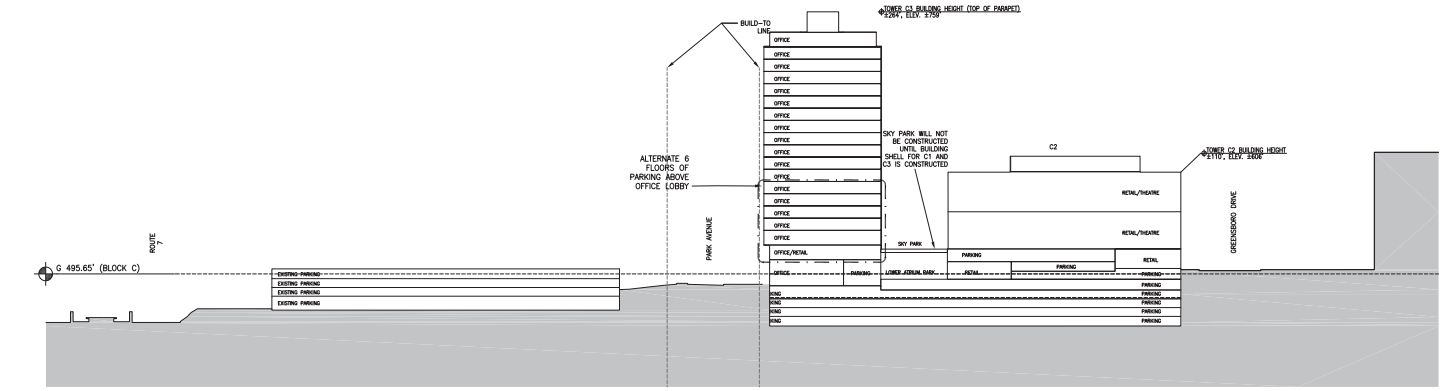
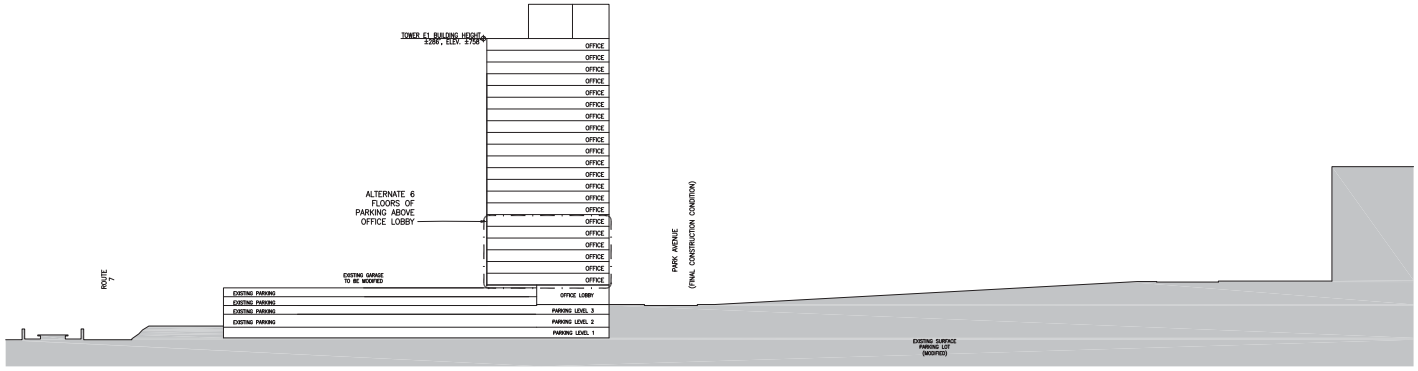


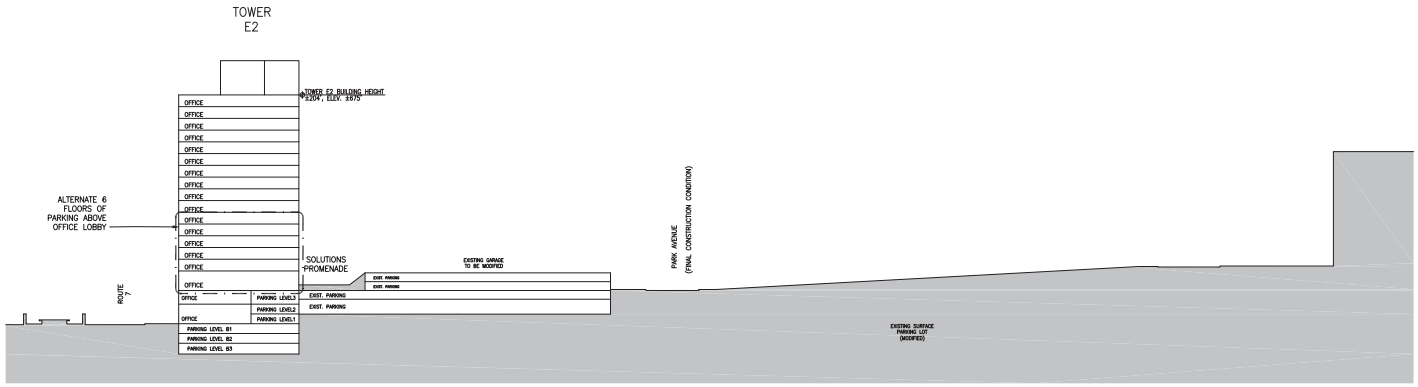
6 SECTION PHASE C3 (TOWER C3+BUILDING C2)

1" = 60'-0"



7 SECTION PHASE E1

1" = 60'-0"



8 SECTION PHASE E2

1" = 60'-0"

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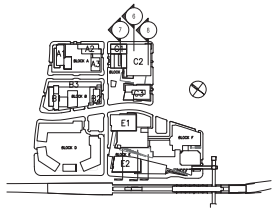

NOTES:

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03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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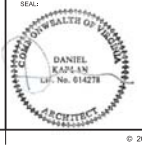
TYSONS, VA

DRAWING TITLE:

PHASING SECTIONS

SEAL:



Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"

Project No.: 10012.L00
Cad File: ELEVATIONS + SECTIONS.dwg
Drawing No.:

A-3.03

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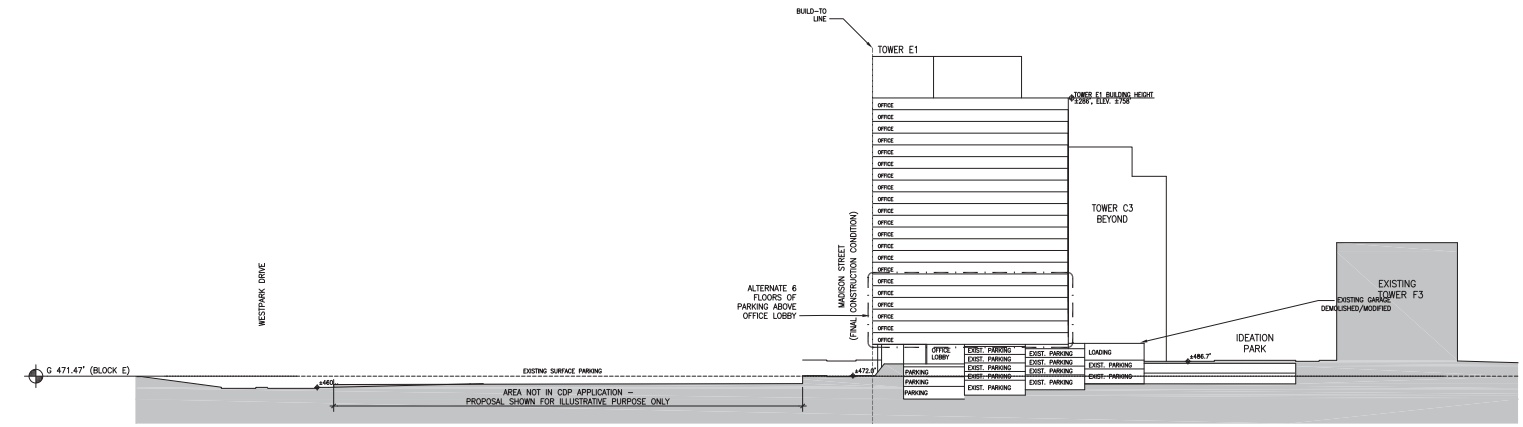
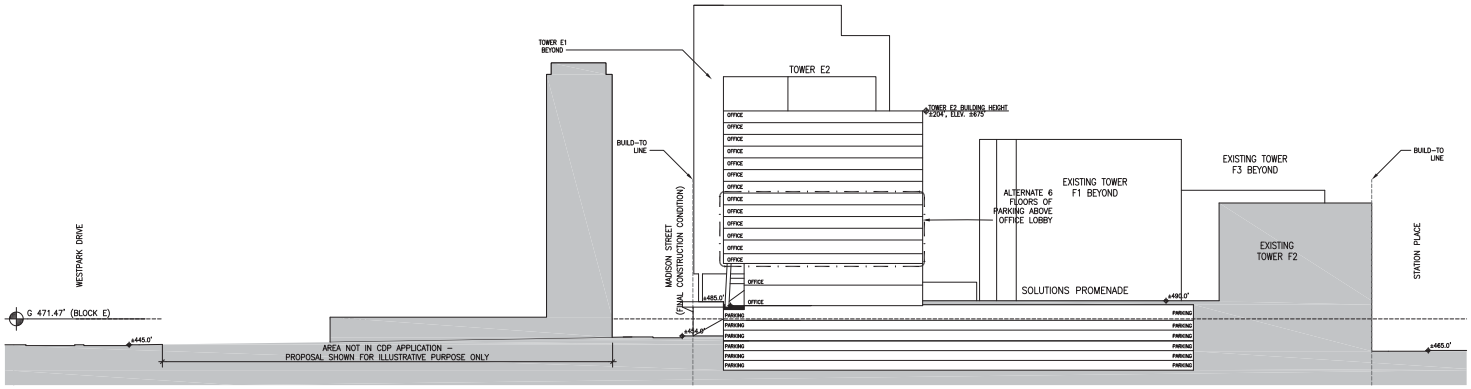


9 SECTION PHASE E1 (TOWER E1+WESTPARK PLAZA PHASE1)

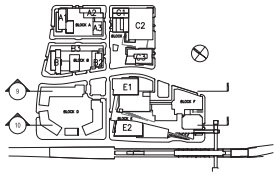
1" = 60'-0"



10 SECTION PHASE E2 (TOWER E2+WESTPARK PLAZA PHASE1)

1" = 60'-0"

KEY:



NOTES:

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09	CDP Resubmission	02.20.2015
08	CDP Resubmission	04.07.2014
07	CDP Submission	07.01.2013
06	CDP Resubmission	02.19.2013
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04	CDP Resubmission	07.17.2012
03	CDP Resubmission	06.30.2011
02	CDP Resubmission	11.15.2010
01	CDP Submission	10.01.2010

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THE BORO
TYSONS, VA

DRAWING TITLE:

PHASING SECTIONS

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: 1" : 60'-0"
Project No.: 10012.L00
Cad File: ELEVATIONS + SECTIONS.dwg
Drawing No.:

A-3.04

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LEGEND:

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL
- EXISTING BUILDING
- PARKS
- RETAIL/THEATRE

NO.	REVISIONS	SUBMISSIONS	DATE
08	CDP Resubmission		08.28.2015
07	CDP Resubmission		07.22.2015
06	CDP Resubmission		05.22.2015
05	CDP Resubmission		02.20.2015
04	CDP Resubmission		07.01.2013
03	CDP RESUBMISSION		02.19.2013
02	CDP RESUBMISSION		10.22.2012
01	CDP Resubmission		07.17.2012

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THE BORO
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DRAWING TITLE:

AERIAL VIEW

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: NTS

Project No.: 10012.L00
Cad File:
Drawing No.:

A-4.01

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1 VIEW LOOKING EAST

2 VIEW LOOKING NORTH

3 VIEW LOOKING WEST

4 VIEW LOOKING SOUTH

LEGEND:

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL
- EXISTING BUILDING
- PARKS
- RETAIL/THEATRE

NO.	REVISIONS	SUBMISSIONS	DATE
08	CDP Resubmission		08.28.2015
07	CDP Resubmission		07.22.2015
06	CDP Resubmission		05.22.2015
05	CDP Resubmission		02.20.2015
04	CDP Resubmission		07.01.2013
03	CDP RESUBMISSION		02.19.2013
02	CDP RESUBMISSION		10.22.2012
01	CDP Resubmission		07.17.2012

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DRAWING TITLE:

VIEWS INTO THE SITE

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: NTS

Project No.: 10012.L00
Cad File:
Drawing No.:

A-4.02

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1 VIEW LOOKING EAST

2 VIEW LOOKING NORTH

3 VIEW LOOKING WEST

4 AERIAL VIEW

NO.	REVISIONS	SUBMISSIONS	DATE
06	CDP Resubmission		08.28.2015
05	CDP Resubmission		07.22.2015
04	CDP Resubmission		05.22.2015
03	CDP Resubmission		02.20.2015
02	CDP Resubmission		04.07.2014
01	CDP Submission		07.01.2013

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DRAWING TITLE:

ILLUSTRATIVE RENDERINGS

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: CC
Checked: JFP
Reviewed: JLL
Date: 10.01.2010
Scale: NTS

Project No.: 10012.L00
Cad File:
Drawing No.:

A-4.03

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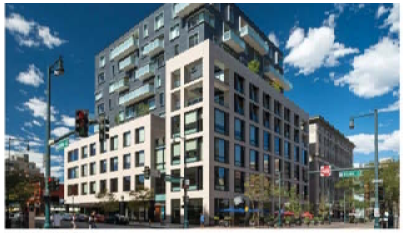
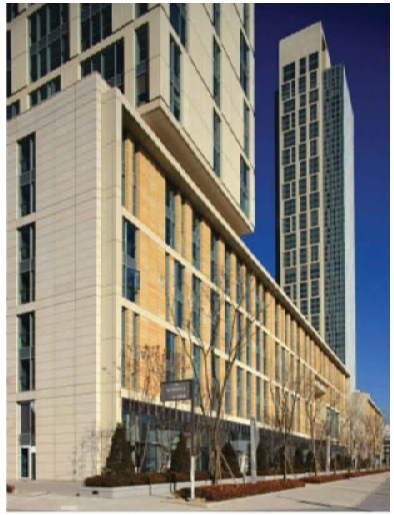
STEPPED MASSES



STEPPED MASSES

INTEGRATED BALCONIES



PATTERNED FENESTRATION

MASONRY INTERWOVEN WITH GLASS

MASONRY

HIGH RISE RESIDENTIAL

Materials and details should support a scale and character commensurate with a walkable and welcoming neighborhood. Residential high rise design should provide a varied architectural expression within the building envelope to create visual interest and distinct identities within the overall development. Building entrances should contribute to the pedestrian experience and enhance the public realm. Balconies and other architectural elements can be integrated into the building facade to add create visual interest but should be integrated with the design of the facade. A variety of materials are appropriate, Masonry, terra cotta, architectural precast, metal panels and window wall systems should be considered for their color/finish as part of the overall palette of materials.

GLASS SKINNED

SOLAR RESPONSIVE

CRYSTALINE MASSES

RENOVATED FACADE

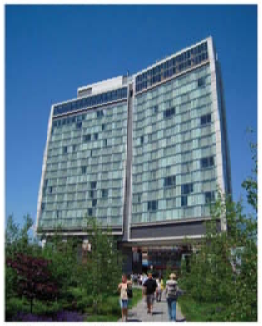
GRAND ENTRY

GRIDDED PATTERN

ARTICULATED FACADE

DISTINCTIVE FORMS

DISTINCTIVE FORMS



FRAMED GLASS FACADE

GRIDDED PATTERN

OFFICE TOWERS

The towers should be designed as part of an overall composition with each individual tower responding to its specific context in massing, materials and detailing. The towers design should maximize access to view corridors through the site and allows each building to have a distinct identity within the overall composition. Towers should have a clear base articulation to meet the pedestrian realm. Tower design should be varied and avoid a uniform façade. Material selections for building elements should be considered for their aesthetic quality and integration with the overall project. The glass color and composition should be considered in relationship to other building materials and the glass transparency considered from both from the interior and exterior. Parking should be screened and designed with careful attention to the composition of opening and voids.

HOTEL

The hotel is in a prominent location in the project. The facades should be designed to respect the unique environment at each frontage. The south facade should be articulated to anchor the park and provide visual definition to the public realm. The hotel represents a semi-private realm and this should be expressed in a warm and welcoming façade that relates to its context. Canopies and other techniques should be incorporated to protect visitors from the weather and to create a transition between the interior and exterior experiences.

NOTES:

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NO.	REVISIONS | SUBMISSIONS	DATE
07	CDP Resubmission	08.28.2015
06	CDP Resubmission	07.22.2015
05	CDP Resubmission	05.22.2015
04	CDP Resubmission	02.20.2015
03	CDP RESUBMISSION	07.01.2013
02	CDP RESUBMISSION	02.19.2012
01	CDP Resubmission	10.22.2012

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THE BORO
TYSONS, VA

DRAWING TITLE:

ARCHITECTURAL PRECEDENTS

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: CC	Project No.: 10012.L00
Checked: JFP	Cad File:
Reviewed: JLL	Drawing No.:
Date: 10.01.2010	A-4.04
Scale: NTS	

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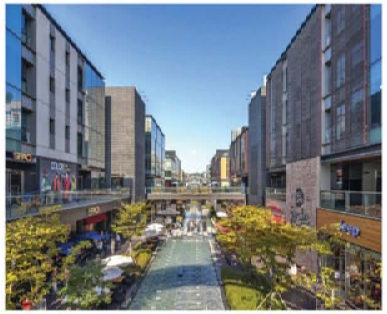
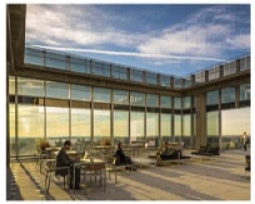
EXPRESSED PARLOUR LEVEL

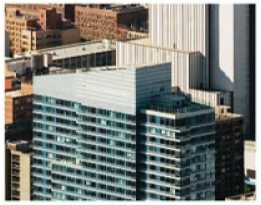


PEDESTRIAN SCALE

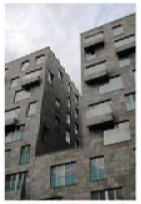


OCCUPIED ROOFTOPS

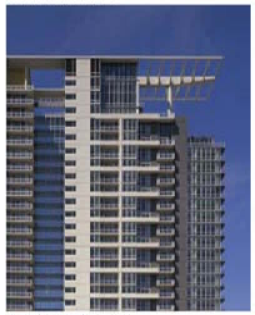
OCCUPIED ROOFTOPS



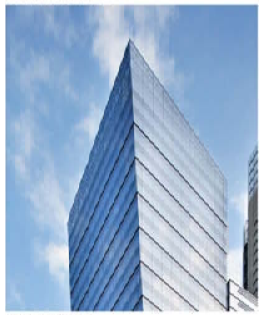
CELEBRATED SCREENWALL



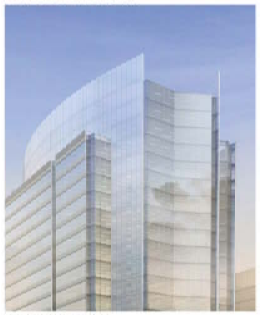
INTEGRATED BALCONIES



SUPER-SCALE CANOPIES



SLOPED PROFILE



PLANES AND MASSES

LOW RISE RESIDENTIAL

The low rise residential buildings should provide a continuous and varied streetwall. They should be designed to create an interesting pedestrian experience. Building entrances should be clearly articulated and defined with canopy's or other elements. The finish floor for ground floor residential uses should be offset from adjacent sidewalk to provide privacy for residents. Steps, ramps, or ADA compliance lifts for building access should not interfere with pedestrian activities and should be integrated with overall architectural expression. The low rise portions should define a distinctive building base with a change in materials or facade details that refine and support a residential scale for the block.

BUILDING TOPS

Create distinctive towers by incorporating features with parapets, cornices and unique tower tops and bulkheads. Building tops should support an overall composition as well as provide individual profiles in the skyline. The architectural expression of proposed buildings should be integrally designed with parapets, cornices and bulkheads. Visible mechanical systems or other systems should be integrated into the overall architectural expression. Building tops should relate to the lower portions of mid-rises and towers and even the pedestrian realm by considering the vantage points of each tower.

PEDESTRIAN SCALED

INTEGRATED WITH BUILDING ENTRIES

INTEGRATED SIGNAGE AND LOUVER ZONES

SEAMLESS WITH PLAZA SPACES

CANOPIES AND AWNINGS

MAXIMIZED TRANSPARENCY

RETAIL / SERVICE

The retail/service storefronts will be an important component in establishing the overall character of the pedestrian realm. Retail/service storefronts should allow diversity and flexibility within a consistent framework. Signage can be part of a lively streetscape and should be considered in the design of the ground floor facades where retail/service uses are permitted. Ground floor facades should relate to the upper floors of the building through materials, colors, and scale.

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03	CDP RESUBMISSION		07.01.2013
02	CDP RESUBMISSION		02.19.2012
01	CDP Resubmission		10.22.2012

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THE BORO
TYSONS, VA

DRAWING TITLE:

ARCHITECTURAL PRECEDENTS

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: CC	Project No.: 10012.L00
Checked: JFP	Cad File:
Reviewed: JLL	Drawing No.:
Date: 10.01.2010	A-4.05
Scale: NTS	

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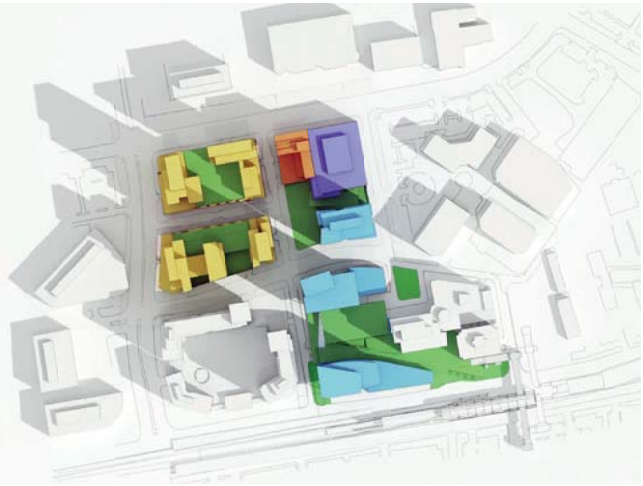

1 MARCH 21 & SEPTEMBER 21 - 9 AM

2 MARCH 21 & SEPTEMBER 21 - 12 PM

3 MARCH 21 & SEPTEMBER 21 - 3 PM

LEGEND:

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL
- EXISTING BUILDING
- PARKS
- RETAIL/THEATRE

NO.	REVISIONS	SUBMISSIONS	DATE
12	CDP Resubmission		08.28.2015
11	CDP Resubmission		07.22.2015
10	CDP Resubmission		05.22.2015
09	CDP Resubmission		02.20.2015
08	CDP Resubmission		04.07.2014
07	CDP Resubmission		07.01.2013
06	CDP Resubmission		02.19.2013
05	CDP Resubmission		07.17.2013
04	CDP Resubmission		06.30.2011
03	CDP Resubmission		11.15.2013
02	CDP Resubmission		10.22.2012
01	CDP Resubmission		10.01.2010

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DRAWING TITLE:

SHADE AND SHADOW STUDIES

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

Drawn: CC
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Date: 11.15.2010
Scale: NTS

Project No.: 10012.L00
Cad File:
Drawing No.:

A-5.01

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1 JUNE 21 - 9 AM

2 JUNE 21 - 12 PM

3 JUNE 21 - 3 PM

LEGEND:

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL
- EXISTING BUILDING
- PARKS
- RETAIL/THEATRE

NO.	REVISIONS	SUBMISSIONS	DATE
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02	CDP Resubmission		10.22.2012
01	CDP Resubmission		10.01.2010

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DRAWING TITLE:

SHADE AND SHADOW STUDIES

SEAL:

COMMONWEALTH OF VIRGINIA
DANIEL KAPLAN
Lic. No. 014278
ARCHITECT

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Date: 11.15.2010
Scale: NTS

Project No.: 10012.L00
Cad File:
Drawing No.:

A-5.02

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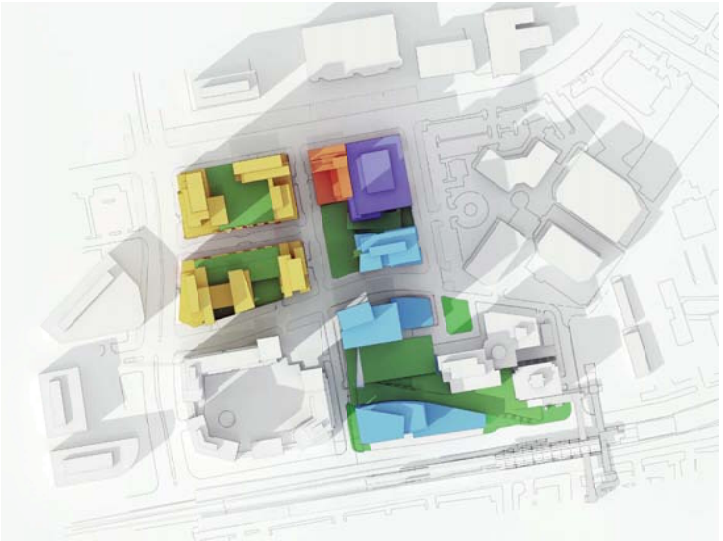
1 DECEMBER 21 - 9 AM

2 DECEMBER 21 - 12 PM



3 DECEMBER 21 - 3 PM

LEGEND:

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL
- EXISTING BUILDING
- PARKS
- RETAIL/THEATRE

NO.	REVISIONS	SUBMISSIONS	DATE
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SEAL:

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Lic. No. 014278
ARCHITECT

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THE BORO
Conceptual Development Plan
The Meridian Group, Inc.
OVERALL ILLUSTRATIVE

DATE: 04/07/2015
DESIGNED BY: KG/CP/CJ/CG
DRAWN BY: KG/CG/CJ/DJ/HB
CHECKED BY: KG
SCALE: 1"=60'
PROJECT #: 2013087

REVISIONS:
02/20/2015 - CDP RESUBMISSION
03/20/2015 - CDP RESUBMISSION
07/22/2015 - CDP RESUBMISSION
08/28/2015 - CDP RESUBMISSION

SHEET NUMBER:
L-1.0

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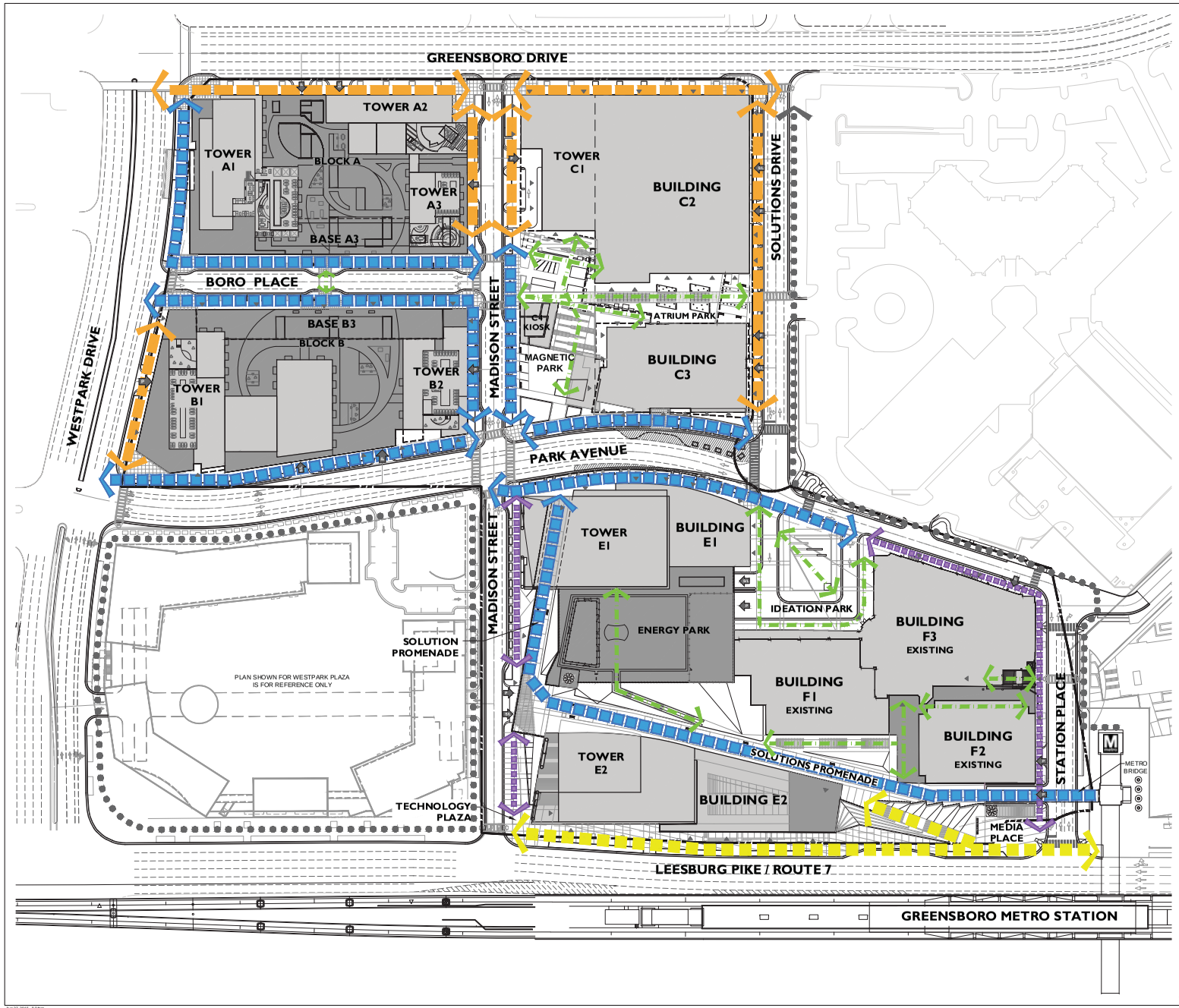

LEGEND

- GATEWAY PEDESTRIAN CORRIDOR
- PRIMARY PEDESTRIAN CORRIDOR
- SECONDARY PEDESTRIAN CORRIDOR
- TERTIARY PEDESTRIAN CORRIDOR
- INTERIOR PEDESTRIAN CIRCULATION
- BY OTHERS
- PROPERTY LINE/EXISTING VDOT ROW
- BUILD-TO LINE
- RESIDENTIAL LOBBY, HOTEL, OFFICE, AND/OR RETAIL/SERVICE/COMMERCIAL ENTRANCE (SEE NOTE 1)
- VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
- VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)
- LANDMARK ELEVATOR KIOSK

NORTH

SCALE: 1" = 60'

30' 0' 30' 60' 120'

GENERAL NOTES:

1. FOR REFERENCE ONLY; SEE SHEETS A-1.01 & A-1.02 FOR LOCATION OF OFFICE AND VEHICULAR ENTRANCES ON ARCHITECTURE PLANS.
2. LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS ARE LOCATED ON SHEET C-21 OF CIVIL PLANS AND SHEETS L-5.1 & L-5.2 OF LANDSCAPE PLANS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
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THE BORO
Conceptual Development Plan
The Meridian Group, Inc.
PEDESTRIAN HIERARCHY

REVISIONS:
07/20/2015 - CDP RESUBMISSION
07/21/2015 - CDP RESUBMISSION
07/22/2015 - CDP RESUBMISSION
08/28/2015 - CDP RESUBMISSION

DATE: 04/07/2015
DESIGNED BY: KG/CDP/CJK/G
DRAWN BY: KG/CJK/GD/SHB
CHECKED BY: KG
SCALE: 1"=60'
PROJECT #: 2013087

SHEET NUMBER:
L-2.0

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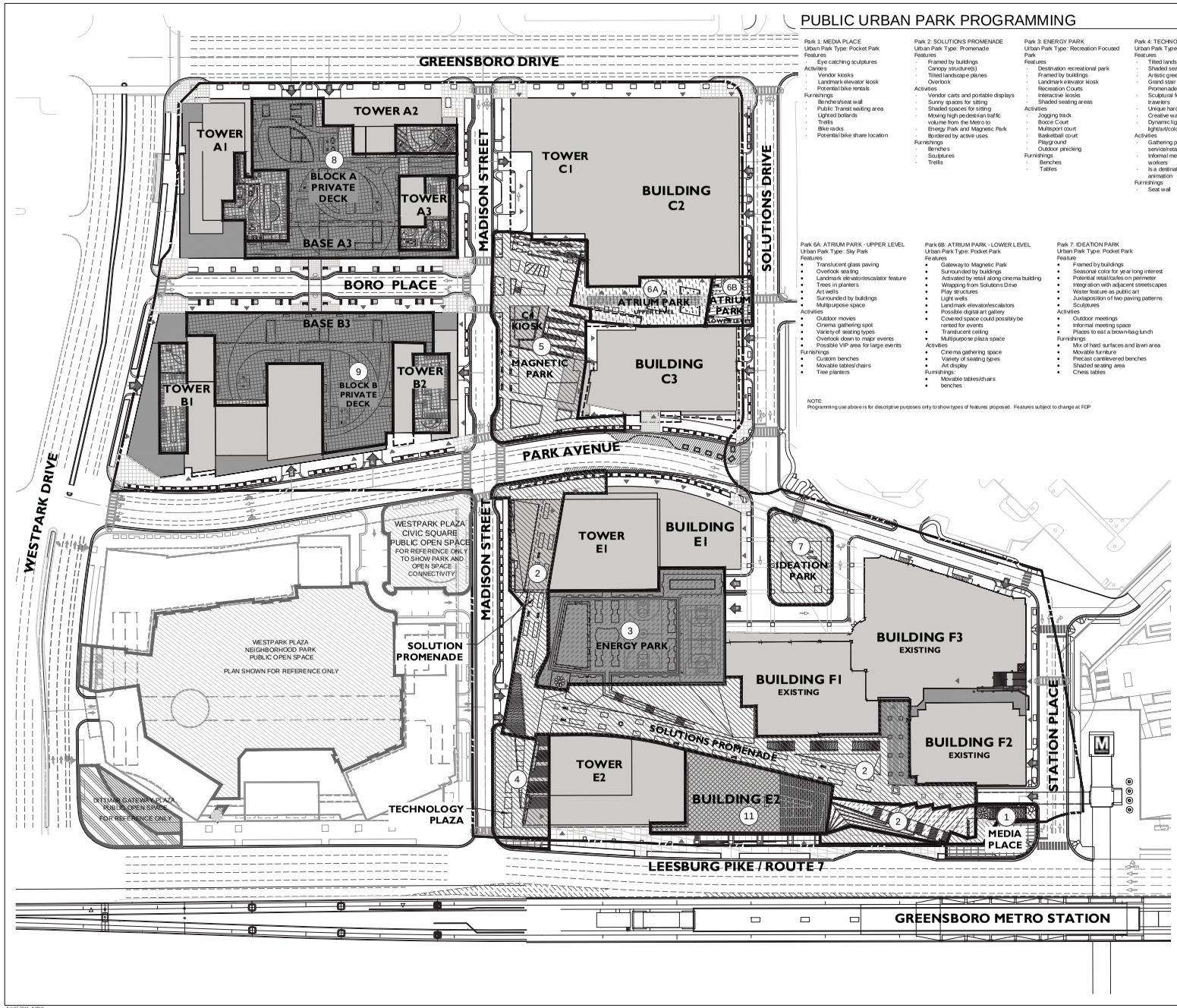

PUBLIC URBAN PARK PROGRAMMING

Park 1: MEDIA PLACE
Urban Park Type: Pocket Park
Features
- Eye catching sculptures

Activities
- Vendor kiosks
- Landmark elevator kiosk
- Potential bike rentals

Furnishings
- Benches/seat wall
- Public Transit waiting area
- Lighted bollards
- Trellis
- Bike racks
- Potential bike share location

Park 2: SOLUTIONS PROMENADE
Urban Park Type: Promenade
Features
- Framed by buildings
- Canopy structure(s)
- Tilted landscape planes
- Overlook

Activities
- Vendor carts and portable displays
- Sunny spaces for sitting
- Shaded spaces for sitting
- Moving high pedestrian traffic volume from the Metro to Energy Park and Magnetic Park
- Bordered by active uses

Furnishings
- Benches
- Sculptures
- Trellis

Park 3: ENERGY PARK
Urban Park Type: Recreation Focused Park
Features
- Destination recreational park
- Framed by buildings
- Landmark elevator kiosk
- Recreation Courts
- Interactive kiosks
- Shaded seating areas

Activities
- Jogging track
- Bocce Court
- Multisport court
- Basketball court
- Playground
- Outdoor pinicking

Furnishings
- Benches
- Tables

Park 4: TECHNOLOGY PLAZA
Urban Park Type: Pocket Park
Features
- Tilted landscape panels
- Shaded seating areas
- Artistic green wall
- Grand stair animation to Solutions Promenade
- Sculptural focal point for Route 7 travelers
- Unique hardscape paving
- Creative wall art/mural
- Dynamic lighting through digital light/art/color

Activities
- Gathering place before/after visiting service/retail on Madison St.
- Informal meeting area for office workers
- is a destination for grand stair animation

Furnishings
- Seat wall

Park 5: MAGNETIC PARK
Urban Park Type: Common Green
Features
- Premiere destination and entertainment park of the Tysons Central 7 district
- Located in the heart of The Boro mixed use neighborhood
- Surrounded by entertainment and recreational nodes
- Large open lawn space for a variety of events
- Unique amphitheater seating
- Outdoor gathering/performance space
- Pop jet fountain
- Retail kiosk
- Interpretive Garden
- Shaded areas with seating
- Events plaza
- Infrastructure for movie screens, etc
- Sculptures and/or art work
- Drought tolerant, native, low maintenance plant materials
- Variety of landscape that has seasonal interest and character
- Bioretention pits along perimeter

Activities
- Farmer's market, fair, concert space, car shows, art display
- Play areas (lawn, pop jet)
- Outdoor gathering/performance space
- Outdoor cafe

Furnishings
- Benches
- Outdoor furniture (moveable and fixed)
- Interpretive and wayfinding signage

Park 6A: ATRIUM PARK - UPPER LEVEL
Urban Park Type: Sky Park
Features
- Translucent glass paving
- Overlook seating
- Landmark elevator/escalator feature
- Trees in planters
- Art wells
- Surrounded by buildings
- Multipurpose space

Activities
- Outdoor movies
- Cinema gathering spot
- Variety of seating types
- Overlook down to major events
- Possible VIP area for large events

Furnishings
- Custom benches
- Movable tables/chairs
- Tree planters

Park 6B: ATRIUM PARK - LOWER LEVEL
Urban Park Type: Pocket Park
Features
- Gateway to Magnetic Park
- Surrounded by buildings
- Activated by retail along cinema building
- Wrapping from Solutions Drive
- Play structures
- Light wells
- Landmark elevator/escalators
- Possible digital art gallery
- Covered space could possibly be rented for events
- Translucent ceiling
- Multipurpose plaza space

Activities
- Cinema gathering space
- Variety of seating types
- Art display

Furnishings:
- Movable tables/chairs
- benches

Park 7: IDEATION PARK
Urban Park Type: Pocket Park
Feature
- Framed by buildings
- Seasonal color for year long interest
- Potential retail/cafes on perimeter
- Integration with adjacent streetscapes
- Water feature as public art
- Juxtaposition of two paving patterns
- Sculptures

Activities
- Outdoor meetings
- Informal meeting space
- Places to eat a brown bag lunch

Furnishings
- Mix of hard surfaces and lawn area
- Movable furniture
- Precast cantilevered benches
- Shaded seating area
- Chess tables

NOTE:
Programming use above is for descriptive purposes only to show types of features proposed. Features subject to change at FDP

URBAN PARK LEGEND

SYMBOL	DESCRIPTION	QTY
1	MEDIA PLACE (PUBLIC)	6,843 sf
2	SOLUTIONS PROMENADE (PUBLIC)	72,922 sf
3	ENERGY PARK (PUBLIC)	33,244 sf
4	TECHNOLOGY PLAZA (PUBLIC)	11,550 sf
5	MAGNETIC PARK (PUBLIC)	32,961 sf
6A	ATRIUM PARK - UPPER LEVEL (PUBLIC)	10,721 sf
6B	ATRIUM PARK - LOWER LEVEL (PUBLIC) (Includes area beneath Upper Level)	14,524 sf
7	IDEATION PARK (PUBLIC)	9,725 sf
8	BLOCK A PRIVATE AMENITY DECK (PRIVATE)	50,728 sf
9	BLOCK B PRIVATE AMENITY DECK (PRIVATE)	45,211 sf
11	BUILDING E2 CONFERENE ROOFTOP AMENITY (PRIVATE)	17,957 sf

SYMBOL	DESCRIPTION	QTY
	PUBLIC URBAN PARK - ELEVATED	58,882 SF
	PUBLIC OPEN SPACE - SUBJECT TO VDOT APPROVAL	4,788 SF
	PRIVATE PARK	43,047 SF
	PUBLIC URBAN PARK - AT GRADE	139,369 SF

LEGEND

- PROPERTY LINE/EXISTING VDOT ROW
- BUILD-TO LINE
- RESIDENTIAL LOBBY, HOTEL, OFFICE, AND/OR RETAIL/SERVICE/COMMERCIAL ENTRANCE (SEE NOTE 1)
- VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
- VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)
- LANDMARK ELEVATOR KIOSK

NORTH

SCALE: 1" = 60'

30' 0' 30' 60' 120'

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THE BORO
Conceptual Development Plan
The Meridian Group, Inc.
OVERALL URBAN PARK PLAN

DATE: 04/07/2015
DESIGNED BY: KG/CP/CJK/KG
DRAWN BY: KG/CP/CJK/KG
CHECKED BY: KG
SCALE: 1"=60'
PROJECT #: 2013087

REVISIONS:
07/20/2015 - CDP REQUBMISSION
07/21/2015 - CDP REQUBMISSION
07/22/2015 - CDP REQUBMISSION
08/28/2015 - CDP REQUBMISSION

SHEET NUMBER:
L-3.0

Aug 27, 2015 - 9:06pm
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3087 - CDP_Overall Park Plan.dwg

LAST ROW OF IMAGES SPECIFIC TO MADISON ST./ TECHNOLOGY PLAZA ANIMATION

Urban Design Character

The color and material palette for this district is focused on sleek textures and color (such as stainless steel) in contrast to the more vibrant greens of the plant materials. The site will provide many opportunities for public art geared towards avant-garde artists using lighting, materials, and electronics to create a vibrant space with "pop." Clipped hedges, precise lawns and carefully spaced trees will reinforce the urban streetscape experience. The paving patterns will provide a hard structure in contrast to the curvilinear forms of the site furnishings and lighting. Opportunities are provided both for leisurely and quick paces. The grade transitions allow for the creation of unique spaces and outdoor rooms comfortable for one person or hundreds.

1. **Media Place**
   - 1st branding opportunity
   - Orientation space
2. **Solutions Promenade**
   - Encourage movement from Metro and Media Place to Energy Park and Science Square
   - Overlook at pivot point
   - Front door to Public Facility
   - Gathering space for Public Facility patrons
3. **Energy Park**
   - Active multi-sport courts
   - Adventure play and playground equipment
   - Physical activities
   - Bocce
   - Jogging Loop
   - Shaded seating areas
4. **Magnetic Park**
   - Large open lawn space for a variety of events
   - Unique amphitheater seating
   - Outdoor gathering/performance space
   - Pop jet fountain
   - Retail kiosk
   - Interpretive Garden
   - Shaded areas with seating
   - Events plaza
   - Infrastructure for movie screens, etc
   - Sculptures
   - Drought tolerant, native, low maintenance plant materials
   - Variety of landscape that has seasonal interest and character
   - Bioretention pits along perimeter
5. **Technology Plaza**
   - Destination for dynamic art (digital/light/art)
   - Access to public facility
   - Highly visible from Route 7 and Metro
   - Main entrance to E2 lobby
   - Major access point up to Solutions Promenade
6. **Atrium Park - Upper Level**
   - Translucent glass paving
   - Overlook seating
   - Landmark elevator/escalator feature
   - Trees in planters
   - Light wells
   - Surrounded by buildings
   - Multipurpose space

6 **Atrium Park - Lower Level**
   - Gateway to Magnetic Park
   - Surrounded by buildings
   - Activated by retail wrapping from Solutions Drive
   - Play structures
   - Light wells
   - Landmark elevator/escalators
   - Possible digital art gallery
   - Covered space could possibly be rented for events
   - Translucent ceiling
   - Multipurpose plaza space
7. **Ideation Park**
   - A place to share knowledge and ideas
   - Opportunities for social interaction
   - Pleasant outdoor meeting space
   - Secluded from the bustling commercial neighborhood making it a sanctuary from the urban environment
   - High visibility from street

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

LandDesign.
209 S. Peyton St., Alexandria, VA 22314
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www.LandDesign.com

THE BORO
Conceptual Development Plan
The Meridian Group, Inc.
OVERALL URBAN PARK CHARACTER IMAGES

DATE: 04/07/2015
DESIGNED BY: KG/CJP/CJK/CG
DRAWN BY: KG/CJP/CJD/SHB
CHECKED BY: KG
QC BY: CJP
SCALE: NTS
PROJECT #: 2013087

REVISIONS:
02/20/2015 - CDP RESUBMISSION
03/23/2015 - CDP RESUBMISSION
07/22/2015 - CDP RESUBMISSION
08/28/2015 - CDP RESUBMISSION

SHEET NUMBER:
L-3.1

Aug 27, 2015 - 9:06pm
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3087 - CDP_Overall Park Character Images.dwg

Concept - Puzzle Piece

KIOSK CONCEPT SKETCHES AS PRESENTED TO FAIRFAX COUNTY

1 L-3.2 MAGNETIC PARK

2 L-3.2 ENERGY PARK

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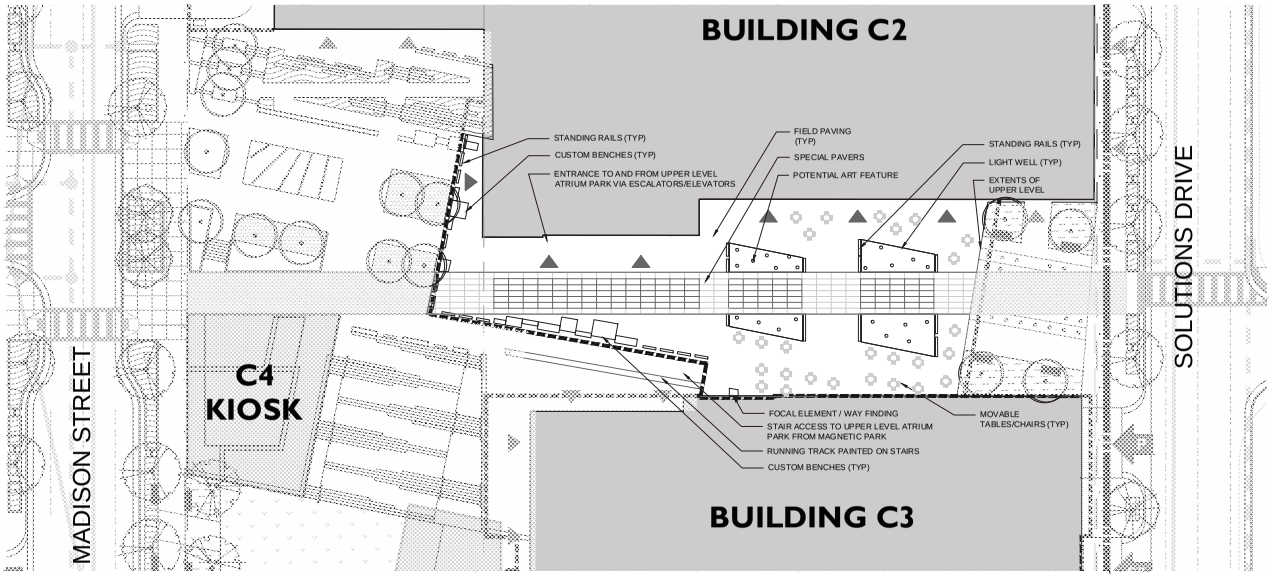
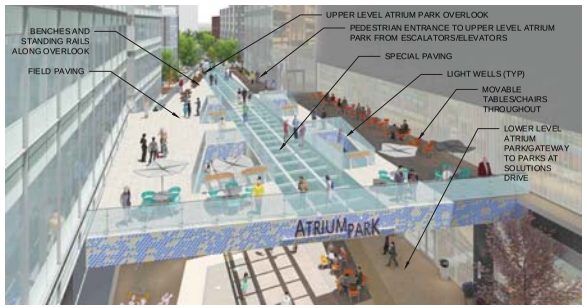
THE BORO
Conceptual Development Plan
The Meridian Group, Inc.
URBAN PARKS ILLUSTRATIVES

DATE: 04/07/2015
DESIGNED BY: CC/SP/GK/KG
DRAWN BY: KG/GC/QD/SH/EB
CHECKED BY: KG
Q.C. BY: TB
SCALE: N/A
PROJECT #: 2013087

REVISIONS:
02/20/2015 - CDP RESUBMISSION
02/27/2015 - CDP RESUBMISSION
07/22/2015 - CDP RESUBMISSION
08/28/2015 - CDP RESUBMISSION

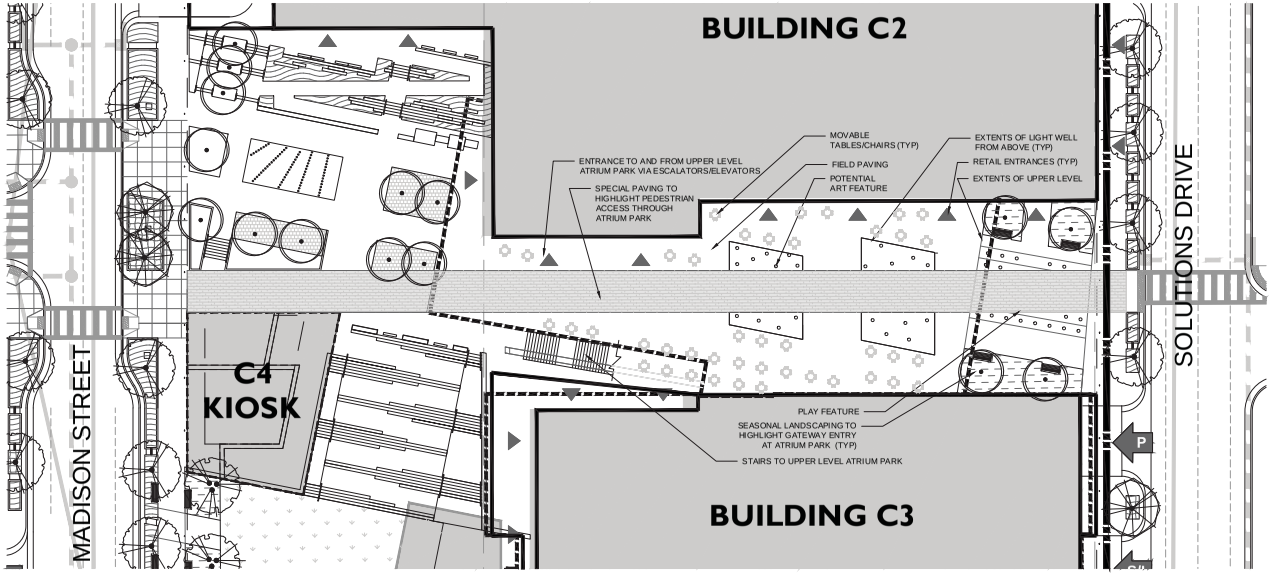
SHEET NUMBER:
L-3.2





NOTE: SEE PERSPECTIVE VIEWS (L-8.0 TO L-8.7) FOR ADDITIONAL INFORMATION

1 L-3.3 ATRIUM PARK UPPER LEVEL



NOTE: SEE PERSPECTIVE VIEWS (L-8.0 TO L-8.7) FOR ADDITIONAL INFORMATION

2 L-3.3 ATRIUM PARK LOWER LEVEL

LEGEND

- PROPERTY LINE/EXISTING VDOT ROW
- BUILD-TO LINE
- RESIDENTIAL LOBBY, HOTEL, OFFICE, AND/OR RETAIL/SERVICE/COMMERCIAL ENTRANCE (SEE NOTE 1)
- VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
- VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)
- LANDMARK ELEVATOR KIOSK

NORTH

SCALE: 1" = 20'

10' 0' 10' 20' 40'

GENERAL NOTES:
1. FOR REFERENCE ONLY; SEE SHEETS A-1.01 & A-1.02 FOR LOCATION OF OFFICE AND VEHICULAR ENTRANCES ON ARCHITECTURE PLANS.
2. LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS ARE LOCATED ON SHEET C-21 OF CIVIL PLANS AND SHEETS L-5.1 & L-5.2 OF LANDSCAPE PLANS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
4. NOT ALL ITEMS IN LEGEND WILL APPEAR ON EVERY SHEET.

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THE BORO
Conceptual Development Plan
The Meridian Group, Inc.
URBAN PARKS ILLUSTRATIVES

DATE: 04/07/2015
DESIGNED BY: CC/PI/GK/KG
DRAWN BY: KG/GK/GD/SHB
CHECKED BY: KG
QC BY: CP
SCALE: 1" = 20'
PROJECT #: 2013087

REVISIONS:
02/20/2015 - CDP REUBMISSION
03/20/2015 - CDP REUBMISSION
07/22/2015 - CDP REUBMISSION
08/28/2015 - CDP REUBMISSION

SHEET NUMBER:
L-3.3

Aug 27, 2015 - 9:07pm
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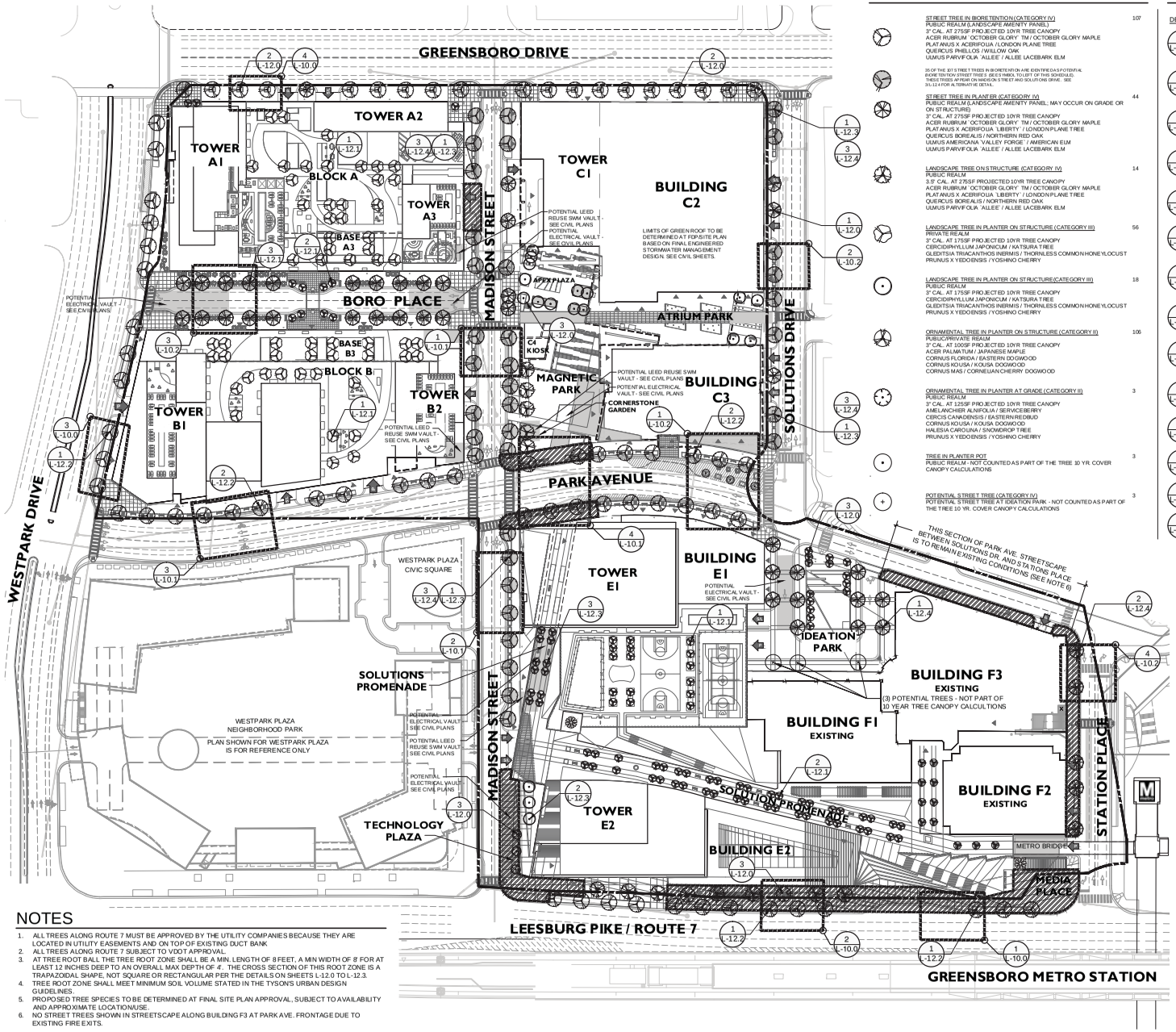
3087 - CDP_3 Hardscape and Landscape Treatments - Blocks A, B, & C.dwg



CONCEPT PLANT SCHEDULE

	STREET TREE IN BIORETENTION (CATEGORY IV) PUBLIC REALM (LANDSCAPE AMENITY PANEL) 3" CAL. AT 275SF PROJECTED 10YR TREE CANOPY ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE PLATANUS X ACERIFOLIA / LONDON PLANE TREE QUERCUS PHELLOS / WILLOW OAK ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	107
	15 OF THE 107 STREET TREES IN BIORETENTION ARE IDENTIFIED AS POTENTIAL BIORETENTION STREET TREES (SEE SYMBOL TO LEFT OF THIS SCHEDULE). THESE TREES APPEAR ON MADISON STREET AND SOLUTIONS DRIVE. SEE SL-12.4 FOR ALTERNATIVE DETAIL.	
	STREET TREE IN PLANTER (CATEGORY IV) PUBLIC REALM (LANDSCAPE AMENITY PANEL; MAY OCCUR ON GRADE OR ON STRUCTURE) 3" CAL. AT 275SF PROJECTED 10YR TREE CANOPY ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE PLATANUS X ACERIFOLIA 'LIBERTY' / LONDON PLANE TREE QUERCUS BOREALIS / NORTHERN RED OAK ULMUS AMERICANA 'VALLEY FORGE' / AMERICAN ELM ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	44
	LANDSCAPE TREE ON STRUCTURE (CATEGORY IV) PUBLIC REALM 3.5" CAL. AT 275SF PROJECTED 10YR TREE CANOPY ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE PLATANUS X ACERIFOLIA 'LIBERTY' / LONDON PLANE TREE QUERCUS BOREALIS / NORTHERN RED OAK ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	14
	LANDSCAPE TREE IN PLANTER ON STRUCTURE (CATEGORY III) PRIVATE REALM 3" CAL. AT 175SF PROJECTED 10YR TREE CANOPY CERCIDIPHYLLUM JAPONICUM / KATSURA TREE GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST PRUNUS X YEDOENSIS / YOSHINO CHERRY	56
	LANDSCAPE TREE IN PLANTER ON STRUCTURE (CATEGORY III) PUBLIC REALM 3" CAL. AT 175SF PROJECTED 10YR TREE CANOPY CERCIDIPHYLLUM JAPONICUM / KATSURA TREE GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST PRUNUS X YEDOENSIS / YOSHINO CHERRY	18
	ORNAMENTAL TREE IN PLANTER ON STRUCTURE (CATEGORY II) PUBLIC/PRIVATE REALM 3" CAL. AT 100SF PROJECTED 10YR TREE CANOPY ACER PALMATUM / JAPANESE MAPLE CORNUS FLORIDA / EASTERN DOGWOOD CORNUS KOUSA / KOUSA DOGWOOD CORNUS MAS / CORNELIAN CHERRY DOGWOOD	105
	ORNAMENTAL TREE IN PLANTER AT GRADE (CATEGORY II) PUBLIC REALM 3" CAL. AT 125SF PROJECTED 10YR TREE CANOPY AMELANCHIER ALNIFOLIA / SERVICEBERRY CERCIS CANADENSIS / EASTERN REDBUD CORNUS KOUSA / KOUSA DOGWOOD HALESIA CAROLINA / SNOWDROP TREE PRUNUS X YEDOENSIS / YOSHINO CHERRY	3
	TREE IN PLANTER POT PUBLIC REALM - NOT COUNTED AS PART OF THE TREE 10 YR. COVER CANOPY CALCULATIONS	3
	POTENTIAL STREET TREE (CATEGORY IV) POTENTIAL STREET TREE AT IDEATION PARK - NOT COUNTED AS PART OF THE TREE 10 YR. COVER CANOPY CALCULATIONS	3

TREE DETAIL SCHEDULE

DETAIL #	DETAIL NAME	DESCRIPTION	LOCATION
1 / L-12.0	STREET TREE - TYPE 1	4.5'X8' (SIZE MAY VARY) TREE PIT ON GRADE, ADJACENT TO ON STREET PARKING.	• SOLUTIONS DRIVE • GREENSBORO DRIVE
2 / L-12.0	STREET TREE - TYPE 2	6'X8' TREE PIT ON GRADE, ADJACENT TO ON STREET PARKING, PERMEABLE PAVING LOCATED OVER TREE ROOT ZONE.	• GREENSBORO DRIVE
3 / L-12.0	PLAZA TREE	TREE PIT SIZE VARIES - SEE PLANS (MIN. 4'X4'). THIS DETAIL IS TYPICALLY NOT LOCATED STREET SIDE.	• ROUTE 7 • TECHNOLOGY PLAZA • APEX PLAZA • IDEATION PARK
1 / L-12.1	PLAZA TREE ON STRUCTURE - TYPE 1	TREE PLANTED ON STRUCTURE IN LARGE PLANTING BEDS. THIS TREE IS INTENDED TO MEET FFX COUNTY BARRIER REQ. WITHOUT THE USE OF STRUCTURAL CELL TECHNOLOGY.	• BLOCK A & B PRIVATE DECKS • ENERGY PARK
2 / L-12.1	PLAZA TREE ON STRUCTURE - TYPE 2	TREE PIT SIZE VARIES, SEE PLANS - MIN. 4'X4' TREE OPENING. TREE PLANTED ON STRUCTURE.	• SOLUTIONS PROMENADE • BORO PLACE AT MID-BLOCK CONNECTION
3 / L-12.1	STREET TREE ON STRUCTURE	6'X8' TREE PIT WITH TREE GRATE. TREE PLANTER ON STRUCTURE.	• BORO PLACE
1 / L-12.2	BIORETENTION TREE PIT - TYPE 1	CONTINUOUS BIORETENTION TREE PIT ADJACENT TO TRAVEL LANES. PLANT MATERIAL TO BE "HEDGE" LIKE TO BUFFER THE PEDESTRIAN FROM AUTO TRAFFIC.	• ROUTE 7 • WESTPARK DRIVE
2 / L-12.2	BIORETENTION TREE PIT - TYPE 2	CONTINUOUS BIORETENTION TREE PIT ADJACENT TO ON STREET PARKING. TREE PIT TO HAVE PEDESTRIAN PATH THROUGH BIORETENTION PIT AT REGULAR INTERVALS.	• PARK AVENUE
1 / L-12.3	BIORETENTION TREE PIT - TYPE 3	CONTINUOUS BIORETENTION PIT LOCATED ON LOCAL STREETS WHERE SLOPE EXCEEDS 4.9%. DETAIL CONSISTS OF A SERIES OF FLUSH PEDESTRIAN PATHS AND CURBED WEIR WALLS WHICH GIVE A STEPPED APPEARANCE.	• MADISON STREET • SOLUTIONS DRIVE
2 / L-12.3	STREET TREE ON SLOPE (NOT BIORETENTION)	*STREET TREES IN POTENTIAL BIORETENTION.* STANDARD TREE PLANTERS THAT FOLLOW SLOPE OF ROAD, WITH FOOTPATHS THAT ALLOW FOR PEDESTRIAN MOVEMENT FROM ON-STREET PARKING TO SIDEWALK ZONE.	• MADISON STREET • SOLUTIONS DRIVE
2 / L-12.3	TREE PLANTING ON A SLOPE	TYPICAL TREE PLANTING ON SLOPE.	• TECHNOLOGY PLAZA
3 / L-12.3	TREE PIT AT ELECTRICAL VAULT	TREE DETAILS MODIFIED WHEN ADJACENT TO ELECTRICAL UTILITY VAULTS. SIZE MAY VARY DUE TO LOCATION.	• SOLUTIONS PROMENADE
1 / L-12.4	STREET TREE AT IDEATION PARK	5.5'X5' TREE PIT ON GRADE LOCATED STREET SIDE AT IDEATION PARK.	• IDEATION PARK
2 / L-12.4	STREET TREE - TYPE 3	4.5'X8' TREE PIT ON GRADE LOCATED STREET SIDE.	• STATIONS PLACE

LEGEND

- STREETSCAPE MODIFICATION BEING REQUESTED FROM TYSONS UDG DUE TO EXISTING CONDITIONS, R.O.W., UTILITY, FIRE MARSHAL REQUIREMENTS, OR OTHER CONSTRAINTS
- UNDERGROUND UTILITY VAULT
- STORM DRAIN (SD)
- WATERLINE
- SIGHT DISTANCE LINE (SDL)
- SANITARY SEWER LINE
- X / L-XX — STREETSCAPE ENLARGEMENT (SHEETS L-10.0 TO L-10.2)
- PROPERTY LINE/EXISTING VDOT ROW
- BUILD-TO LINE
- RESIDENTIAL LOBBY, HOTEL, OFFICE, AND/OR RETAIL/SERVICE/COMMERCIAL ENTRANCE (SEE NOTE 1)
- VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
- VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)
- LANDMARK ELEVATOR KIOSK

N E S W

SCALE: 1" = 60'

30' 0' 30' 60' 120'

GENERAL NOTES:
1. FOR REFERENCE ONLY; SEE SHEETS A-1.01 & A-1.02 FOR LOCATION OF OFFICE AND VEHICULAR ENTRANCES ON ARCHITECTURE PLANS.
2. LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS ARE LOCATED ON SHEET C-21 OF CIVIL PLANS AND SHEETS L-5.1 & L-5.2 OF LANDSCAPE PLANS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
4. NOT ALL ITEMS IN LEGEND WILL APPEAR ON EVERY SHEET.

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NOTES

1. ALL TREES ALONG ROUTE 7 MUST BE APPROVED BY THE UTILITY COMPANIES BECAUSE THEY ARE LOCATED IN UTILITY EASEMENTS AND ON TOP OF EXISTING DUCT BANK
2. ALL TREES ALONG ROUTE 7 SUBJECT TO VDOT APPROVAL.
3. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8 FEET, A MIN WIDTH OF 8' FOR AT LEAST 12 INCHES DEEP TO AN OVERALL MAX DEPTH OF 4'. THE CROSS SECTION OF THIS ROOT ZONE IS A TRAPAZOIDAL SHAPE, NOT SQUARE OR RECTANGULAR PER THE DETAILS ON SHEETS L-12.0 TO L-12.3.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
5. PROPOSED TREE SPECIES TO BE DETERMINED AT FINAL SITE PLAN APPROVAL, SUBJECT TO AVAILABILITY AND APPROXIMATE LOCATION/USE.
6. NO STREET TREES SHOWN IN STREETSCAPE ALONG BUILDING F3 AT PARK AVE. FRONTAGE DUE TO EXISTING FIRE EXITS.

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THE BORO
Conceptual Development Plan
The Meridian Group, Inc.
OVERALL TREE PLAN

REVISIONS:
02/22/2015 - CDP RESUBMISSION
05/29/2015 - CDP RESUBMISSION
07/22/2015 - CDP RESUBMISSION
08/28/2015 - CDP RESUBMISSION

DATE: 04/07/2015
DRAWN BY: KG/CP/CJ/CG
CHECKED BY: KG
SCALE: 1"=60'
PROJECT #: 2013087

SHEET NUMBER:
L-4.0

Aug 27, 2015 - 9:06pm
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3087 - CDP_Overall Tree Plan and Tree Cats.dwg

TREE COVER CALCULATIONS FOR 10 YR TREE COVER CANOPY

107 — STREET TREE IN BIORETENTION (CATEGORY IV)
PUBLIC REALM (LANDSCAPE AMENITY PANEL)
3" CAL

STREET TREE IN POTENTIAL BIORETENTION (CATEGORY IV)
SEE CONCEPT PLANT SCHEDULE

STREET TREE IN BIORETENTION	QTY PER TYPE				PROJECTED 10 YR. TREE CANOPY AREA IN SF(FOR 3" CAL. CAT. IV TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Acer rubrum 'October Glory' TM/ October Glory Maple	27	=	107	x 25%	250 SF	1.5 Air Quality	375.0 SF	10,125.0 SF
Platanus x acerifolia / London Plane Tree	26	=	107	x 25%	250 SF	N/A	250.0 SF	6,500.0 SF
Quercus phellos / Willow Oak	27	=	107	x 25%	250 SF	1.5 Wildlife	375.0 SF	10,125.0 SF
Ulmus parvifolia `Allee` / Allee Lacebark Elm	27	=	107	x 25%	250 SF	1.5 Air Quality	375.0 SF	10,125.0 SF
STREET TREE IN BIORETENTION PROJECTED 10 YR. TREE CANOPY:								36,875.0 SF

44 — STREET TREE IN PLANTER (CATEGORY IV)
PUBLIC REALM (LANDSCAPE AMENITY PANEL;
MAY OCCUR ON GRADE OR ON STRUCTURE)
3" CAL

STREET TREE IN PLANTER	QTY PER TYPE				PROJECTED 10 YR. TREE CANOPY AREA IN SF(FOR 3" CAL. CAT. IV TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Acer rubrum 'October Glory' TM/ October Glory Maple	9	=	44	x 20%	250 SF	1.5 Air Quality	375.0 SF	3,375.0 SF
Platanus x acerifolia / London Plane Tree	8	=	44	x 20%	250 SF	N/A	250.0 SF	2,000.0 SF
Quercus borealis / Northern Red Oak	9	=	44	x 20%	250 SF	1.5 Wildlife	375.0 SF	3,375.0 SF
Ulmus americana `Valley Forge` / American Elm	9	=	44	x 20%	250 SF	1.5 Air Quality	375.0 SF	3,375.0 SF
Ulmus parvifolia `Allee` / Allee Lacebark Elm	9	=	44	x 20%	250 SF	1.5 Air Quality	375.0 SF	3,375.0 SF
STREET TREE IN PLANTER PROJECTED 10 YR. TREE CANOPY:								15,500.0 SF

14 — LANDSCAPE TREE ON STRUCTURE (CATEGORY IV)
PUBLIC REALM
3" CAL

LANDSCAPE TREE ON STRUCTURE	QTY PER TYPE				PROJECTED 10 YR. TREE CANOPY AREA IN SF(FOR 3" CAL. CAT. IV TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Acer rubrum 'October Glory' TM/ October Glory Maple	4	=	14	x 20%	250 SF	1.5 Air Quality	375.0 SF	1,500.0 SF
Platanus x acerifolia / London Plane Tree	3	=	14	x 20%	250 SF	N/A	250.0 SF	750.0 SF
Quercus phellos / Willow Oak	4	=	14	x 20%	250 SF	1.5 Wildlife	375.0 SF	1,500.0 SF
Ulmus parvifolia `Allee` / Allee Lacebark Elm	3	=	14	x20%	250 SF	1.5 Air Quality	375.0 SF	1,125.0 SF
LANDSCAPE TREE ON STRUCTURE PROJECTED 10 YR. TREE CANOPY:								4,875.0 SF

17 — LANDSCAPE TREE IN PLANTER ON STRUCTURE (CATEGORY III)
PUBLIC REALM
3" CAL

LANDSCAPE TREE IN PLANTER ON STRUCTURE	QTY PER TYPE				PROJECTED 10 YR. TREE CANOPY AREA IN SF(FOR 3" CAL. CAT. III TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Cercidiphyllum japonicum / Katsura Tree	6	=	17	x 33.3%	175 SF	N/A	175.0 SF	1,050 SF
Gleditsia triacanthos inermis / Thornless Common Honeylocust	6	=	17	x 33.3%	175 SF	N/A	175.0 SF	1,050 SF
Prunus x yedoensis / Yoshino Cherry	5	=	17	x 33.3%	175 SF	N/A	175.0 SF	875 SF
LANDSCAPE TREE IN PLANTER TREE ON STRUCTURE (PUBLIC REALM) PROJECTED 10 YR. TREE CANOPY:								2,975.0 SF

56 — LANDSCAPE TREE IN PLANTER ON STRUCTURE (CATEGORY III)
PRIVATE REALM
3" CAL

LANDSCAPE TREE IN PLANTER ON STRUCTURE	QTY PER TYPE				PROJECTED 10 YR. TREE CANOPY AREA IN SF(FOR 3" CAL. CAT. III TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Cercidiphyllum japonicum / Katsura Tree	19	=	56	x 33.3%	175 SF	N/A	175.0 SF	3,325 SF
Gleditsia triacanthos inermis / Thornless Common Honeylocust	19	=	56	x 33.3%	175 SF	N/A	175.0 SF	3,325 SF
Prunus x yedoensis / Yoshino Cherry	18	=	56	x 33.3%	175 SF	N/A	175.0 SF	3,150 SF
LANDSCAPE TREE IN PLANTER TREE ON STRUCTURE (PRIVATE REALM)PROJECTED 10 YR. TREE CANOPY:								9,800.0 SF

106 — ORNAMENTAL TREE IN PLANTER ON STRUCTURE (CATEGORY II)
PUBLIC REALM
3" CAL

ORNAMENTAL TREE IN PLANTER ON STRUCTURE	QTY PER TYPE				PROJECTED 10 YR. TREE CANOPY AREA IN SF(FOR 3" CAL. CAT. II TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Acer palmatum / Japanese Maple	27	=	106	x 25%	100 SF	N/A	100.0 SF	2,700 SF
Cornus florida / Eastern Dogwood	27	=	106	x 25%	100 SF	N/A	100.0 SF	2,700 SF
Cornus kousa / Kousa Dogwood	26	=	106	x 25%	100 SF	N/A	100.0 SF	2,600 SF
Cornus mas / Cornelian Cherry Dogwood	26	=	106	x 25%	100 SF	N/A	100.0 SF	2,600 SF
ORNAMENTAL TREE IN PLANTER ON STRUCTURE PROJECTED 10 YR. TREE CANOPY:								10,600.0 SF

3 — ORNAMENTAL TREE IN PLANTER AT GRADE (CATEGORY II)
PUBLIC REALM
3" CAL

ORNAMENTAL TREE IN PLANTER AT GRADE	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF(FOR 3" CAL. CAT. II TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
Acer palmatum / Japanese Maple	3	125 SF	N/A	125.0 SF	375.0 SF
Cornus florida / Eastern Dogwood	NOT INCLUDED	125 SF	N/A	N/A	N/A SF
Cornus kousa / Kousa Dogwood	NOT INCLUDED	125 SF	N/A	N/A	N/A SF
Cornus mas / Cornelian Cherry Dogwood	NOT INCLUDED	125 SF	N/A	N/A	N/A SF
ORNAMENTAL TREE IN PLANTER AT GRADE PROJECTED 10 YR. TREE CANOPY:					375.0 SF

GROSS SITE AREA:	788,855.0 SF
AREA OF 10-YEAR TREE CANOPY REQUIRED: (10% OF GROSS SITE AREA PER PTC DISTRICT)	78,885.5 SF
TOTAL TREE COVER PROVIDED BY PLANTING	81,000.0 SF
	10.27 % COVERAGE PROVIDED

THE BORO - JULY 22, 2015
Supplemental 10-Year Tree Canopy Coverage Summary
(See Tables 12.3 and 12.10 for detailed information and calculations)

1. Gross Site Area	= 788,855 SF
a. Minus Dedication Area(s)	= 000 SF
b. Minus Exemption Area(s)	= 000 SF
2. Adjusted Gross Site Area	= 788,855 SF
3. Required 10-Year Tree Canopy Coverage (from Table 12.4)= 10%	
4. Required 10-Year Tree Canopy Coverage	**= 78,886 SF** (#2 x #3 = 78,886 SF)
5. Area of Existing Tree Canopy (See EVM Sheet C-X)	= 117,714 SF
6. % of Gross Site Area covered by Existing Tree Canopy	= 14.92% (#5 / #1 = 5.8%)
7. Target: Required 10-Year Tree Canopy that should be met through Preservation of Existing Trees	**= 11,771 SF (#4 x #6 = 4,590 SF)**
8. Area of Existing Tree Canopy to be Preserved	= 000 SF (see EVM & Landscape Plan)
9. Tree Preservation Target Met?	**No (000 SF < 11,771 SF)** If "NO" See Target Deviation Request & Narrative)
10. Resultant Area of Required 10-Year Tree Canopy to be Provided Through Tree Planting	= 78,886 SF (#4 minus #8 = 400 SF)
11. 10-Year Canopy Area of Proposed Tree Planting	= 81,000 SF
12. Total Tree Canopy Provided	**= 81,000 SF (#11 + #8)**
13. Required 10-Year Tree Canopy Coverage Met?	**= YES 81,000 SF >78,886 SF (#12 > #4)**

TREE COVER CALCULATIONS NOTE:

1. A MODIFICATION LETTER OF PFM SECTION 12-0511 FOR REQUIRED TEN PERCENT CANOPY COVERAGE TO ALLOW FOR TREE CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA HAS BEEN DEMONSTRATED ON THE FDP LANDSCAPE PLAN HEREIN. SEE CIVIL SHEET C-8.
2. FINAL LOCATIONS FOR ALL TREES TO BE DETERMINED AT SITE PLAN AND AS SUCH SHALL CONTRIBUTE TO THE OVERALL PROJECTED 10YR TREE COVER CANOPY.
3. SEE SHEET L-4.0 FOR OTHER NOTES.

Table 12.10 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT — **JULY 22, 2015**

Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
A1	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	117,714	see § 12-0507.2
A2	Percentage of gross site area covered by existing tree canopy =	14.9%	
A3	Percentage of 10-year tree canopy required for site =	10%	see Table 12.4
A4	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	14.9%	
A5	Proposed percentage of canopy requirement that will be met through tree preservation =	0%	
A6	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
A7	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	C-3	Provide sheet number, see § 12-0507.3
A8	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	YES	see § 12-0507.4
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	788,855	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0510.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	788,855	Square feet
B5	Identify the site's zoning and/or use	PTC	
B6	Percentage of 10-year tree canopy required =	10.0%	§ 12-0509.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	78,886	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area(SF) =	11,771	Square Feet
C2	Total canopy area meeting standards of § 12-0400 (SF) =	0	Square Feet
C3	C 2 x 1.25(SF) =	0	§ 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C5	C 4 x 1.5(SF) =	0	§ 12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0509.3B(2)
C8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0	Square Feet
C9	C 8 x 1.0 (SF) =	0	§ 12-0509.3C(1)
C10	Total of C 3, C 5, C 7 and C 9 =	0	If area of C 10 is less than B 7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B 7-C10) =	78,886	Square feet
D2	Area of canopy planted for air quality benefits =	22,000	Square feet
D3	D 2 x 1.5 (SF) =	33,000	§ 12-0509.4B(1)
D4	Area of canopy planted for energy conservation =	0	Square feet
D5	D 4 x 1.5 (SF) =	0	§ 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits =	0	Square feet
D7	D 6 x 1.25 (SF) =	0	§ 12-0509.4B(3)
D8	Area of canopy planted for wildlife benefits =	10,000	Square feet
D9	D 8 x 1.5 (SF) =	15,000	§ 12-0509.4B(4)
D10	Area of canopy provided by native trees =	0	Square feet
D11	D 10 x 1.5 (SF) =	0	§ 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D13	D 12 x 1.25 (SF) =	0	§ 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0509.4D(1)(a)
D15	D 14 x 1.0 =	0	Square feet
D16	Percentage of D 14 represented by D 15 =	0	Must not exceed 33% of D 14
D17	Area of canopy to be planted with no benefit credits =	33,000	Square feet
D18	Total of canopy area provided through tree planting =	81,000	Square feet
D19	Is an offsite planting relief requested?	No	Yes or No
D20	Tree Bank or Tree Fund?	No	Yes or No § 12-0511
D21	Canopy area requested to be provided through offsite banking or tree fund =	No	Square feet
D22	Amount to be deposited into the Tree Preservation and Planting Fund =	No	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C 10) =	0	Square feet
E2	Total of canopy area provided through tree planting (D 18) =	81,000	Square feet
E3	Total of canopy area provided through offsite mechanism (D 21) =	0	Square feet
E4	Total of 10-year Tree Canopy Provided (SF)=	81,000	Total of E1 through E3, area should meet or exceed area in B7

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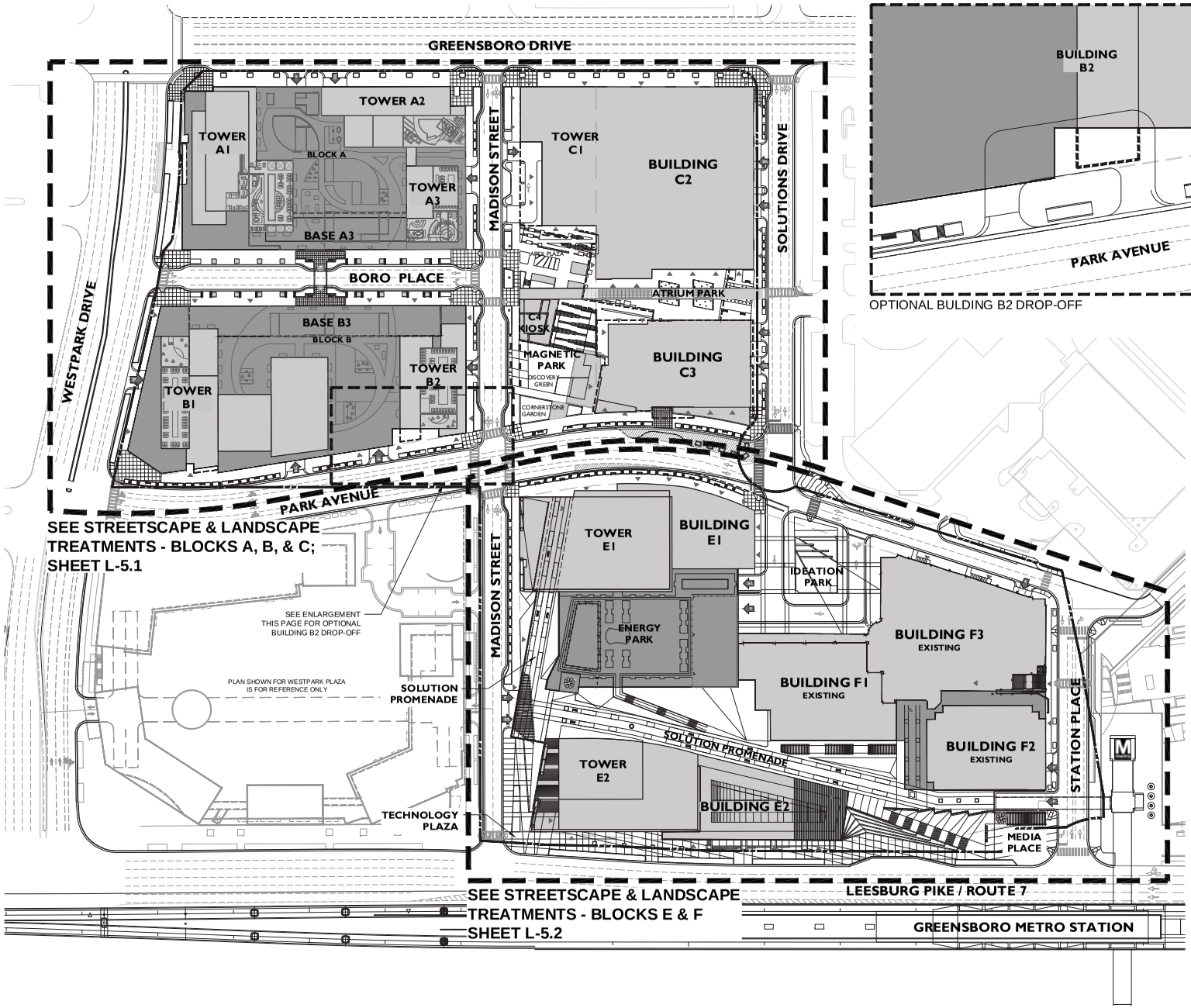
OVERALL TREE PLAN CALCULATIONS

REVISIONS:
02/20/2015 - CDP RESUBMISSION
05/22/2015 - CDP RESUBMISSION
07/22/2015 - CDP RESUBMISSION
08/28/2015 - CDP RESUBMISSION

DATE: 04/07/2015
DESIGNED BY: GC/SP/JG/KG
DRAWN BY: KG/JG/QD/SH/EB
CHECKED BY: KG
Q.C. BY: SP
SCALE: N/A
PROJECT #: 2013087

SHEET NUMBER:
L-4.1



LEGEND

- PROPERTY LINE/EXISTING VDOT ROW
- BUILD-TO LINE
- RESIDENTIAL LOBBY, HOTEL, OFFICE, AND/OR RETAIL/SERVICE/COMMERCIAL ENTRANCE (SEE NOTE 1)
- VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
- VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)
- LANDMARK ELEVATOR KIOSK

NORTH

SCALE: 1" = 60'

30' 0' 30' 60' 120'

GENERAL NOTES:

1. FOR REFERENCE ONLY; SEE SHEETS A-1.01 & A-1.02 FOR LOCATION OF OFFICE AND VEHICULAR ENTRANCES ON ARCHITECTURE PLANS.
2. LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS ARE LOCATED ON SHEET C-21 OF CIVIL PLANS AND SHEETS L-5.1 & L-5.2 OF LANDSCAPE PLANS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
4. NOT ALL ITEMS IN LEGEND WILL APPEAR ON EVERY SHEET.

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PLAN ENLARGEMENT KEY PLAN

REVISIONS:
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07/21/2015 - CDP RESUBMISSION
07/22/2015 - CDP RESUBMISSION
08/28/2015 - CDP RESUBMISSION

DATE: 04/07/2015
DESIGNED BY: CJP/CJG/KJG
DRAWN BY: KJG/CJG/DJS/HEB
CHECKED BY: KG
QC BY: CJP
SCALE: 1"=60'
PROJECT #: 2013087

SHEET NUMBER:
L-5.0

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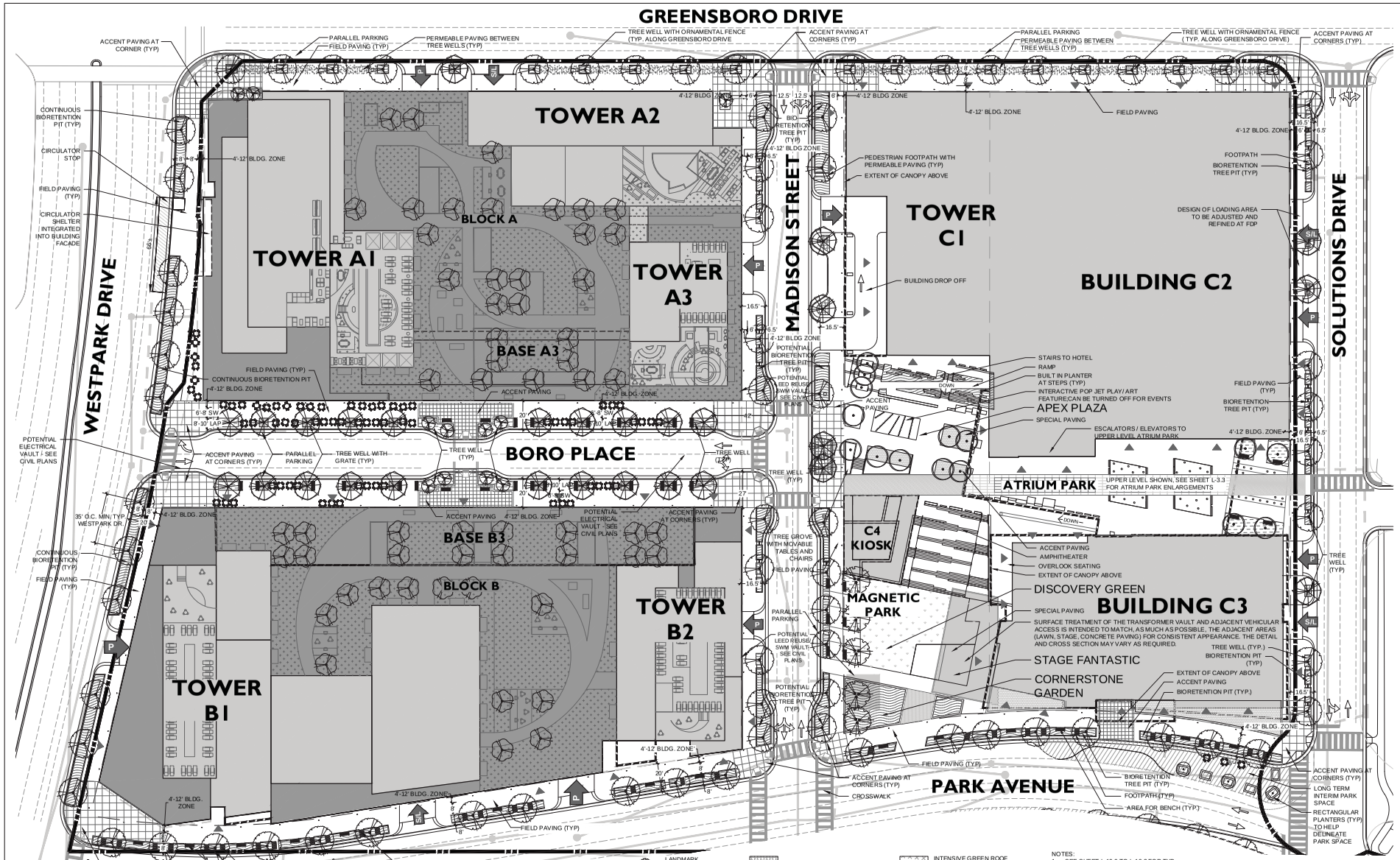

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STREETSCAPE & LANDSCAPE TREATMENTS - BLOCKS A,B, & C

REVISIONS:
07/20/2015 - CDP RESUBMISSION
07/21/2015 - CDP RESUBMISSION
07/22/2015 - CDP RESUBMISSION
08/28/2015 - CDP RESUBMISSION

DATE: 04/07/2015
CADD FILE NAME: 3089-CDP(C&S)
DRAWN BY: KG/GC/DJ/SHB
CHECKED BY: KG
SCALE: 1"=30'
PROJECT #: 2013087

SHEET NUMBER:
L-5.1

Aug 28, 2015 - 9:42am
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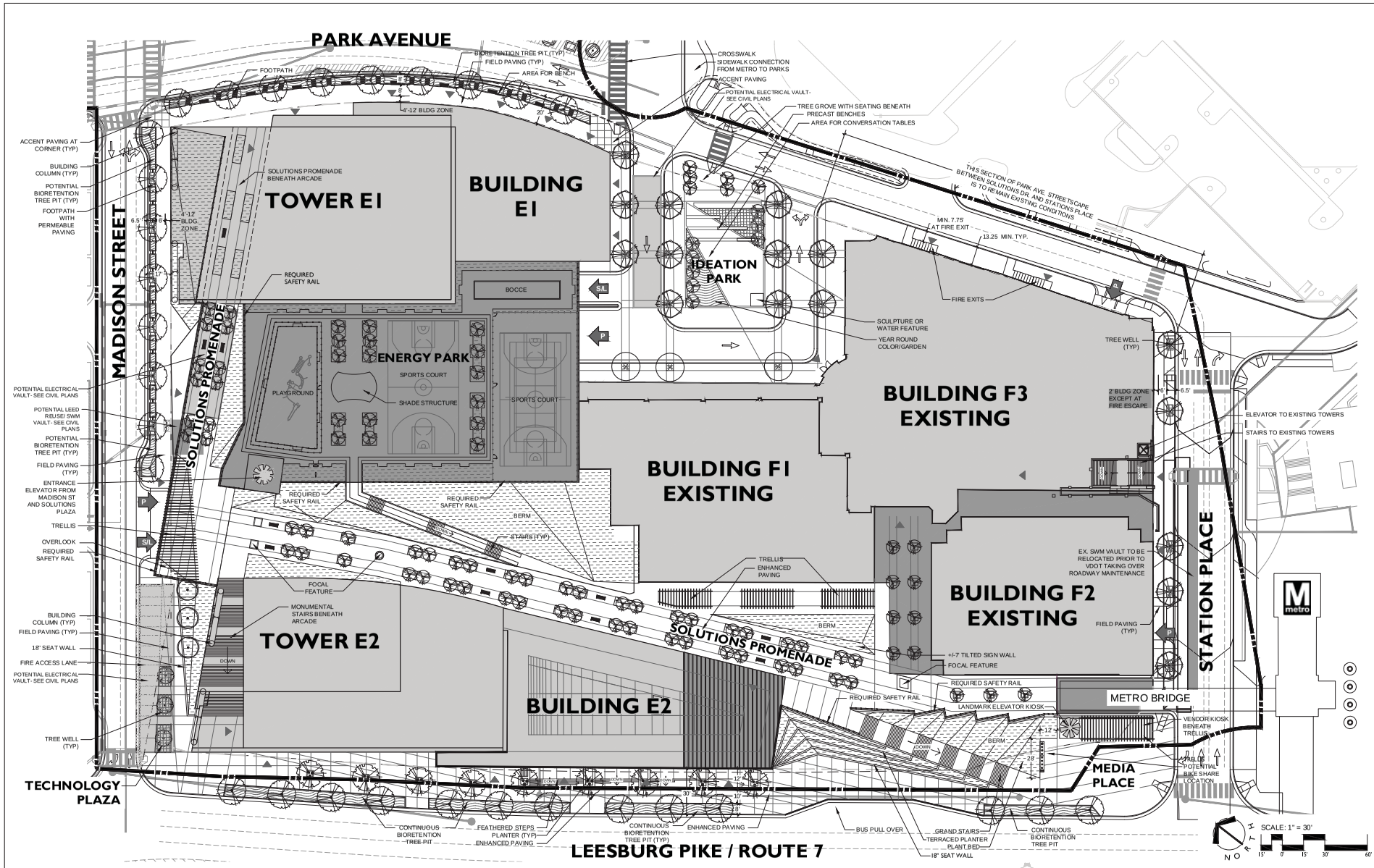

LEGEND

- PROPERTY LINE / EXISTING VDOT ROW
- BUILD TO LINE
- SANITARY SEWER LINE
- SIGHT DISTANCE LINE (SDL)
- STORM DRAIN (SD)
- WATERLINE
- LOADING / SERVICE ENTRANCES (SEE NOTE 4)
- PARKING ENTRANCES (SEE NOTE 4)
- RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES (SEE NOTE 4)
- LANDMARK ELEVATOR KIOSK
- FIRE ACCESS LANE
- UNDERGROUND UTILITY VAULT
- PLANTING BED
- EXTENSIVE GREEN ROOF — NOTE: SEE CIVIL ENG. PLANS FOR LOCATIONS AND SQUARE FOOTAGE CALCULATIONS
- INTENSIVE GREEN ROOF — NOTE: SEE CIVIL ENG. PLANS FOR LOCATIONS AND SQUARE FOOTAGE CALCULATIONS
- BENCH — NOTE: SEE TYPICAL STREETSCAPE ENLARGEMENTS FOR SITE FURNISHING LOCATIONS
- PERMEABLE PAVING
- BIORETENTION TREE PIT
- INTENSIVE GREEN ROOF ON RECREATION DECK — NOTE: SEE CIVIL ENG. PLANS FOR LOCATIONS AND SQUARE FOOTAGE CALCULATIONS
- TABLES / CHAIRS — NOTE: SEE TYPICAL STREETSCAPE ENLARGEMENTS FOR SITE FURNISHING LOCATIONS
- FOOTPATH
- LAWN ON STRUCTURE

NOTES:
1. SEE SHEET L-10.0 TO L-10.2 FOR TYP. STREETSCAPE ENLARGEMENTS DEPICTING TYP. FOR SITE BENCHES, STREETLIGHTING, ETC.
2. SEE SHEET L-3.0 FOR DESCRIPTIVE PARK LABELS
3. NOT ALL ITEMS IN LEGEND WILL APPEAR ON PLAN FOR REFERENCE ONLY, SEE SHEET A-1.01 TO A-1.02 FOR ARCHITECTURE PLANS

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STREETSCAPE & LANDSCAPE TREATMENTS - BLOCKS E & F

DATE: 04/07/2015
DESIGNED BY: KG/PR/CJK/CG
DRAWN BY: KG/CG/DJ/SHB
CHECKED BY: KG
SCALE: 1"=30'
PROJECT #: 2013087

REVISIONS:
02/20/2015 - CDP REUBMISSION
03/20/2015 - CDP REUBMISSION
07/22/2015 - CDP REUBMISSION
08/28/2015 - CDP REUBMISSION

SHEET NUMBER:
L-5.2

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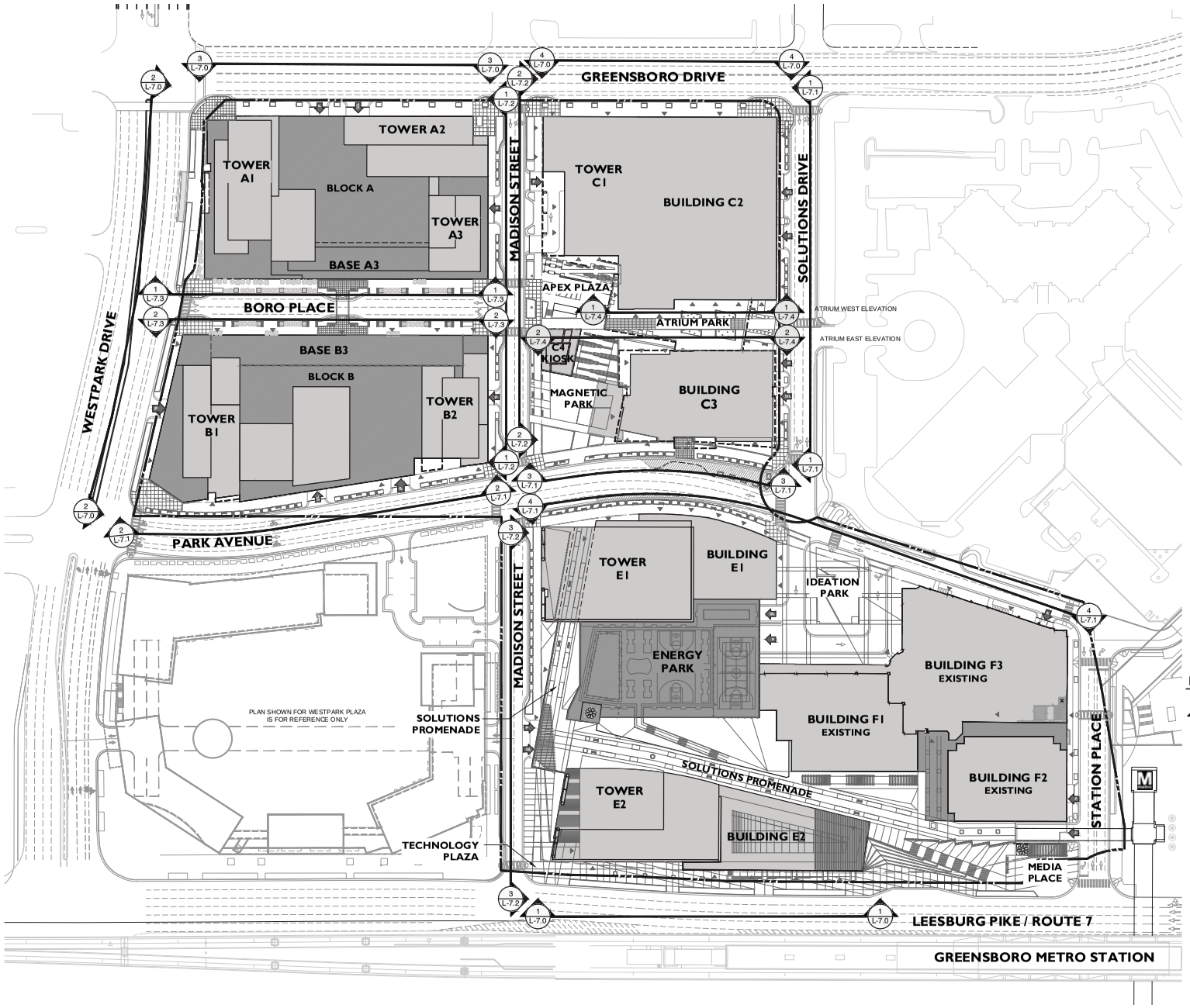

LEGEND

- ELEVATIONS (SHEETS L-7.0 TO 7.3)
- PROPERTY LINE/EXISTING VDOT ROW
- BUILD-TO LINE
- RESIDENTIAL LOBBY, HOTEL, OFFICE, AND/OR RETAIL/SERVICE/COMMERCIAL ENTRANCE (SEE NOTE 1)
- VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
- VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)
- LANDMARK ELEVATOR KIOSK

NORTH

SCALE: 1" = 60'

30' 0' 30' 60' 120'

GENERAL NOTES:

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KEY PLAN - ELEVATIONS

DATE: 04/07/2015
DESIGNED BY: CJP/CJK/KG
DRAWN BY: KG/GQ/SHB
CHECKED BY: KG
QC BY: CJP
SCALE: 1"=60'
PROJECT #: 2013087

REVISIONS:
07/20/2015 - CDP RESUBMISSION
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07/22/2015 - CDP RESUBMISSION
08/28/2015 - CDP RESUBMISSION

SHEET NUMBER:
L-6.0

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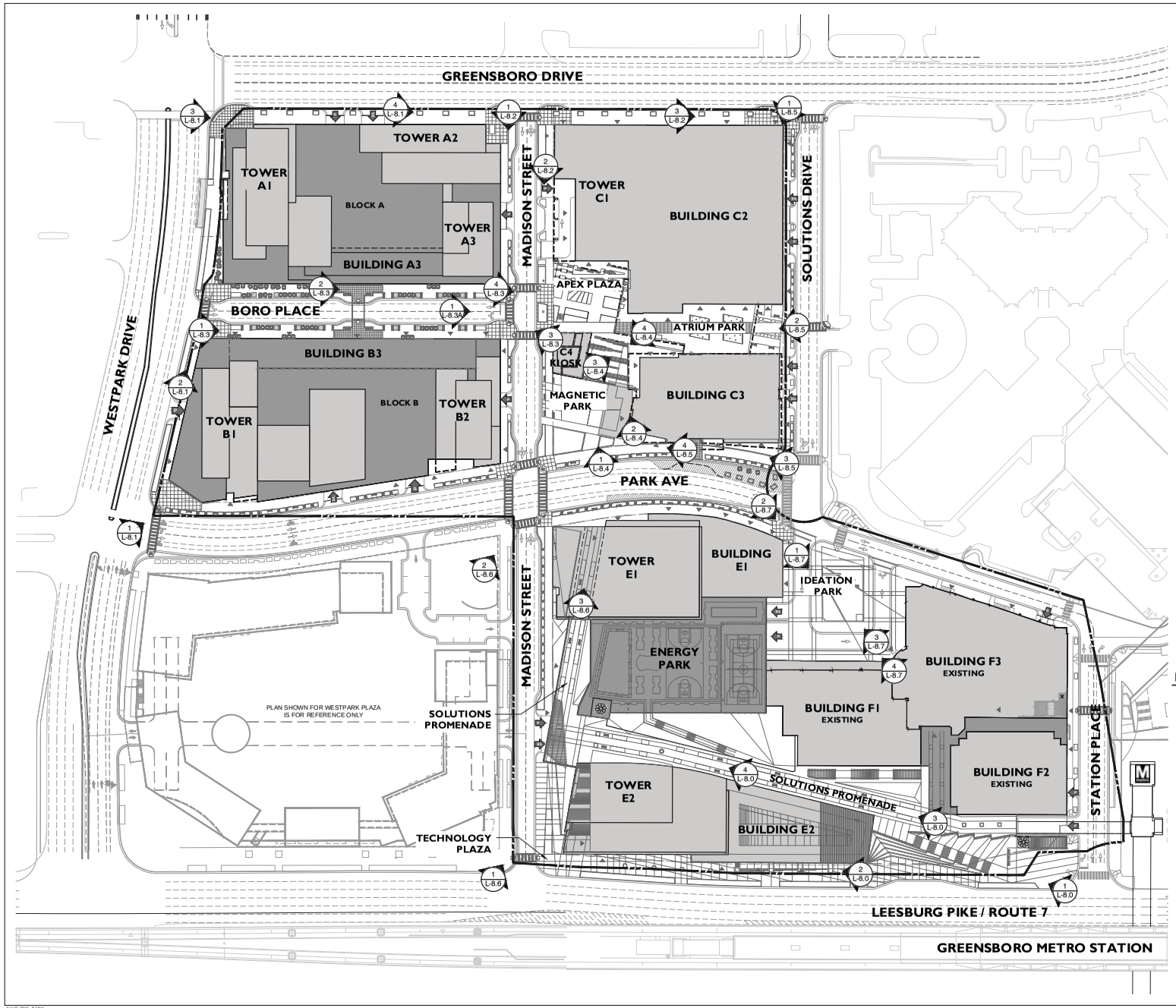

LEGEND

- PERSPECTIVES (SHEETS L-8.0 TO L8.7)
- PROPERTY LINE/EXISTING VDOT ROW
- BUILD-TO LINE
- RESIDENTIAL LOBBY, HOTEL, OFFICE, AND/OR RETAIL/SERVICE/COMMERCIAL ENTRANCE (SEE NOTE 1)
- VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
- VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)
- LANDMARK ELEVATOR KIOSK

NORTH

SCALE: 1" = 60'

30' 0' 30' 60' 120'

GENERAL NOTES:

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08/28/2015 - CDP RESUBMISSION

DATE: 04/07/2015
DRAWING NAME: C-CDP/CJK/G
DRAWN BY: KG/GC/GD/SH/EB
CHECKED BY: KG
CHECKED BY: JK
SCALE: 1"=60'
PROJECT #: 2013087

SHEET NUMBER:
L-6.1

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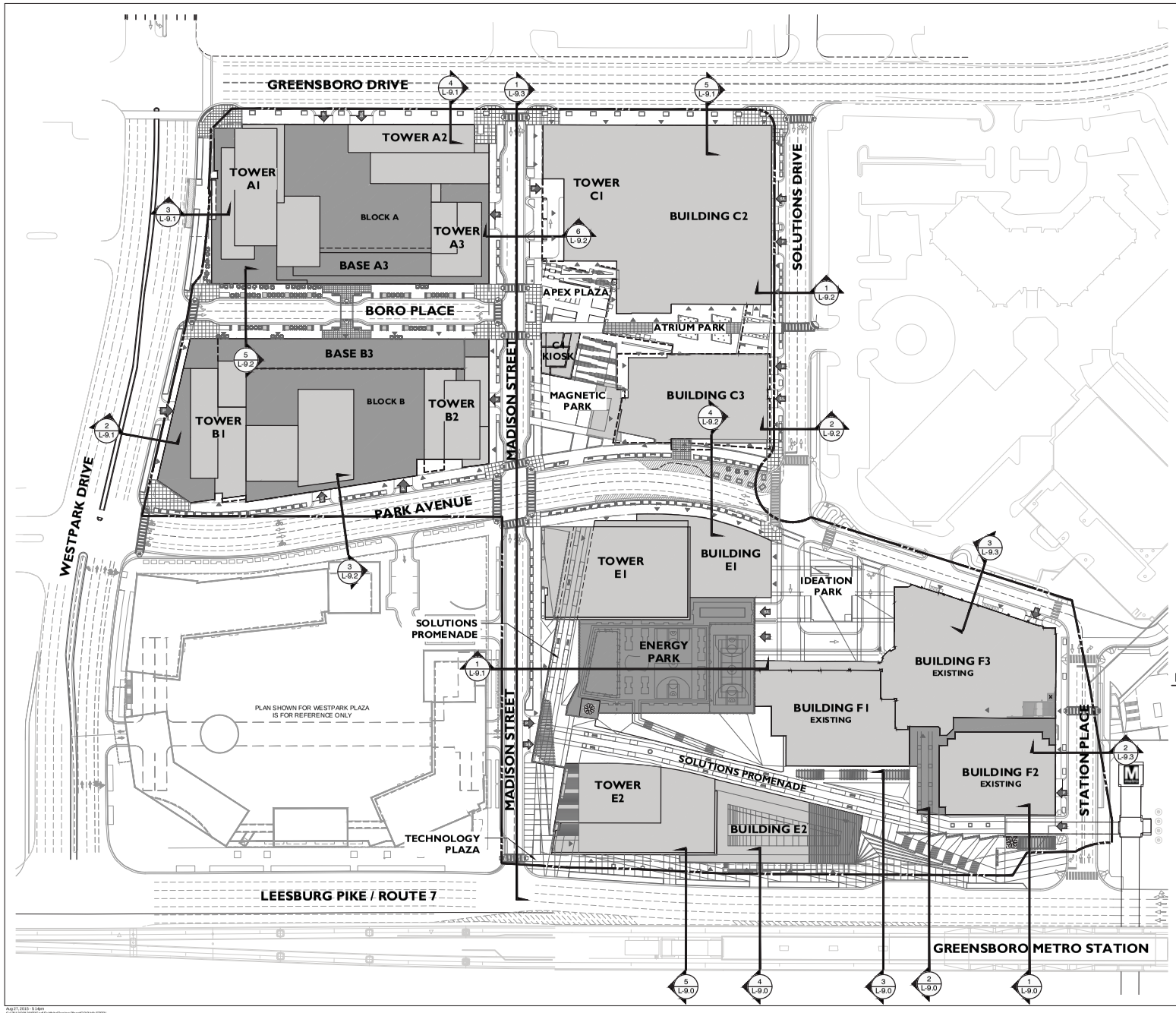

LEGEND

- SECTIONS (SHEETS L-9.0 TO L-9.3)
- PROPERTY LINE/EXISTING VDOT ROW
- BUILD-TO LINE
- RESIDENTIAL LOBBY, HOTEL, OFFICE, AND/OR RETAIL/SERVICE/COMMERCIAL ENTRANCE (SEE NOTE 1)
- VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
- VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)
- LANDMARK ELEVATOR KIOSK

NORTH

SCALE: 1" = 60'

30' 0' 30' 60' 120'

GENERAL NOTES:

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KEY PLAN - SECTIONS

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07/22/2015 - CDP RESUBMISSION
08/28/2015 - CDP RESUBMISSION

DATE: 04/07/2015
DOCUMENT: 2010-0107-CDP/CLKG
DRAWN BY: KG/GC/QD/SHEB
CHECKED BY: KG
CHECKED BY: GP
SCALE: 1"=60'
PROJECT #: 2010087

SHEET NUMBER:
L-6.2

Aug 27, 2015 - 9:14pm
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3000 - CDP_Key Plan - Sections.dwg

1 L-7.0 ROUTE 7 AT BLOCK E

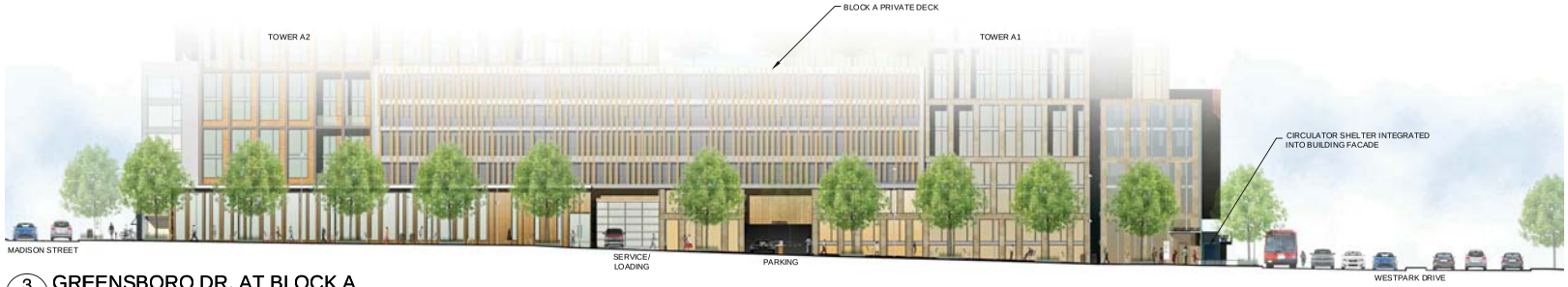
ELEVATION

1" = 20'

2 L-7.0 WESTPARK DR. AT BLOCKS A & B

ELEVATION

1" = 20'



3 L-7.0 GREENSBORO DR. AT BLOCK A

ELEVATION

1" = 20'

4 L-7.0 GREENSBORO DR. AT BLOCK C

ELEVATION

1" = 20'

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The Meridian Group, Inc.
ELEVATIONS

DATE: 04/07/2015
DESIGNED BY: CJP/CJG/KG
DRAWN BY: KG/CJG/DJS/HEB
CHECKED BY: KG
QA/QC BY: KP
SCALE: AS NOTED
PROJECT #: 2013087

REVISIONS:
07/20/2015 - CDP RESUBMISSION
07/21/2015 - CDP RESUBMISSION
07/22/2015 - CDP RESUBMISSION
08/28/2015 - CDP RESUBMISSION

SHEET NUMBER:
L-7.0

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3087 - CDP_Elevations.dwg

1 SOLUTIONS DR. AT BLOCK C

L-7.1 ELEVATION

1" = 20'

2 PARK AVE. AT BLOCK B

L-7.1 ELEVATION

1" = 20'

3 PARK AVE. AT BLOCK C

L-7.1 ELEVATION

1" = 20'

4 PARK AVE. AT BLOCKS E & F

L-7.1 ELEVATION

1" = 20'

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ELEVATIONS

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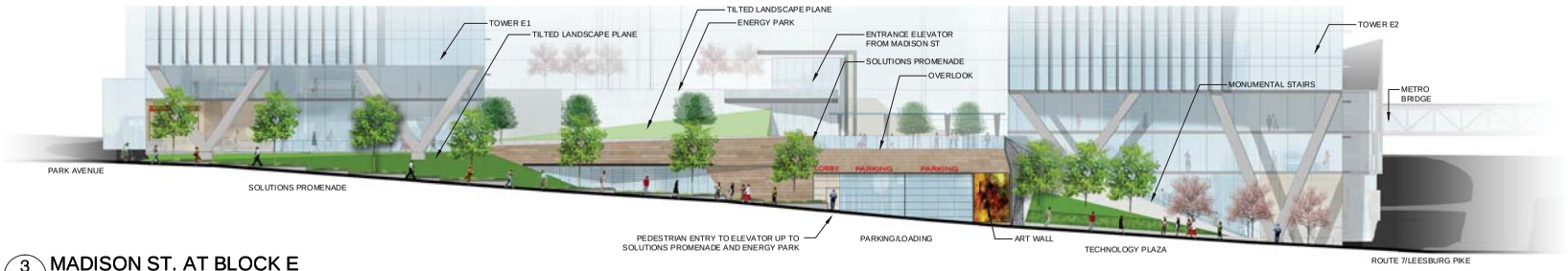
07/22/2015 - CDP RESUBMISSION
08/28/2015 - CDP RESUBMISSION

DATE: 04/07/2015
DESIGNED BY: CC/PC/GK/KG
DRAWN BY: KG/GC/GD/SHB
CHECKED BY: KG
QA/QC BY: KG
SCALE: AS NOTED
PROJECT #: 2013087

SHEET NUMBER:
L-7.1

1 L-7.2 MADISON ST. AT BLOCKS A & B
ELEVATION
1" = 20'

2 L-7.2 MADISON ST. AT BLOCK C
ELEVATION
1" = 20'



3 L-7.2 MADISON ST. AT BLOCK E
ELEVATION
1" = 20'

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THE BORO
Conceptual Development Plan
The Meridian Group, Inc.
ELEVATIONS

DATE: 04/07/2015
DESIGNED BY: CJC/PJC/KG
DRAWN BY: KG/JC/QD/SHEB
CHECKED BY: KG
QA/QC BY: KG
SCALE: AS NOTED
PROJECT #: 2013087

REVISIONS:
07/20/2015 - CDP RESUBMISSION
07/20/2015 - CDP RESUBMISSION
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08/28/2015 - CDP RESUBMISSION

SHEET NUMBER:
L-7.2

1 L-7.3 BORO PLACE AT BLOCK A
ELEVATION

1" = 20'

2 L-7.3 BORO PLACE AT BLOCK B
ELEVATION

1" = 20'

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ELEVATIONS

DATE: 04/07/2015
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CHECKED BY: KG
QC BY: CC
SCALE: AS NOTED
PROJECT #: 2013087

REVISIONS:
07/20/2015 - CDP RESUBMISSION
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07/22/2015 - CDP RESUBMISSION
08/14/2015 - CDP RESUBMISSION
08/28/2015 - CDP RESUBMISSION

SHEET NUMBER:
L-7.3

1 L-7.4 ATRIUM WEST ELEVATION
ELEVATION

1" = 10'

2 L-7.4 ATRIUM EAST ELEVATION
ELEVATION

1" = 10'

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ELEVATIONS

DATE: 04/07/2015
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CHECKED BY: KG
QA/QC BY: JP
SCALE: AS NOTED
PROJECT #: 2013087

REVISIONS:
07/20/2015 - CDP RESUBMISSION
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SHEET NUMBER:
L-7.4

1 L-8.0 RT. 7 MEDIA PLACE VIEW TO SOLUTIONS PROMENADE GRAND STAIRS 3087-PS00X
PERSPECTIVE NTS

3 L-8.0 SOLUTIONS PROMENADE AT E2 BUILDING AND EXISTING F1 3087-PS00X
PERSPECTIVE NTS

2 L-8.0 RT. 7 BLOCK E AMENITY FRONTAGE 3087-PS002
PERSPECTIVE NTS

4 L-8.0 SOLUTIONS PROMENADE VIEW TO MADISON ST. OVERLOOK 3087-PS00X
PERSPECTIVE NTS

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PERSPECTIVES

DATE: 04/07/2015
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DRAWN BY: KG/GC/QD/SHB
CHECKED BY: KG
QC BY: CDP
SCALE: NA
PROJECT #: 2013087

REVISIONS:
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SHEET NUMBER:
L-8.0

Aug 27, 2015 - 9:11pm
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3087 - CDP_Perspectives.dwg

1 L-8.1 CORNER OF WESTPARK DR. & PARK AVE.
PERSPECTIVE
3087-PS00X
NTS

3 L-8.1 CORNER OF WESTPARK DR. & GREENSBORO DR.
PERSPECTIVE
3087-PS00X
NTS

2 L-8.1 WESTPARK DR. VIEW TO BORO PLACE
PERSPECTIVE
3087-PS00X
NTS

4 L-8.1 GREENSBORO DR. VIEW TO MADISON ST.
PERSPECTIVE
3087-PS00X
NTS

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PERSPECTIVES

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PROJECT #: 2013087

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SHEET NUMBER:
L-8.1

1 L-8.2 CORNER OF MADISON ST. AND GREENSBORO DRIVE AT A2 — PERSPECTIVE

3087-PS00X NTS

3 L-8.2 GREENSBORO DR. VIEW TOWARDS SOLUTIONS DR. — PERSPECTIVE

3087-PS00X NTS

2 L-8.2 MADISON STREET VIEW TO BORO PLACE — PERSPECTIVE

3087-PS00X NTS

SPACE INTENTIONALLY LEFT BLANK

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QC BY: CJP
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SHEET NUMBER:
L-8.2

1 L-8.3 BORO PLACE VIEW FROM WESTPARK DR.
PERSPECTIVE
3087-PS00X
NTS

3 L-8.3 BORO PLACE VIEW FROM MADISON ST.
PERSPECTIVE
3087-PS00X
NTS

2 L-8.3 BORO PLACE VIEW AT RETAIL SIDEWALK TOWARDS MADISON ST.
PERSPECTIVE
3087-PS00X
NTS

4 L-8.3 BORO PLACE VIEW TO APEX PLAZA
PERSPECTIVE
3087-PS00X
NTS

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SHEET NUMBER:
L-8.3

1 L-8.3A BORO PLACE VIEW TO MAGNETIC PARK - SUMMER DAY
PERSPECTIVE

3087-PS00X
NTS

3 L-8.3A BORO PLACE VIEW TO MAGNETIC PARK - WINTER NIGHT
PERSPECTIVE

3087-PS00X
NTS

2 L-8.3A BORO PLACE VIEW TO MAGNETIC PARK - SUMMER NIGHT
PERSPECTIVE

3087-PS00X
NTS

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QC BY: CJP
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SHEET NUMBER:
L-8.3A

1 L-8.4 PARK AVE. VIEW TO MAGNETIC PARK
PERSPECTIVE
3087-PS00X
NTS

3 L-8.4 BIRDS EYE OF ATRIUM PARK
PERSPECTIVE
3087-PS00X
NTS

2 L-8.4 PARK AVE. VIEW OF MAGNETIC PARK
PERSPECTIVE
3087-PS00X
NTS

4 L-8.4 UPPER LEVEL ATRIUM PARK OVERLOOK TO MAGNETIC PARK BELOW
PERSPECTIVE
3087-PS00X
NTS

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SHEET NUMBER:
L-8.4

1 L-8.5 CORNER OF GREENSBORO DR. & SOLUTIONS DR.
PERSPECTIVE
3087-PS00X
NTS

3 L-8.5 PARK AVE. VIEW TO TOWER C3 STREETSCAPE
PERSPECTIVE
3087-PS00X
NTS

2 L-8.5 ATRIUM PARK GATEWAY FROM SOLUTIONS DRIVE
PERSPECTIVE
3087-PS00X
NTS

4 L-8.5 PARK AVE. VIEW TO MAGNETIC PARK
PERSPECTIVE
3087-PS00X
NTS

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SHEET NUMBER:
L-8.5

1 L-8.6 RT. 7 VIEW TO TECHNOLOGY PLAZA
PERSPECTIVE

0049-PS018
NTS

2 L-8.6 MADISON ST. VIEW TO MAGNETIC PARK
PERSPECTIVE

3087-PS00X
NTS

3 L-8.6 TOWER E1 ARCADE VIEW TO MAGNETIC PARK
PERSPECTIVE

3087-PS00X
NTS

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CHECKED BY: KG
CLIENT: TMG
SCALE: NA
PROJECT #: 2013087

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08/28/2015 - CDP RESUBMISSION

SHEET NUMBER:
L-8.6

1 L-8.7 IDEATION PARK AT PLAZA
PERSPECTIVE
0049-PS018
NTS

3 L-8.7 IDEATION PARK FROM EXISTING F3 BUILDING ENTRANCE
PERSPECTIVE
0049-PS018
NTS

2 L-8.7 IDEATION PARK FROM BUILDING E1 CORNER
PERSPECTIVE
0049-PS018
NTS

4 L-8.7 BIRD'S EYE OF IDEATION PARK
PERSPECTIVE
0049-PS018
NTS

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SCALE: NA
PROJECT #: 2013087

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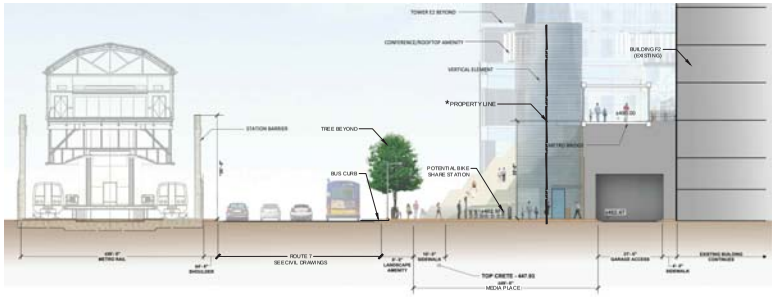
08/28/2015 - CDP RESUBMISSION

SHEET NUMBER:
L-8.7



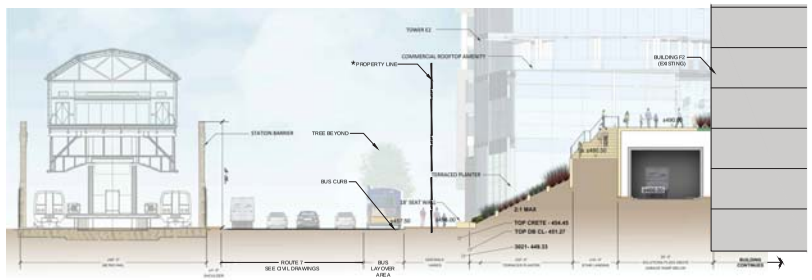
NOTE:
1. STREETSCAPE WAIVER TO BE REQUESTED FOR NON-STANDARD TREE LAYOUT AT MEDIA PLACE.

1 / L-9.0 ROUTE 7 AT MEDIA PLACE (BOULEVARD)

SECTION

3087-SE00X

1/16" = 1'-0"



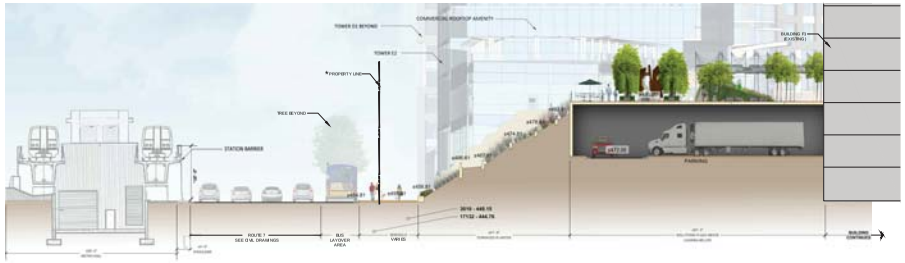
NOTE:
1. STREETSCAPE WAIVER TO BE REQUESTED FOR NON-STANDARD TREE LAYOUT AT MEDIA PLACE.
2. ● DENOTES APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES.

2 / L-9.0 ROUTE 7 THROUGH GRAND STAIRS (BOULEVARD)

SECTION

3087-SE00X

1/16" = 1'-0"



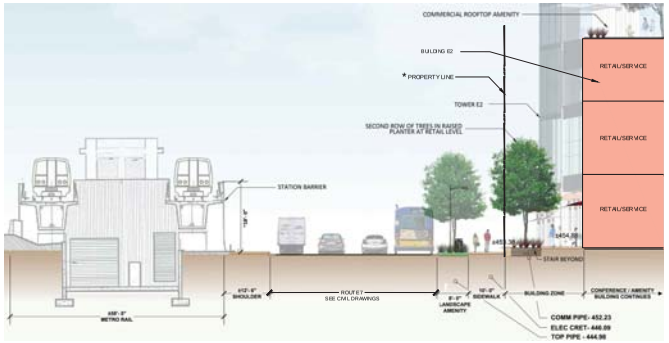
NOTE:
1. STREETSCAPE WAIVER TO BE REQUESTED FOR NON-STANDARD TREE LAYOUT AT MEDIA PLACE.
2. ● DENOTES APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES.

3 / L-9.0 ROUTE 7 THROUGH TERRACED PLANTER (BOULEVARD)

SECTION

3087-SE00X

1" = 20'



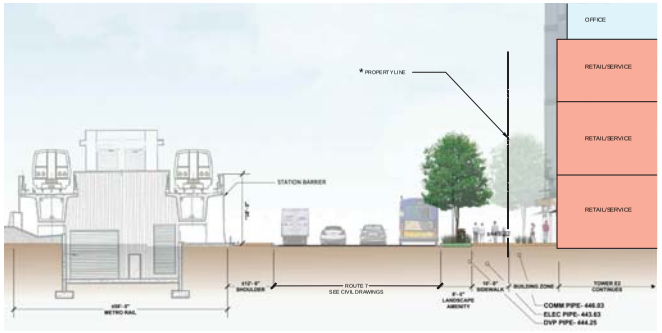
NOTE:
1. STREETSCAPE WAIVER TO BE REQUESTED FOR NON-STANDARD TREE LAYOUT AT MEDIA PLACE.
2. ● DENOTES APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES.
3. BUILDING ZONE REDUCED TO 12' MAX. FOR THE FIRE TRUCK ACCESSIBILITY REQUIREMENT OF 30' MAX. CURB TO BUILDING FACE AT THIS LOCATION.

4 / L-9.0 ROUTE 7 THROUGH BUILDING E2 (BOULEVARD)

SECTION

3087-SE00X

1/16" = 1'-0"



NOTE:
1. STREETSCAPE WAIVER TO BE REQUESTED FOR NON-STANDARD TREE LAYOUT AT MEDIA PLACE.
2. ● DENOTES APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES.
3. BUILDING ZONE REDUCED TO 12' MAX. FOR THE FIRE TRUCK ACCESSIBILITY REQUIREMENT OF 30' MAX. CURB TO BUILDING FACE AT THIS LOCATION.

5 / L-9.0 ROUTE 7 AT TOWER E2 (BOULEVARD)

SECTION

3087-SE00X

1/16" = 1'-0"

THIS SPACE INTENTIONALLY LEFT BLANK

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SECTIONS

DATE: 04/07/2015
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DRAWN BY: KC/CP/CJ/KG
CHECKED BY: KG
C.L.E. FILE: 3087
SCALE: AS NOTED
PROJECT #: 2013087

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SHEET NUMBER:
L-9.0

Aug 27, 2015 - 9:14pm
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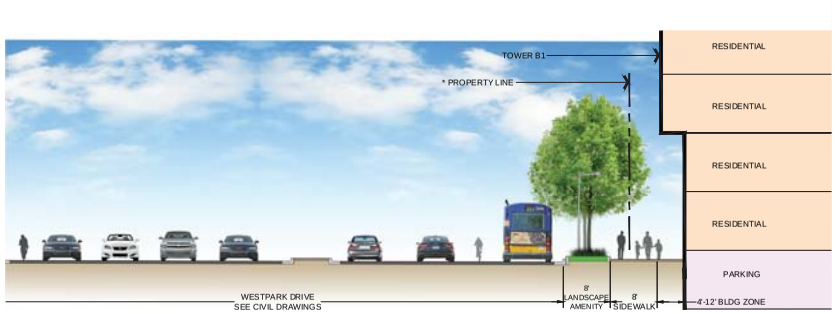
3087 - CDP_Sections.dwg

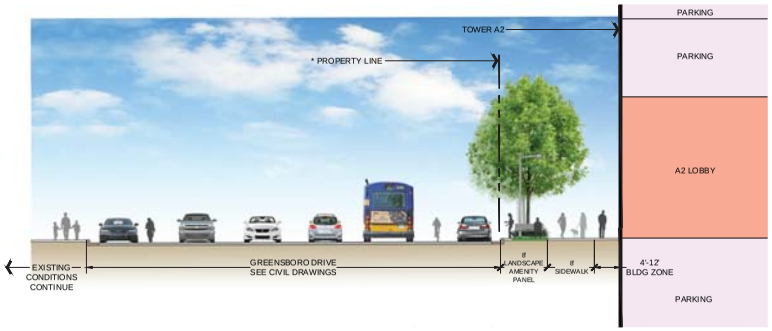
1 L-9.1 MADISON STREET THROUGH SOLUTIONS PROMENADE AND ENERGY PARK
SECTION

3087-SE00X
1/16" = 1'-0"



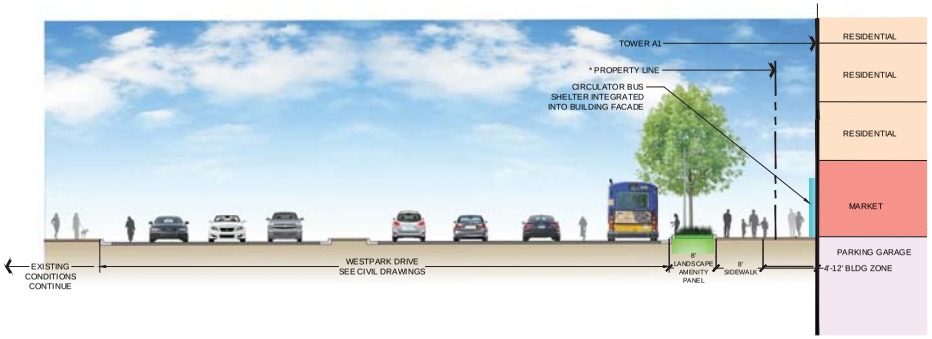
2 L-9.1 WESTPARK DRIVE THROUGH TOWER B1 (AVENUE)
SECTION

3087-SE00X
1" = 10'



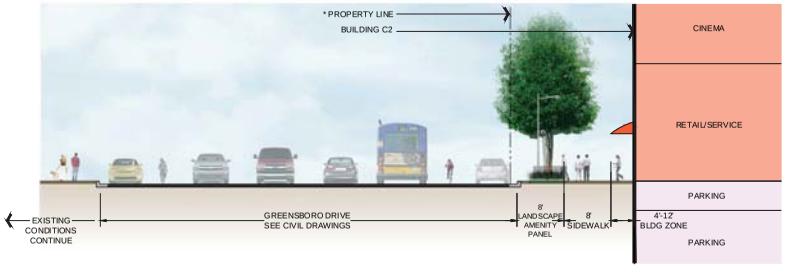
4 L-9.1 GREENSBORO DRIVE THROUGH TOWER A2 (AVENUE)
SECTION

3087-SE00X
1" = 10'



3 L-9.1 WESTPARK DRIVE THROUGH TOWER A1 (AVENUE)
SECTION

3087-SE00X
1" = 10'



5 L-9.1 GREENSBORO DRIVE THROUGH BUILDING C2 (AVENUE)
SECTION

3087-SE00X
1" = 10'

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07/22/2015 - CDP REVISIONS
08/28/2015 - CDP REVISIONS

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PROJECT #: 2013087

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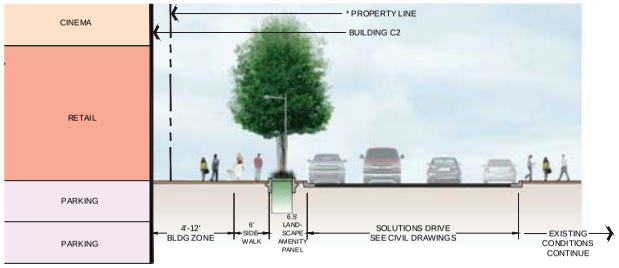
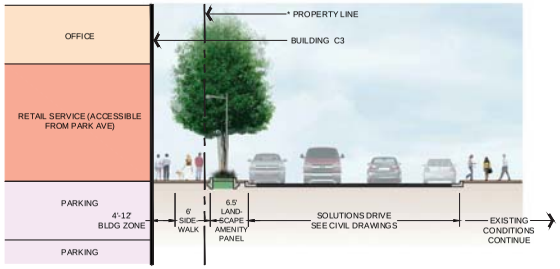
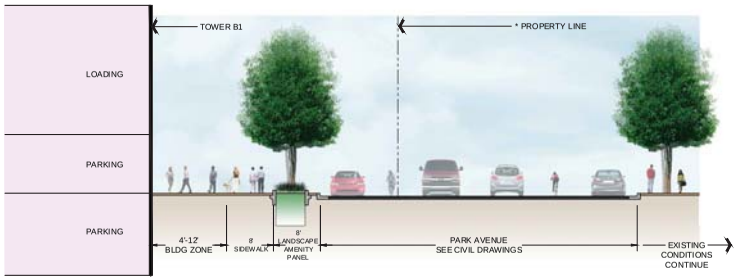


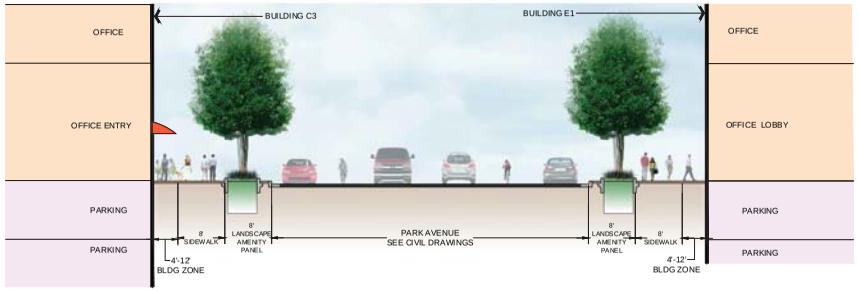
1 L-9.2 SOLUTIONS DRIVE AT BUILDING C2 (LOCAL)
SECTION
3087-SE00X
1" = 10'



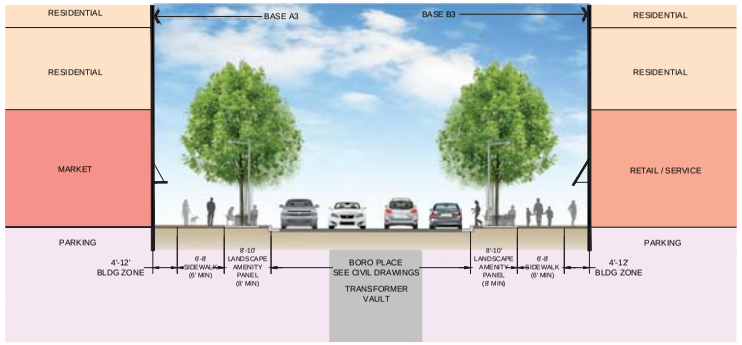
2 L-9.2 SOLUTIONS DRIVE AT BUILDING C3 (LOCAL)
SECTION
3087-SE00X
1" = 10'



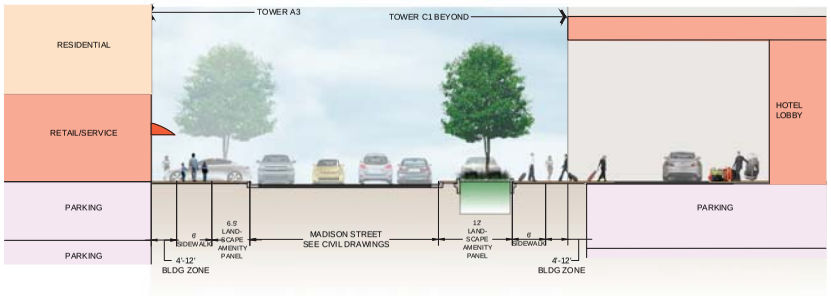
3 L-9.2 PARK AVENUE AT TOWER B1 EAST (COLLECTOR)
SECTION
3087-SE00X
1" = 10'



4 L-9.2 PARK AVENUE AT BUILDING C3 AND BUILDING E1 (COLLECTOR)
SECTION
3087-SE00X
1" = 10'



5 L-9.2 BORO PLACE THROUGH BLOCKS A & B (LOCAL)
SECTION
3087-SE00X
1" = 10'



6 L-9.2 MADISON STREET THROUGH TOWER A3 & TOWER C1 (LOCAL)
SECTION
3087-SE00X
1" = 10'

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*NOTE: ALL INFORMATION SHOWN OUTSIDE OF PROPERTY LINE IS FOR REFERENCE ONLY AND SUBJECT TO SEPARATE APPROVAL. SEE CIVIL PLANS FOR ALL STREET DIMENSIONS.

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SECTIONS

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08/28/2015 - CDP REUBMISSION

DATE: 04/07/2015
DESIGNED BY: CJP/CJK/KG
DRAWN BY: KG/GC/QD/SHEB
CHECKED BY: KG
QA/QC BY: KG
SCALE: AS NOTED
PROJECT #: 2013087

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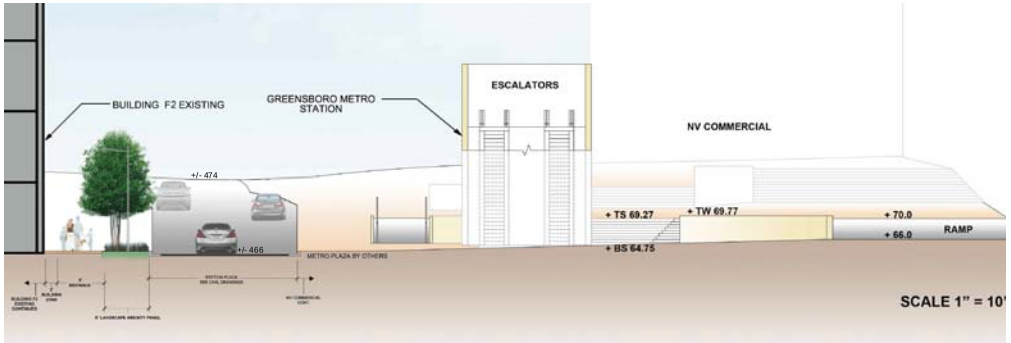
3087 - CDP_Sections.dwg

1 / L-9.3 MADISON STREET THROUGH SOLUTIONS PROMENADE AND MAGNETIC PARK

SECTION

3087-SE00X

NTS

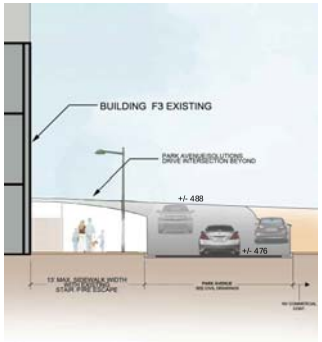


2 / L-9.3 STATION PLACE AT BUILDING F2 (LOCAL)

SECTION

3087-SE00X

1" = 10'



3 / L-9.3 STATION PLACE AT BUILDING F3 (LOCAL)

SECTION

3087-SE00X

1" = 10'

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SECTIONS

DATE: 04/07/2015
DESIGNED BY: TC/CJP/CJK/KG
DRAWN BY: KG/JG/QD/SH/EB
CHECKED BY: KG
QC BY: CJP
SCALE: AS NOTED
PROJECT #: 2013087

REVISIONS:
07/20/2015 - CDP RESUBMISSION
07/21/2015 - CDP RESUBMISSION
07/22/2015 - CDP RESUBMISSION
08/28/2015 - CDP RESUBMISSION

SHEET NUMBER:
L-9.3

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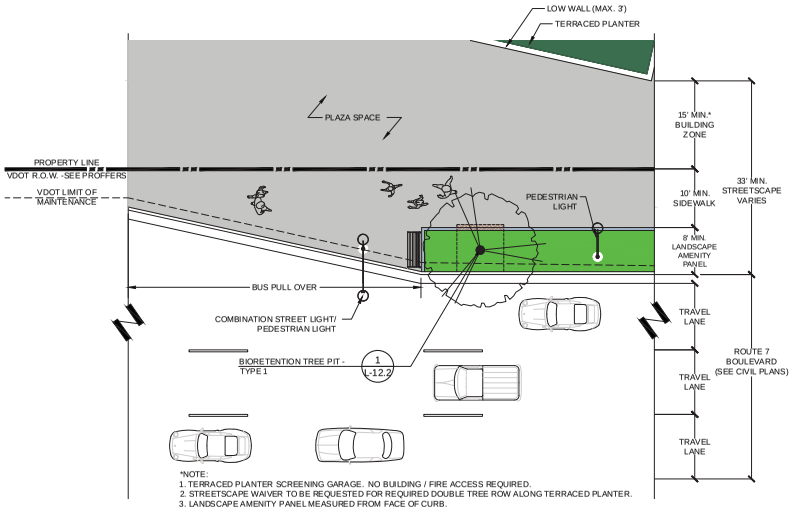


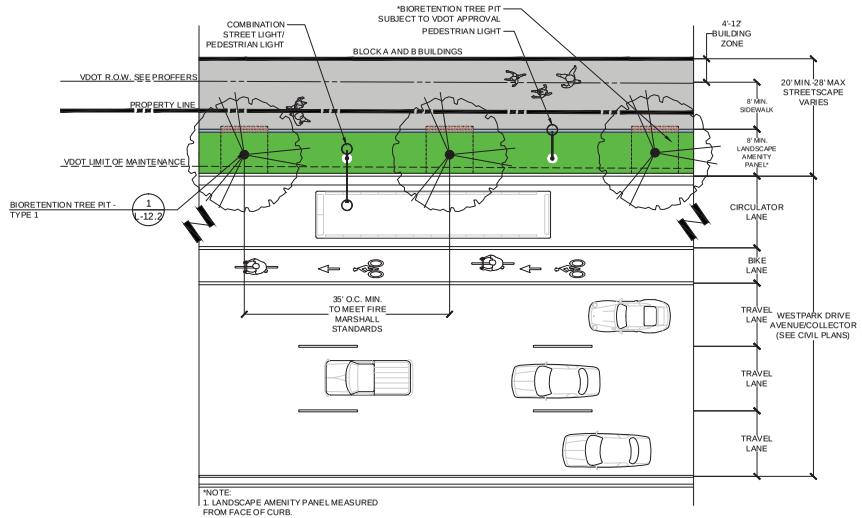
*NOTE:
1. TERRACED PLANTER SCREENING GARAGE. NO BUILDING / FIRE ACCESS REQUIRED.
2. STREETSCAPE WAIVER TO BE REQUESTED FOR REQUIRED DOUBLE TREE ROW ALONG TERRACED PLANTER.
3. LANDSCAPE AMENITY PANEL MEASURED FROM FACE OF CURB.

1 ROUTE 7 - BLOCK E AT BUS PULL OVER

L-10.0 STREETSCAPE ENLARGEMENT

0049-SSE01

1" = 10'



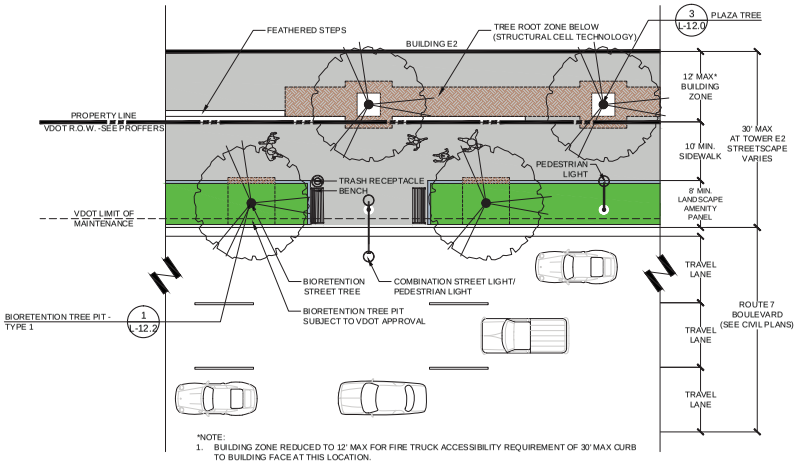
*NOTE:
1. LANDSCAPE AMENITY PANEL MEASURED FROM FACE OF CURB.
2. CONDITIONS ALONG BLOCKS A AND B VARY. SEE PLANS FOR CIRCULATOR STOP.

3 WESTPARK DR. - BLOCKS A, B

L-10.0 STREETSCAPE ENLARGEMENT

0049-SSE01

1" = 10'



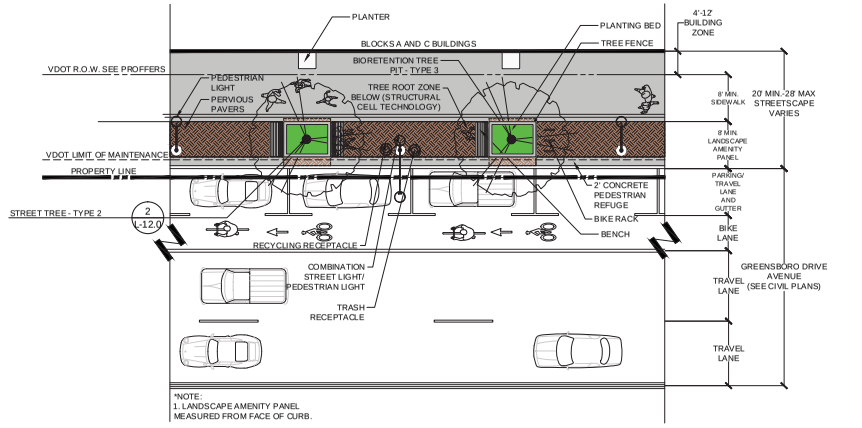
*NOTE:
1. BUILDING ZONE REDUCED TO 12' MAX FOR FIRE TRUCK ACCESSIBILITY REQUIREMENT OF 30' MAX CURB TO BUILDING FACE AT THIS LOCATION.
2. SEE IMAGE 2, SHEET L-8.0 ROUTE 7 BLOCK E AMENITY FRONTAGE FOR PERSPECTIVE VIEW.
3. LANDSCAPE AMENITY PANEL MEASURED FROM FACE OF CURB.

2 ROUTE 7 - BLOCK E (TYP.)

L-10.0 STREETSCAPE ENLARGEMENT

0049-SSE02

1" = 10'



*NOTE:
1. LANDSCAPE AMENITY PANEL MEASURED FROM FACE OF CURB.

4 GREENSBORO DR. - BLOCKS A, C

L-10.0 STREETSCAPE ENLARGEMENT

0049-SSE02

1" = 10'

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TYP. STREETSCAPE ENLARGEMENTS

DATE: 04/07/2015
DRAWING: 2010-0109-CDP/CKG
DRAWN BY: KG/GQ/SHEB
CHECKED BY: KG
QC BY: CKG
SCALE: AS NOTED
PROJECT #: 2010087

REVISIONS:
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03/13/2015 - CDP REUBMISSION
07/22/2015 - CDP REUBMISSION
08/28/2015 - CDP REUBMISSION

SHEET NUMBER:
L-10.0

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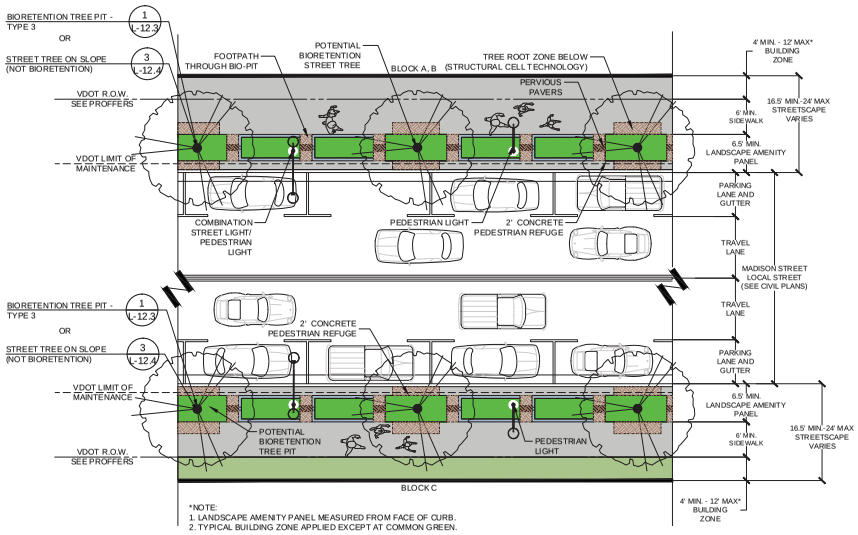
3000 - CDP_Typical Streetscape Enlargements.dwg

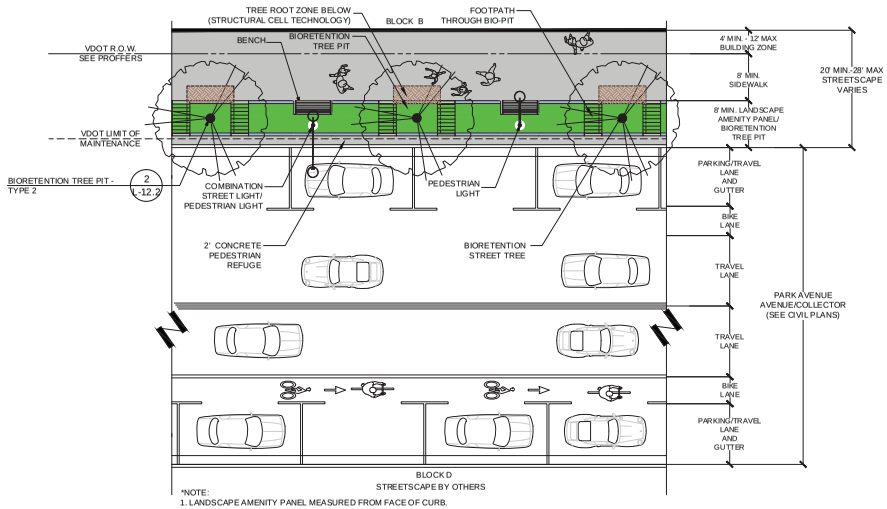


1 MADISON ST. - BLOCKS A, B, C

L-10.1 STREETSCAPE ENLARGEMENT

0049-SSE01

1" = 10'

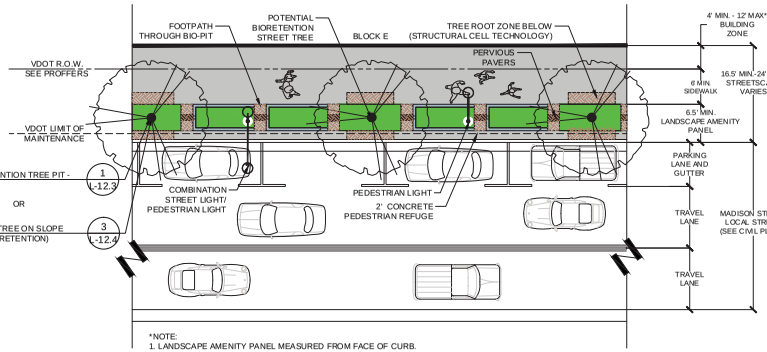


3 PARK AVE. - BLOCK B

L-10.1 STREETSCAPE ENLARGEMENT

0049-SSE01

1" = 10'

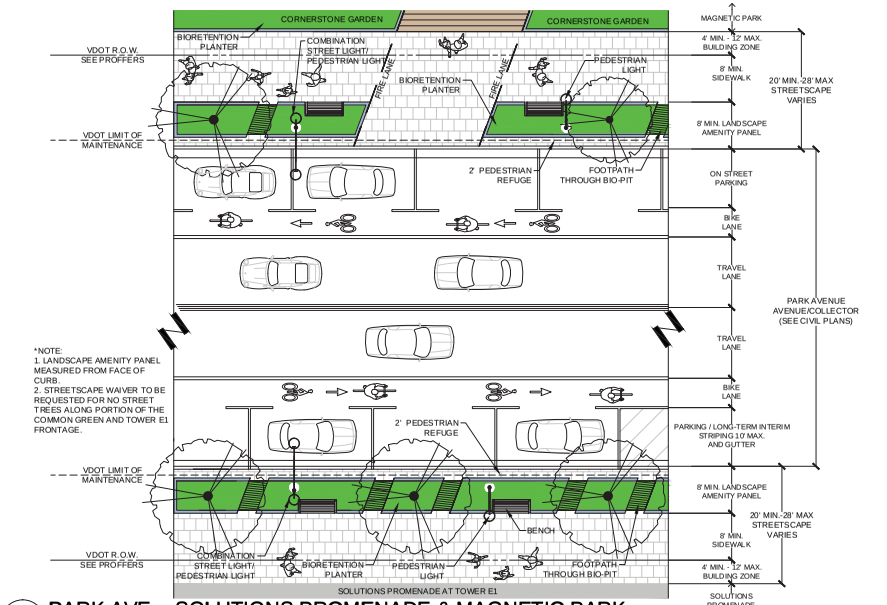


2 MADISON ST. - BLOCK E

L-10.1 STREETSCAPE ENLARGEMENT

0049-SSE02

1" = 10'



4 PARK AVE. - SOLUTIONS PROMENADE & MAGNETIC PARK

L-10.1 STREETSCAPE ENLARGEMENT

0049-SSE02

1" = 10'

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Conceptual Development Plan

The Meridian Group, Inc.

TYP. STREETSCAPE ENLARGEMENTS

DATE: 04/07/2015
DESIGNED BY: CJP/CJK/KG
DRAWN BY: KG/CJP/GD/SHEB
CHECKED BY: KG
QC BY: CJP
SCALE: AS NOTED
PROJECT #: 2013087

REVISIONS:
02/20/2015 - CDP REQUBMISSION
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L-10.1

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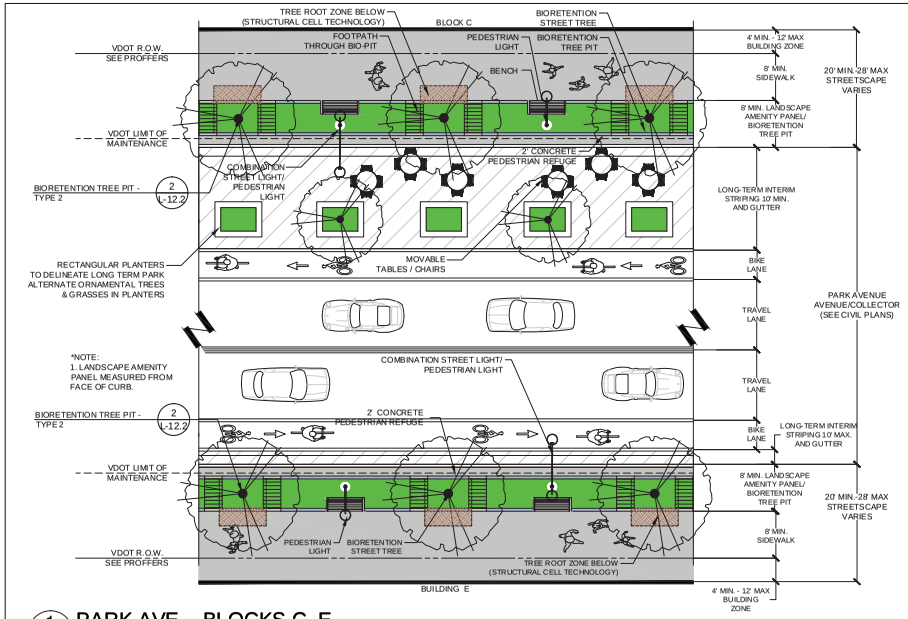
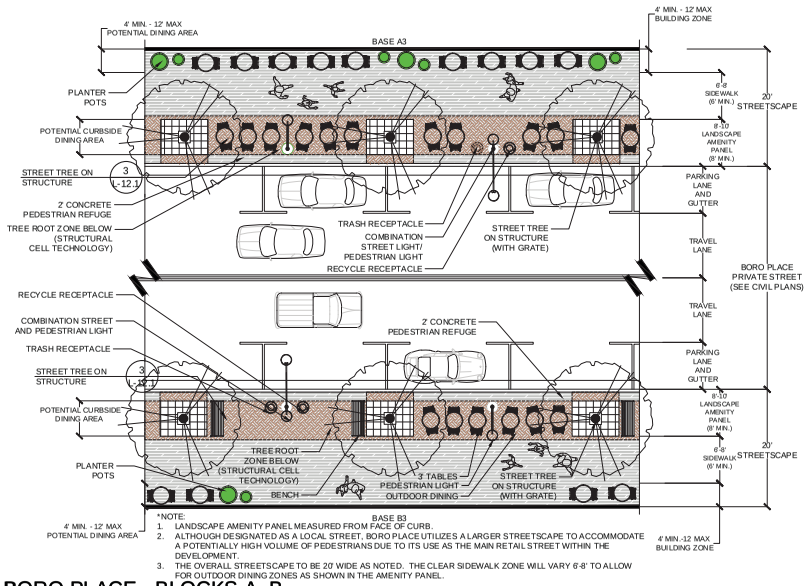


1 PARK AVE. - BLOCKS C, E

L-10.2 STREETSCAPE ENLARGEMENT

0049-SSE01

1" = 10'

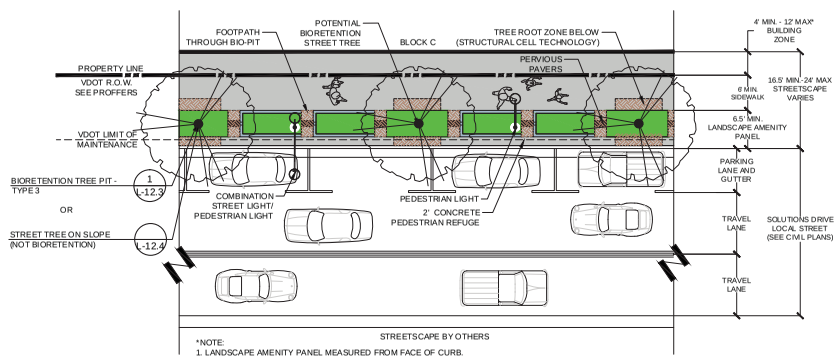


3 BORO PLACE - BLOCKS A, B

L-10.2 STREETSCAPE ENLARGEMENT

0049-SSE01

1" = 10'

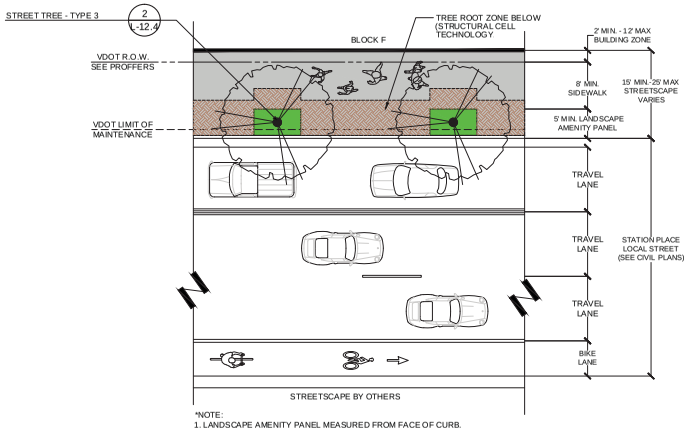


2 SOLUTIONS DR. - BLOCK C

L-10.2 STREETSCAPE ENLARGEMENT

0049-SSE02

1" = 10'



4 STATION PLACE - BLOCK F

L-10.2 STREETSCAPE ENLARGEMENT

0049-SSE02

1" = 10'

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TYP. STREETSCAPE ENLARGEMENTS

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CHECKED BY: KG
SCALE: 1" = 10'
SCALE: AS NOTED
PROJECT #: 2013087

REVISIONS:
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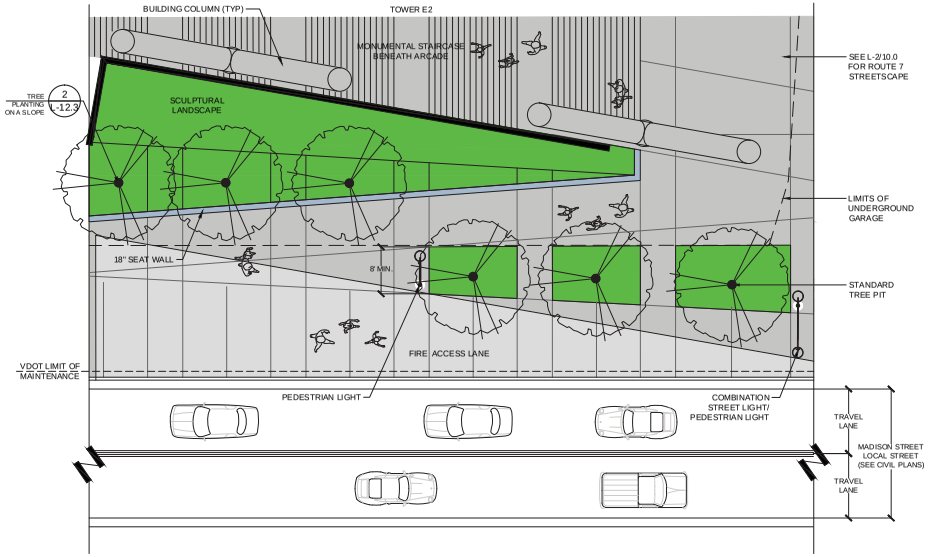

1 L-10.3 MADISON ST. - TECHNOLOGY PLAZA

STREETSCAPE ENLARGEMENT

0049-SSE01

1" = 10'

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Conceptual Development Plan

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TYP. STREETSCAPE ENLARGEMENTS

DATE: 04/07/2015
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DRAWN BY: KG/JG/CQ/DS/HEB
CHECKED BY: KG
QC BY: CJP
SCALE: AS NOTED
PROJECT #: 2013087

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1A SOLUTIONS DRIVE PERSPECTIVE VIEW
NTS

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SOLUTIONS DRIVE ENLARGEMENT

DATE: 04/07/2015
DESIGNED BY: CG/PI/GJ/KG
DRAWN BY: KG/JG/QD/SH/EB
CHECKED BY: KG
QC BY: CG
SCALE: AS NOTED
PROJECT #: 2013087

REVISIONS:
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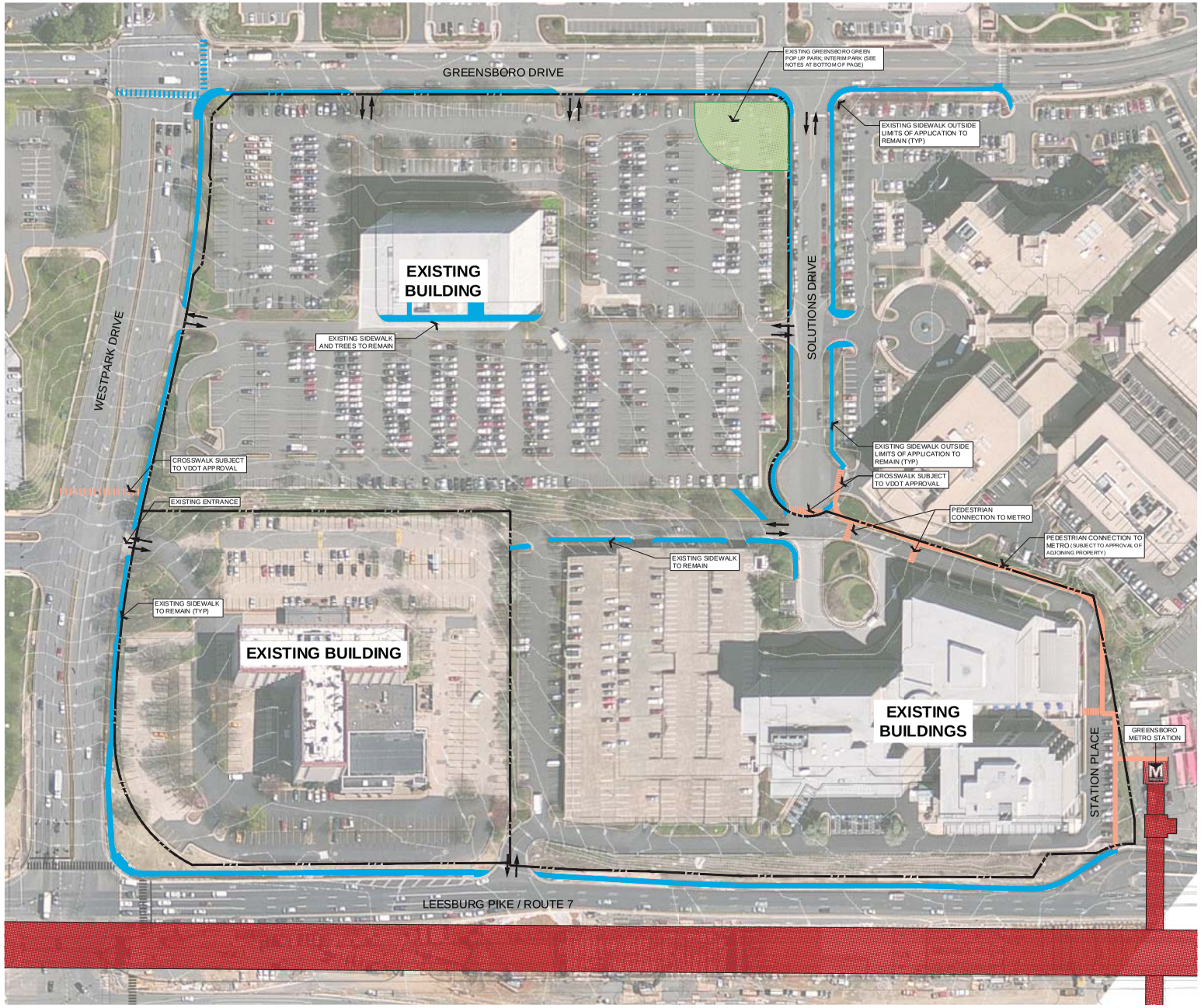
SHEET NUMBER:
L-10.4



INITIAL PEDESTRIAN CONNECTION

1. CONSTRUCTION OF PEDESTRIAN CONNECTION ALONG STATION AT ADJOINING PROPERTY NORTH OF METRO STATION. PEDESTRIAN CONNECTION SUBJECT TO APPROVAL OF ADJOINING PROPERTY.
2. CONSTRUCTION OF SIDEWALK CONNECTION FROM SOLUTIONS DRIVE TO WESTPARK DRIVE.

LEGEND*

- EXISTING SIDEWALK ON SAIC, WESTPARK PLAZA, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PRIVATE PODIUM PARK OR ROOFTOP COURTYARD
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

* NOT ALL ITEMS IN LEGEND WILL SHOW UP IN EVERY PHASING SCENARIO
** ALL AREAS INDICATED IN COLOR ARE APPROXIMATE AND SHALL BE FURTHER REFINED AT FDP
*** ALL INTERIM PARK AND OPEN SPACE IMPROVEMENTS SHALL INCLUDE PARK TREATMENTS, STREET TREES, AND OTHER ELEMENTS REQUIRED BY FAIRFAX COUNTY CODE OF ORDINANCES AND CDP PROFFERS
**** ALL MODIFICATIONS OR IMPROVEMENTS (SUCH AS LANDSCAPING, ETC) TO PARKING LOT CONFIGURATIONS PER PHASE IN THE INTERIM SHALL COMPLY WITH FAIRFAX COUNTY CODE OF ORDINANCES.
***** METHODS OF TREATING INTERIM EXPOSED WALLS WITH SCREENS ARE DESCRIBED IN THE CDP PROFFERS.

NORTH

SCALE: 1" = 60'

30' 0' 30' 60' 120'

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PHASING - INITIAL PEDESTRIAN CONNECTION

DATE: 04/07/2015
DESIGNED BY: CC/PR/CK/KG
DRAWN BY: KG/JG/QD/SHB
CHECKED BY: KG
SCALE: 1"=60'
PROJECT #: 2013087

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07/20/2015 - CDP RESUBMISSION
07/21/2015 - CDP RESUBMISSION
07/22/2015 - CDP RESUBMISSION
08/28/2015 - CDP RESUBMISSION

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L-11.0

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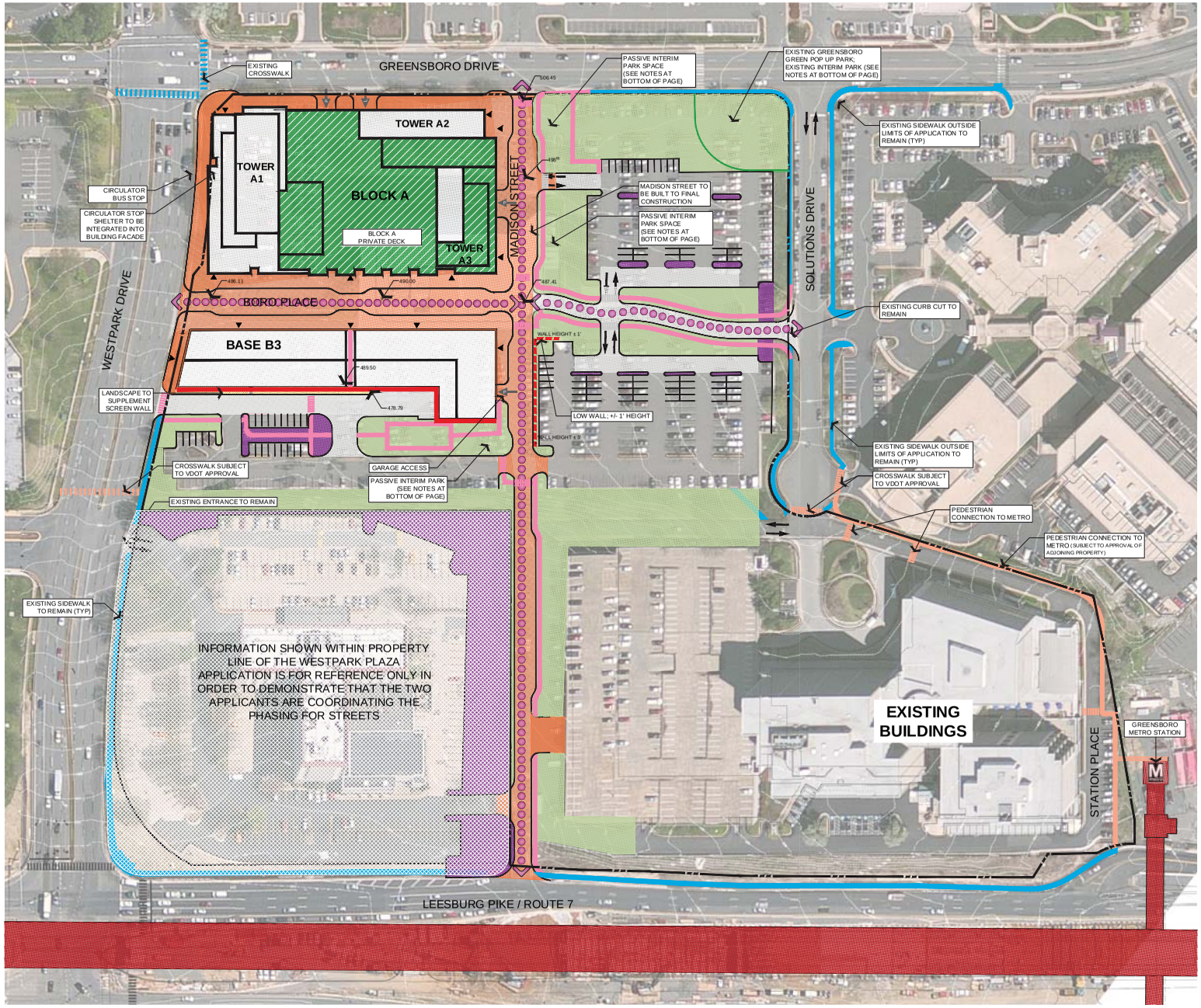

PHASE A1

(TOWER A1 + TOWER A2 + TOWER A3 + BASE A3 AND BASE B3)

1. DEMOLITION OF EXISTING ENTERPRISE BUILDING.
2. CONSTRUCTION OF TOWER A1, TOWER A2, TOWER A3, BASE A3 AND BASE B3.
3. CONSTRUCTION OF BORO PLACE FROM WESTPARK DRIVE TO MADISON STREET.
4. CONSTRUCTION OF MADISON STREET FROM GREENSBORO DRIVE TO ROUTE 7.
5. CONSTRUCTION OF FINAL STREETSCAPE ON GREENSBORO DRIVE, WESTPARK DRIVE (GREENSBORO DRIVE TO B3 LINER), GREENSBORO PLACE (BOTH SIDES), AND MADISON STREET (FROM GREENSBORO DRIVE TO B3 LINER.
6. CONSTRUCTION OF RESIDENTIAL AMENITY DECK ON BLOCK A.
7. CONSTRUCTION OF INTERIM PARK SPACES ALONG MADISON STREET AND AT WESTPARK DRIVE SOUTH OF BASE B3.

LEGEND*

- EXISTING SIDEWALK ON SAIC, WESTPARK PLAZA, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PRIVATE PODIUM PARK OR ROOFTOP COURTYARD
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

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***** METHODS OF TREATING INTERIM EXPOSED WALLS WITH SCREENS ARE DESCRIBED IN THE CDP PROFFERS.

NORTH

SCALE: 1" = 60'

30' 0' 30' 60' 120'

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THE BORO
Conceptual Development Plan
The Meridian Group, Inc.
PHASING - A1

DATE: 04/07/2015
DRAWN BY: KG/CDP/CJK/G
CHECKED BY: KG
SCALE: 1"=60'
PROJECT #: 2013087

REVISIONS:
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03/20/2015 - CDP REUBMISSION
07/22/2015 - CDP REUBMISSION
08/28/2015 - CDP REUBMISSION

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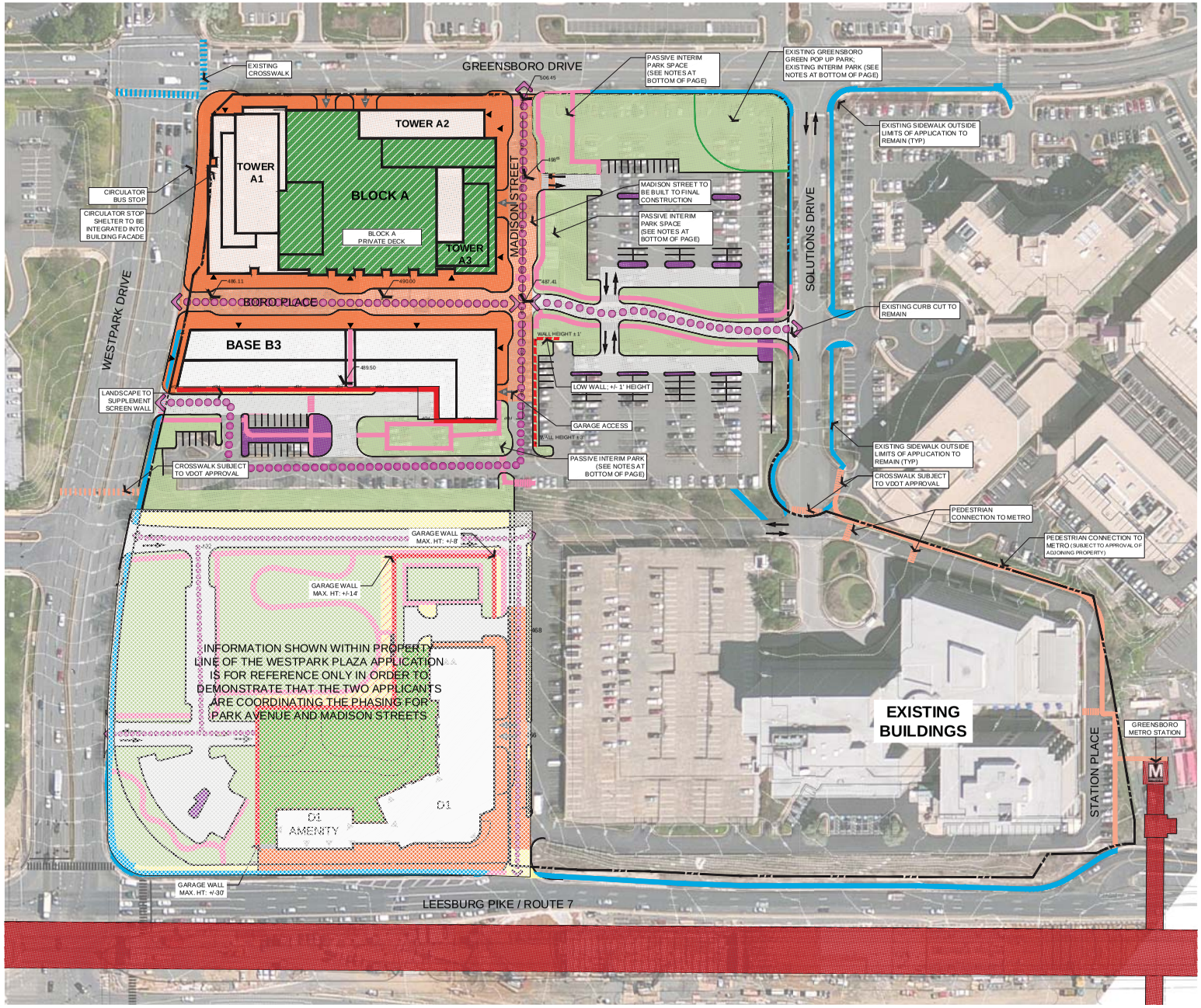

PHASE A1 + WESTPARK PLAZA PHASE 1

(TOWER A1 + TOWER A2 + TOWER A3 + BASE A3 AND BASE B3 + WESTPARK PLAZA)

1. DEMOLITION OF EXISTING ENTERPRISE BUILDING.
2. CONSTRUCTION OF TOWER A1, TOWER A2, TOWER A3, BASE A3 AND BASE B3.
3. CONSTRUCTION OF GREENSBORO PLACE FROM WESTPARK DRIVE TO MADISON STREET.
4. CONSTRUCTION OF MADISON STREET FROM GREENSBORO DRIVE TO ROUTE 7.
5. CONSTRUCTION OF FINAL STREETSCAPE ON GREENSBORO DRIVE, WESTPARK DRIVE (GREENSBORO DRIVE TO B3 LINER), GREENSBORO PLACE (BOTH SIDES), AND MADISON STREET (FROM GREENSBORO DRIVE TO B3 LINER.
6. CONSTRUCTION OF RESIDENTIAL AMENITY DECK ON BLOCK A.
7. CONSTRUCTION OF INTERIM PARK SPACES ALONG MADISON STREET AND AT WESTPARK DRIVE SOUTH OF BASE B3.

LEGEND*

- EXISTING SIDEWALK ON SAIC, WESTPARK PLAZA, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PRIVATE PODIUM PARK OR ROOFTOP COURTYARD
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

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THE BORO
Conceptual Development Plan
The Meridian Group, Inc.
PHASING - A1 + DITTMAR PHASE I

DATE: 04/07/2015
DESIGNED BY: CJP/CJK/KG
DRAWN BY: KG/CJP/QD/SHB
CHECKED BY: KG
SCALE: 1" = 60'
PROJECT #: 2013087

REVISIONS:
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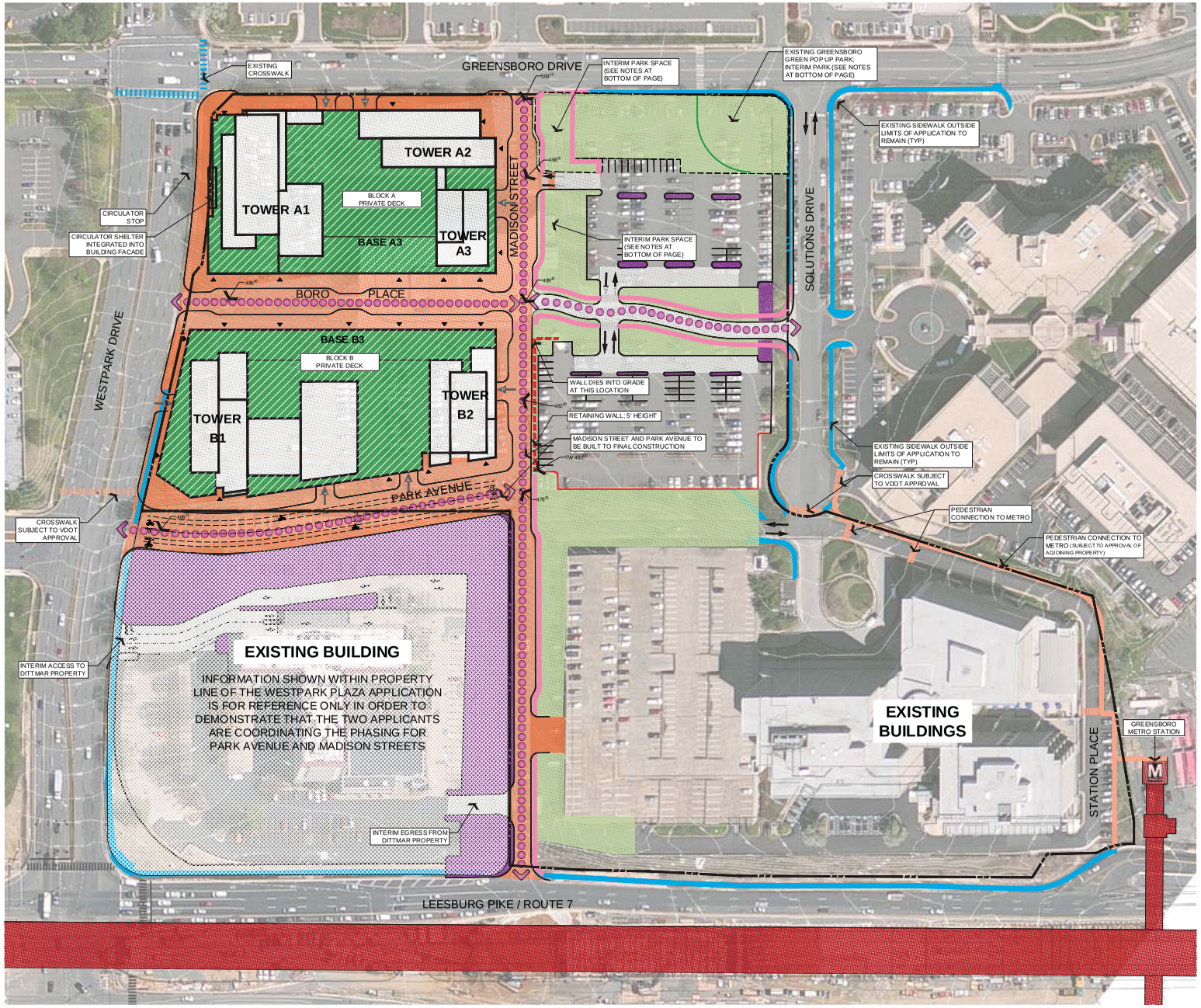

PHASE B

(TOWER A1 + TOWER A2 + BASE A3+ TOWER B1 + TOWER B2 + BASE B3)

1. DEMOLITION OF EXISTING ENTERPRISE BUILDING.
2. CONSTRUCTION OF TOWER A1, TOWER A2, BASE A3,TOWER B1, TOWER B2, AND BASE B3.
3. CONSTRUCTION OF BORO PLACE FROM WESTPARK DRIVE TO MADISON STREET.
4. CONSTRUCTION OF MADISON STREET FROM GREENSBORO DRIVE TO ROUTE 7.
5. CONSTRUCTION OF PARK AVENUE FROM WESTPARK DRIVE TO MADISON STREET.
6. FINAL CONSTRUCTION OF STREETSCAPE ON GREENSBORO DRIVE, WESTPARK DRIVE (GREENSBORO DRIVE TO PARK AVENUE), BORO PLACE (BOTH SIDES) AND MADISON STREET (FROM GREENSBORO DRIVE TO PARK AVENUE), AND NORTH SIDE OF PARK AVENUE.
7. CONSTRUCTION OF PRIVATE RESIDENTIAL DECKS ON BLOCKS A AND B.
8. CONSTRUCTION OF INTERIM PARK SPACES ALONG MADISON STREET.

LEGEND*

- EXISTING SIDEWALK ON SAIC, WESTPARK PLAZA, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PRIVATE PODIUM PARK OR ROOFTOP COURTYARD
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

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THE BORO
Conceptual Development Plan
The Meridian Group, Inc.
PHASING - B

DATE: 04/07/2015
DRAWN BY: KG/GC/PI/CJ/CK
CHECKED BY: KG
SCALE: 1" = 60'
PROJECT #: 2013087

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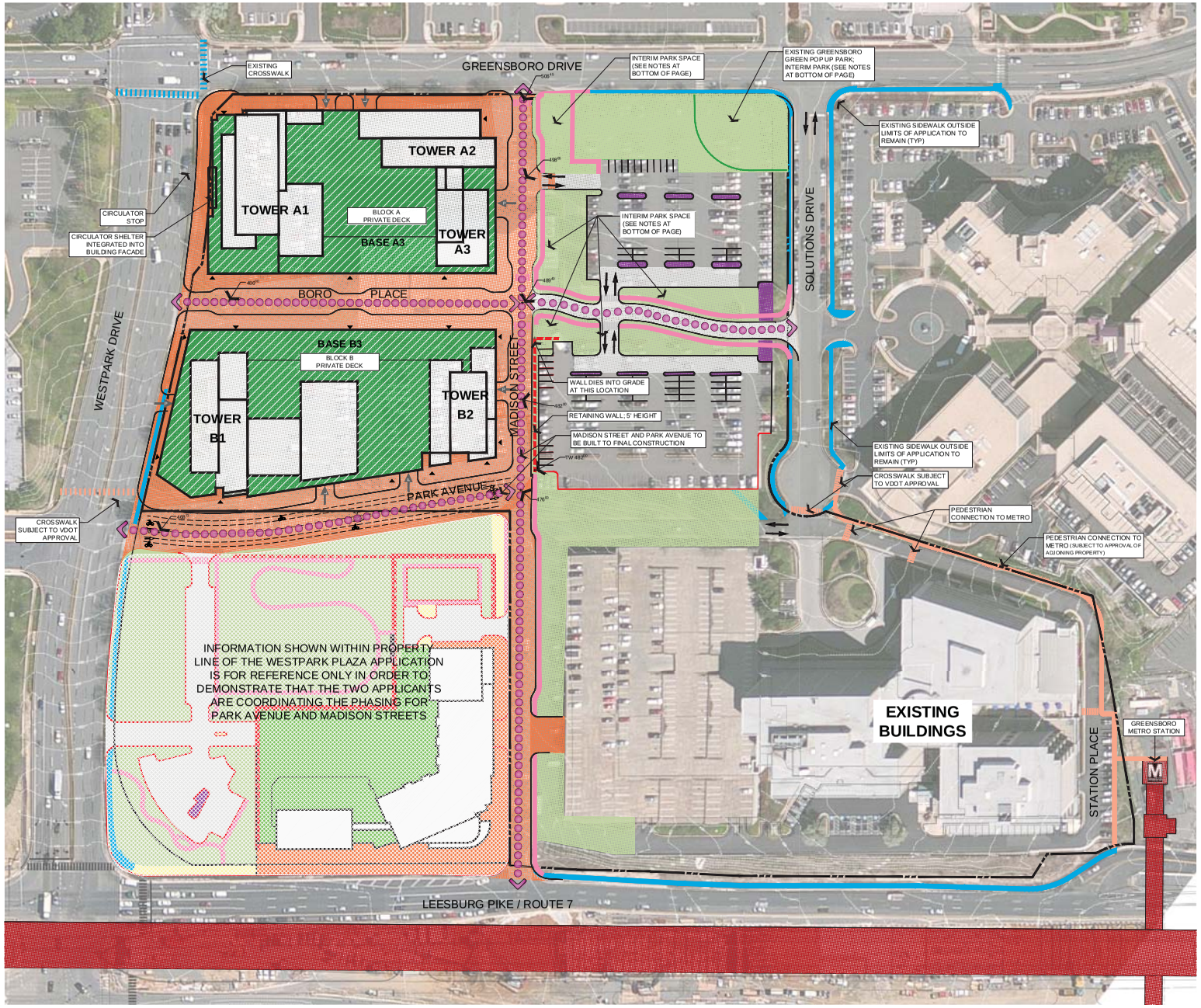

PHASE B + WESTPARK PLAZA PHASE 1

(TOWER A1 + TOWER A2 + BASE A3 + TOWER B1 + TOWER B2 + BASE B3)

1. DEMOLITION OF EXISTING ENTERPRISE BUILDING.
2. CONSTRUCTION OF TOWER A1, TOWER A2, BASE A3,TOWER B1, TOWER B2, AND BASE B3.
3. CONSTRUCTION OF BORO PLACE FROM WESTPARK DRIVE TO MADISON STREET.
4. CONSTRUCTION OF MADISON STREET FROM GREENSBORO DRIVE TO ROUTE 7.
5. CONSTRUCTION OF PARK AVENUE FROM WESTPARK DRIVE TO MADISON STREET.
6. FINAL CONSTRUCTION OF STREETSCAPE ON GREENSBORO DRIVE, WESTPARK DRIVE (GREENSBORO DRIVE TO PARK AVENUE), BORO PLACE (BOTH SIDES), AND MADISON STREET (FROM GREENSBORO DRIVE TO PARK AVENUE), AND NORTH SIDE OF PARK AVENUE.
7. CONSTRUCTION OF PRIVATE RESIDENTIAL DECKS ON BLOCKS A AND B.
8. CONSTRUCTION OF INTERIM PARK SPACES ALONG MADISON STREET.

LEGEND*

- EXISTING SIDEWALK ON SAIC, WESTPARK PLAZA, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PRIVATE PODIUM PARK OR ROOFTOP COURTYARD
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

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THE BORO
Conceptual Development Plan
The Meridian Group, Inc.
PHASING - B + DITTMAR PHASE I

DATE: 04/07/2015
DRAWN BY: KG/CP/GJK/CG
CHECKED BY: KG
SCALE: 1"=60'
PROJECT #: 2013087

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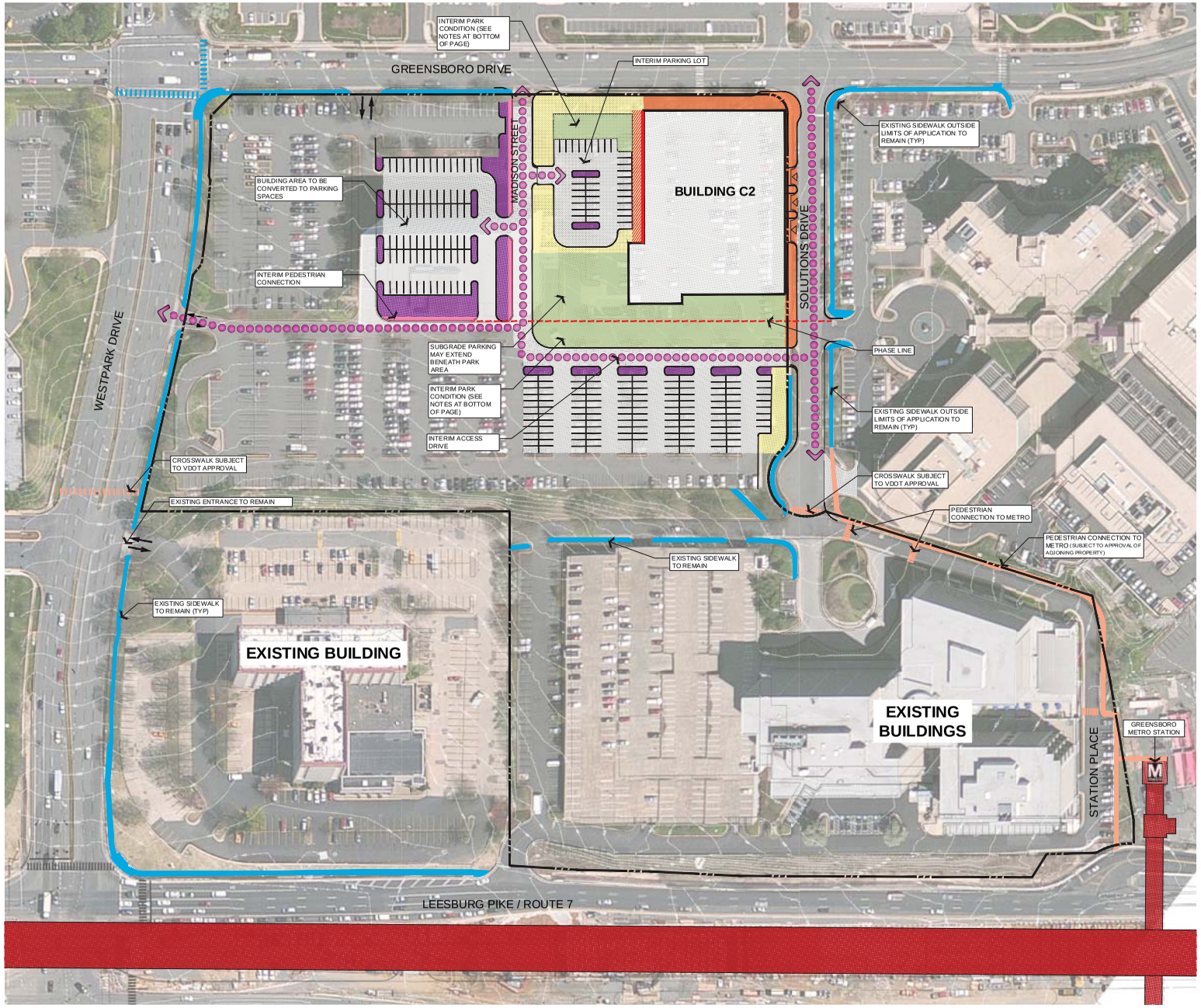

PHASE C1

BUILDING C2

1. DEMOLITION OF EXISTING ENTERPRISE BUILDING.
2. CONVERSION OF EXISTING ENTERPRISE BUILDING INTO PARKING SPACES.
3. CONSTRUCTION OF BUILDING C2.
4. CONSTRUCTION OF INTERIM MADISON STREET AND SOLUTIONS DRIVE.
5. CONSTRUCTION OF FINAL STREETSCAPE ON GREENSBORO DRIVE AT BUILDING C2 AND SOLUTIONS DRIVE.
6. CONSTRUCTION OF INTERIM PARK ALONG MADISON STREET AND SOUTH OF BUILDING C2.
7. CONSTRUCTION OF INTERIM ACCESS DRIVE SOUTH OF INTERIM.

LEGEND*

- EXISTING SIDEWALK ON SAIC, WESTPARK PLAZA, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PRIVATE PODIUM PARK OR ROOFTOP COURTYARD
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

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THE BORO
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DATE: 04/07/2015
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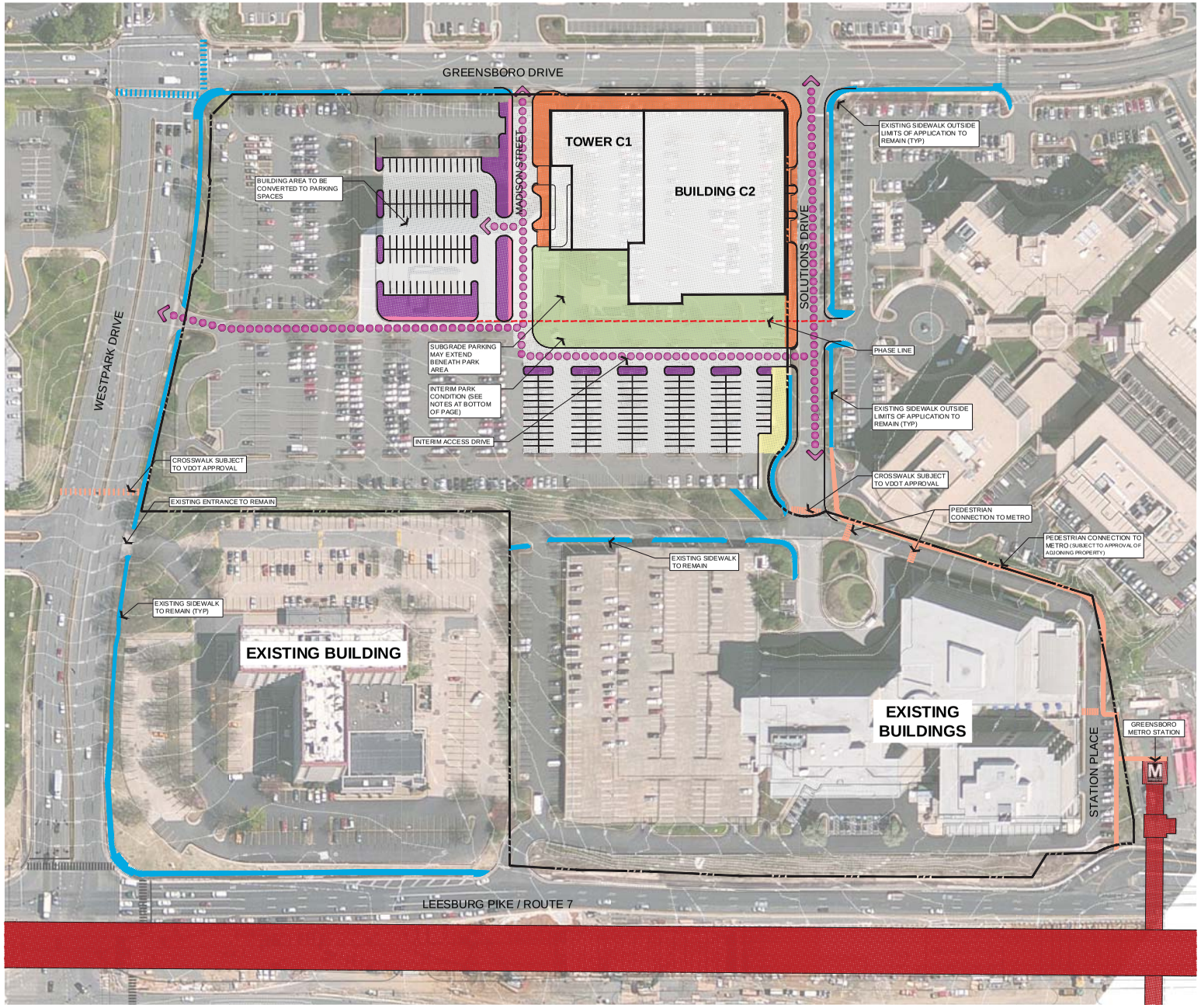

PHASE C2

TOWER C1 + BUILDING C2

1. DEMOLITION OF EXISTING ENTERPRISE BUILDING.
2. CONVERSION OF EXISTING ENTERPRISE BUILDING INTO PARKING SPACES.
3. CONSTRUCTION OF BUILDING C2 AND TOWER C1.
4. CONSTRUCTION OF MADISON STREET AND SOLUTIONS DRIVE.
5. CONSTRUCTION OF FINAL STREETSCAPE ON GREENSBORO DRIVE, SOLUTIONS DRIVE, AND MADISON STREET (EAST SIDE).
6. CONSTRUCTION OF INTERIM PARK SOUTH OF TOWER C1 AND BUILDING C2.
7. CONSTRUCTION OF INTERIM ACCESS DRIVE SOUTH OF INTERIM PARK.

LEGEND*

- EXISTING SIDEWALK ON SAIC, WESTPARK PLAZA, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PRIVATE PODIUM PARK OR ROOFTOP COURTYARD
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

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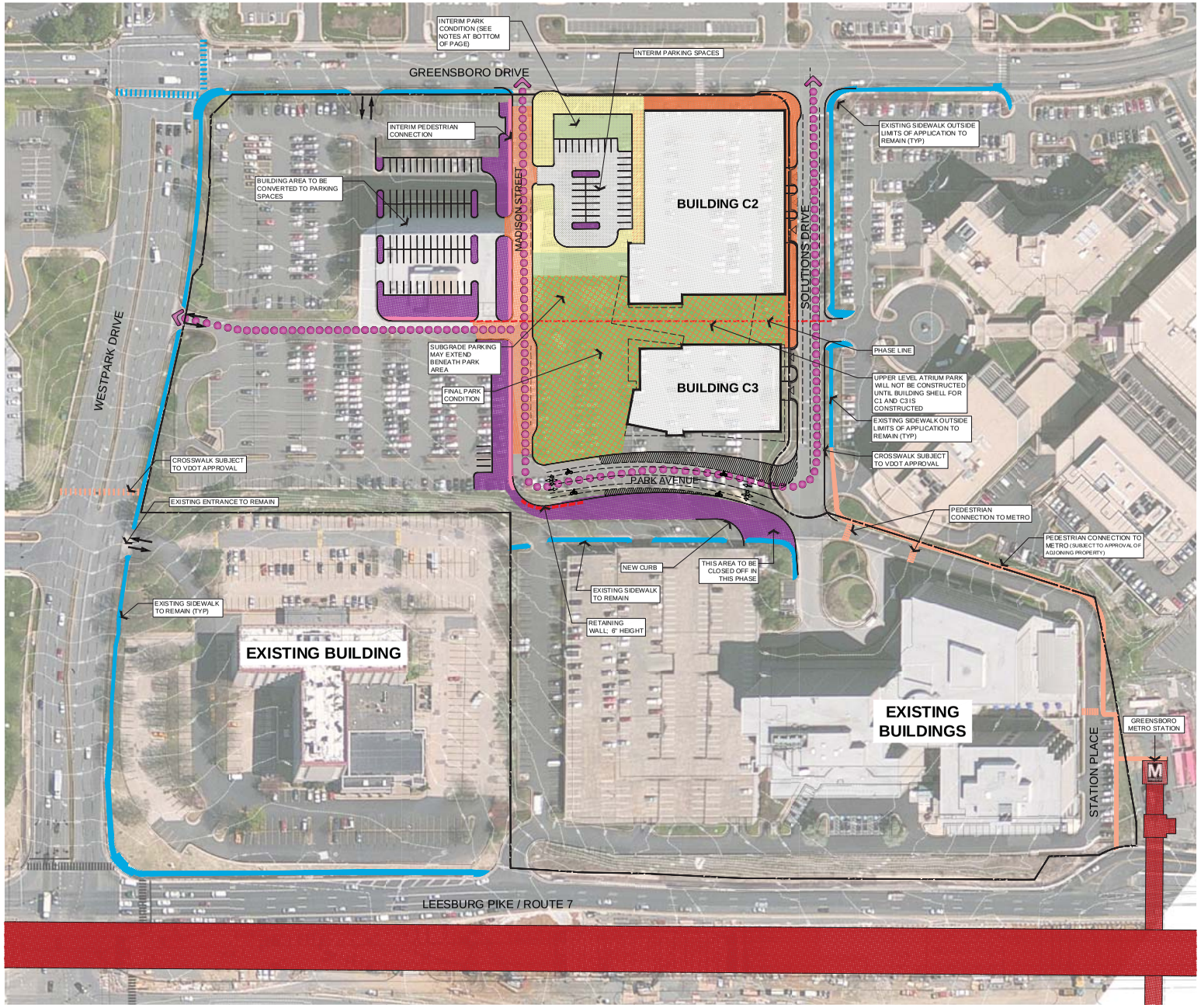

PHASE C3

TOWER C3 + BUILDING C2

1. DEMOLITION OF EXISTING ENTERPRISE BUILDING.
2. CONVERSION OF EXISTING ENTERPRISE BUILDING INTO PARKING SPACES.
3. CONSTRUCTION OF BUILDING C2 AND BUILDING C3.
4. CONSTRUCTION OF MADISON STREET, SOLUTIONS DRIVE, AND PARK AVENUE, AND GREENSBORO DRIVE.
5. CONSTRUCTION OF FINAL STREETSCAPE ON GREENSBORO DRIVE, SOLUTIONS DRIVE, MADISON STREET, AND PARK AVENUE (AROUND BLOCK C).
6. CONSTRUCTION OF FINAL MAGNETIC PARK AND ATRIUM PARKS.

LEGEND*

- EXISTING SIDEWALK ON SAIC, WESTPARK PLAZA, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PRIVATE PODIUM PARK OR ROOFTOP COURTYARD
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

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PHASING - C3

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DRAWN BY: KG/CJK/DD/SHB
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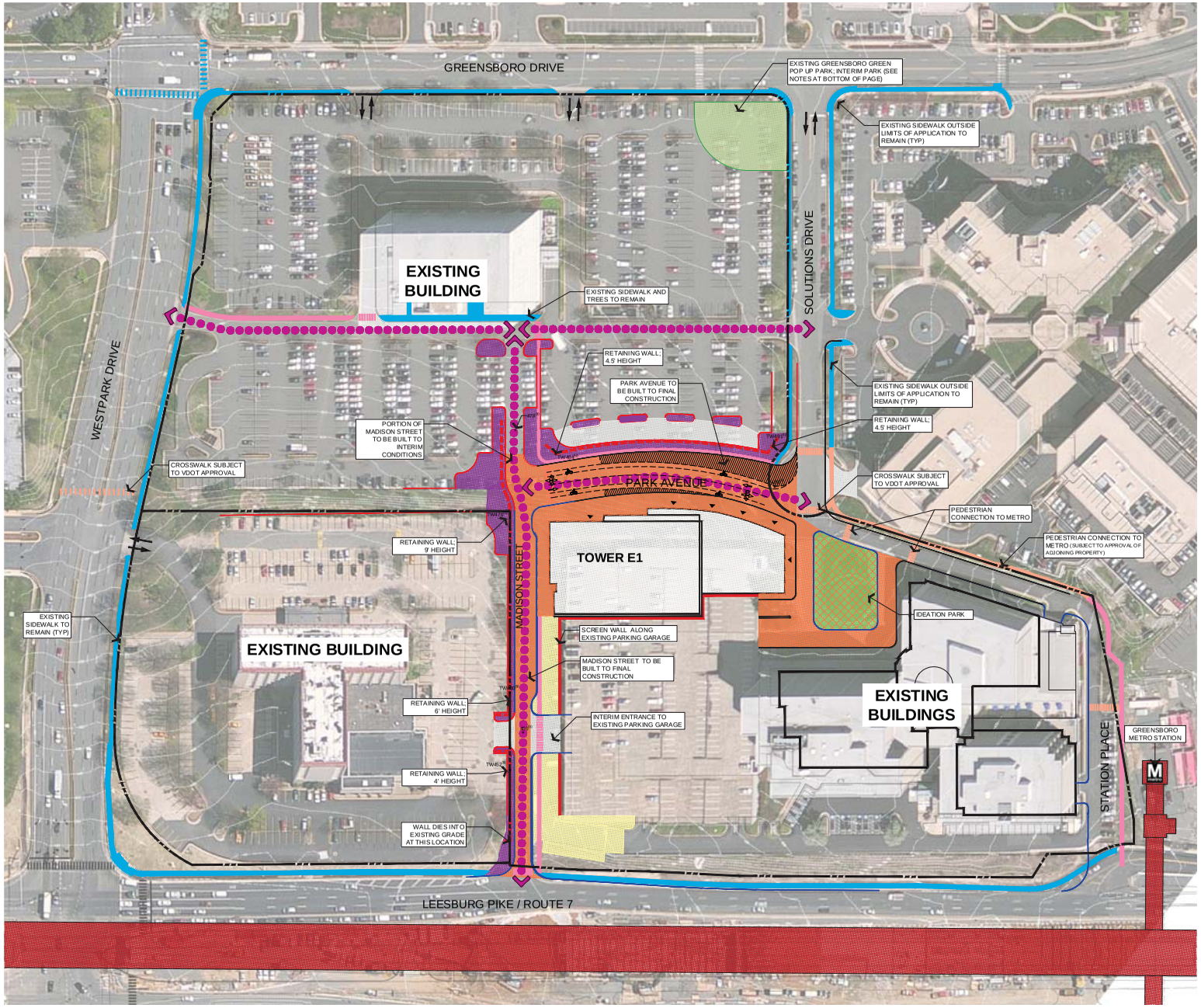

PHASE E1

TOWER E1

1. EXISTING ENTERPRISE BUILDING TO REMAIN.
2. CONSTRUCTION OF TOWER E1.
3. CONSTRUCTION OF PARK AVENUE FROM MADISON STREET TO SOLUTIONS DRIVE.
4. CONSTRUCTION OF FINAL IDEATION PARK.
5. COORDINATED INTERIM GRADING AND STREETSCAPE IMPROVEMENTS BETWEEN DITTMAR AND MERIDIAN PARCELS.
6. STREETSCAPE IMPROVEMENTS ALONG SOUTH SIDE OF PARK AVENUE, EAST SIDE OF MADISON AT BUILDING E1, AND AROUND IDEATION PARK.

LEGEND*

- EXISTING SIDEWALK ON SAIC, WESTPARK PLAZA, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PRIVATE PODIUM PARK OR ROOFTOP COURTYARD
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

* NOT ALL ITEMS IN LEGEND WILL SHOW UP IN EVERY PHASING SCENARIO
** ALL AREAS INDICATED IN COLOR ARE APPROXIMATE AND SHALL BE FURTHER REFINED AT FDP
*** ALL INTERIM PARK AND OPEN SPACE IMPROVEMENTS SHALL INCLUDE PARK TREATMENTS, STREET TREES, AND OTHER ELEMENTS REQUIRED BY FAIRFAX COUNTY CODE OF ORDINANCES AND CDP PROFFERS
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***** METHODS OF TREATING INTERIM EXPOSED WALLS WITH SCREENS ARE DESCRIBED IN THE CDP PROFFERS.

NORTH

30' 0' 30' 60' 120'

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THE BORO
Conceptual Development Plan
The Meridian Group, Inc.
PHASING - EI

DATE: 04/07/2015
DESIGNED BY: CC/PR/CJK/KG
DRAWN BY: KG/CJK/QD/SHB
CHECKED BY: KG
SCALE: 1"=60'
PROJECT #: 2013087

REVISIONS:
02/20/2015 - CDP RESUBMISSION
03/20/2015 - CDP RESUBMISSION
07/22/2015 - CDP RESUBMISSION
08/28/2015 - CDP RESUBMISSION

SHEET NUMBER:
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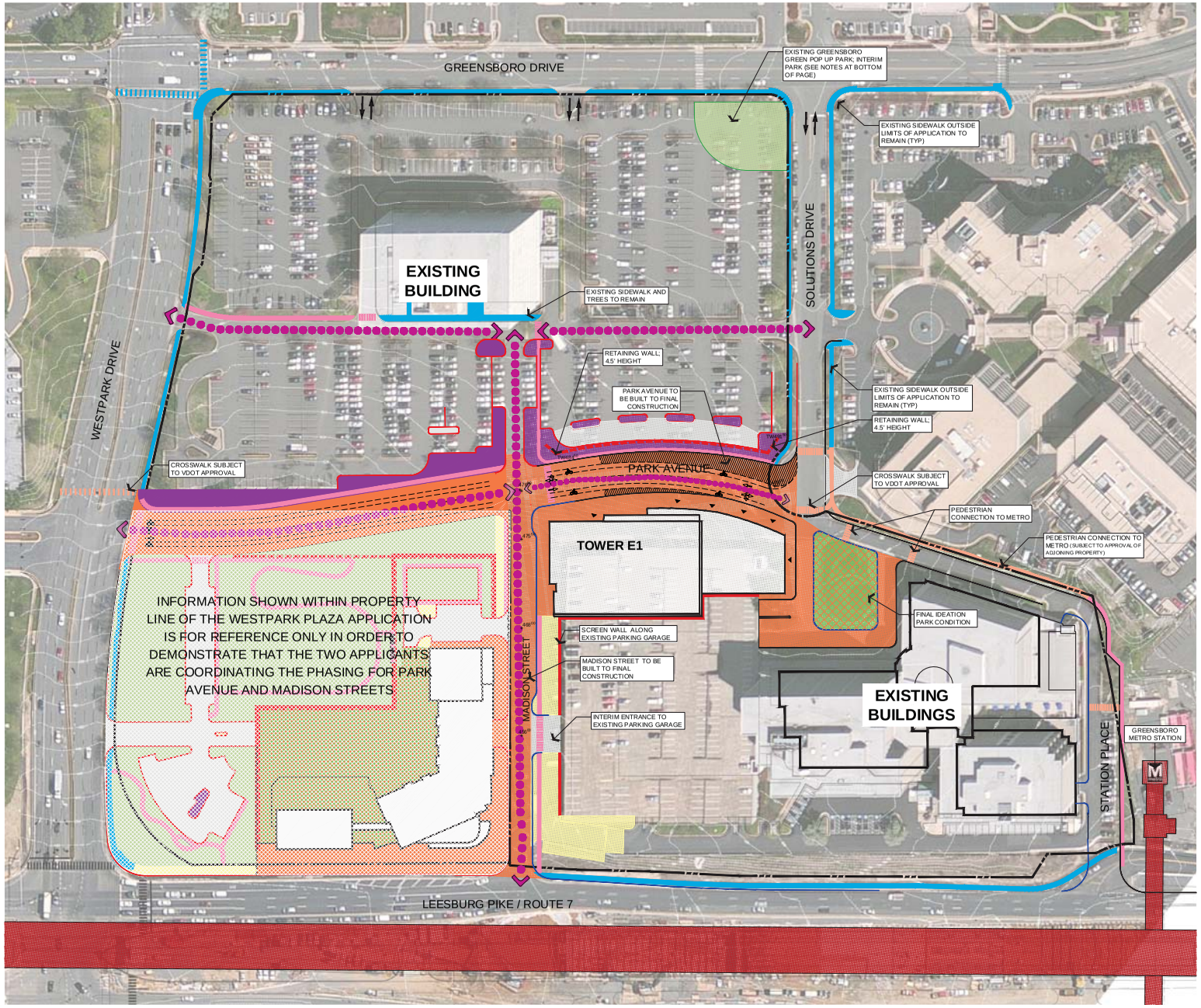

PHASE E1 + DITTMAR PHASE 1

TOWER E1

1. EXISTING ENTERPRISE BUILDING TO REMAIN.
2. CONSTRUCTION OF TOWER E1.
3. CONSTRUCTION OF PARK AVENUE FROM MADISON STREET TO SOLUTIONS DRIVE.
4. CONSTRUCTION OF FINAL IDEATION PARK.
5. COORDINATED INTERIM GRADING AND STREETSCAPE IMPROVEMENTS BETWEEN DITTMAR AND MERIDIAN PARCELS.
6. STREETSCAPE IMPROVEMENTS ALONG SOUTH SIDE OF PARK AVENUE, EAST SIDE OF MADISON AT BUILDING E1, AND AROUND IDEATION PARK.

LEGEND*

- EXISTING SIDEWALK ON SAIC, WESTPARK PLAZA, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PRIVATE PODIUM PARK OR ROOFTOP COURTYARD
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

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THE BORO
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The Meridian Group, Inc.
PHASING - E1 + DITTMAR PHASE I

DATE: 04/07/2015
DESIGNED BY: CC/SP/CJ/KG
DRAWN BY: KG/CJ/CQ/DJ/HB
CHECKED BY: KG
SCALE: 1"=60'
PROJECT #: 2013087

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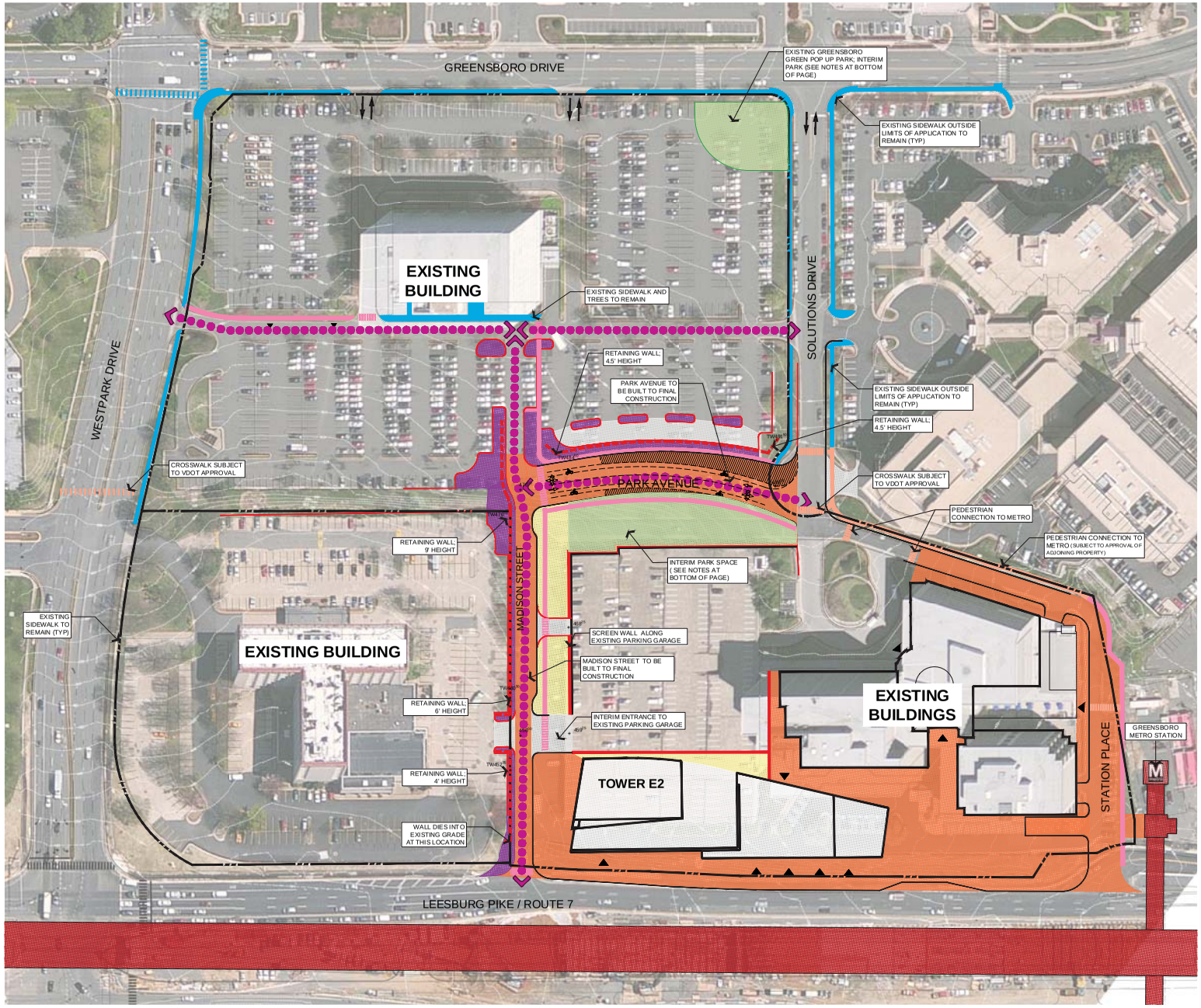

PHASE E2

TOWER E2

1. EXISTING ENTERPRISE BUILDING TO REMAIN.
2. CONSTRUCTION OF TOWER E2.
3. CONSTRUCTION OF PARK AVENUE FROM MADISON STREET TO SOLUTIONS DRIVE.
4. CONSTRUCTION OF STATION PLACE FROM ROUTE 7 TO SOLUTION DRIVE.
5. COORDINATED INTERIM GRADING AND STREETSCAPE IMPROVEMENTS BETWEEN DITTMAR AND MERIDIAN PARCELS.
6. STREETSCAPE IMPROVEMENTS ALONG ROUTE 7 AND STATION PLACE

LEGEND*

- EXISTING SIDEWALK ON SAIC, WESTPARK PLAZA, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PRIVATE PODIUM PARK OR ROOFTOP COURTYARD
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
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The Meridian Group, Inc.
PHASING - E2

DATE: 04/07/2015
DESIGNED BY: CC/PR/GKG
DRAWN BY: KG/GC/QD/SHB
CHECKED BY: KG
SCALE: 1" = 60'
PROJECT #: 2013087

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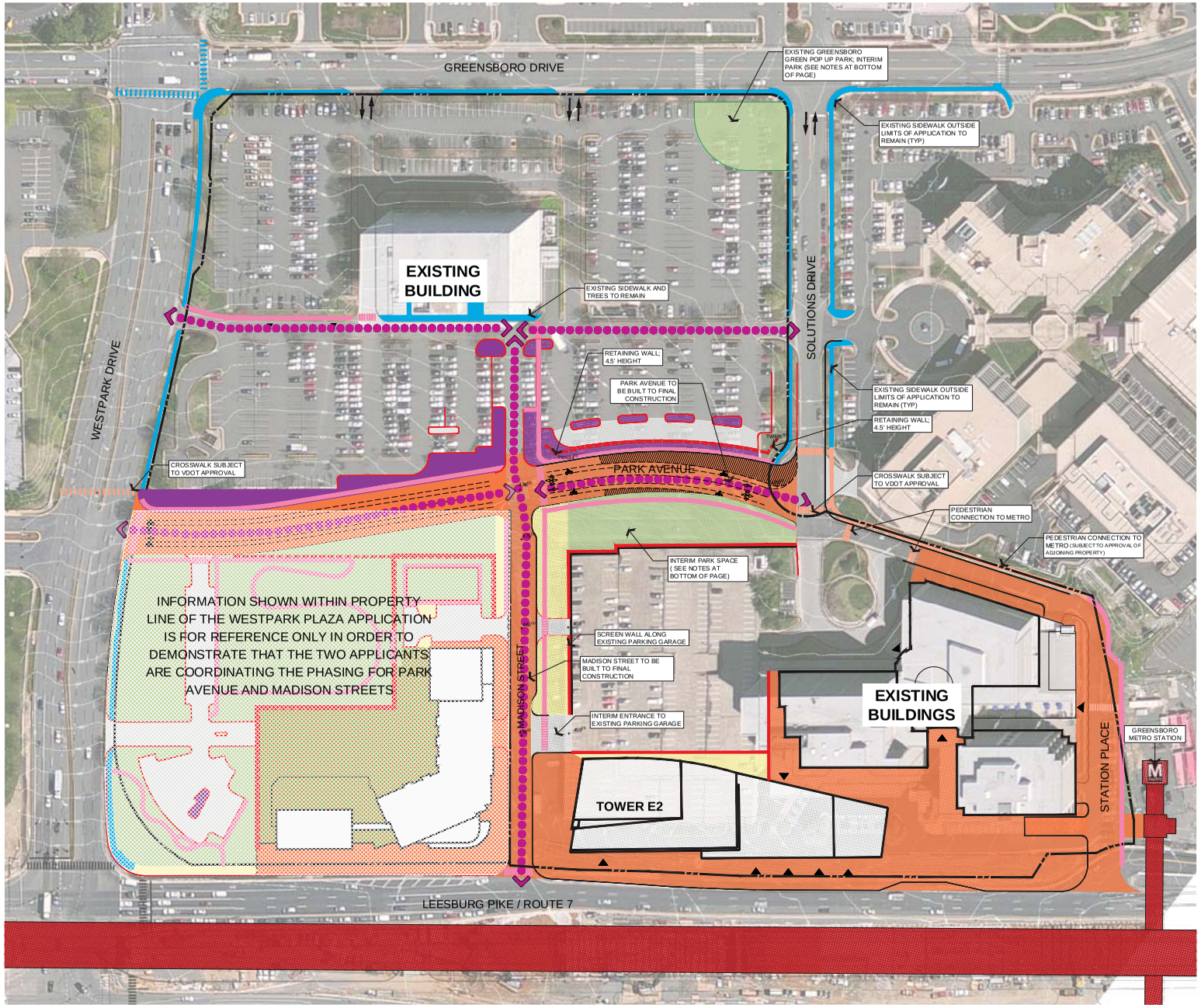

PHASE E2 + DITTMAR PHASE 1

TOWER E2

1. EXISTING ENTERPRISE BUILDING TO REMAIN.
2. CONSTRUCTION OF TOWER E2.
3. CONSTRUCTION OF PARK AVENUE FROM MADISON STREET TO SOLUTIONS DRIVE.
4. CONSTRUCTION OF STATION PLACE FROM ROUTE 7 TO SOLUTION DRIVE.
5. COORDINATED INTERIM GRADING AND STREETSCAPE IMPROVEMENTS BETWEEN DITTMAR AND MERIDIAN PARCELS.
6. STREETSCAPE IMPROVEMENTS ALONG ROUTE 7 AND STATION PLACE

LEGEND*

- EXISTING SIDEWALK ON SAIC, WESTPARK PLAZA, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

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- INTERIM PARK AND OPEN SPACE IMPROVEMENTS***
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- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PRIVATE PODIUM PARK OR ROOFTOP COURTYARD
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
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Conceptual Development Plan
The Meridian Group, Inc.
PHASING - E2 + DITTMAR PHASE I

DATE: 04/07/2015
DESIGNED BY: CC/PI/GJK/KG
DRAWN BY: KG/GJK/GD/SHB
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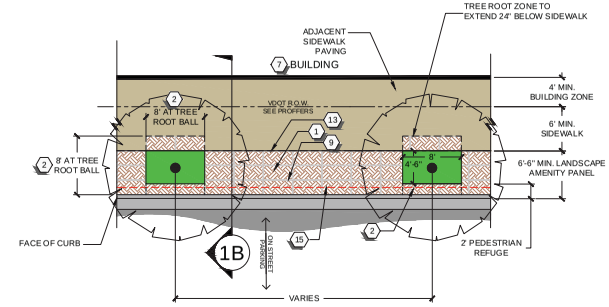
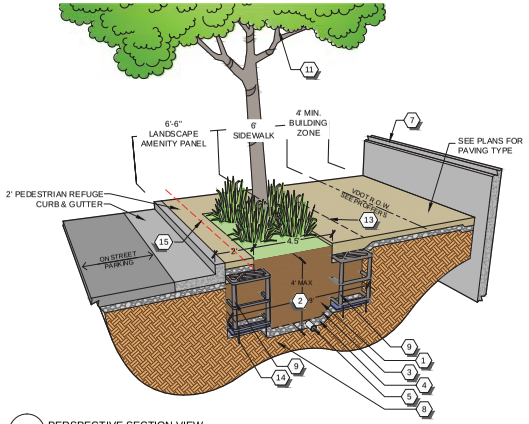


1A PLAN VIEW
1/8" = 1'-0"



1B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

4.5'X8' (SIZE MAY VARY) TREE PIT ON GRADE, ADJACENT TO ON STREET PARKING.

TREE DETAIL LOCATION:

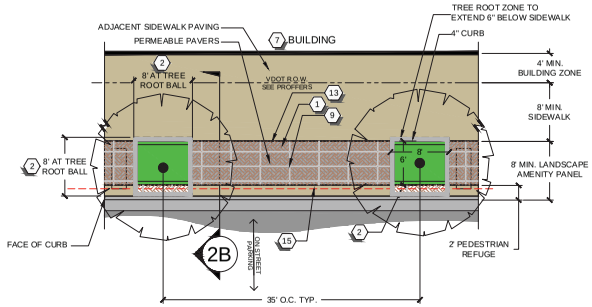
- SOLUTIONS DRIVE AT PARKING AND LOADING ENTRANCES
- GREENSBORO DRIVE AT PARKING AND LOADING ENTRANCES

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

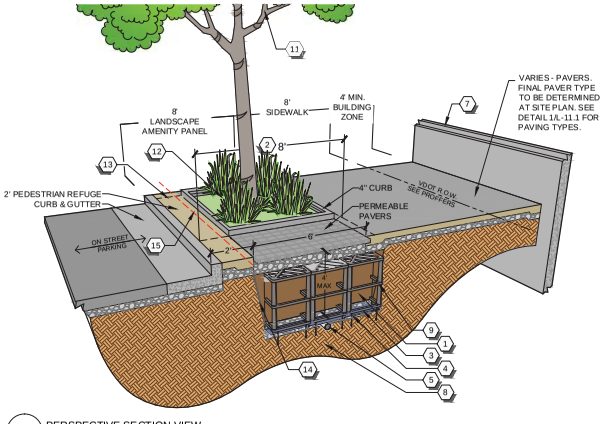
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
7	BUILDING - SEE ARCHITECTURE PLANS
8	COMPACTED SUBGRADE
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

1 STREET TREE - TYPE 1
L-12.0 PLAN / PERSPECTIVE SECTION
08A-248
AS NOTED



2A PLAN VIEW
1/8" = 1'-0"



2B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

6'X8' (SIZE MY VARY) TREE PIT WITH 6" CURB, ON GRADE, ADJACENT TO ON STREET PARKING. PERMEABLE PAVING LOCATED OVER TREE ROOT ZONE.

TREE DETAIL LOCATION:

- GREENSBORO DRIVE

NOTES:
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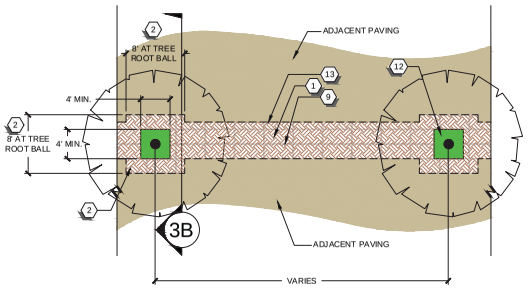
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

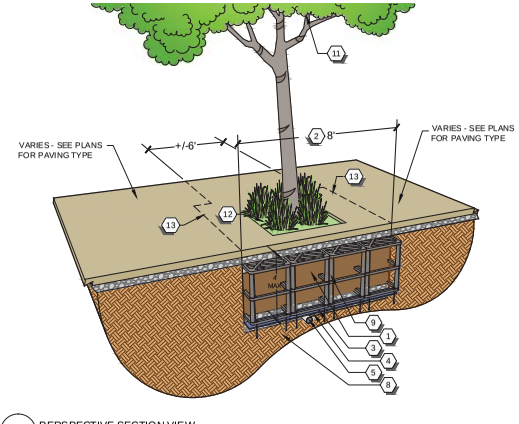
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
7	BUILDING - SEE ARCHITECTURE PLANS
8	COMPACTED SUBGRADE
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

2 STREET TREE - TYPE 2
L-12.0 PLAN / PERSPECTIVE SECTION
08A-248
AS NOTED



3A PLAN VIEW
1/8" = 1'-0"



3B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

TREE PIT SIZE VARIES - SEE PLANS (MIN. 4'X4'). THIS DETAIL IS TYPICALLY NOT LOCATED STREET SIDE.

TREE DETAIL LOCATION:

- ROUTE 7
- MADISON STREET
- TECHNOLOGY PLAZA

NOTES:
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4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
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11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

3 PLAZA TREE
L-12.0 PLAN / PERSPECTIVE SECTION
08A-248
AS NOTED

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THE BORO
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The Meridian Group, Inc.
TREE DETAILS

DATE: 04/07/2015
DESIGNED BY: CJP/CJG/KG
DRAWN BY: KG/CJG/CJP/HBB
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SCALE: 1"=40'
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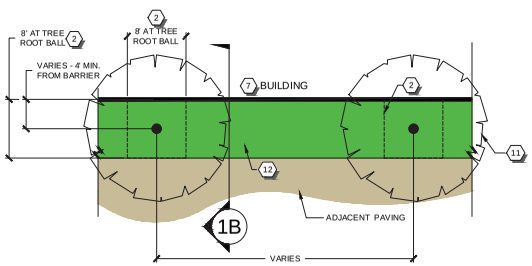

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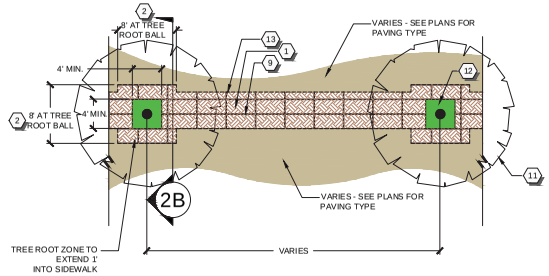

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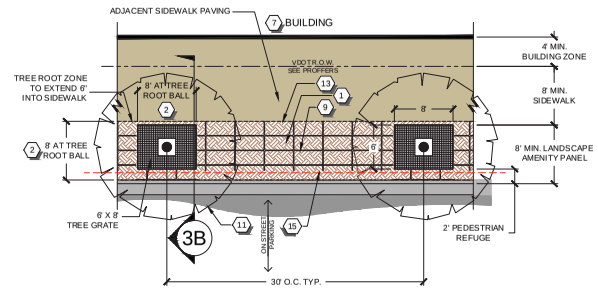

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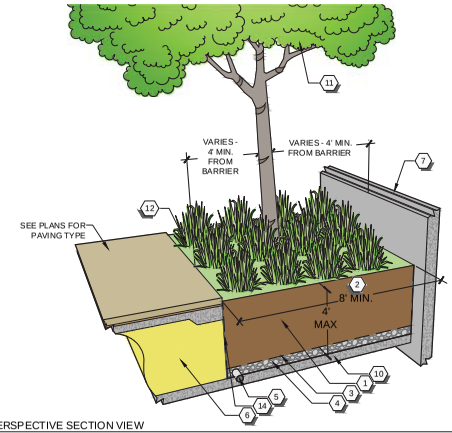
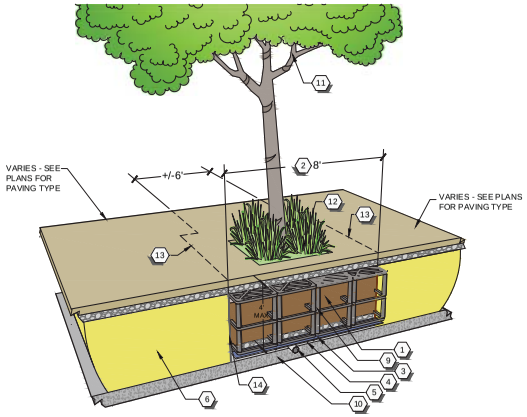
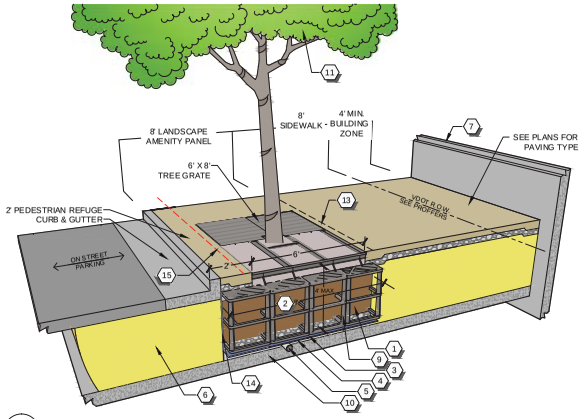


1B PERSPECTIVE SECTION VIEW
NTS



2B PERSPECTIVE SECTION VIEW
NTS



3B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

TREE PLANTED ON STRUCTURE IN LARGE PLANTING BEDS. THIS TREE IS INTENDED TO MEET FFX COUNTY BARRIER REQ. WITHOUT THE USE OF STRUCTURAL CELL TECHNOLOGY.

TREE DETAIL LOCATION:

- BLOCK A & B PRIVATE RECREATION DECK
- ENERGY PARK

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
6	FILL MATERIAL - TBD
7	BUILDING - SEE ARCHITECTURE PLANS
8	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
10	STRUCTURAL SLAB, BY OTHERS - TO HAVE ADEQUATE WATERPROOFING / WATERPROOFING PROTECTION LAYER AS REQUIRED.
11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18'' FROM FRONT OF CURB

1 PLAZA TREE ON STRUCTURE - TYPE 1

L-12.1 PLAN / PERSPECTIVE SECTION — 08A-246 — AS NOTED

TREE DETAIL DESCRIPTION:

TREE PIT SIZE VARIES, SEE PLANS - MIN. 4'X4' TREE OPENING. TREE PLANTED ON STRUCTURE.

TREE DETAIL LOCATION:

- BLOCK A & B PRIVATE RECREATION DECK
- SOLUTIONS PROMENADE
- COMMON GREEN SKY PARK
- GREENSBORO PLACE AT MID BLOCK CONNECTION

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
6	FILL MATERIAL - TBD
7	BUILDING - SEE ARCHITECTURE PLANS
8	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
10	STRUCTURAL SLAB, BY OTHERS - TO HAVE ADEQUATE WATERPROOFING / WATERPROOFING PROTECTION LAYER AS REQUIRED.
11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18'' FROM FRONT OF CURB

2 PLAZA TREE ON STRUCTURE - TYPE 2

L-12.1 PLAN / PERSPECTIVE SECTION — 08A-246 — AS NOTED

TREE DETAIL DESCRIPTION:

6'X8' TREE PIT WITH TREE GRATE. TREE PLANTER ON STRUCTURE.

TREE DETAIL LOCATION:

- BORO PLACE

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
6	FILL MATERIAL - TBD
7	BUILDING - SEE ARCHITECTURE PLANS
8	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
10	STRUCTURAL SLAB, BY OTHERS - TO HAVE ADEQUATE WATERPROOFING / WATERPROOFING PROTECTION LAYER AS REQUIRED.
11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18'' FROM FRONT OF CURB

3 STREET TREE ON STRUCTURE

L-12.1 PLAN / PERSPECTIVE SECTION — 08A-246 — AS NOTED

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200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

THE BORO
Conceptual Development Plan
The Meridian Group, Inc.
TREE DETAILS

REVISIONS:
07/20/2015 - CDP RESUBMISSION
07/21/2015 - CDP RESUBMISSION
07/22/2015 - CDP RESUBMISSION
08/28/2015 - CDP RESUBMISSION

DATE: 04/07/2015
DESIGNED BY: CJP/CJG/KG
DRAWN BY: KG/CJG/DJS/HB
CHECKED BY: KG
CHECKED BY: CJP
SCALE: AS NOTED
PROJECT #: 2013087

SHEET NUMBER:
L-12.1

Aug 27, 2015 - 9:23pm
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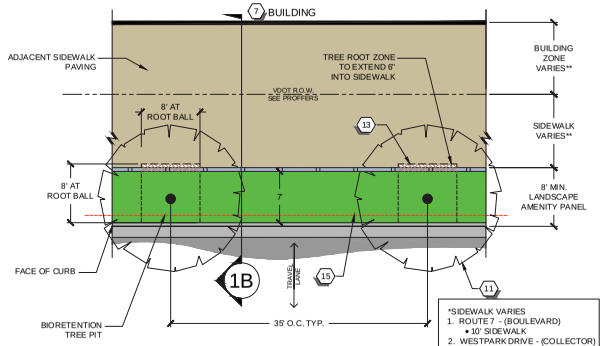
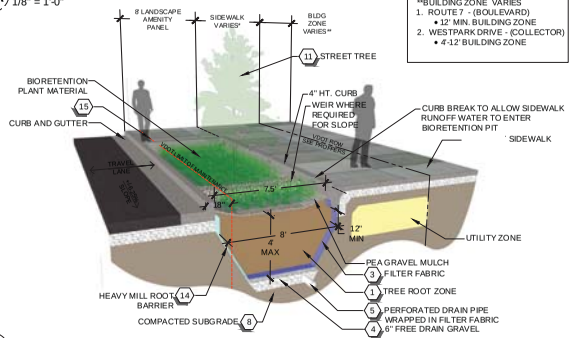
3087 - CDP_3 Tree Tree Details.dwg



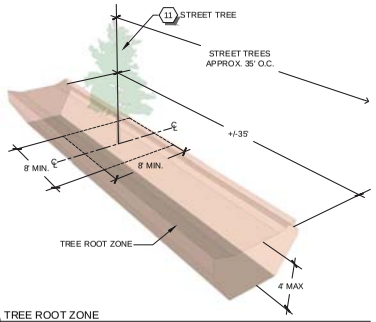
*SIDEWALK VARIES
1. ROUTE 7 - (BOULEVARD)
   • 10' SIDEWALK
2. WESTPARK DRIVE - (COLLECTOR)
   • 8' SIDEWALK

**BUILDING ZONE VARIES
1. ROUTE 7 - (BOULEVARD)
   • 12' MIN. BUILDING ZONE
2. WESTPARK DRIVE - (COLLECTOR)
   • 4'-12' BUILDING ZONE

1A PLAN VIEW
1/8" = 1'-0"



1B PERSPECTIVE SECTION VIEW
NTS



1C TREE ROOT ZONE
NTS

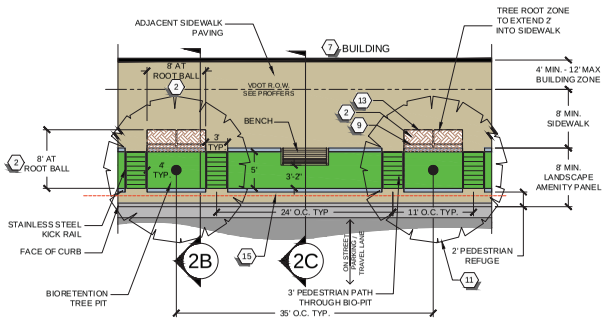
NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES.
5. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
6. OR APPROVED EQUIVALENT STRUCTURAL TREE ROOT ZONE SYSTEM.
7. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.

TREE DETAIL DESCRIPTION:	TREE DETAIL LOCATION:
CONTINUOUS BIORETENTION TREE PIT ADJACENT TO TRAVEL LANES. PLANT MATERIAL TO BE 'HEDGE' LIKE TO BUFFER THE PEDESTRIAN FROM AUTO TRAFFIC.	• ROUTE 7 • WESTPARK DRIVE

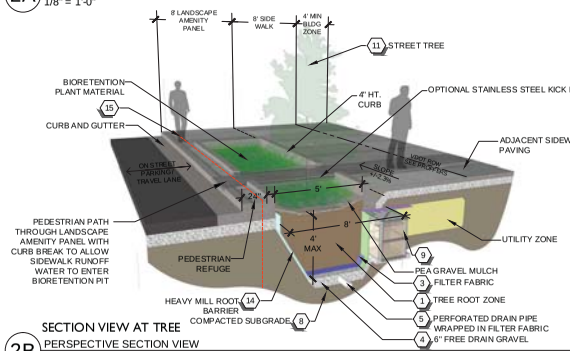
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WARPED IN FILTER FABRIC
7	BUILDING - SEE ARCHITECTURE PLANS
8	COMPACTED SUBGRADE
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18' FROM FRONT OF CURB

1 BIORETENTION TREE PIT - TYPE 1
L-12.2 PLAN / PERSPECTIVE SECTION
08A-247
AS NOTED

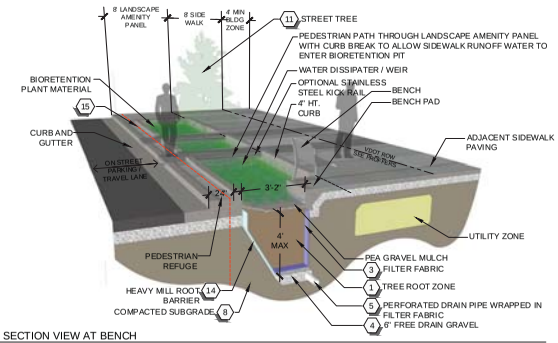


2A PLAN VIEW
1/8" = 1'-0"



SECTION VIEW AT TREE

2B PERSPECTIVE SECTION VIEW
NTS



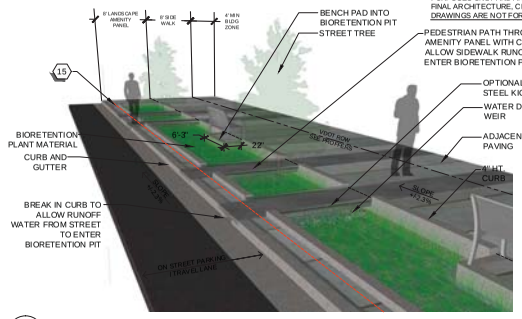
2C SECTION VIEW AT BENCH
NTS

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES.
5. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
6. OR APPROVED EQUIVALENT STRUCTURAL TREE ROOT ZONE SYSTEM.
7. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.

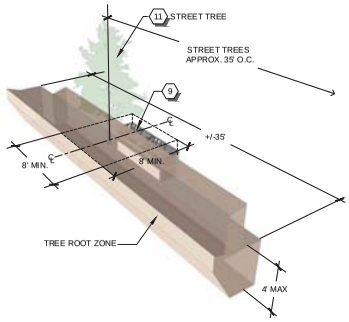
TREE DETAIL DESCRIPTION:	TREE DETAIL LOCATION:
CONTINUOUS BIORETENTION TREE PIT ADJACENT TO ON STREET PARKING. TREE PIT TO HAVE PEDESTRIAN PATH THROUGH BIORETENTION PIT AT REGULAR INTERVALS.	• PARK AVENUE

2 BIORETENTION TREE PIT - TYPE 2
L-12.2 PLAN / PERSPECTIVE SECTION
08A-247
AS NOTED

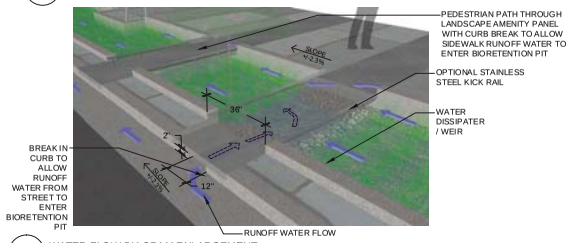
ALL DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN. DRAWINGS ARE NOT FOR CONSTRUCTION.



2D PERSPECTIVE VIEW
NTS



2E TREE ROOT ZONE
NTS



2F WATER FLOW DIAGRAM ENLARGEMENT
NTS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
7	BUILDING - SEE ARCHITECTURE PLANS
8	COMPACTED SUBGRADE
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18' FROM FRONT OF CURB

08A-247
AS NOTED

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V: 703.549.7784 F: 703.549.4984
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THE BORO
Conceptual Development Plan
The Meridian Group, Inc.
TREE DETAILS

DATE: 04/07/2015
DESIGNED BY: CJP/GJK/KG
DRAWN BY: KG/GJK/GD/SHB
CHECKED BY: KG
QC BY: CJP
SCALE: AS NOTED
PROJECT #: 2013087

REVISIONS:
02/20/2015 - CDP REQUBMISSION
03/16/2015 - CDP REQUBMISSION
07/22/2015 - CDP REQUBMISSION
08/28/2015 - CDP REQUBMISSION

SHEET NUMBER:
L-12.2

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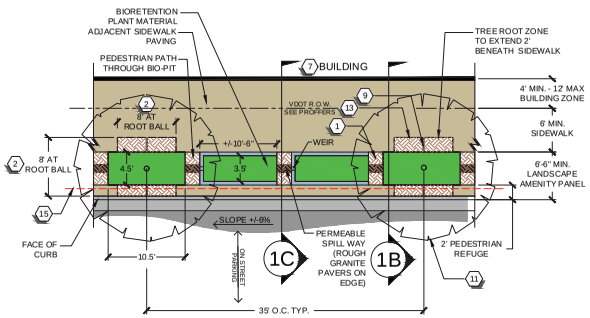
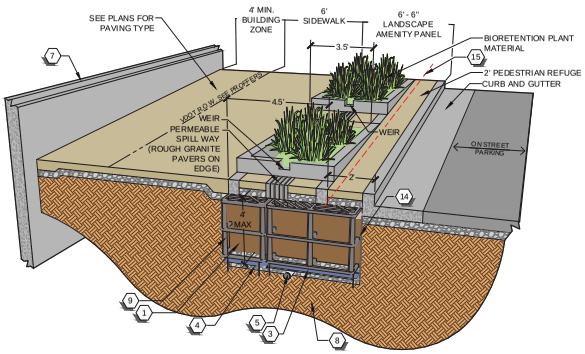
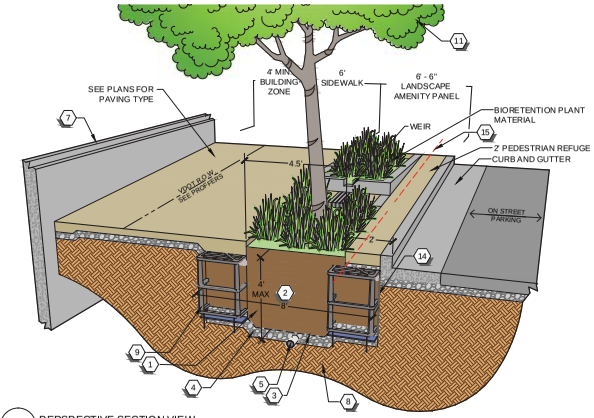
3087 - CDP_3 Meter Tree Details.dwg



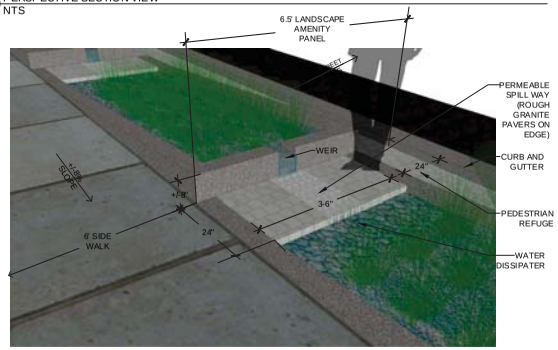
1A PLAN VIEW
1/8" = 1'-0"



1C TREE ROOT ZONE
NTS



1B PERSPECTIVE SECTION VIEW
NTS



1D PERSPECTIVE VIEW
NTS

1 BIORETENTION TREE PIT - TYPE 3

L-12.3 PLAN / PERSPECTIVE SECTION

08A-250
AS NOTED

TREE DETAIL DESCRIPTION:

CONTINUOUS BIORETENTION PIT LOCATED ON LOCAL STREETS WHERE SLOPE EXCEEDS 4.9%. DETAIL CONSISTS OF A SERIES OF FLUSH PEDESTRIAN PATHS AND CURBED WEIR WALLS WHICH GIVE A STEPPED APPEARANCE.

TREE DETAIL LOCATION*:

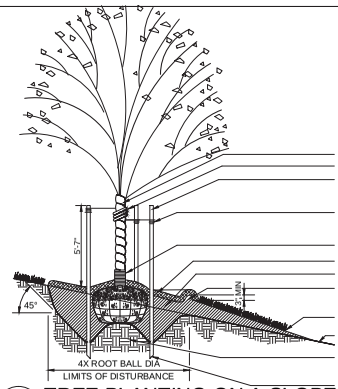
- MADISON STREET*
- SOLUTIONS DRIVE*

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
7	BUILDING - SEE ARCHITECTURE PLANS
8	COMPACTED SUBGRADE
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18' FROM FRONT OF CURB

* IF BIORETENTION TREES ARE NOT REQUIRED ON MADISON STREET OR SOLUTIONS DRIVE FOR STORMWATER CALCULATIONS, THEN DETAIL 3/L-12.4 WILL APPLY AT SITE PLAN.

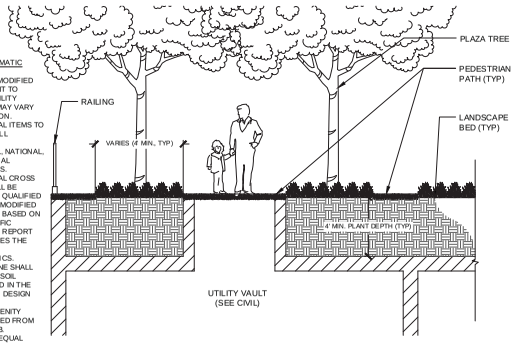


NOTES:
1. CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF HIS OR HER WORK.
2. UPRIGHT STAKES TO BE USED ON TREES UP TO 12' IN HEIGHT. LARGER TREES MUST BE GUYED.
3. 1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE
4. DO NOT COVER CROWN OF ROOT BALL. EVERGREEN TREES WHICH ARE TIGHTLY SPACED SHALL BE TIED TOGETHER IN ONE CONTINUOUS BED.
5. TREES WHICH ARE LOCATED WITHIN 4' OF AN ADJACENT SHRUB BED SHALL HAVE THEIR MULCHED AREA CONNECTED WITH THE MULCHED BED OF THE SHRUBS.

2 TREE PLANTING ON A SLOPE

L-12.3 SECTION

08A-115
NTS



NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. TREE DETAILS MODIFIED WHEN ADJACENT TO ELECTRICAL UTILITY VAULTS. SIZE MAY VARY DUE TO LOCATION.
3. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
4. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
5. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS URBAN DESIGN GUIDELINES.
6. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
7. OR APPROVED EQUAL

3 TREE PIT AT ELECTRICAL VAULT

L-12.3 SECTION

08A-252
1/4" = 1'-0"

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

LandDesign.
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www.LandDesign.com

THE BORO
Conceptual Development Plan
The Meridian Group, Inc.
TREE DETAILS

DATE: 04/07/2015
CODE REF BY: KG/CP/CJ/KG
DRAWN BY: KG/GC/QD/SH/EB
CHECKED BY: KG
QC BY: CP
SCALE: AS NOTED
PROJECT #: 2013087

REVISIONS:
07/20/2015 - CDP REUBMISSION
07/22/2015 - CDP REUBMISSION
07/22/2015 - CDP REUBMISSION
08/28/2015 - CDP REUBMISSION

SHEET NUMBER:
L-12.3

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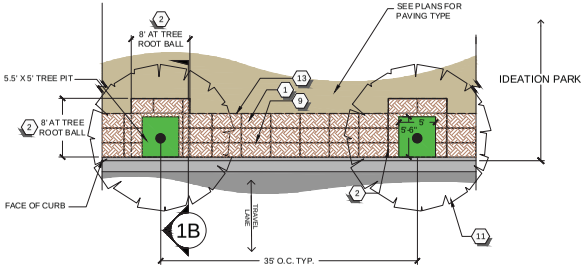
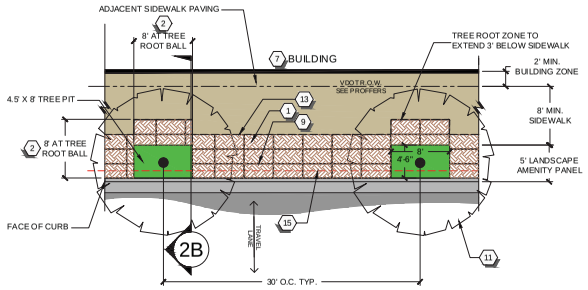
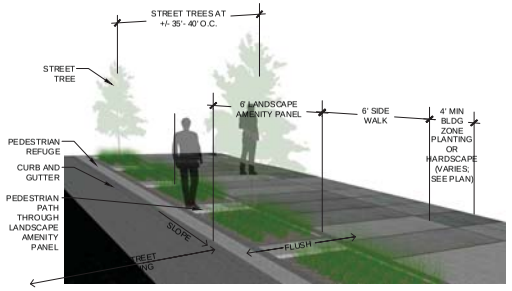
3087 - CDP_3 Meridian Tree Details.dwg



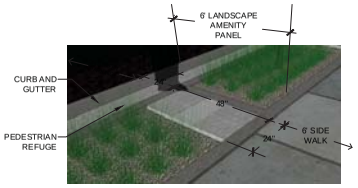
1A PLAN VIEW
1/8" = 1'-0"



2A PLAN VIEW
1/8" = 1'-0"



PERSPECTIVE VIEW



ENLARGEMENT

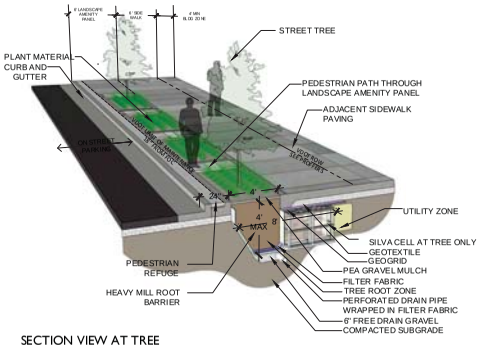
TREE DETAIL DESCRIPTION:

STANDARD TREE PLANTERS THAT FOLLOW SLOPE OF ROAD, WITH FOOTPATHS THAT ALLOW FOR PEDESTRIAN MOVEMENT FROM ON-STREET PARKING TO SIDEWALK ZONE.

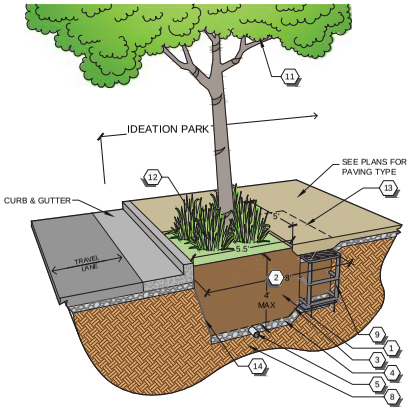
TREE DETAIL LOCATION:

- MADISON STREET*
- SOLUTIONS DRIVE*

* IF BIORETENTION TREES ARE REQUIRED ON MADISON STREET OR SOLUTIONS DRIVE FOR STORMWATER CALCULATIONS, THEN DETAIL 1.4-12.3 WILL APPLY AT SITE PLAN.



SECTION VIEW AT TREE



1B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

5.5'X5' TREE PIT ON GRADE LOCATED STREET SIDE AT IDEATION PARK.

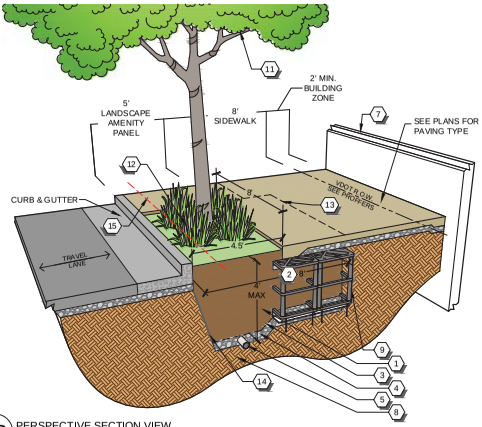
TREE DETAIL LOCATION:

- IDEATION PARK

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
7	BUILDING - SEE ARCHITECTURE PLANS
8	COMPACTED SUBGRADE
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL



2B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

4.5'X8' TREE PIT ON GRADE LOCATED STREET SIDE.

TREE DETAIL LOCATION:

- STATIONS PLACE

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
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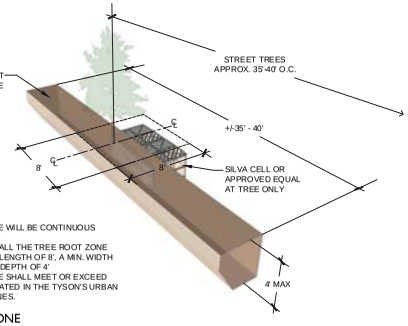
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL



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

TREE ROOT ZONE

1 STREET TREE AT IDEATION PARK — 08A-251
L-12.4 PLAN / PERSPECTIVE SECTION — AS NOTED

2 STREET TREE - TYPE 3 — 08A-251
L-12.4 PLAN / PERSPECTIVE SECTION — AS NOTED

3 STREET TREE ON SLOPE (NOT BIORETENTION) — 08A-XXX
L-12.4 PERSPECTIVE SECTIONS — NTS

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

LandDesign.
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www.LandDesign.com

THE BORO
Conceptual Development Plan
The Meridian Group, Inc.
TREE DETAILS

DATE: 04/07/2015
DESIGNED BY: CJP/CJK/KG
DRAWN BY: KG/GC/DJS/HB
CHECKED BY: KG
QC BY: CJP
SCALE: AS NOTED
PROJECT #: 2013087

REVISIONS:
02/20/2015 - CDP RESUBMISSION
03/24/2015 - CDP RESUBMISSION
07/22/2015 - CDP RESUBMISSION
08/28/2015 - CDP RESUBMISSION

SHEET NUMBER:
L-12.4

THE BORO

BLOCKS A AND B PHASE I
BUILDINGS A1, A2, A3 AND B3
FINAL DEVELOPMENT PLAN
CONCURRENT WITH RZ-2010-PR-022

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

JANUARY 30, 2015
MARCH 4, 2015
MAY 22, 2015
JULY 22, 2015
AUGUST 28, 2015

TAX MAP NO.
29-3 ((15)) PARCELS 7A1, PART 7B1, PART 7C1
AND PART 7E1

VICINITY MAP 1"=1000'

8/28/15

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C-1	COVER SHEET
C-2	NOTES AND TABULATIONS
C-3	CONTEXT PLAN
C-4	EXISTING CONDITIONS PLAN
C-5	EXISTING VEGETATION MAP
C-6	FINAL DEVELOPMENT PLAN
C-7	FINAL DEVELOPMENT PLAN - OPTION AND STREET CROSS-SECTIONS
C-8	TRAFFIC CIRCULATION PLAN
C-9	FUNCTIONAL UTILITY AND GRADING PLAN
C-10	FIRE ACCESS PLAN
C-11	STORMWATER MANAGEMENT MAP
C-11A	EXISTING DETENTION MAP
C-12	STORMWATER MANAGEMENT GOAL III AND SUPPORTING DATA
C-13	LEED / PFM STORMWATER MANAGEMENT COMPUTATIONS
C-14	STORMWATER MANAGEMENT COMPUTATIONS
C-15	STORMWATER MANAGEMENT DETAILS
C-16	STORMWATER MANAGEMENT NARRATIVE
C-17	ADEQUATE OUTFALL
C-18	INTERIM PARKING (BLOCK A)

ARCHITECTURAL

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A1-02	FLOOR PLANS
A1-03	FLOOR PLANS
A1-04	FLOOR PLANS
A2-01	SECTIONS
A3-01	ELEVATIONS
A3-02	ELEVATIONS
A3-03	ELEVATIONS
A3-04	ELEVATIONS
A3-05	ELEVATIONS
A4-01	AERIAL VIEWS
A5-01	SUN AND SHADE STUDIES

LANDSCAPE

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L-3.1	URBAN PARK PLAN
L-3.2	URBAN PARK CHARACTER IMAGES - INTERIM PUBLIC PARKS
L-4.1	SITE PLAN
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L-5.2	ROOFTOP PLAN ENLARGEMENTS AND CHARACTER IMAGES
L-6.1	LANDSCAPE PLAN
L-6.2	TREE CALCULATIONS BLOCKS A AND B
L-6.3	OVERALL CDP TREE CALCULATIONS
L-7.0	PERSPECTIVES - KEY MAP
L-7.1	PERSPECTIVES
L-7.2	PERSPECTIVES
L-7.3	PERSPECTIVES
L-8.0	ELEVATIONS - KEY MAP
L-8.1	ELEVATIONS
L-8.2	ELEVATIONS
L-9.0	TYP. STREETSCAPE ENLARGEMENTS AND SECTIONS - KEY MAP
L-9.1	TYP. STREETSCAPE ENLARGEMENTS AND SECTIONS
L-9.2	TYP. STREETSCAPE ENLARGEMENTS AND SECTIONS
L-9.3	TYP. STREETSCAPE ENLARGEMENTS AND SECTIONS
L-10.1	TREE DETAILS
L-10.2	TREE DETAILS
L-10.3	TREE DETAILS
L-10.4	TREE DETAILS
L-11.1	STREETSCAPE DETAILS
L-12.1	CONTEXT PHASING PLAN - BLOCKS A AND B PHASE 1
L-12.2	PHASE 2 + WESTPARK PLAZA

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TMG SOLUTIONS PLAZA LAND, L.P.
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BETHESDA, MD 20814
TOM BOYLAN
301-718-0800

APPLICANT'S REPRESENTATIVE
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ELIZABETH BAKER
703-528-4700

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SHALOM BARANES ASSOCIATES
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ROBERT COCHRAN
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LANDDESIGN, INC.
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ALEXANDRIA, VIRGINIA 22314
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1420 SPRING HILL ROAD, SUITE 610
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WILLIAM JOHNSON
703-365-9262

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STREET-WORKS STUDIO
181 WESTCHESTER AVENUE, SUITE 302C
PORT CHESTER, NEW YORK 10573
MAYDA HORIZNY
914-949-6505

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NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 29-3 ((15)) PARCELS 7A1, PART 7B1, PART 7C1 AND PART 7E1. THE PROPERTY IS TO BE REZONED TO PTC, HC, AND SC WITH RZ-2010-PR-022.

2. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) AND IS BASED ON A GPS SURVEY PERFORMED BY VIKA, VA. ON APRIL 9, 2010.

3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD VERIFIED BY VIKA, VA. AND THE CONTOUR INTERVAL IS TWO (2) FEET. (SEE SHEET C-4 FOR SOURCE OF TOPOGRAPHIC INFORMATION)

4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA, VA.

5. THE PROPERTY IS LOCATED IN THE NORTH SUB DISTRICT OF THE TYSONS CENTRAL 7 DISTRICT OF THE TYSONS CORNER URBAN CENTER OF THE FAIRFAX COMPREHENSIVE PLAN.

6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.

7. STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE AND WILL BE CONSTRUCTED AS A BELOW GROUND SYSTEM. HOWEVER, THE APPLICANT RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES ON SITE DURING PHASED CONSTRUCTION OF THE OVERALL DEVELOPMENT. IN EITHER CASE AN ADEQUATE STORM DRAINAGE SYSTEM WILL BE PROVIDED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, INFILTRATION FACILITIES OR UNDERGROUND VAULTS. SUCH TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FAIRFAX COUNTY SWM/BMP STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION FOR THE SPECIFIED FACILITY. NO DRY SWM POND FACILITIES ARE PROPOSED AS PERMANENT OR INTERIM FACILITIES.

8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.

9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.

10. THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON THE PARCELS.

11. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOOD PLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.

12. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS, COMMENCEMENT OF DEVELOPMENT IS ALSO SUBJECT TO MARKET TIMING.

13. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED WITH THE CDP OR FDP.

14. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL SITE PLAN.

15. THE BUILDING FOOTPRINTS, TOWERS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE APPROXIMATE. THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF FINAL SITE PLAN WITHOUT THE NEED TO AMEND THE FINAL DEVELOPMENT PLAN SO LONG AS THE MINIMUM STREETSCAPE DIMENSIONS SHOWN ON THE FDP ARE MAINTAINED, THE MINIMUM AND MAXIMUM BUILDING GFA, MINIMUM AND MAXIMUM NUMBER OF RESIDENTIAL UNITS, AND THE MINIMUM AND MAXIMUM BUILDING HEIGHTS COMPLY WITH THE THOSE SHOWN ON THE FDP. THE "BUILD TO" LIMITS ESTABLISHED ON THE PLANS MAY NOT BE DECREASED.

16. ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.

17. ADDITIONAL DEDICATION TO THE PUBLIC RIGHT(S) OF WAY ON WESTPARK DRIVE AND GREENSBORO DRIVE AS SHOWN HEREON, IS PROPOSED WITH THIS APPLICATION.

18. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.

19. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLE 6 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES SHALL BE DETERMINED AT FINAL SITE PLAN BASED ON THE ACTUAL GFA, NUMBER OF UNITS, AND USES.

20. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN.

21. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.

22. TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN Z.O. SEC. 13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX.

23. DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES.

24. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE ON THE FDP SITE.

25. APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA OF THE BUILDING WITH THE FINAL SITE PLAN.

26. MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY PER SECTION 18-204 OF THE ZONING ORDINANCE.

27. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW E&S WITHOUT REQUIRING MODIFICATION OF THE CDP, FDP OR PRELIMINARY PLAN.

28. ACCESSORY USES AS IDENTIFIED UNDER ARTICLE 2 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING MODIFICATION OF THE FDP. THESE USES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
1. ACCESSORY STRUCTURES.
2. FLAG POLES
3. FENCES
4. CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES.
5. OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOOPS.
6. AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT.
7. BAY WINDOWS, ORIELS AND CHIMNEYS.
8. ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS.
9. OUTDOOR PATIOS NOT OVER (4) FOUR FEET IN HEIGHT ABOVE THE FINISHED GRADE.
10. DECORATIVE WALLS FOR LANDSCAPING NOT OVER 3 FEET IN HEIGHT ABOVE THE FINISHED GRADE

29. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM CRITERIA AND/OR THE URBAN DESIGN GUIDELINES. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF FINAL SITE PLAN.

OVERALL TABULATION

Block	Building	Use	CDP GFA	FDP GFA	Site Plan GFA
A	A1	residential	365,000 - 515,000	365,000 - 490,000	
	A2	residential	150,000 - 310,000	175,000 - 310,000	
	A3	residential	100,000 - 170,000	100,000 - 165,000	
	A Retail	retail	25,000 - 110,000	25,000 - 110,000	
B	B1	residential	400,000 - 520,000		
	B2 [1]	residential	340,000 - 550,000		
	B3	residential	80,000 - 115,000	80,000 - 115,000	
	B Retail	retail	25,000 - 55,000	25,000 - 55,000	
C	C1 [1]	hotel	125,000 - 300,000		
		retail	0 - 23,000		
	C2	retail/theater	70,000 - 140,000		
	C3	office	250,000 - 450,000		
		retail	4,000 - 10,000		
E	E1	office	250,000 - 615,000		
		retail/service	5,000 - 21,000		
	E2 [2]	office	250,000 - 610,000		
		retail/service	10,000 - 16,000		
F	Existing F1	office	592,864 - 594,864 [3]		592,864[2]
	Existing F2	office			
		retail/service	0 - 22,000		
	Existing F3	office			

[1] Represents one of several options provided in CDP.

[2] Does not include 17,000 GSF of proposed public facility space in Building E2.

[3] Includes 592,864 GFA of office use in existing Buildings F1, F2, F3.

TOD INTENSITY TABULATION

Intensity Tiers	Land Area and Density Credits	GFA	FAR
⅛ - ¼ mile	115,883 SF	~549,000 [2]	4.74
¼ - ⅓ mile	56,763 SF	~696,000 [3]	12.26
TOTAL	**172,646 SF**	**1,245,000**	**7.22**

[1] Intensity calculations are based on the maximum GFA. They are provided for illustrative purposes only and are subject to change.
[2] Includes parts of Buildings A1, A2, A3, A Retail, B3 and B Retail.
[3] Includes parts of Buildings A1, A2, A3, A Retail, B3 and B Retail.

FDP SITE TABULATIONS

FDP LAND AREA 3.91190 AC or 170,403 SF
AREA OF DENSITY CREDIT 0.05149 AC or 2,243 SF
TOTAL AREA FOR DENSITY PURPOSES 3.96339 AC or 172,646 SF

PROPOSED GFA 1,245,000 [1]
FAR 7.22 [1]

[1] THE PROPOSED GFA AND RESULTANT FAR REPRESENT 4 BUILDINGS; ADDITIONAL BUILDINGS WILL BE PROVIDED WITH FUTURE FDPs OR FDPAs IN KEEPING WITH THE APPROVED CDP.

OPEN SPACE CALCULATIONS

TOTAL OPEN SPACE 80,384 SF or 47.1%
-OPEN SPACE ON SITE (PRIVATE) 48,965 SF or 28.7%
-OPEN SPACE OFF-SITE (PUBLIC - INTERIM) 31,419 SF or 18.4%
-DEVELOPED RECREATIONAL OPEN SPACE 0 SF

SOILS MAP 1" = 500'

20B+ MEADOWVILLE SILT LOAM
32B1 FAIRFAX SILT LOAM
32C2 FAIRFAX SILT LOAM

FDP DEVELOPMENT TABULATION

Block	Building	Maximum Building Height (feet) [1]			Stories [2]	Use [3]	GFA by Use		Dwelling Units		WDUs [4]	Parking Permitted > 1/4 Mile to Metro [5] [6] [7]		Loading Spaces [8]
		Min	Max	Shown			Min.	Max.	Min.	Max.		Min.	Max.	
A	A1	280	340	340	28 - 34	Residential	380,000 - 490,000		350 - 390		70 - 78	350 - 390	508 - 565	1
	A2	250	310	310	22 - 31	Residential	175,000 - 310,000		100 - 170		20 - 34	100 - 170	162 - 246	1
	A3 Base	50	103	93	5 - 9	Residential	100,000 - 165,000		110 - 150		22 - 30	110 - 150	159 - 217	1
	A3 Mid-Rise	120	160	160	12 - 16									
	A Retail	*See Proffers*			n/a	Retail	25,000 - 110,000					0	120 - 636	2
B	B3	50	100	85	5 - 9	Residential	80,000 - 115,000		90 - 125		18 - 25	90 - 125	130 - 181	1
	B Retail	*See Proffers*			n/a	Retail	23,000 - 55,000					0	120 - 300	1

[1] Building height is measured from average grade and does not include mechanical penthouses and/or architectural features. Mechanical penthouses, rooftop amenities and architectural features may be constructed to a height not to exceed thirty-five (35)

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

[3] Retail Uses as indicated in this tabulation may include a variety of commercial uses such as, but not limited to, retail sales establishments, eating establishments and fast food restaurants as well as residential amenities. (See Proffers.)

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

[5] The minimum required and maximum permitted parking spaces for each use were calculated in accordance with Sect. 6-509 of the Zoning Ordinance, which is restated below for the primary uses proposed on the FDP. It is understood that some commercial uses

Primary Use		Parking Permitted/Provided < 1/4 Mile to Metro	
		Minimum	Maximum
Retail/Service		0	6/1000 GFA, excluding the first 5,000 GFA
Multi-family Residential			
	0-1 BR	1.0/Unit	1.3/Unit
	2 BR	1.0/Unit	1.6/Unit
	3+ BR	1.0/Unit	1.9/Unit

[6] At the time of site plan, parking will be provided based on the specific uses, GFA, number of units and mix of bedroom types and the minimum and maximum rates set forth in Section 6-509 of the Zoning Ordinance.

[7] The Applicant reserves the right to provide parking spaces in excess of the maximum parking rates set forth in the Ordinance in the first phases of development, provided that at the build-out the maximum parking rates are not exceeded. See Proffers.

[8] Additional loading spaces may be provided as identified at the time of final site plan, provided they do not negatively impact the streetscape or significantly increase the width of the loading entrance.

NOTE: THIS FDP IS SUBJECT TO ALL ZONING ORDINANCE WAIVERS AND MODIFICATIONS REQUESTED ON APPLICATION #RZ-2010-PR-022

V 9.13

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
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THE BORO
BLOCK A AND B PHASE I
BUILDINGS A1, A2, A3 AND B3
FINAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

VIKA REVISIONS
REV. MARCH 4, 2015
REV. MAY 22, 2015
REV. JULY 22, 2015
REV. AUGUST 28, 2015

DATE: JANUARY 30, 2015
DES. RRC DWN. ARC
SCALE: 1" = 500'
PROJECT/FILE NO. VV6021X
SHEET NO. C-2

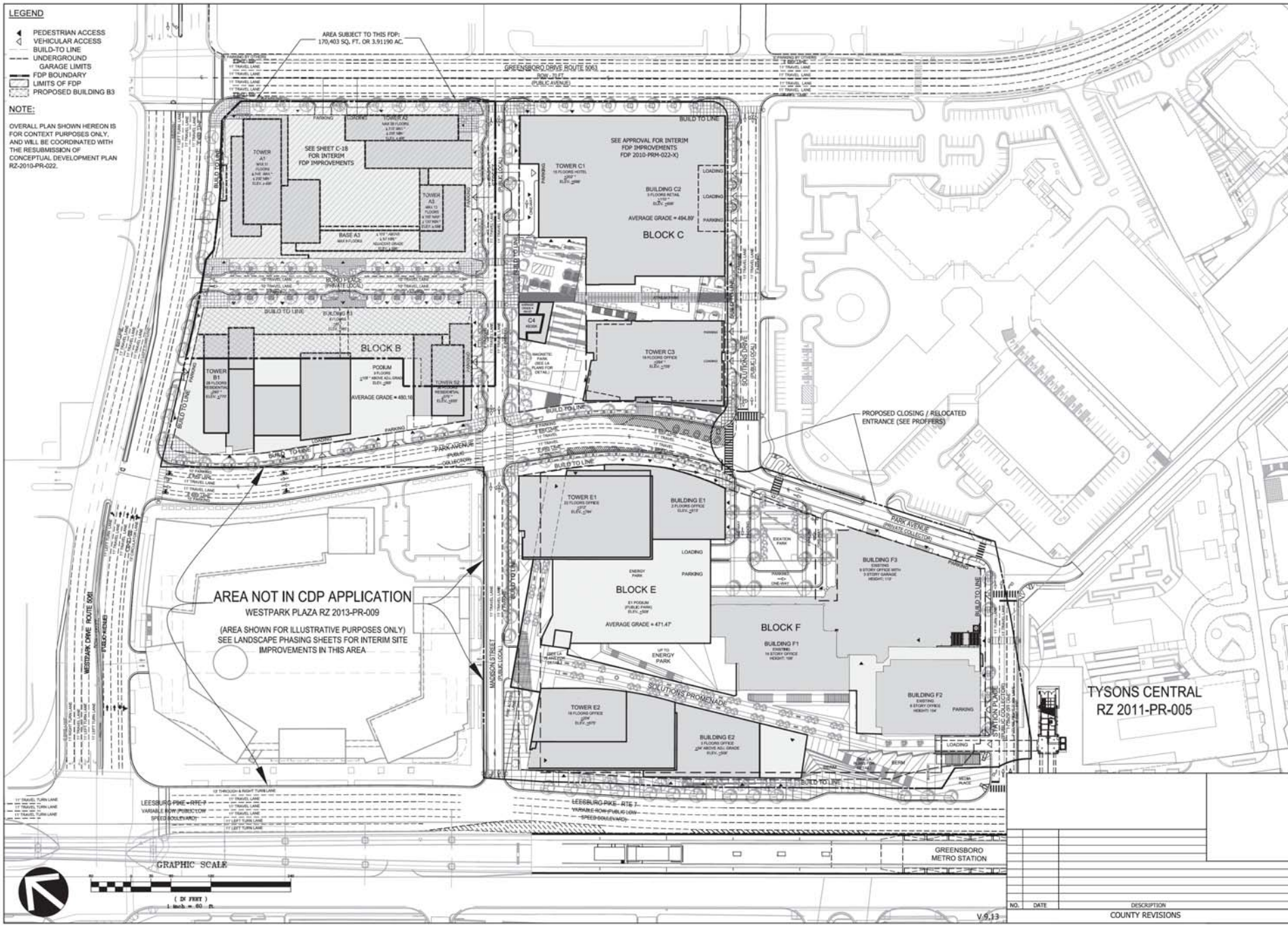
FILE:P:\projects\6021\6021X\CADD – P\PLANNING\PLANNING DRAWINGS\V6021X100_NOTES.dwg USER:Crossett DATE:Aug, 27 2015 TIME: 08:09 pm

LEGEND

- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- BUILD-TO LINE
- UNDERGROUND GARAGE LIMITS
- FDP BOUNDARY
- LIMITS OF FDP
- PROPOSED BUILDING B3

NOTE:

OVERALL PLAN SHOWN HEREON IS FOR CONTEXT PURPOSES ONLY, AND WILL BE COORDINATED WITH THE RESUBMISSION OF CONCEPTUAL DEVELOPMENT PLAN RZ-2010-PR-022.



V.9.13

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THE BORO
BLOCK A AND B PHASE I
BUILDINGS A1, A2, A3 AND B3
FINAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONTEXT PLAN

VIKA REVISIONS

REV. MARCH 4, 2015
REV. MAY 22, 2015
REV. JULY 22, 2015
REV. AUGUST 28, 2015

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

DATE: JANUARY 30, 2015

DES.	DWN.
RRC	ARC

SCALE: 1" = 60'

PROJECT/FILE NO. VV6021X

SHEET NO. C-3

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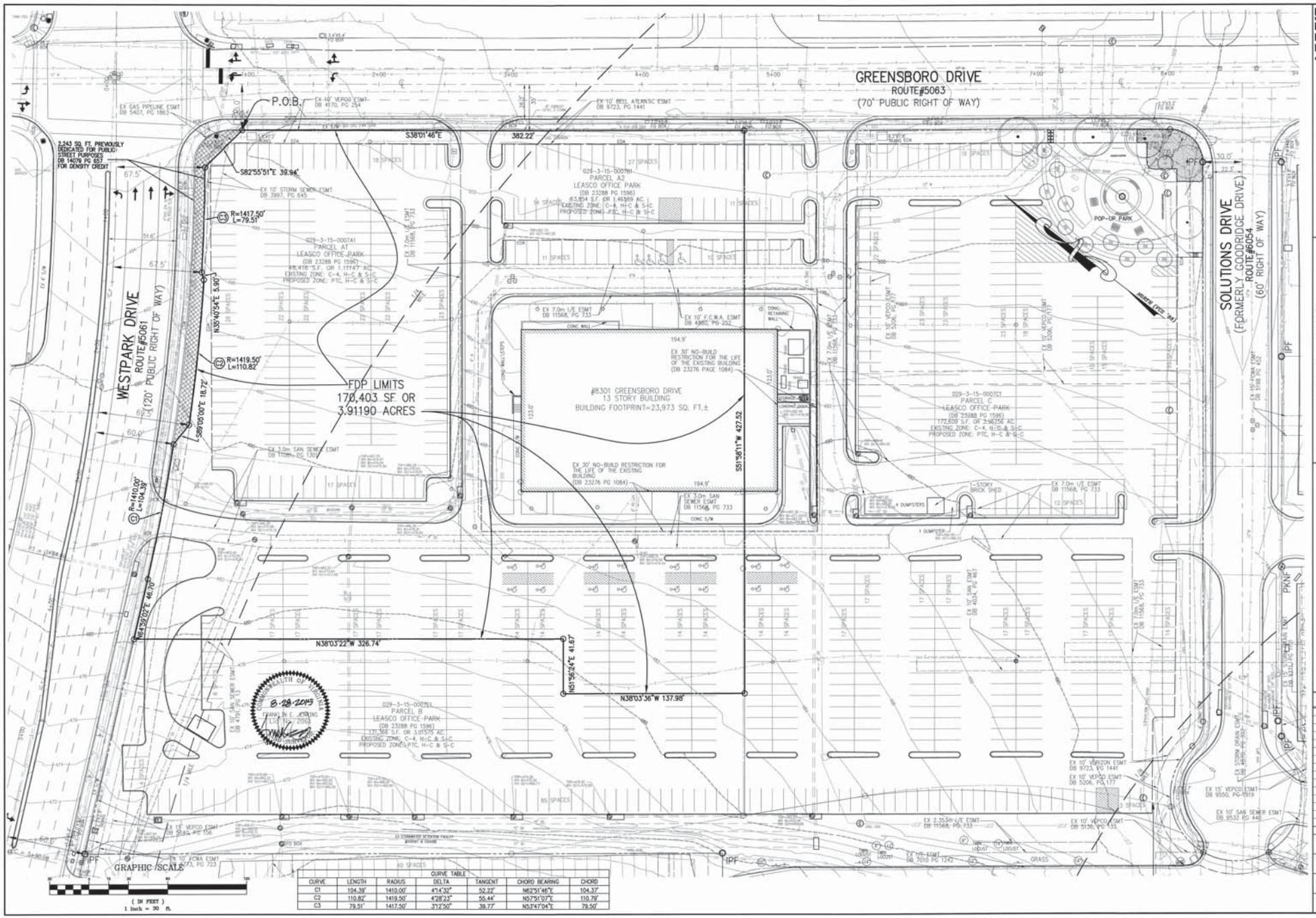

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	104.39'	1410.00'	4°14'32"	52.22'	N62°51'46"E	104.37'
C2	110.82'	1419.50'	4°28'23"	55.44'	N57°51'07"E	110.79'
C3	79.51'	1417.50'	3°12'50"	39.77'	N53°47'04"E	79.50'

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THE BORO
BLOCK A AND B, PHASE 1
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS PLAN

VIKA REVISIONS
REV MAR 4, 2015
REV MAY 22, 2015
REV JULY 22, 2015
REV AUGUST 28, 2015

DATE: JAN 30, 2015
DES. FEJ
DWN. AFQ
SCALE: 1" = 30'
PROJECT/FILE NO. 6021X-SV
SHEET NO. C-4

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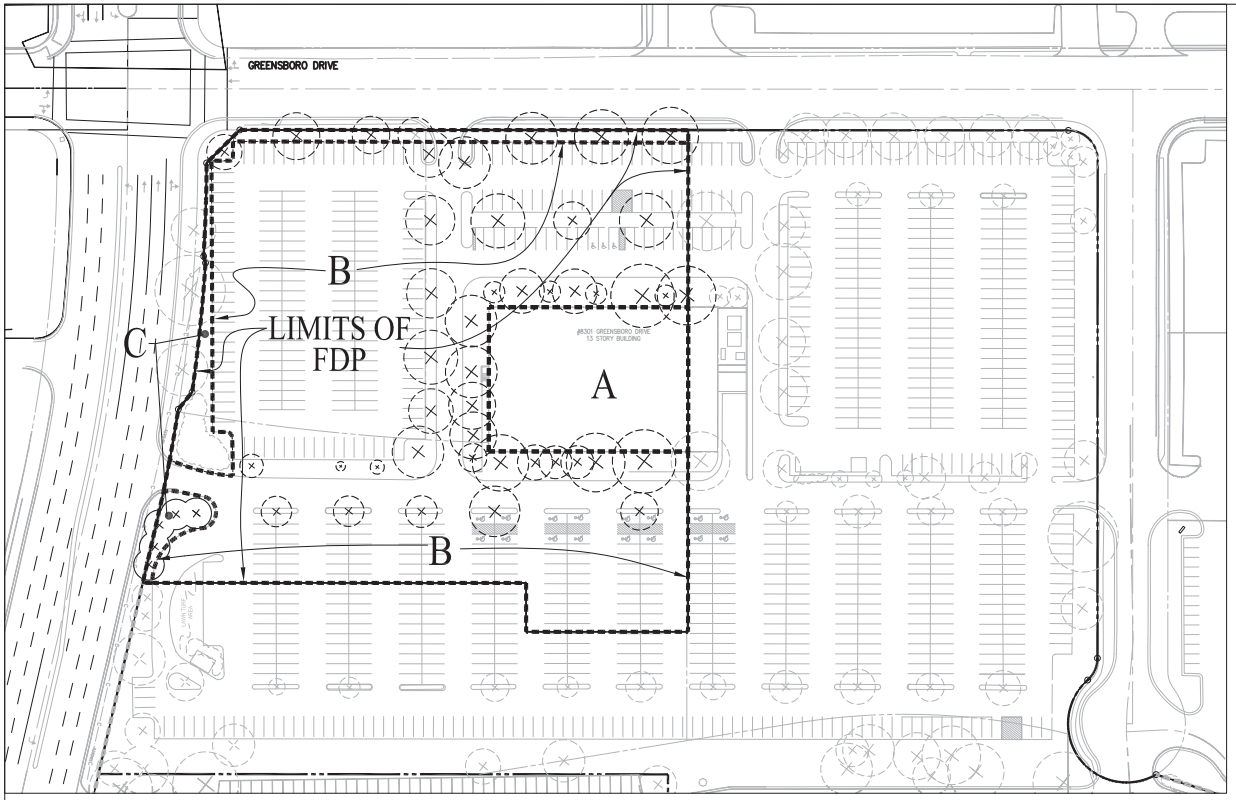

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

January 27, 2015

Mr. Keith Cline, Director UFMD
Forest Conservation Branch, DPWES
Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503

RE: The Boro
Tree Preservation Target Deviation Request
FDP/RZ 2010-PR-022-I
VIKA # VV6021X

Dear Mr. Cline:

This letter is to request a deviation to the Tree Preservation Target (TPT) requirements for the above referenced site. On June 22, 2010, the Fairfax County Board of Supervisors adopted the new zoning district for Tysons Corner, the PTC District, Planned Tysons Corner Urban District. The above referenced site, The Boro, is located in that PTC District and is associated with the Rezoning Conceptual Development Plan number RZ CDP-2010-PR-022 which proposes rezoning to PTC. This deviation is requested in whole and is based under the following two allowable deviation conditions as outlined in the Fairfax County Public Facilities Manuel (PFM). They are as follow:

12-0508.3A(1) - where meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance.

12-508.3A(3) – where construction activities could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent these would not likely survive in a healthy and structurally sound manner of a minimum of 10-years in accordance with the post-development standards for trees and forested areas provided in PFM 12-0403 and 12-0404.

The existing vegetation as shown had been planted with the development of the subject site. This site will be razed of all existing features. The re-development will include major redesign of the utility infrastructure, the street grids, both on and off-site, as well a variety urban components such as building types and uses, active and passive recreation and metro transportation improvements.

The basis for this deviation is warranted as a result of the site engineering necessary within this portion of the Tysons Corner Urban Center redesign. The TPT vegetation requirements cannot be fulfilled with the redevelopment of the subject site. Therefore, it is requested here that UFMD deem the tree preservation requirements will be hereby satisfied with the planting of the landscape plan as specified with the submittal and approval of this application. The landscape plan submitted with this FDP application has been prepared in accordance with the Tysons Corner Urban Design Guidelines. Therefore, the new landscape specified with this redevelopment will meet the Tysons Corner urban landscape requirements. Refer to sheet C-5 for the Existing Vegetation Map, tabulations and narratives. See project landscape plans sheets in this submittal for the proposed planting design, schedules and computations.

VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 ◆ Tysons Corner, Virginia 22102 ◆ 703.442.7800 Fax 703.761.2787
Tysons Corner, VA ◆ Germantown, MD ◆ Washington, DC
www.vika.com

Mr. Keith Cline, Director UFMD
Forest Conservation Branch, DPWES
RE: The Boro
Tree Preservation Target Deviation Request
FDP / RZ 2010-PR-022
VIKA # VV6021X
January 27, 2015
Page 2 of 2

Thank you for your time and attention and should you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,
VIKA, Inc.

Nelson P. Kirchner, RLA
Landscape Architect/ISA Certified Arborist
Associate

NPK/npk

cc: Stephanie Pankiewicz – Land Design
Robert Cochran, LS – VIKA VA, LLC
Todd Nelson, Urban Forester II, Fairfax County UFMD

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EXISTING VEGETATION TABLE – SAIC

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED/ MAINTAINED	N/A	20,891 SF (0.4796 AC)	GOOD	N/A	DEVELOPED OFFICE BUILDING WITH FOUNDATION PLANTINGS.
"B"	DEVELOPED/ MAINTAINED	N/A	139,187 SF (3.1953 AC)	GOOD	SEE COVER TYPE TABLE	SURFACE PARKING COMPOUND WITH INTERIOR LANDSCAPING.
"C"	DEVELOPED/ MAINTAINED	N/A	10,325 SF (0.2370 AC)	GOOD	SEE COVER TYPE TABLE	PERIPHERAL PARKING LOT LANDSCAPED AREA.
TOTAL AREA	–	–	170,403 SF (3.9119 AC)	–	–	–

VEGETATION COVER TYPES

AREA B & C PRIMARY SPECIES

Acer Rubrum – Red Maple
Cornus Florida – Flowering Dodwood
Gleditsia Tricanthos – Honey Locust
Malus – American Crabapple
Prunnus Serrulata – Kwanzan Cherry
Quercus Palustris – Pin Oak
Quercus Phellos – Willow Oak

EVM NARRATIVE

ONE HUNDRED PERCENT (100%) OF THE SUBJECT SITE HAS BEEN DEVELOPED WITH A OFFICE BUILDING AND ASPHALT SURFACE PARKING WITH INTERIOR PARKING LOT LANDSCAPING. THE PARKING COMPOUND HAS PERIPHERAL PARKING LOT LANDSCAPING CONSISTING OF TREES, SHRUBS AND LAWN TURF.

THIS CDP/FDP CALLS FOR REDEVELOPMENT OF THIS SITE WHERE THE EXISTING BUILDING, SURFACE PARKING AND ASSOCIATED LANDSCAPING WILL BE REMOVED WITH THE NEW DEVELOPMENT. THE SITE WILL BE RE–LANDSCAPED.

THE EXISTING PLANT MATERIAL IN THE SURFACE PARKING AND AT THE PERIPHERAL PARKING COMPOUND AREA IS PERIODICALLY MAINTAINED. THE SUCCESSIONAL STAGE OF THE PLANT MATERIAL IS SEMI–MATURE TO MATURE. THE PLANT MATERIAL OVERALL SHOWS GOOD VIGOR VITALITY AND HEALTH.

THE PRIMARY SPECIES ARE IDENTIFIED AND OUTLINED ON THIS PLAN.

Table 12.3 Tree Preservation Target Calculations and Statement			January 27, 2015
A. Tree Preservation Target Calculations and Statement			
A	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	45,901	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	26.9%	
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 =	26.9%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0.0%	
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tre	C-6	Provide sheet number, see § 12-0508.3
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	YES	see § 12-0508.4
I	Place this information prior to the 10-Year Tree Canopy Calculations as per instructions	–	

X:\Users\Roland Smith\roland\expense\[01-01-2015 Expense Report 1 of 1 (Autosaved) (Autosaved).xls]Sheet1

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

SIGNATURE _____ DATE_____

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

V 9.13

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
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THE BORO
BLOCK A AND B PHASE I
BUILDINGS A1, A2, A3 AND B3
FINAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS
REV. MARCH 4, 2015
REV. MAY 22, 2015
REV. JULY 22, 2015
REV. AUGUST 28, 2015

DATE: JANUARY 30, 2015
DES. RRC
DWN. ARC
SCALE: 1" = 50'
PROJECT/FILE NO. VV6021X
SHEET NO. C-5

FILE P:\projects\6021\6021X\CADD – P\PLANNING\PLANNING DRAWINGS\VB021X100_EVM.dwg USER:Crossett DATE:Aug. 27 2015 TIME: 09:39 pm

LEGEND

- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- BUILD-TO LINE
- UNDERGROUND GARAGE LIMITS
- LIMITS OF FDP
- SEE SHEET 2 FOR RANGE

FUTURE CURB (BY OTHERS)

8' PARKING BY OTHERS
5' BIKE LANE
11' TRAVEL LANE
11' TRAVEL LANE
11' TRAVEL LANE
11' TRAVEL LANE
5' BIKE LANE
8' PARKING

GREENSBORO DRIVE ROUTE 5063
ROW - 70 FT.
(PUBLIC AVENUE)

GREENSBORO DRIVE SECTION

LIMITS OF FDP

LIMITS OF FDP

EXISTING CURB TO REMAIN

PROPOSED 8'x8' CIRCULATOR LOADING AREA

PROPOSED CIRCULATOR SHELTER

MEDIAN
11' LEFT TURN LANE
11' TRAVEL LANE
11' TRAVEL LANE
5' BIKE LANE
13' CIRCULATOR LANE

BUILD TO LINE

WESTPARK DRIVE ROUTE 5061
ROW - 120 FT.
(PUBLIC AVENUE)

LIMITS OF UNDERGROUND GARAGE

PARKING

LOADING

TOWER A2
MAX 28 FLOORS
± 310' MAX *
± 250' MIN *
ELEV. ± 806'

TOWER A1
MAX 31 FLOORS
± 340' MAX *
± 280' MIN *
ELEV. ± 836'

SEE SHEET C-18 FOR INTERIM FDP IMPROVEMENTS

TOWER A3
MAX 13 FLOORS
± 160' MAX*
± 120' MIN *
ELEV. ± 656'

BASE A3
MAX 9 FLOORS

± 103' * ABOVE
± 50' MIN *
ADJACENT GRADE
ELEV. ± 586'

PARKING

LIMITS OF UNDERGROUND GARAGE

EXISTING INTERIM POP-UP PARK

MADISON STREET SECTION

8' PARKING
11' TRAVEL LANE
11' TRAVEL LANE
8' PARKING

OFFSITE INTERIM IMPROVEMENTS (SEE APPROVAL FOR INTERIM FDP IMPROVEMENTS (FDP-2010-PR-022-X)

SOLUTIONS DRIVE (PUBLIC LOCAL)

7' PARKING
10' TRAVEL LANE
10' TRAVEL LANE
7' PARKING

BORO PLACE SECTION

BORO PLACE
(PRIVATE LOCAL)

7' PARKING
10' TRAVEL LANE
10' TRAVEL LANE
7' PARKING

MADISON STREET (PUBLIC LOCAL)

OFF-SITE INTERIM DRIVE AISLE

LIMITS OF UNDERGROUND GARAGE

BASE B3
MAX 6 FLOORS
± 100' MAX *
± 50' MIN *
ELEV. ± 565'

PROPOSED RETAINING WALL (3' HEIGHT)

WESTPARK DRIVE SECTION

OFF-SITE INTERIM PARKING ENTRANCE

LIMITS OF UNDERGROUND GARAGE

RETAIL BELOW PODIUM

(6' HT)
PROPOSED RETAINING WALL (11' HT)

INTERIM LOADING AREA

PARKING

OFF-SITE INTERIM IMPROVEMENTS

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

V 9.13

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

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THE BORO
BLOCK A AND B PHASE I
BUILDINGS A1, A2, A3 AND B3
FINAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN

VIKA REVISIONS

REV. MARCH 4, 2015
REV. MAY 22, 2015
REV. JULY 22, 2015
REV. AUGUST 28, 2015

DATE: JANUARY 30, 2015

DES. RRC | DWN. ARC

SCALE: 1" = 30'

PROJECT/FILE NO. VV6021X

SHEET NO. C-6

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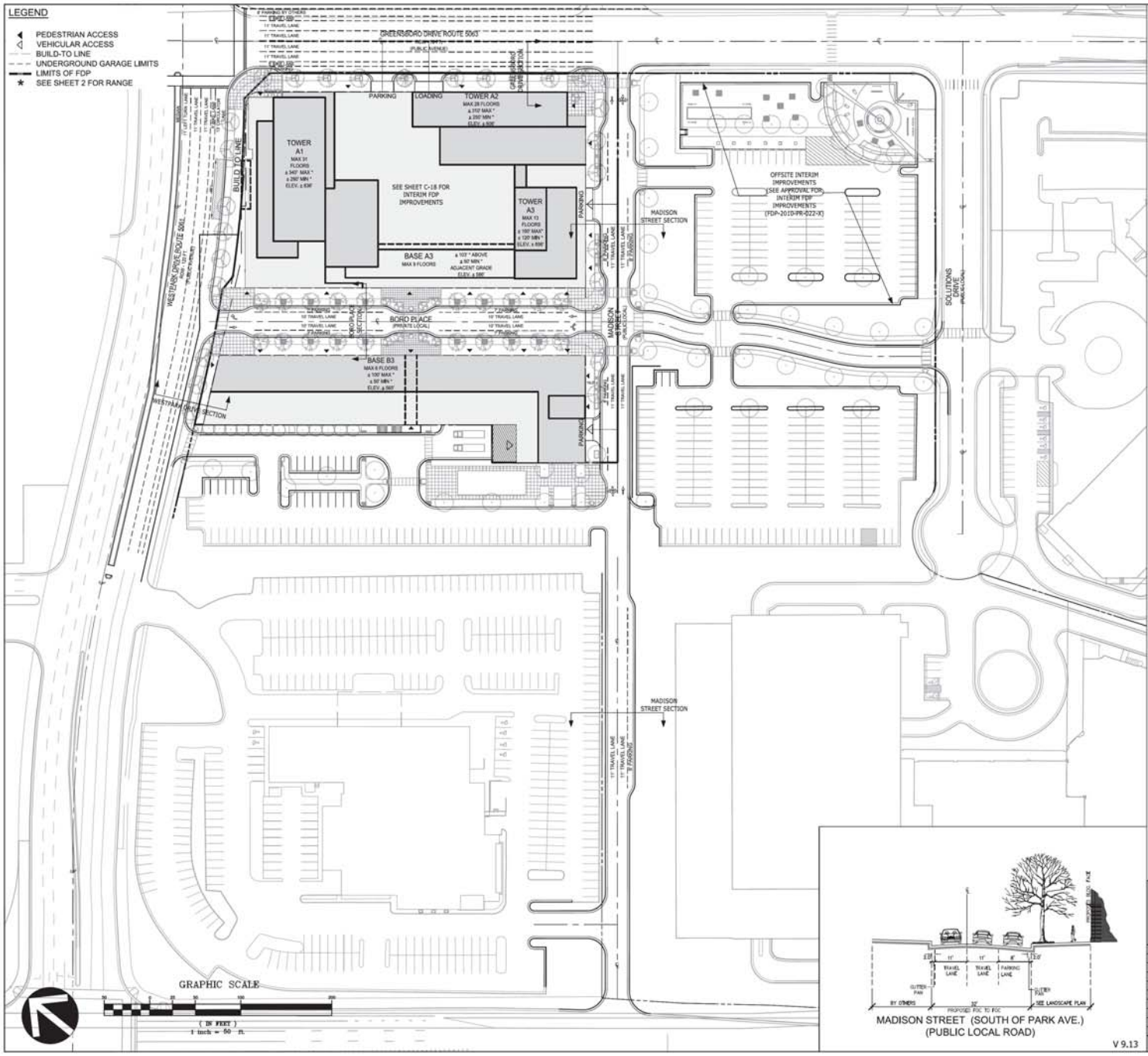
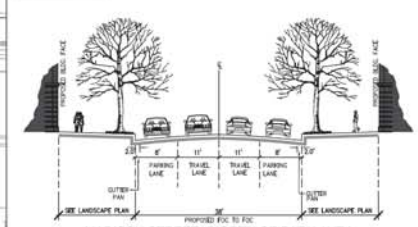
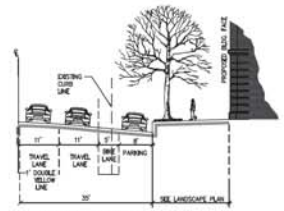
- VEHICULAR ACCESS
- BUILD-TO LINE
- UNDERGROUND GARAGE LIMITS
- LIMITS OF FDP
- SEE SHEET 2 FOR RANGE



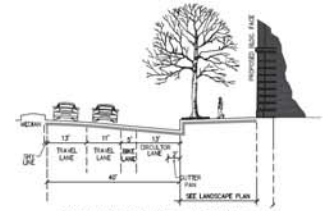
STREET SECTIONS



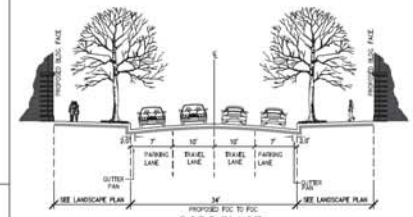
MADISON STREET (NORTH OF PARK AVE.)
(PUBLIC LOCAL ROAD)



TYPICAL AVENUE STREET
GREENSBORO DRIVE WIDENING
(PUBLIC)



WESTPARK DRIVE WIDENING
AVENUE STREET (PUBLIC)



BORO PLACE
(PRIVATE LOCAL ROAD)

MADISON STREET (SOUTH OF PARK AVE.)
(PUBLIC LOCAL ROAD)

V 9.13

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

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THE BORO
BLOCK A AND B PHASE I
BUILDINGS A1, A2, A3 AND B3
FINAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN - OPTION AND STREET CROSS-SECTIONS

VIKA REVISIONS

REV. MARCH 4, 2015
REV. MAY 22, 2015
REV. JULY 22, 2015
REV. AUGUST 28, 2015

DATE: JANUARY 30, 2015
DES. RRC | DWN. ARC
SCALE: 1" = 50'
PROJECT/FILE NO. VV6021X
SHEET NO. C-7

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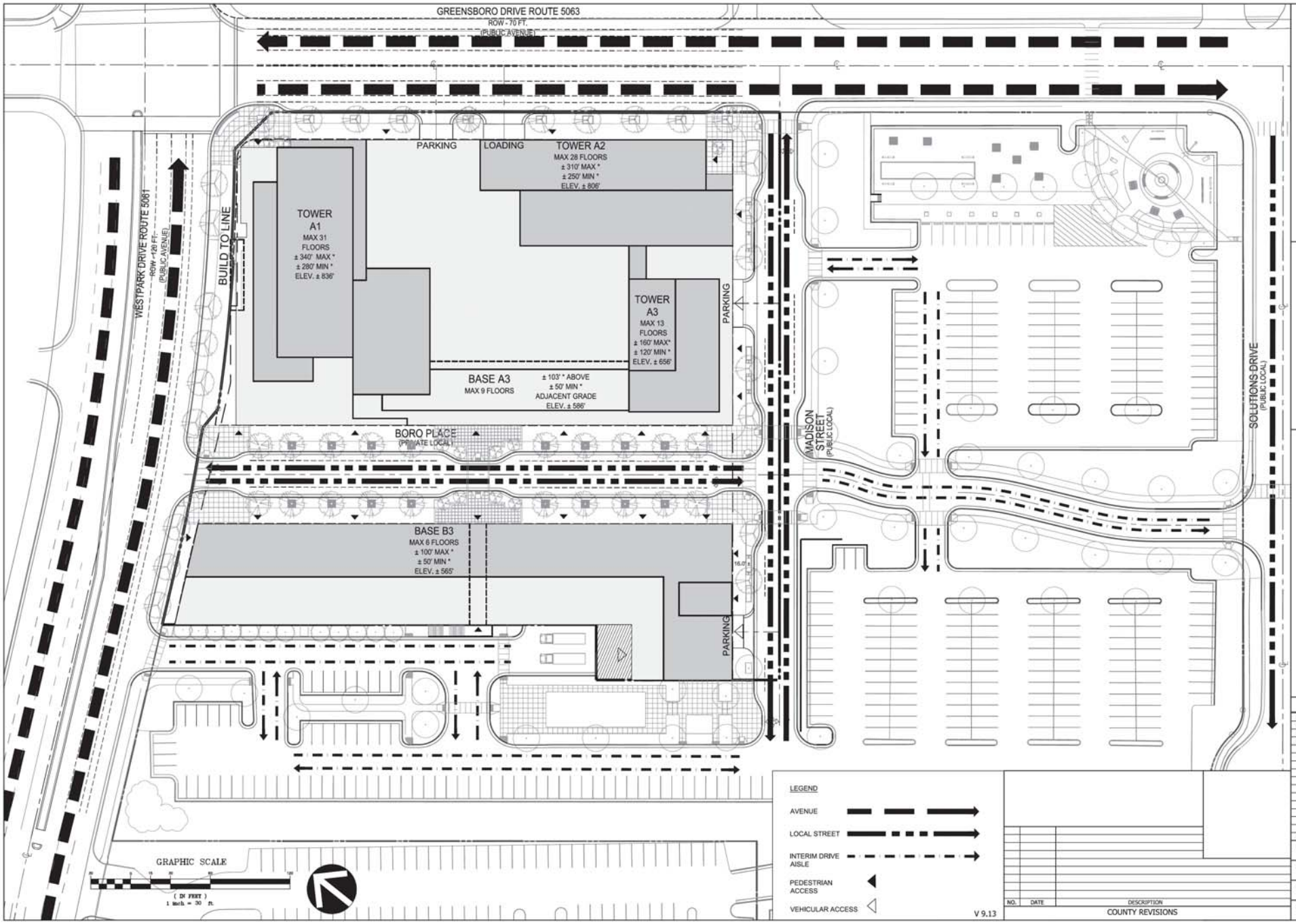

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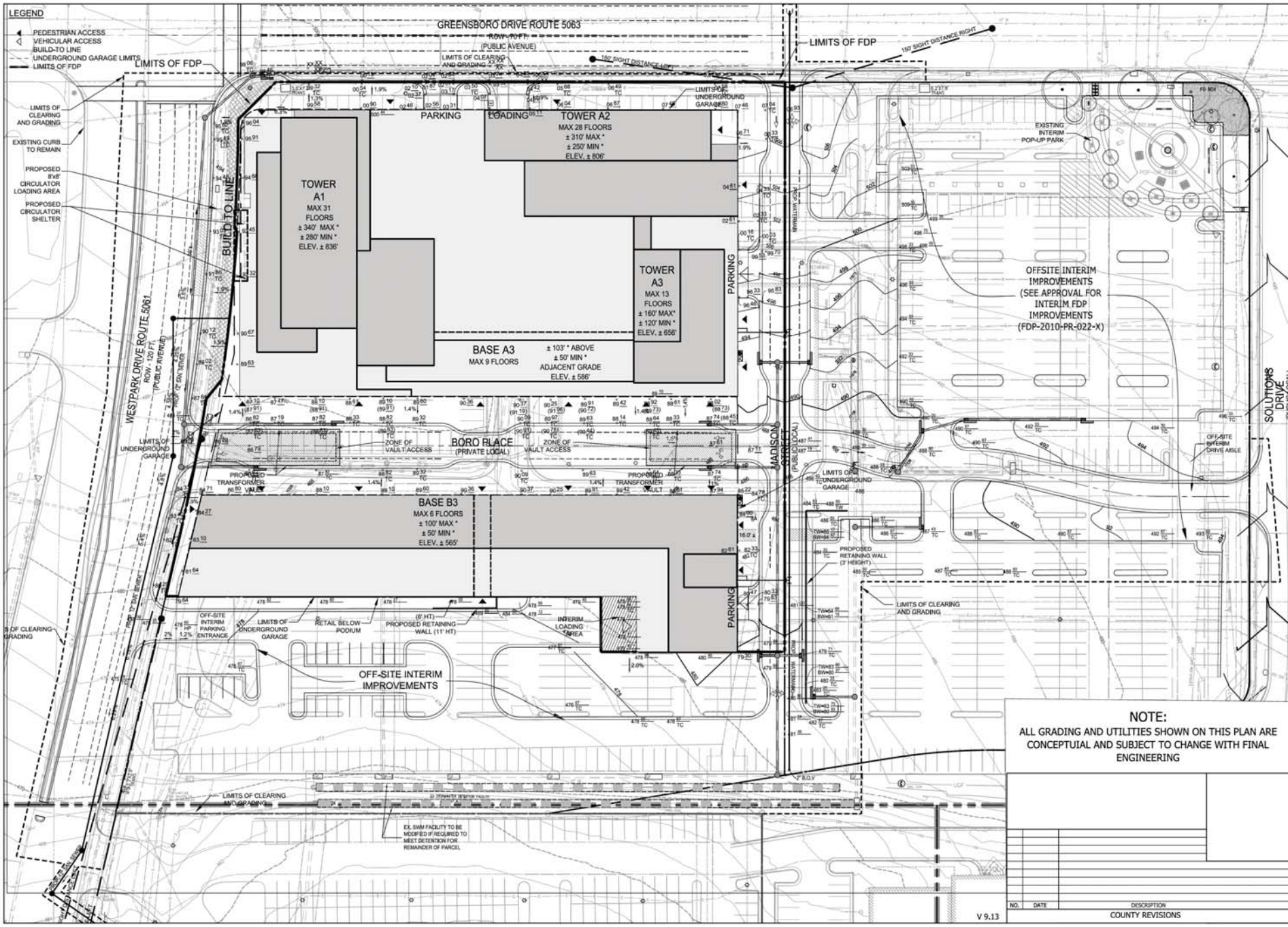

NOTE:
ALL GRADING AND UTILITIES SHOWN ON THIS PLAN ARE CONCEPTUIAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

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THE BORO

BLOCK A AND B PHASE I
BUILDINGS A1, A2, A3 AND B3
FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FUNCTIONAL UTILITY AND GRADING PLAN

VIKA REVISIONS

REV. MARCH 4, 2015
REV. MAY 22, 2015
REV. JULY 22, 2015
REV. AUGUST 26, 2015

DATE: JANUARY 30, 2015

DES.	DWN.
RRC	ARC

SCALE: 1" = 30'

PROJECT/FILE NO. VV6021X

SHEET NO. C-9

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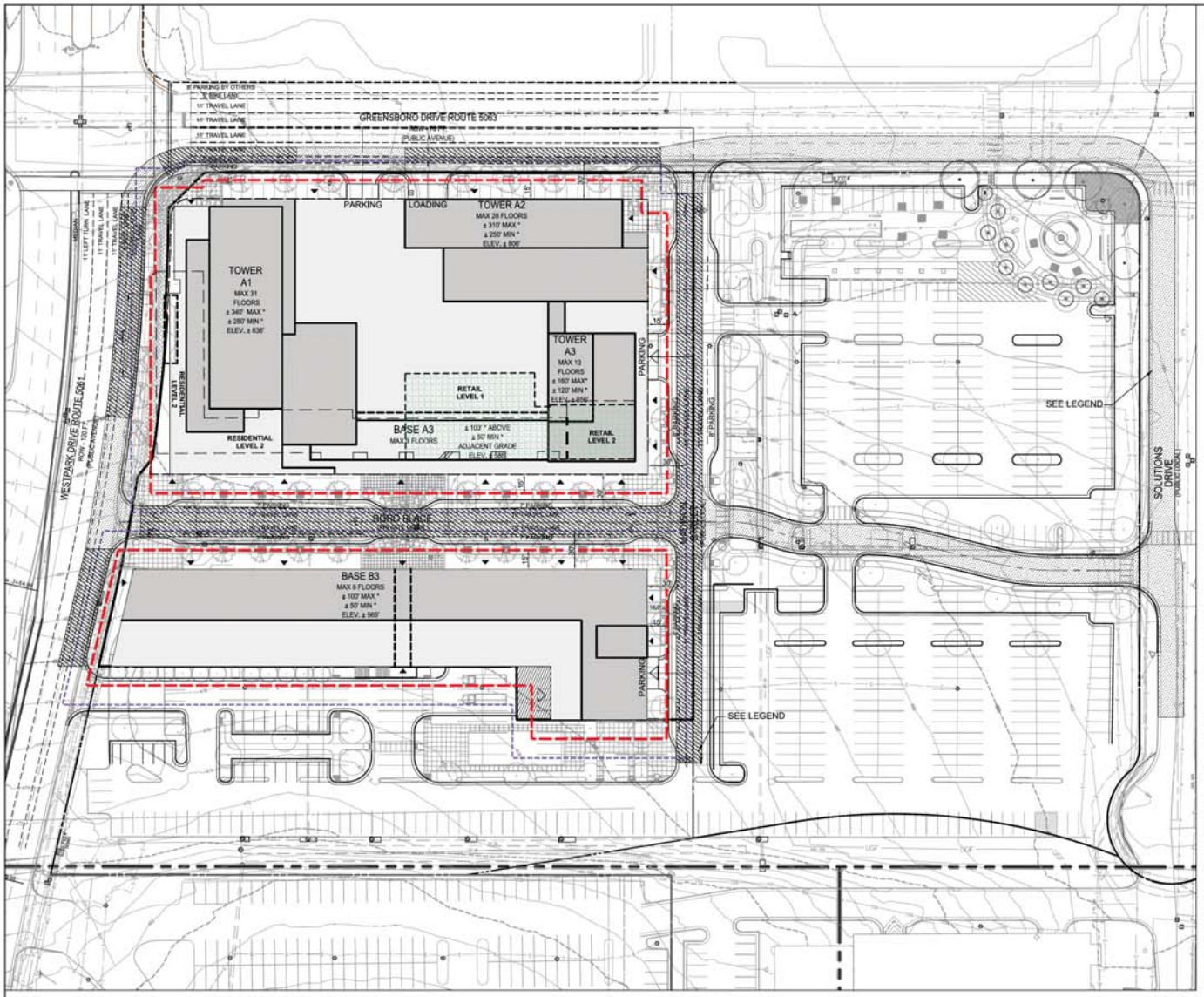

BUILDING DATA:

1) ALL ROADS PROPOSED BY THE PROJECT, AS WELL AS ADJOINING ROADS; THE CLASSIFICATIONS OF THE ROADS (I.E. ARTERIAL, COLLECTOR, ETC.) SHOULD BE NOTED. (PROVIDED)

2) LOCATION AND DIMENSIONS OF ALL FIRE ACCESS LANES AND TURNAROUNDS; VEHICLE ACCESS TO THE REAR OF BUILDINGS, INCLUDING INTERIOR COURTYARDS FOR STICK-BUILT DONUT-SHAPED BUILDINGS, NEEDS TO BE SHOWN. (PROVIDED)

3) ARROW DIAGRAMS INDICATING WHERE EMERGENCY VEHICLES CAN ACCESS BUILDINGS. (PROVIDED)

4) DIMENSIONS OF THE DISTANCE BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS. THE TARGET DISTANCE IS BETWEEN 15 AND 30 FEET SEPARATION. (PROVIDED)

5) IMPROVEMENTS PLANNED FOR THE AREA BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS, INCLUDING PARKING LANES, GARAGE PODIUMS, LANDSCAPED AREAS, STEEP SLOPES, SIDEWALKS, PLAZAS, YARDS, OUTDOOR SEATING AREAS, STEPS, PLANTERS, SCULPTURES, ETC. (PROVIDED)

6) CLEAR IDENTIFICATION OF BUILDING FOOTPRINTS, CANTILEVERED EXTENSIONS, PENTHOUSES, BALCONIES, PATIOS, ETC. (PROVIDED)

7) HEIGHTS OF THE PROPOSED BUILDINGS; FOR BUILDINGS WITH MULTIPLE HEIGHTS DUE TO STEP BACKS, THE HEIGHT AND NUMBER OF STORIES OF EACH BUILDING SEGMENT SHOULD BE CLEARLY NOTED. (PROVIDED)

8) LOCATION OF OVERHEAD UTILITY LINES. -UTILITIES SHALL BE UNDERGROUNDED UPON COMPLETION OF EACH PHASE/BLOCK. (PROVIDED)

9) IDENTIFICATION OF CONSTRUCTION TYPE FOR EACH BUILDING; FOR MULTIPLE BUILDINGS LOCATED ON A SINGLE GARAGE PODIUM, THE CONSTRUCTION TYPE FOR EACH BUILDING MUST BE IDENTIFIED - THE GARAGE PODIUM CAN BE IDENTIFIED AS A BLOCK, WITH EACH BUILDING IDENTIFIED SEPARATELY. EACH PORTION OF STRUCTURE WITH A DIFFERENT CONSTRUCTION TYPE IS CONSIDERED A SEPARATE BUILDING. STRUCTURES THAT ARE SEPARATED BY A FIRE WALL ARE ALSO CONSIDERED SEPARATE BUILDINGS. (PROVIDED)

10) TYPE OF BUILDING SKIN MATERIAL (COMBUSTIBLE/NON-COMBUSTIBLE), TYPE OF SPRINKLERS (TYPE 13; IF 13R PLEASE EXPLAIN), AND ROOF TYPE (CLASS A PREFERRED). (PROVIDED)

11) LOCATION OF PROPOSED BUILDING ENTRANCES, BOTH PEDESTRIAN AND VEHICULAR; ACCESS DOORS AND ELEVATORS, INCLUDING MEDEVAC ELEVATORS, SHOULD BE SHOWN ON THE FDP. ALSO, ANY INTERIOR ROUTES AVAILABLE FOR EMERGENCY VEHICLE USE, SUCH AS SUITABLY SIZED DRIVEWAYS THROUGH PARKING GARAGES AND COURTYARDS, SHOULD BE DELINEATED. (PROVIDED)

12) LOADING AREAS AND WHETHER THEY ARE ACCESSIBLE TO EMERGENCY VEHICLES. (PROVIDED)

13) ACCESS TO ACTIVE COURTYARDS (ESPECIALLY WITH POOLS, TENNIS COURTS, ETC.) NEEDS TO BE SHOWN - HOW WILL THE MEDICAL STAFF GET THERE, WITH THEIR EQUIPMENT, QUICKLY? (PROVIDED)

BLOCK A:

A1

TYPE OF CONSTRUCTION	1A (REDUCED TO 1B)
NUMBER OF STORIES	31 MAX
BUILDING HEIGHT	+/- 340' 0" MAX
BUILDING SF	515,000 SF MAX
FULLY SPRINKLED PER NFPA 13	YES
FIRE WALL RATING	3
OCCUPANCY/USE GROUP	R-2

A2

TYPE OF CONSTRUCTION	1A (REDUCED TO 1B)
NUMBER OF STORIES	28 MAX
BUILDING HEIGHT	+/- 310' 0" MAX
BUILDING SF	290,000 SF MAX
FIRE WALL RATING	3
OCCUPANCY/USE GROUP	R-2

A3

TYPE OF CONSTRUCTION	1A (REDUCED TO 1B)
NUMBER OF STORIES	13 MAX
BUILDING HEIGHT	+/- 160' 0" MAX
BUILDING SF	180,000 SF MAX
FULLY SPRINKLED PER NFPA 13	YES
FIRE WALL RATING	3
OCCUPANCY/USE GROUP	M, R-2

BLOCK B:

B3

TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	9 MAX
BUILDING HEIGHT	+/- 95' 0" MAX
BUILDING SF	135,000 SF MAX
FULLY SPRINKLED PER NFPA 13	YES
FIRE WALL RATING	3
OCCUPANCY/USE GROUP	M, R-2

LEGEND

- DENOTES FIRE ACCESSIBLE AREAS FOR TRUCK SET UP (6% OR LESS)
- DENOTES VEHICULARLY ACCESSIBLE AREAS
- 10' - 80' HEIGHT
- > 80' HEIGHT
- = 15' FROM BLDG.
- = 30' FROM BLDG.

V 9.13

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
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W W W . V I K A . C O M

THE BORO
BLOCK A AND B PHASE I
BUILDINGS A1, A2, A3 AND B3
FINAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS PLAN

VIKA REVISIONS

REV. MARCH 4, 2015
REV. MAY 22, 2015
REV. JULY 28, 2015
REV. AUGUST 28, 2015

DATE: JANUARY 30, 2015

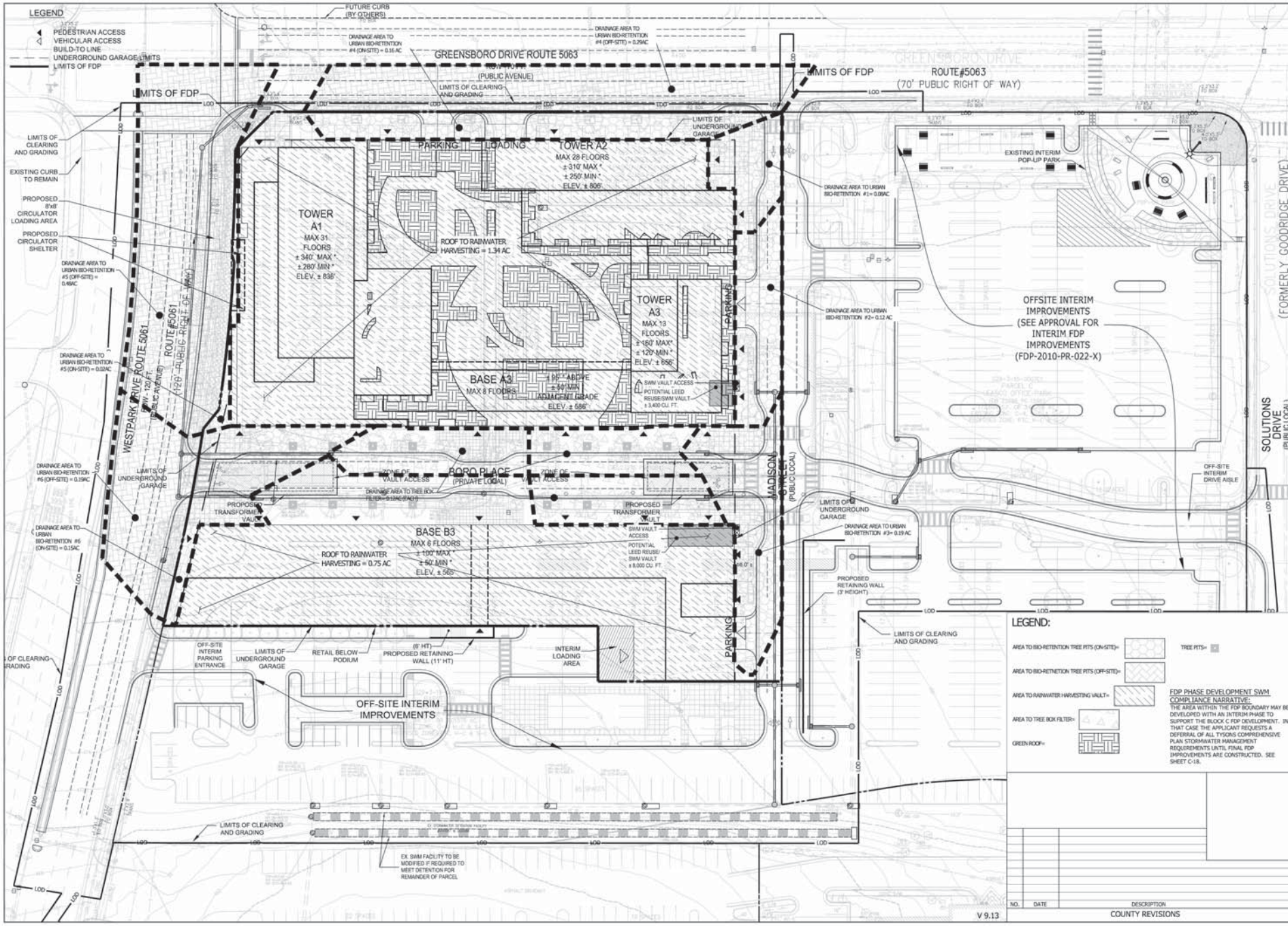
DES.	DWN.
RRC	ARC

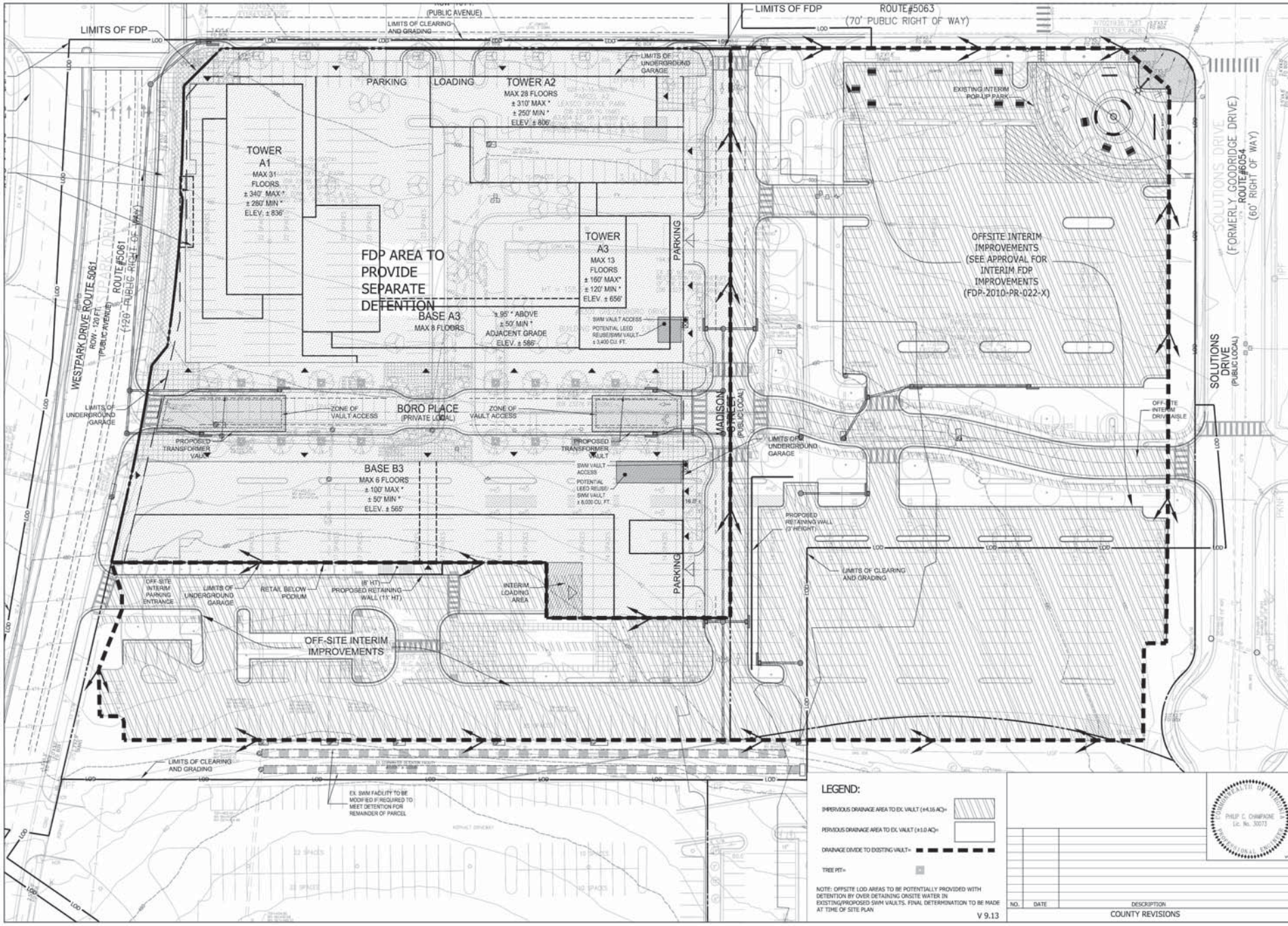
SCALE: 1" = 40'

PROJECT/FILE NO. VV6021X

SHEET NO. C-10

FILE: P:\projects\6021\6021X\CADD - P\PLANNING\PLANNING DRAWINGS\VV6021X100_FIRE.dwg USER: Crossett DATE: Aug. 28 2015 TIME: 11:37 am


LEGEND
PEDESTRIAN ACCESS
VEHICULAR ACCESS
BUILD-TO LINE
UNDERGROUND GARAGE LIMITS
LIMITS OF FDP
FUTURE CURB (BY OTHERS)
GREENSBORO DRIVE ROUTE 5063
(PUBLIC AVENUE)
ROUTE#5063
(70' PUBLIC RIGHT OF WAY)
LIMITS OF FDP
LIMITS OF CLEARING AND GRADING
EXISTING CURB TO REMAIN
PROPOSED 8'x8' CIRCULATOR LOADING AREA
PROPOSED CIRCULATOR SHELTER
DRAINAGE AREA TO URBAN BIO-RETENTION #5 (OFF-SITE) = 0.46AC
DRAINAGE AREA TO URBAN BIO-RETENTION #5 (ON-SITE) = 0.02AC
DRAINAGE AREA TO URBAN BIO-RETENTION #6 (OFF-SITE) = 0.19AC
DRAINAGE AREA TO URBAN BIO-RETENTION #6 (ON-SITE) = 0.15AC
DRAINAGE AREA TO URBAN BIO-RETENTION #4 (ON-SITE) = 0.16 AC
DRAINAGE AREA TO URBAN BIO-RETENTION #4 (OFF-SITE) = 0.29AC
DRAINAGE AREA TO URBAN BIO-RETENTION #1= 0.09AC
DRAINAGE AREA TO URBAN BIO-RETENTION #2= 0.12 AC
DRAINAGE AREA TO URBAN BIO-RETENTION #3= 0.19 AC
DRAINAGE AREA TO TREE BOX FILTER= 0.12AC (EACH)
LIMITS OF UNDERGROUND GARAGE
PARKING
LOADING
TOWER A2
MAX 28 FLOORS
± 310' MAX *
± 250' MIN *
ELEV. ± 806'
TOWER A1
MAX 31 FLOORS
± 340' MAX *
± 280' MIN *
ELEV. ± 838'
TOWER A3
MAX 13 FLOORS
± 150' MAX*
± 120' MIN *
ELEV. ± 656'
ROOF TO RAINWATER HARVESTING = 1.34 AC
BASE A3
MAX 8 FLOORS
± 95' ABOVE
± 50' MIN
ADJACENT GRADE
ELEV. ± 586'
SWM VAULT ACCESS
POTENTIAL LEED REUSE/SWM VAULT
± 3,400 CU. FT.
WESTPARK DRIVE ROUTE 5061
(70' - 120 FT. PUBLIC AVENUE)
ROUTE #5061
(120' PUBLIC RIGHT OF WAY)
BORO PLACE
(PRIVATE LOCAL)
ZONE OF VAULT ACCESS
PROPOSED TRANSFORMER VAULT
BASE B3
MAX 6 FLOORS
± 100' MAX *
± 50' MIN *
ELEV. ± 565'
ROOF TO RAINWATER HARVESTING = 0.75 AC
SWM VAULT ACCESS
POTENTIAL LEED REUSE/ SWM VAULT
± 8,000 CU. FT.
MADISON STREET
(PUBLIC LOCAL)
SOLUTIONS DRIVE
(PUBLIC LOCAL)
(FORMERLY GOODRIDGE DRIVE)
ROUTE #5064
EXISTING INTERIM POP-UP PARK
OFFSITE INTERIM IMPROVEMENTS
(SEE APPROVAL FOR INTERIM FDP IMPROVEMENTS
(FDP-2010-PR-022-X)
OFF-SITE INTERIM DRIVE AISLE
PROPOSED RETAINING WALL (3' HEIGHT)
OFF-SITE INTERIM PARKING ENTRANCE
RETAIL BELOW PODIUM
(6' HT)
PROPOSED RETAINING WALL (11' HT)
INTERIM LOADING AREA
OFF-SITE INTERIM IMPROVEMENTS
EX. SWM FACILITY TO BE MODIFIED IF REQUIRED TO MEET DETENTION FOR REMAINDER OF PARCEL
LEGEND:
AREA TO BIO-RETENTION TREE PITS (ON-SITE)=
AREA TO BIO-RETNETION TREE PITS (OFF-SITE)=
AREA TO RAINWATER HARVESTING VAULT=
AREA TO TREE BOX FILTER=
GREEN ROOF=
TREE PITS=
FDP PHASE DEVELOPMENT SWM COMPLIANCE NARRATIVE:
THE AREA WITHIN THE FDP BOUNDARY MAY BE DEVELOPED WITH AN INTERIM PHASE TO SUPPORT THE BLOCK C FDP DEVELOPMENT. IN THAT CASE THE APPLICANT REQUESTS A DEFERRAL OF ALL TYSONS COMPREHENSIVE PLAN STORMWATER MANAGEMENT REQUIREMENTS UNTIL FINAL FDP IMPROVEMENTS ARE CONSTRUCTED. SEE SHEET C-18.
V 9.13
NO. DATE DESCRIPTION
COUNTY REVISIONS
VIKA
THE BORO
BLOCK A AND B PHASE I
BUILDINGS A1, A2, A3 AND B3
FINAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
STORMWATER MANAGEMENT MAP
VIKA REVISIONS
REV. MARCH 4, 2015
REV. MAY 22, 2015
REV. JULY 22, 2015
REV. AUGUST 28, 2015
DATE: JANUARY 30, 2015
DES. RRC
DWN. ARC
SCALE: 1" = 30'
PROJECT/FILE NO. VV6021X
SHEET NO. C-11
FILE:P:\projects\6021\6021X\CADD - P\PLANNING\PLANNING DRAWINGS\V6021X100_SWM MAP.dwg USER: jeandratti DATE: Aug. 27 2015 TIME: 01:52 pm



LEGEND:

IMPERVIOUS DRAINAGE AREA TO EX. VAULT (±4.16 AC)=

PERVIOUS DRAINAGE AREA TO EX. VAULT (±1.0 AC)=

DRAINAGE DIVIDE TO EXISTING VAULT=

TREE PIT=

NOTE: OFFSITE LOD AREAS TO BE POTENTIALLY PROVIDED WITH DETENTION BY OVER DETAINING ONSITE WATER IN EXISTING/PROPOSED SWM VAULTS. FINAL DETERMINATION TO BE MADE AT TIME OF SITE PLAN

V 9.13

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

PHILIP C. CHAMPAGNE
Lic. No. 30073

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W W W . V I K A . C O M

THE BORO

BLOCK A AND B PHASE I
BUILDINGS A1, A2, A3 AND B3
FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING DETENTION DRAINAGE MAP

VIKA REVISIONS

REV. MARCH 4, 2015
REV. MAY 22, 2015
REV. JULY 22, 2015
REV. AUGUST 28, 2015

DATE: JANUARY 30, 2015

DES. RRC | DWN. ARC

SCALE: 1" = 30'

PROJECT/FILE NO. VV6021X

SHEET NO. C-11A

FILE P:\projects\6021\6021X\CADD - P\PLANNING\PLANNING DRAWINGS\V6021X100_SWM EX DETENTION MAP.dwg USER: jeanstadt DATE: Aug. 27 2015 TIME: 01:41 pm

SWM NARRATIVE

EXISTING CONDITIONS:
THE 3.91 ACRE SITE CURRENTLY CONSISTS OF A PARKING LOT AND OFFICE PARK. THE SITE DRAINS TO THE SOUTHWEST AND STORMWATER IS CONVEYED THROUGH A CLOSED CONDUIT STORM SEWER SYSTEMS TO EXISTING SWM FACILITIES LOCATED IN VARIOUS AREAS OF THE SITE. THE SITE OUTFALLS INTO AN EXISTING STORM SEWER SYSTEM THAT CROSSES LEESBURG PIKE (ROUTE 7) AND EVENTUALLY OUTFALLS INTO OLD COURTHOUSE SPRING BRANCH. SEE SHEET C-17 FOR ADEQUATE OUTFALL DESCRIPTION AND MAP. CURRENTLY THE SITE IS PROVIDED WITH DETENTION IN THE FORM OF EXISTING UNDERGROUND VAULTS (UG0086, UG0087, AND UG0088 AS DEPICTED ON SHEET C-4) DESIGNED WITH FAIRFAX COUNTY SITE PLAN #SP-2447. THESE EXISTING VAULTS HAVE BEEN DESIGNED TO REDUCE THE EXISTING PEAK RELEASE RATE TO THAT OF UNDEVELOPED CONDITIONS AND THEREFORE THIS HYDROLOGIC CONDITION SHALL BE ASSUMED PRESENT FOR PFM COMPLIANCE COMPUTATIONS. SEE PART II : PFM COMPLIANCE ON THIS SHEET AND SHEETC-13 FOR ADDITIONAL DETAILS

PROPOSED CONDITIONS
THIS SITE PLAN PROPOSES MULTILEVEL RESIDENTIAL BUILDINGS. THE WATER QUALITY AND QUANTITY REQUIREMENTS FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED THROUGH A COMBINATION OF URBAN BIO-RETENTION AREAS (TREE PITS), RAINWATER HARVESTING FACILITY, AND GREEN ROOFS WHICH ARE SHOWN ON THE PROVIDED PLAN. SEE SHEET C-11 FOR PLAN VIEW.

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

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

PART I: LEED
THE FIRST TARGET FOR STORMWATER MANAGEMENT DESIGN WILL BE TO MEET CURRENT LEED CREDIT 6.1 AND 6.2 REQUIREMENTS. THE PROPERTY THAT IS THE SUBJECT OF THIS REDEVELOPMENT PLAN IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION. LEED CREDIT 6.1 REQUIRES THE PROPOSED VOLUME RUNOFF TO BE REDUCED TO 75% OF THE EXISTING VOLUME RUNOFF FOR THE SITE. THE SITE HAS EXISTING DETENTION FACILITIES WHICH MIMIC THE PEAK RELEASE RATE OF THE UNDEVELOPED PARCEL (C=0.30) BEFORE THE EXISTING DEVELOPMENT WAS CONSTRUCTED. IT IS FOR THIS REASON THE SITE IS CONSIDERED "UNDEVELOPED" OR LESS THAN 50% IMPERVIOUS FOR THE PEAK RELEASE RATE COMPUTATIONS. SEE SHEET C-13 FOR COMPUTATIONS SHOWING COMPLIANCE WITH LEED CREDIT 6.1. LEED CREDIT 6.2 WILL BE ACHIEVED BY THE TOTAL SUSPENDED SOLIDS TREATMENT PROVIDED BY THE RUNOFF REDUCTION BMP PRACTICES ON SITE AND SUPPLEMENTED BY EXTENDED DETENTION VAULTS AND MANUFACTURED FILTRATION FACILITIES AS REQUIRED.

PART II: PFM COMPLIANCE
ADDITIONALLY, PER THE FAIRFAX COUNTY STANDARD REQUIREMENT, THE PEAK RELEASE RATE FOR THE POST DEVELOPED 2-YR AND 10-YR DESIGN STORMS WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE EXISTING CONDITION PEAK RELEASE RATE FOR THE SITE AREA. CURRENTLY THE SITE IS PROVIDED WITH DETENTION IN THE FORM OF UNDERGROUND VAULTS (UG0086, UG0087, AND UG0088) DESIGNED WITH FAIRFAX COUNTY SITE PLAN #SP-2447. VAULT UG0086 WILL BE REMOVED AND DETENTION FOR THE FDP AREA SHALL BE PROVIDED IN THE PROPOSED VAULTS LOCATED IN THE PARKING GARAGES. VAULTS UG0087 AND UG0088 SHALL REMAIN AND MAY BE MODIFIED AT SITE PLAN IF REQUIRED. BASED UPON PRELIMINARY ANALYSIS THESE EXISTING VAULTS WERE DESIGNED WITH TO DETAIN 7 ACRES OF RUNOFF AT C-FACTOR OF 0.85. THIS APPLICATION PROPOSES THAT THE FDP AREA SHALL PROVIDE ITS OWN DETENTION, THUS REMOVING THIS BURDEN ON THE EXISTING DETENTION SYSTEM, AND SHALL ALSO ADD SIGNIFICANT PERVIOUS AREA TO THE REMAINDER OF THE VAULTS DRAINAGE AREA. THEREFORE AFTER DEVELOPMENT THE EXISTING VAULT SHALL CONTROL 5.16 ACRES AT A C-FACTOR OF 0.78, THEREBY ENSURING THE REMAINDER OF THE SITE SHALL STILL MEET ITS DETENTION REQUIREMENTS, HOWEVER FINAL DETERMINATION OF DRAINAGE AREA AND AMOUNT OF IMPERVIOUSNESS SHALL BE MADE AT SITE PLAN. SEE SHEET 11A FOR EXISTING VAULTS DRAINAGE AREA.

PART III: CONTROL CAPTURE THE FIRST 1" (TYSONS COMPRESENSIVE PLAN)
SEE SHEET C-11 - C16 FOR OVERALL COMPLAINCE NARRATIVE.

BMP NARRATIVE
SEE NARRATIVE AND COMPUTATIONS ON SHEET C-14.

ALTERNATE/ADDITIONAL SWM OPTIONS AND CREDITS

TOTAL RUNOFF REDUCTION REQUIRED	14,193 CFT
TOTAL RUNOFF REDUCTION PROVIDED	14,273 CFT
RAINFALL DEPTH RETAINED ONSITE	1.01 IN
SITE AREA	3.91

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	ACTUAL RUNOFF RETAINED (INCHES)	VOLUME	EQUIVALENT DEPTH RETAINED
BIO-RETENTION (TREES) - WESTPARK DR	0.67	0.95	2310	2310	1.00	2310	0.16
BIO-RETENTION (TREES) - GREENSBORO DRIVE	0.29	0.95	1000	1000	1.00	1000	0.07
					TOTAL VOLUME	3311	0.23

STORAGE IN EXCESS OF 1" STORM PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES AVAILABLE DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCHES)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
GREEN ROOF	0.50	0.95	1724	6085	3.17	3742	0.26
RAINWATER HARVESTING	2.07	0.95	7138	8250	1.16	1112	0.08
CURB EXTENSIONS (URBAN BIO-RETENTION)	0.72	0.95	2483	5358	2.16	2876	0.20
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.17"					TOTAL EXCESS VOL	7729	0.54

FOR LEED/SWM CREDIT

OVERALL APPLICATION BREAKDOWN BY PRACTICE (INCLUDES OFFSITE)

PRACTICE	INCHES CONTRIBUTED TO OVERALL		
GREEN ROOF	0.12	IN	TIER I CONTROLS 1.01
CURB EXTENSIONS	0.41	IN	
RAINWATER HARVESTING	0.40	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.07	IN	
		IN	
		IN	
		IN	
		IN	TIER II CONTROLS 0.00"
TOTAL	1.01 IN		

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

Site Name: THE BORO - FDP BLOCK A AND B3

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.08	0.00	0.00	0.08
Managed Turf	0.00	0.03	0.00	0.00	0.03
Impervious Cover	0.00	3.80	0.00	0.00	3.80
				D.A. Total (acres)	3.91

Rv (turf) 0.20
Rv (impervious) 0.95
Runoff from 1" Rainfall (cf) = 13,135

data input cells highlighted

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	Est'd % Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	ROOF TOP TO REUSE VAULT - DOES NOT INCLUDE GREEN ROOF	1.32	1.40	6,373	Runoff Reduction % Credit from Continuous-Simulation Model	57%		0	6,373			3,633	2,980	

(Avg Daily Drawdown and Available Cistern Volume: Estimate RWH RR % Credit)

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	PODIUM - DOES NOT DRAIN TO RWHS	0.50	N/A	1,724	Subtract 100% of provided storage vol.	100%	N/A	1,724	N/A	6,085	1,724	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	BIO-RETENTION TREE PITS	1.68	N/A	5,793	Subtract 100% of provided storage vol.	100%	0	5,793	N/A	8,669	5,793	0	
Totals:		3.50	0.00										

Total Drainage Area Treated (acres): 3.50

See Site Data and Summary Tab for Site Results

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 11,150

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

Site Name: THE BORO - FDP BLOCK A AND B3

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

Rv (turf) 0.00
Rv (impervious) 0.95
Runoff from 1" Rainfall (cf) = 0

data input cells highlighted

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	Roof Top Disconnection to Reuse Vault	0.75	1.40	3,621	Runoff Reduction % Credit from Continuous-Simulation Model	57%		0	3,621			2,064	1,693	
Totals:		0.75	0.00											

(Avg Daily Drawdown and Available Cistern Volume: Estimate RWH RR % Credit)

Total Drainage Area Treated (acres): 0.75

See Site Data and Summary Tab for Site Results

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 2,064

NOTE:
RWHS TO TREAT IMPERVIOUS AREA ONLY. IF IT IS NECESSARY AT SITE PLAN TO TREAT AND STORE RUNOFF FROM GREEN ROOF AREAS IN THE REUSE CISTERNS A CODE MODIFICATION MAY BE REQUIRED. FINAL DETERMINATION TO BE MADE AT SITE PLAN.

V 9.13

COMPREHENSIVE PLAN GOAL III

OVERALL SWM COMPUTATIONS - TYSONS CORNER CONFORMANCE SPREADSHEET

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

Site Name: THE BORO - FDP BLOCK A AND B3

Description: \\192.168.10.93\projects\projects\6021\6021X\DATA-X\SWM\FDP BLOCK A\[TysonsStormwaterComplianceSpreadsheetBeta2012_0418.xlsx]ADDITIONAL RETENTION

Post-Development Land Cover

data input cells highlighted in yellow

Drainage Area A

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
* Forest / Preserved Open Space - Undisturbed, protected forest and open		0.08			0.08
Managed Turf (acres)		0.03			0.03
Impervious Cover (acres)		3.80			3.80
				Total	3.91

Drainage Area B

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

Drainage Area C

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

Drainage Area D

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

Drainage Area E

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

***NOTE:** PRESERVED OPEN SPACE AREA IS COMPOSED OF THE SURFACE AREA OF THE BIO-RETENTION TREE PITS AS ALLOWED FOR BY THE DEQ METHODOLOGY

Rv Coefficients

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

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

Land Cover Summary

Forest / Preserved Open Space (ac)	0.08
Weighted Rv (forest)	0.03
% Forest	2%
Managed Turf (acres)	0.03
Weighted Rv (turf)	0.20
% Managed Turf	1%
Impervious Cover (acres)	3.80
Rv (impervious)	0.95
% Impervious	97%
Total Site Area (acres)	**3.91**
Site Rv	**0.93**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	14,193
Volume Not Converted to Runoff (cf)	1,059
1-inch Runoff Volume for entire site (cf)	**13,135**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	13,135
Runoff Reduction Volume Achieved (cf)	13,214
Total Runoff Volume Retained (cf)	14,273
Total Area of Site Captured in a BMP (acres)	4.25

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%) 109% — INCLUDES OFF-SITE AREAS SUBJECT OF VDOT APPROVAL

Rainfall Depth Retained Onsite (inch) 1.00

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

ALL GRADING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FINAL SITE PLAN

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

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

COMMONWEALTH OF VIRGINIA — PROFESSIONAL ENGINEER

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

THE BORO
BLOCK A AND B PHASE I
BUILDINGS A1, A2, A3 AND B3
FINAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT GOAL III AND SUPPORTING DATA

VIKA REVISIONS
REV. MARCH 4, 2015
REV. MAY 22, 2015
REV. JULY 22, 2015
REV. AUGUST 28, 2015

DATE:	JANUARY 30, 2015
DES. RRC	DWN. ARC
SCALE:	N/A
PROJECT/FILE NO.	VV6021X
SHEET NO.	C-12

PART I: LEED COMPUTATIONS

EXISTING CONDITION

```
WINTR-20 PRINTED PAGE FILE      BEGINNING OF INPUT DATA LIST
TR20.INP

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THE BORO
EXISTING - FDP BLOCK A AND B3

SUB-AREA:
        EXISTING  OUTLET              .00611    92.      .1

STREAM REACH:

STORM ANALYSIS:
        2-YR                          3.17      TYPE II  2
        1-YR                          2.62      TYPE II  2

STRUCTURE RATING:

GLOBAL OUTPUT:
        2         0.05                YYYYN     YYYYNN


WINTR-20 PRINTED PAGE FILE      END OF INPUT DATA LIST

                    THE BORO
            EXISTING - FDP BLOCK A AND B3

            NAME OF PRINTED PAGE FILE:
                    TR20.OUT

STORM 2-YR

AREA OR     DRAINAGE  RAIN GAGE  RUNOFF   ------------ PEAK FLOW ------------
REACH       AREA      ID OR      AMOUNT   ELEVATION   TIME    RATE    RATE
IDENTIFIER  (SQ MI)   LOCATION   (IN)     (FT)        (HR)    (CFS)   (CSM)

EXISTING    0.006                [2.310]              11.93   13.60   2226.38

STORM 1-YR

AREA OR     DRAINAGE  RAIN GAGE  RUNOFF   ------------ PEAK FLOW ------------
REACH       AREA      ID OR      AMOUNT   ELEVATION   TIME    RATE    RATE
IDENTIFIER  (SQ MI)   LOCATION   (IN)     (FT)        (HR)    (CFS)   (CSM)

EXISTING    0.006                [1.790]              11.93   10.69   1749.25
```

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

1 YR STORM: 3.91 AC X 1.790 (IN) X 1FT/12IN X 43,560 = 25,406 CU. FT.
2 YR STORM: 3.91 AC X 2.31 (IN) X 1FT/12IN X 43,560 = 32,787 CU. FT.

PROPOSED CONDITION

```
WINTR-20 PRINTED PAGE FILE      BEGINNING OF INPUT DATA LIST
TR20.INP

WINTR-20: VERSION 1.10                 0        0       0.05
THE BORO
PROPOSED - FDP BLOCK A AND B3

SUB-AREA:
        PROPOSED  OUTLET              .00611   [91.]     .1
                                               TAKES INTO ACCOUNT VRRM PRACTICES
STREAM REACH:

STORM ANALYSIS:
        2-YR                          3.17      TYPE II  2
        1-YR                          2.62      TYPE II  2

STRUCTURE RATING:

GLOBAL OUTPUT:
        2         0.05                YYYYN     YYYYNN


WINTR-20 PRINTED PAGE FILE      END OF INPUT DATA LIST

                    THE BORO
            PROPOSED - FDP BLOCK A AND B3

            NAME OF PRINTED PAGE FILE:
                    TR20.OUT

STORM 2-YR

AREA OR     DRAINAGE  RAIN GAGE  RUNOFF   ------------ PEAK FLOW ------------
REACH       AREA      ID OR      AMOUNT   ELEVATION   TIME    RATE    RATE
IDENTIFIER  (SQ MI)   LOCATION   (IN)     (FT)        (HR)    (CFS)   (CSM)

PROPOSED    0.006                [2.217]              11.93   13.16   2154.61

STORM 1-YR

AREA OR     DRAINAGE  RAIN GAGE  RUNOFF   ------------ PEAK FLOW ------------
REACH       AREA      ID OR      AMOUNT   ELEVATION   TIME    RATE    RATE
IDENTIFIER  (SQ MI)   LOCATION   (IN)     (FT)        (HR)    (CFS)   (CSM)

PROPOSED    0.006                [1.706]              11.93   10.25   1677.91
```

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

1 YR STORM: 3.91 AC X 1.706 (IN) X 1FT/12IN X 43,560 = 24,214 CU. FT.
2 YR STORM: 3.91 AC X 2.217 (IN) X 1FT/12IN X 43,560 = 31,467 CU. FT.

```
WINTR-20 PRINTED PAGE FILE      BEGINNING OF INPUT DATA LIST
TR20.INP

WINTR-20: VERSION 1.10                 0        0       0.05
THE BORO
EXISTING - FDP BLOCK A AND B3

SUB-AREA:
        EXISTING  OUTLET              .00611   [80.]     .1
                                               ASSUMES OPEN SPACE IN GOOD CONDITION
STREAM REACH:

STORM ANALYSIS:
        2-YR                          3.17      TYPE II  2
        1-YR                          2.62      TYPE II  2

            HYDROGRAPH PEAK/PEAK TIME TABLE

SUB-AREA     PEAK FLOW AND PEAK TIME (HR) BY RAINFALL RETURN PERIOD
OR REACH     2-YR       1-YR
IDENTIFIER   (CFS)      (CFS)
             (HR)       (HR)
---------------------------------------------------------------------
SUBAREAS
EXISTING       8.26       5.74
             11.94      11.94

REACHES

OUTLET       [8.26]    [5.74]
                 ALLOWABLE PEAK RELEASE RATE
```

LEED CREDIT 6.1 REQUIREMENTS

THE SITE HAS EXISTING DETENTION FACILITIES (OFF SITE) WHICH HAVE BEEN DESIGNED TO MIMIC THE PEAK RELEASE RATE OF THE UNDEVELOPED PARCEL (C=0.30) BEFORE THE EXISTING DEVELOPMENT WAS CONSTRUCTED. IT IS FOR THIS REASON THE SITE IS CONSIDERED AS "UNDEVELOPED" OR LESS THAN 50% IMPERVIOUS FOR THE PEAK RELEASE RATE COMPUTATIONS (CASE 1). THUS THE PEAK DISCHARE 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 YEAR STORM MUST BE REDUCED BY 25% RELATIVE TO THE EXISTING CONDITIONS VOLUME (CASE 2). THEREFORE, ANY ADDITIONAL STORAGE REQUIRED SHALL BE MEET WITH RUNOFF REDUCTION PRACTICES.

2-YEAR STORM (VOLUME REQUIREMENTS)

ALLOWABLE LEED VOLUME RELEASE = 32,787 CU FT X 0.75 = 24,590 CU. FT.
REQUIRED LEED VOLUME REDUCTION = 31,467 CU FT - 24,590 CU FT = 6,877 CU FT

1-YR AND 2-YEAR STORM (PEAK DISCHARGE REQUIREMENTS)

ALLOWABLE PEAK RELEASE RATE = 1-YR STORM: 5.74 CFS
ALLOWABLE PEAK RELEASE RATE = 2-YR STORM: 8.26 CFS

LEED CREDIT 6.1 NARRATIVE

THE 2-YR LEED VOLUME REQUIREMENTS COMPUTED ABOVE ARE BASED ON THE EXISTING SITE CONDITIONS AS WELL AS THE PROPOSED SITE AFTER APPLYING THE ADJUSTED RUNOFF REDUCTION CURVE NUMBER PROVIDED BY THE VRRM SPREADSHEET ON SHEET C-14. AS CAN BE SEEN ABOVE WHEN APPLYING THE 25% REDUCTION TO THE EXISTING 2-YR RUNOFF VOLUME THE ALLOWABLE RELEASE VOLUME FROM THE SITE SHALL BE 24,590 CU FT. AS SUCH 6,877 CU FT. MUST BE REDUCED FROM THE PROPOSED CONDITION. THIS VOLUME REDUCTION REQUIREMENTS SHALL BE MET VIA THE EXCESS VOLUME PROVIDED IN THE RUNOFF REDUCTION TECHNIQUES DEPICTED ON SHEET C-14. AS DETAILED IN THE COMPUTATIONS ON SHEET C-12, APPROXIMATELY 7,729 CFT OF ADDITIONAL STORAGE HAS BEEN PROVIDED TO HELP MEET THE LEED REQUIREMENT OF RUNOFF VOLUME REDUCTION (THIS ADDITIONAL VOLUME DOES NOT INCLUDE PREVIOUSLY ACCOUNTED FOR STORAGE PROVIDED TO MEET THE VRRM REQUIREMENT NOR DOES IT INCLUDE OFFSITE DRAINAGE AREAS). AS CAN BE SEEN, THE ADDITIONAL 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 REDUCTIONS PRACTICES EMPLOYED AROUND THE SITE AND BY THE PROPOSED SWM VAULTS, AS PRESENTED IN THE PFM COMPLAIN NARRATIVE ON THIS SHEET, WHICH HAVE BEEN DESIGNED TO REDUCE THE OVERALL PEAK RELEASE RATE FOR THIS SITE TO THAT OF AN UNDEVELOPED CONDITION.

LEED 6.2 NARRATIVE

LEED CREDIT SS6.2 SHALL REQUIRE THIS SITE TO TREAT THE STORMWATER RUNOFF FROM 90% OF THE AVERAGE ANNUAL RAINFALL (1.0" FOR HUMID WATERSHEDS) WITH A BMP(S) CAPABLE OF REMOVING 80% OF THE AVERAGE ANNUAL POST DEVELOPMENT SUSPENDED SOLIDS (TSS). AS CAN BE SEEN IN THE COMPUTATIONS BELOW, THIS SITE SHALL COMPLY WITH THIS LEED REQUIREMENT VIA THE VARIOUS RUNOFF REDUCTION DEVICES AND POTENTIALLY AN EXTENDED DETENTION VAULT. REFER TO SHEET C-14 FOR SIZING COMPUTATIONS.

LEED SS6.2 (WATER QUALITY) COMPUTATIONS

BMP TYPE	LOCATION	IN SERIES?	DRAINAGE AREA	PERCENT SITE TREATED	TSS REMOVAL EFFICIENCY (%)	SOURCE OF TSS REMOVAL DATA	WEIGHTED AVG. TSS REMOVAL EFF. (%)
RAINWATER HARVESTING	ROOFS	NO	2.07	52.94%	90.00%	VA SWM HANDBOOK	47.65%
CURB EXTENSIONS	ON-SITE ROADWAYS	NO	0.72	18.41%	90.00%	VA SWM HANDBOOK	16.57%
TREE BOX FILTER	BORO PLACE	NO	0.36	9.21%	85.00%	CONTECH	7.83%
GREEN ROOF	PODIUM	NO	0.50	12.79%	70.00%	VA SWM HANDBOOK	8.95%
					TOTAL WEIGHTED AVERAGE TSS REMOVAL EFFICIENCY		**81.00%**

NOTE: LEED AREA IS ASSUMED TO BE THE FDP LIMITS, 3.91 ACRES. (SEE NOTE #2)

NOTE:
1. SEE PROFFERS FOR REQUIRED LEED VERSION COMPLIANCE.
2. FINAL LEED BOUNDARY TO BE DETERMINED AT FINAL SITE PLAN

PART II: PFM COMPLIANCE

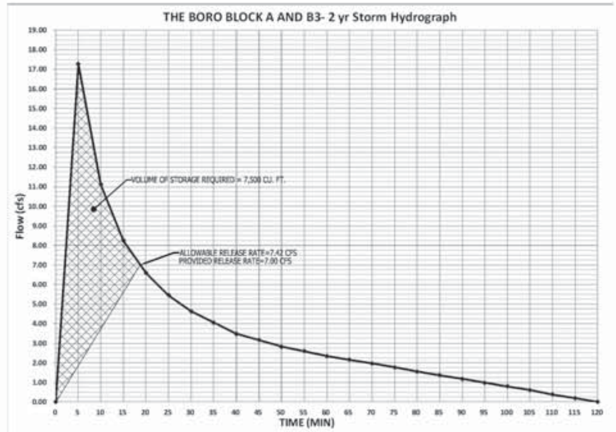
PFM ALLOWABLE RELEASE RATE

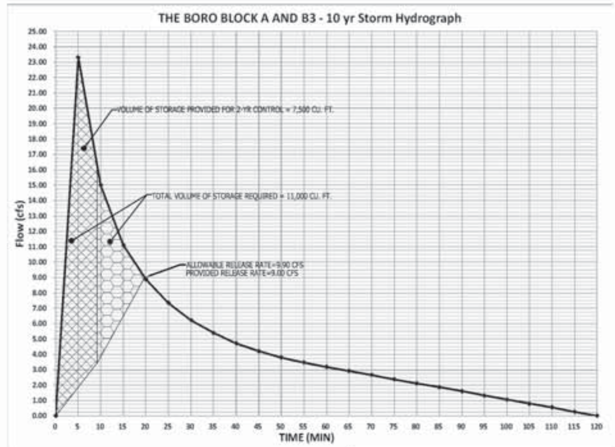
PER THE PFM, POST-DEVELOPED RELEASE RATE FOR THE 2 YEAR AND 10 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE. PEASE NOTE THAT THE EXISTING SITE DOES HAVE STORMWATER MANAGEMENT CONTROLS IN PLACE (STORMWATER MANAGEMENT VAULTS) THEREFORE THE PRE-DEVELOPMENT RELEASE RATE IS BASED ON A 'C' FACTOR OF 0.30 (GRASS) FOR THE 2-YR STORM AND 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 THE RUNOFF REDUCTION PRACTICES AS WELL AS BY PROPOSED DETENTION VAULTS. AS CAN BE SEEN IN THE HYDROGRAPHS BELOW APPROXIMATELY 11,000 CFT OF STORAGE SHALL BE REQUIRED TO DETAIN THE 2-YEAR AND 10-YEAR STORM EVENT TO PRE-DEVELOPMENT CONDITIONS. PLEASE NOTE THAT THE HYDROGRAPHS WERE DEVELOPED ASSUMING THE RUNOFF REDUCTION CREDIT FROM THE STATE STORMWATER COMPUTATIONS (SEE SHEET C-13) WHICH INDICATE THAT AFTER DEVELOPMENT THE BMPS SHALL YIELD A SITE THAT HAS A CURVE NUMBER OF 91 WHICH RELATES TO AN IMPERVIOUSNESS OF 85%. THE COMPUTATIONS ON SHEET C-12 DEMONSTRATE THAT AN ADDITIONAL 7,729 CFT OF DETENTION (IN EXCESS OF THE DEQ SIZING REQUIREMENTS) IS PROVIDED IN THE RUNOFF REDUCTION PRACTICES THUS THE DETENTION SYSTEM SHALL NEED TO PROVIDE APPROXIMATELY 3,271 CFT OF STORAGE. THIS STORAGE SHALL BE PROVIDED IN A SEPARATE CHAMBER OF THE LEED/REUSE VAULT OR STACKED ON TOP OF REUSE VOLUME AS INDICATED IN THE DETAIL ON SHEET C-15.

DETENTION FOR THE REMAINDER OF THE LIMITS OF DISTURBANCE SHALL BE PROVIDED IN THE EXISTING UNDERGROUND VAULTS (UG0087 AND UG0088) WHICH SHALL REMAIN AND MAY BE MODIFIED AT SITE PLAN IF REQUIRED. BASED UPON PRELIMINARY ANALYSIS THESE EXISTING VAULTS WERE DESIGNED WITH TO DETAIN 7 ACRES OF RUNOFF AT C-FACTOR OF 0.85. THIS APPLICATION PROPOSES THAT THE FDP AREA (3.91 AC) SHALL PROVIDE ITS OWN DETENTION, THUS REMOVING THIS BURDEN ON THE EXISTING DETENTION SYSTEM, AND SHALL ALSO ADD SIGNIFICANT PERVIOUS AREA TO THE REMAINDER OF THE VAULTS DRAINAGE AREA. THEREFORE AFTER DEVELOPMENT THE EXISTING VAULTS SHALL DETAIN APPROXIMATELY 5.16 ACRES AT A C-FACTOR OF 0.78 WHERE AS THE PORTION OF THE LOD NOT WITHIN THE VAULTS DRAINAGE AREA (ROW WITHIN WESTPARK DRIVE) IS 0.85 AC WITH C-FACTOR OF 0.85, THEREBY ENSURING THE REMAINDER OF THE SITE SHALL STILL MEET ITS DETENTION REQUIREMENTS AND ALSO BEING ABLE TO PROVIDE OVER DETENTION FOR THE ROW WITHIN WESTPARK DRIVE (TOTAL CONTROLLED AREA WOULD BE 6.01 ACRES AT c OF 0.79), HOWEVER FINAL DETERMINATION OF DRAINAGE AREA AND AMOUNT OF IMPERVIOUSNESS SHALL BE MADE AT SITE PLAN. SEE SHEET 11A FOR EXISTING VAULTS DRAINAGE AREA.





NOTE:
1. COMPUTATIONS HEREON ARE BASED ON APPROXIMATIONS OF PROPOSED PERVIOUS/IMPERVIOUS AREA. AT THE TIME OF FINAL CONSTRUCTION PLANS, BASED ON FINAL PERVIOUS/IMPERVIOUS AREAS, THE FINAL SWM VOLUME REQUIREMENTS WILL BE DETERMINED. THE METHODOLOGY USED SHALL BE CONSISTENT WITH THAT SHOWN HEREON.
2. ALL STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY MAINTAINED AND A PRIVATE MAINTENANCE AGREEMENT WILL BE REQUIRED BEFORE THE CONSTRUCTION PLAN IS APPROVED.

V 9.13

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

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

THE BORO
BLOCK A AND B PHASE I
BUILDINGS A1, A2, A3 AND B3
FINAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LEED/PFM STORMWATER MANAGEMENT COMPUTATIONS

VIKA REVISIONS
REV. MARCH 4, 2015
REV. MAY 22, 2015
REV. JULY 22, 2015
REV. AUGUST 28, 2015

DATE: JANUARY 30, 2015
DES. RRC
DWN. ARC
SCALE: N/A
PROJECT/FILE NO. VV6021X
SHEET NO. C-13

FILE: P:\projects\6021\6021X\CADD - P\PLANNING\PLANNING DRAWINGS\V6021X100_SWM COMPS.dwg USER: [illegible] DATE: Aug. 27 2015 TIME: 01:34 pm

RAINWATER HARVESTING DEMAND COMPUTATIONS - 1.4" EVENT FOR TYSON COMPLIANCE

URBANGREEN Stormwater Solutions from CONTECH

Rainwater Harvesting Runoff Calculator

Project Name : The BORO - Block A FDP - TYSON COMPLIANCE

Demand Information

Toilet Re-use Demand	Residential	Laundry Re-use Demand	
Units		Loads/Day	
People/Unit		Gallons/Load	
Occupancy		Cold Fraction	
GPD/Person		Daily Total	
Annual Total		Annual Total	

Wash Water Re-use Demand		
Daily Average		gal
Annual Total		gal

Irrigation Re-use Demand		
Input Units	Inches per week	
Irrigation Area		sq.ft

Cooling Makeup Re-use Demand		
Input Units	Gallons per month	
Volume in Peak Month		gal/sq.ft
Total Cooled Area	2,164,080	sq.ft
Peak Monthly Demand		gal

Irrigation: Month	Inches per week	Gallons per week
January		
February		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		
Annual Total		

Cooling Makeup: Month	(% of Peak)	(gal/month)
January		
February		
March		40,000
April		86,000
May		215,000
June		371,000
July		426,000
August		410,000
September		344,000
October		215,000
November		57,000
December		14,000
Annual Total		2,180,000

Rainfall Data	
Station Name	Vienna Dunn Loring
Years Modeled	1981-2001
Missing Data	
Avg Annual Rainfall	44

Design Storm	
First Flush Bypass (in)	0.05
Design Storm (in)	1.40

Cistern Size	
Cistern Size (gallons)	60,000

Utility Rates		
Water Rate	$0.0030	$/gal
Sewer Rate	$0.0060	$/gal

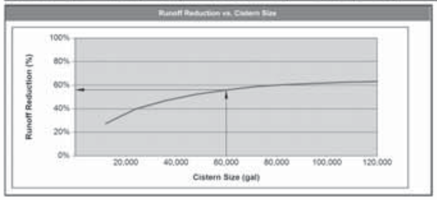
Supply Source	Include ?	Annual Volume (gal)
Rooftop	Yes	2,349,423
Hardscape	No	
AC Condensate	No	
Gray Water	No	
	Total	2,349,423

Demand Source	Include ?	Annual Volume (gal)
Irrigation	No	
Toilet Flush	No	
Cooling Makeup	Yes	2,180,000
Wash Water	No	
Laundry	No	
	Total	2,180,000

	Rainfall: Total	Rainfall: Targeted	Stormwater: Targeted	Stormwater: Peak	Supply: Targeted SW	Supply: Total	Demand	Captured
Typical Rainfall Year	44	38	1,908,728	154,213	1,908,728	2,062,941	2,180,000	1,067,843
Max Rainfall Year	58	45	2,409,227	409,013	2,409,227	2,818,240	2,180,000	1,363,558
21 Year Total	922	751	40,083,296	3,238,467	40,083,296	43,321,756	45,780,000	22,420,511

	Runoff Retained (Targeted Rainfall)		Water Savings		Total Retained (Targeted, Peak, Secondary)		Savings
Typical Rainfall Year	1,067,843	57%	1,064,958	49%	1,067,843	52%	$9,585
Max Rainfall Year	1,363,558	57%	1,358,590	62%	1,363,558	48%	$12,228
21 Year Total	22,420,511	56%	22,366,134	49%	22,420,511	52%	$201,276

Runoff Reduction vs. Cistern Size



NOTE:
RWHS TO TREAT IMPERVIOUS AREA ONLY. IF IT IS NECESSARY AT SITE PLAN TO TREAT AND STORE RUNOFF FROM GREEN ROOF AREAS IN THE REUSE CISTERNS A CODE MODIFICATION MAY BE REQUIRED. FINAL DETERMINATION TO BE MADE AT SITE PLAN.

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

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

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

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

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet C-9

☒ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
BK A LID/REUSE VAULT	1.32	0	1.32	306	3,400	N/A
BK B3 LID/REUSE VAULT	0.75	0	0.75	720	8,000	N/A
Totals						

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet C-9. Pond inlet and outlet pipe systems are shown on Sheet N/A

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet C-9. Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.)

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

☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet C-12 THRU C-16

☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet C-17

☒ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet C-17

☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets C-4

☒ 11. A submission waiver is requested for N/A, GREATER THAN 50 RESIDENTIAL UNITS

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

Revised 2-21-2006

RUNOFF REDUCTION SIZING COMPUTATIONS

Tyson's Corner Curb Extension Sizing chart (ON-SITE)

CURB EXTENSION #	DA (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
1	0.08	138	0.95	276	525	0	4	1	1	0.25	0.4	735
2	0.12	207	0.95	414	550	0	4	1	1	0.25	0.4	770
3	0.19	328	0.95	655	350	6	4	1	1	0.25	0.4	665
4	0.16	276	0.95	552	1920	6	4	1	1	0.25	0.4	2648
5	0.02	34	0.95	69	1320	0	4	1	1	0.25	0.4	193
6	0.15	259	0.95	517	716	0	4	1	1	0.25	0.4	347
TOTALS =	0.72	1241		2483	5381							5358

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

Tyson's Corner Curb Extension Sizing chart (OFF-SITE)

CURB EXTENSION #	DA (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
4	0.29	500	0.95	1000	1920	6	4	1	1	0.25	0.4	1000
5	0.48	828	0.95	1655	1320	0	4	1	1	0.25	0.4	1655
6	0.19	328	0.95	655	716	0	4	1	1	0.25	0.4	655
TOTALS =	0.96	1655		3311	3956							3311

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

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

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA (VEGETATIVE) (SQ.FT.)	DA (NON-VEGETATIVE) (SQ.FT.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
1	INTENSIVE	19535	0	0.95	1547	19535	12	0.30	5861
2	EXTENSIVE	2246	0	0.95	178	2246	4	0.30	225
Total		21781	0		1724	21781			6085

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

BEST MANAGEMENT PRACTICE COMPLIANCE

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014

Update Summary Sheet

Print

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.08	0.00	0.00	0.08	0.80
Turf (acres)	0.00	1.04	0.00	0.00	1.04	10.34
Impervious (acres)	0.00	8.94	0.00	0.00	8.94	88.87
					10.06	100.00

INCLUDES ENTIRE LOD

Site Rv	0.87
Post Development Treatment Volume (ft³)	31593
Post Development TP Load (lb/yr)	19.85
Post Development TN Load (lb/yr)	142.00
Total TP Load Reduction Required (lb/yr)	4.06

Total Runoff Volume Reduction (ft³)	8426
Total TP Load Reduction Achieved (lb/yr)	6
Total TN Load Reduction Achieved (lb/yr)	40.51
Adjusted Post Development TP Load (lb/yr)	14.33
Remaining Phosphorous Load Reduction (Lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.08	0.00	0.00	0.00	0.00	0.08
Turf (acres)	1.04	0.00	0.00	0.00	0.00	1.04
Impervious (acres)	8.94	0.00	0.00	0.00	0.00	8.94
						10.06

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	5.52	0.00	0.00	0.00	0.00	5.52
TN Load Red. (lb/yr)	40.51	0.00	0.00	0.00	0.00	40.51

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.08	0.00	0.00	0.08	0.80
Turf (acres)	0.00	1.04	0.00	0.00	1.04	10.34
Impervious (acres)	0.00	8.94	0.00	0.00	8.94	88.87
					10.06	

BMP Selections

Practice	Credit Area (acres)		Downstream Practice
1.a. Vegetated Roof #1 (Spec #5)	acres of green roof	0.05	
1.b. Vegetated Roof #2 (Spec #5)	acres of green roof	0.45	
2.h. To Rainwater Harvesting (Spec #6)	impervious acres captured	2.07	
2.i. To Stormwater Planter (Urban Bioretention) (Spec #9, Appendix A)	impervious acres disconnected	0.72	

Total Impervious Cover Treated (acres)	3.29
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved in D.A. A (lb/yr)	5.52
Total TN Load Reduction Achieved in D.A. A (lb/yr)	40.51

BMP NARRATIVE
THIS PROJECT IS CLASSIFIED AS A RE-DEVELOPMENT UNDER COUNTY CODE 124-4-2(A)(2)c AND IT IS ANTICIPATE THAT THERE WILL BE A NET INCREASE IN IMPERVIOUS COVER, HOWEVER THE FINAL DETERMINATION SHALL BE PROVIDED AT SITE PLAN. RAINWATER HARVESTING, GREEN ROOF SYSTEMS, AND URBAN BIO-RETENTION WILL BE USED TO ACHIEVE THE REQUIRED PHOSPHOROUS REDUCTION. NO NUTRIENT CREDITS ARE REQUIRED. PLEASE NOTE THAT THE REGIONAL POND D100 HAS BEEN DESIGNED TO PROVIDE PHOSPHOROUS REMOVAL FOR THIS SITE AND IF ON-SITE BMP TECHNIQUES FAIL TO MEET THE REQUIRED REMOVAL RATE THE APPLICANT RESERVES THE RIGHT TO UTILIZE THIS REGIONAL POND.

BMP NOTE:
THE DEVELOPMENT PROPOSED ON THE SUBJECT SITE WILL PROVIDE A PHOSPHOROUS REMOVAL RATE AS REQUIRED BY ARTICLE 4 OF CHAPTER 124 OF THE COUNTY CODE, AT A MINIMUM. THE DEVELOPER RESERVES THE RIGHT TO UTILIZE LID TECHNIQUES (PER THE DESIGN SPECIFICATION OF THE VIRGINIA STORMWATER BMP CLEARINGHOUSE AND AS AMENDED/MODIFIED BY THE PFM) OR THE USE OF MANUFACTURED BMPS IN ACCORDANCE WITH THE BMP CLEARINGHOUSE, OR A COMBINATION THEREOF. FINAL DESIGN, LOCATION AND TYPES OF BMP SYSTEM(S) SHALL BE ESTABLISHED WITH FINAL CONSTRUCTION PLANS AND MAY BE REVISED TO ALTERNATES ALLOWED BY THE PFM.

Channel and Flood Protection

	Weighted CN	1-year storm Adjusted CN	2-year storm Adjusted CN	10-year storm Adjusted CN
Target Rainfall Event (in)		2.62	3.17	4.87
D.A. A CN	94	91	91	92

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

V 9.13

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

COMMONWEALTH OF VIRGINIA
PHILIP C. CAMPAGNE
Lic. No. 20503
PROFESSIONAL ENGINEER

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

THE BORO
BLOCK A AND B PHASE I
BUILDINGS A1, A2, A3 AND B3
FINAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER COMPUTATIONS

VIKA REVISIONS
REV. MARCH 4, 2015
REV. MAY 22, 2015
REV. JULY 22, 2015
REV. AUGUST 28, 2015

DATE: JANUARY 30, 2015
DES. RRC
DWN. ARC
SCALE: N/A
PROJECT/FILE NO. VV6021X
SHEET NO. C-14

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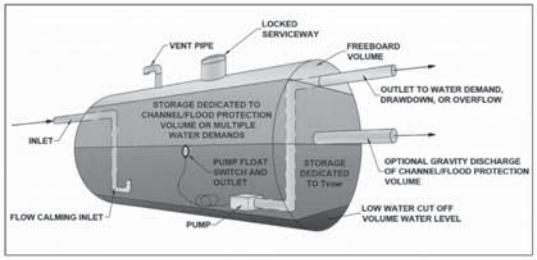
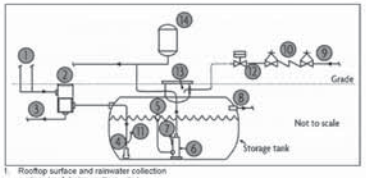


NOTES:

1. FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF STORMWATER MANAGEMENT VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
2. SUPPORT AND REINFORCING FOR VAULTS PER STRUCTURAL ENGINEERING PLANS.
3. OUTFALL MAY BE PUMPED AS REQUIRED WITH FINAL SITE PLAN

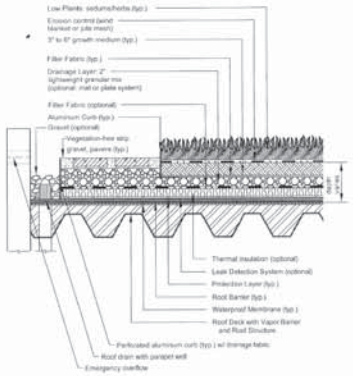


1. Rooftop surface and rainwater collection system (roof drains, gutters, etc.)
2. Pre-treatment (screening, first flush diverters, filters, etc.)
3. Discharge of excess or diverted first flush to overflow or downstream practice
4. Flow calming inlet
5. Floating (outlet) filter
6. Submersible pump
7. Low water cut off float switch
8. Overflow to secondary runoff reduction drawdown practice, downstream runoff reduction or pollutant removal BMP, or conveyance system
9. Municipal back-up water supply
10. Back flow preventer
11. Float switch to control water levels
12. Solenoid valve
13. Air gap
14. Pressure tank

SWM/REUSE VAULT TYPICAL DETAIL

NOT TO SCALE

VA DCR STORMWATER DESIGN SPECIFICATION NO. 5 — VEGETATED ROOF

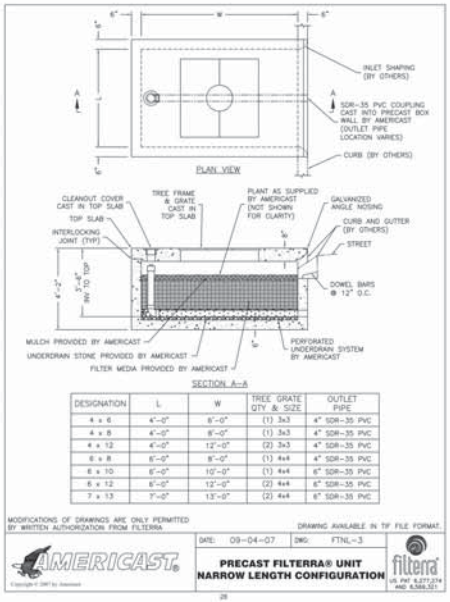


CROSS SECTION VIEW (NTS)

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

Version 2.1, 2010 — Page 4 of 17

TYPICAL EXTENSIVE GREEN ROOF DETAIL



DESIGNATION	L	W	TREE GRATE QTY & SIZE	OUTLET PIPE
4 x 6	4'–0"	6'–0"	(1) 3x3	4" SDR-35 PVC
4 x 8	4'–0"	8'–0"	(1) 3x3	4" SDR-35 PVC
4 x 12	4'–0"	12'–0"	(2) 3x3	4" SDR-35 PVC
6 x 8	6'–0"	8'–0"	(1) 4x4	4" SDR-35 PVC
6 x 10	6'–0"	10'–0"	(1) 4x4	6" SDR-35 PVC
6 x 12	6'–0"	12'–0"	(2) 4x4	6" SDR-35 PVC
7 x 13	7'–0"	13'–0"	(2) 4x4	6" SDR-35 PVC

MODIFICATIONS OF DRAWINGS ARE ONLY PERMITTED BY WRITTEN AUTHORIZATION FROM FILTERRA

DRAWING AVAILABLE IN TIF FILE FORMAT.

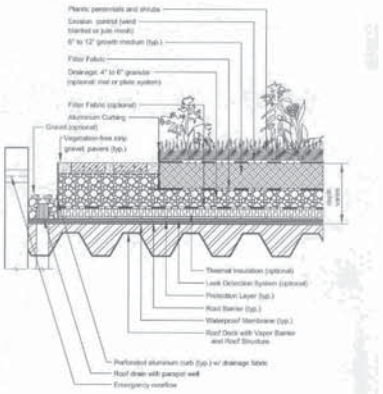
AMERICAST — DATE: 09-04-07 — DWG: FTNL-3

PRECAST FILTERRA® UNIT NARROW LENGTH CONFIGURATION

filterra — US PAT. 6,277,274 AND 6,586,371

TREE BOX FILTER DETAIL (OR APPROVED EQUAL)

VA DEQ STORMWATER DESIGN SPECIFICATION NO. 5 — VEGETATED ROOF



CROSS SECTION (NTS)

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

Version 2.3, March 1, 2011 — Page 5 of 17

TYPICAL INTENSIVE GREEN ROOF DETAIL

NOTE:
THE DEVELOPER RESERVES THE RIGHT TO UTILIZE LID TECHNIQUES (PER THE DESIGN SPECIFICATION OF THE VIRGINIA STORMWATER BMP CLEARINGHOUSE AND AS AMENDED/MODIFIED BY THE PFM) OR THE USE OF MANUFACTURED BMPS IN ACCORDANCE WITH THE BMP CLEARINGHOUSE, OR A COMBINATION THEREOF. FINAL DESIGN, LOCATION AND TYPES OF BMP SYSTEM(S) SHALL BE ESTABLISHED WITH FINAL CONSTRUCTION PLANS AND MAY BE REVISED TO ALTERNATES ALLOWED BY THE PFM.

SEE LANDSCAPE PLAN FOR BIO-RETETION TREE PIT DETAILS

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

V 9.13

VIKA — ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
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WWW.VIKA.COM

THE BORO
BLOCK A AND B PHASE I
BUILDINGS A1, A2, A3 AND B3
FINAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT DETAILS

VIKA REVISIONS
REV. MARCH 4, 2015
REV. MAY 22, 2015
REV. JULY 22, 2015
REV. AUGUST 28, 2015

DATE: JANUARY 30, 2015
DES. RRC — DWN. ARC
SCALE:
PROJECT/FILE NO. VV6021X
SHEET NO. C-15

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TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE CHECKLIST NARRATIVE

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

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS:

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

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS	RESPONSE
STORMWATER MANAGEMENT AND WATER QUALITY CONTROLS FOR REDEVELOPMENT SHOULD BE DESIGNED TO RETURN WATER INTO THE GROUND WHERE SOILS ARE SUITABLE OR REUSE IT, WHERE ALLOWED, TO THE EXTENT PRACTICABLE. REDUCTION OF STORMWATER RUNOFF VOLUME IS THE SINGLE MOST IMPORTANT STORMWATER DESIGN OBJECTIVE FOR TYSONS.	DUE TO THE SITE LAYOUT AND THE FACT THAT THE IN-SITU SOILS HAVE BEEN PREVIOUSLY DISTURBED INFILTRATION IS NOT FEASIBLE FOR THIS DEVELOPMENT. IN LIEU OF THIS, RAINWATER HARVESTING HAS BEEN PROPOSED TO REUSE A SIGNIFICANT PORTION OF THE FIRST INCH OF RAINFALL.
AT A MINIMUM, THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. IF, ON A GIVEN SITE, THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL."	THE TARGET GOAL OF THE RUNOFF REDUCTION METHOD IS TO CAPTURE AND CONTROL THE FIRST INCH OF RAINFALL. TO THIS EXTENT THREE MAIN STORMWATER MANAGEMENT STRATEGIES HAVE BEEN UTILIZED: RAINWATER HARVESTING, GREEN ROOF, AND URBAN BIO-RETENTION (TREE PITS). • THE RAINWATER HARVESTING SHALL BE DESIGNED PER DCR SPEC #6. • THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC #5 AND ARE USED TO TREAT VEGETATIVE ROOF AREAS. • THE URBAN BIO-RETENTION TREE PITS SHALL BE DESIGNED PER DCR SPEC #9 APPENDIX 9A. THESE TREE PITS ARE UTILIZED TO TREAT THE ROADWAY RUNOFF AS WELL AS THE SURROUNDING STREETSCAPE. • DUE TO THE URBAN NATURE OF THIS SITE GRASS SWALES, GRASS CHANNELS, EXTENDED DETENTION PONDS, VEGETATIVE FILTER STRIPS, AND SHEET FLOW TO CONSERVATION AREAS ARE NOT PRACTICABLE. • IT SHOULD BE NOTED THAT THE USE OF PERMEABLE PAVEMENT AND DRY WELLS ARE NOT APPLICABLE TO THIS SITE DUE TO THE EXTENSIVE PROPOSED UNDERGROUND GARAGE ON THE SITE. SIZING COMPUTATIONS HAVE BEEN PROVIDED THAT VERIFY THE REQUIRED STORAGE HAS BEEN MET FOR EACH ALTERNATIVE. EACH OF THESE PRACTICES IS ADEQUATELY SIZED FOR THE PROPOSED DRAINAGE AREAS TO THEM. THESE PRACTICES COMBINED YIELD AN ONSITE AND OFF-SITE RETAINED RAINFALL DEPTH OF 1.00 INCHES (PLEASE NOTE THAT THE RUNOFF REDUCTION ACHIEVED ACTUALLY IS 1.54 INCHES IF CREDIT IS ALLOWED FOR THE LEED RAINFALL EVENT). URBAN DESIGN GUIDELINES, THE NEED FOR PENTHOUSES, AND SIGNATURE SKYLINE ARCHITECTURE PRECLUDE THE ABILITY TO KEEP ALL ROOFS FLAT AND AVAILABLE FOR SWM PURPOSES. GIVEN THESE CONSTRAINTS, A TOTAL CONTROLLED AREA OF 4.25 ACRES OR 109% OF THE SITE HAS BEEN IDENTIFIED AND DEMONSTRATES "TO THE MAXIMUM EXTENT PRACTICABLE" WE HAVE MET THE TYSONS CORNER COMPREHENSIVE PLAN GOAL TO RETAIN/REUSE THE FIRST INCH OF RAINFALL. PLEASE NOTE THAT 0.96 ACRES OF OFF SITE DRAINAGE ALONG THE SITE FRONTAGE WITH WESTPARK DRIVE AND GREENSBORO DRIVE HAS BEEN TAKEN INTO ACCOUNT TO MEET THE REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN WITH RESPECT TO STORMWATER MANAGEMENT.
REDEVELOPMENT PROJECTS IN TYSONS SHOULD INCORPORATE INNOVATIVE STORMWATER MANAGEMENT MEASURES IN A MANNER THAT WILL, FIRST AND FOREMOST, OPTIMIZE REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE."	THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMANCE WITH THE DCR SPECIFICATION THAT GOVERNS THEM. THE GREEN ROOFS, RAINWATER HARVESTING, AND URBAN BIO-RETENTION HAVE BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION.
"AT A MINIMUM, STORMWATER MANAGEMENT MEASURES THAT ARE SUFFICIENT TO ATTAIN BOTH THE STORMWATER DESIGN-QUANTITY CONTROL AND STORMWATER DESIGN-QUALITY CONTROL CREDITS OF THE MOST CURRENT VERSION OF THE LEED-NC OR LEED-CS RATING SYSTEM (OR THE EQUIVALENT OF THESE CREDITS) SHOULD BE PROVIDED. IF, ON A GIVEN SITE, THE ATTAINMENT OF THE STORMWATER DESIGN LEED CREDITS (OR EQUIVALENT) IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN SUPPORT OF THIS GOAL."	LEED STORMWATER CREDITS 6.1 AND 6.2 SHALL BE OBTAINED THROUGH THE USE OF THE VARIOUS RUNOFF REDUCTION METHODS PREVIOUSLY DESCRIBED. EACH PRACTICE PROVIDES BOTH QUANTITY AND QUALITY CONTROL. FOR LEED CREDIT 6.1 THE VOLUME BASED COMPUTATIONS PROVIDED USE A SITE IMPERVIOUSNESS OF GREATER THAN 50% AS THIS IS THE EXISTING CONDITION ON SITE. FOR THE PEAK RATE RELEASE COMPUTATIONS THE SITE IS ASSUMED TO BE LESS THAN 50% BECAUSE THERE ARE EXISTING DETENTION FACILTIES ON SITE WHICH REDUCE THE SITE PEAK RELEASE RATES TO THAT OF AN UNDEVELOPED CONDITION (IE LESS THAN 50% IMPERVIOUS). FOR CREDIT 6.2 TREATMENT ON SITE MAY BE SUPPLEMENTED BY MANUFACTURED BMP FILTRATION FACILITIES ON SITE AT TIME OF FINAL SITE PLAN AND/OR A LEED REUSE VAULT/EXTENDED DETENTION.
"EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS. ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED."	THIS SUBJECT APPLICATION DOES NOT PROPOSE SHARED STORMWATER ALTERNATIVE; HOWEVER POTENTIAL OFFSITE CONTROLS MAYBE PROVIDED TO TREAT PORTIONS OF THE EXISTING WESTPARK DRIVE AND GREENSBORO R-O-W.
"LID TECHNIQUES OF STORMWATER MANAGEMENT SHOULD ALSO BE INCORPORATED INTO NEW AND REDESIGNED STREETS WHERE ALLOWED AND PRACTICABLE."	LOW IMPACT DEVELOPMENT (LID) TECHNIQUES ARE PROVIDED FOR IN THE STREET DESIGN VIA URBAN BIO-RETENTION (TREE PIT). THESE TREE PITS PROVIDE BOTH QUANTITY AND QUALITY CONTROL AS OUTLINED BY DCR SPEC #9.
"RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHOULD BE PURSUED WHERE FEASIBLE; RESTORATION AND STABILIZATION TECHNIQUES THAT INCORPORATE ECOLOGICALLY AND AESTHETICALLY BENEFICIAL, VEGETATED APPROACHES ARE PREFERRED. OFF-SITE EFFORTS TO RESTORE AND/OR STABILIZE STREAMS IN TYSONS CORNER SHOULD ALSO BE ENCOURAGED. THE ABOVE GUIDELINES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY TO ALLOW FOR IMPROVEMENTS TO THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER THROUGH NATURAL RESTORATIVE PROCESSES AND/OR THROUGH RESTORATION PROJECTS."	THIS SUBJECT APPLICATION DOES NOT PROPOSE ANY STREAM RESTORATION AS IT HAS NOT OPEN CHANNELS OR STREAMS WITHIN IT BOUNDARY. IT IS BELIEVED THAT ANY STREAM RESTORATION SHOULD BE COMPREHENSIVE IN MANNER AND NOT PROVIDED IN PIECE MEAL FORM TO BETTER PROVIDE AESTHETIC AND RECREATIONAL VALUE TO TYSONS CORNER.

COMPREHENSIVE PLAN IMPLEMENTATION

THE TYSON'S CORNER COMPREHENSIVE STORMWATER MANAGEMENT PLAN SHALL BE IMPLEMENTED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS), GREEN ROOFS, AND RAINWATER HARVESTING. THE ROADWAY ROW AND STREETSCAPE SHALL BE CONTROLLED, WHERE POSSIBLE, BY TREE PITS THAT ARE STRATEGICALLY PLACED TO MAXIMIZE RUNOFF INTERCEPTION. EACH BUILDING'S ROOF AREA SHALL BE CONTROLLED BY A COMBINATION OF GREEN ROOFS AND RAINWATER HARVESTING. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- THE COMPUTATIONS PROVIDED ON SHEET C-12 CALCULATE THE REQUIRED TREATMENT VOLUME OF 1" OF RAINFALL OVER THE ENTIRE SITE CDP AREA REGARDLESS OF ROW DEDICATION.
- THIS SUBJECT APPLICATION PROPOSES NO NEW OR INNOVATIVE BMP'S NOT PREVIOUSLY IDENTIFIED BY THE COUNTY. THIS APPLICATION DOES NOT PROPOSE THE USE OF TIER III APPROACHES TO HELP CAPTURE/REUSE THE FIRST INCH OF RAINFALL. THE STORMWATER MANAGEMENT DESIGN FOR THIS SITE SHALL INCLUDE PRACTICES THAT ARE DOCUMENTED IN THE DCR RUNOFF REDUCTION MANUAL.
- ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR BY ROOF TOP ACCESS FOR THE GREEN ROOFS, GARAGE ACCESS FOR THE RAINWATER HARVESTING SYSTEM, AND STREET ACCESS FOR THE TREE PITS.
- THE TREE PITS, GREEN ROOFS, AND RAINWATER HARVESTING SYSTEM SHALL BE PRIVATELY MAINTAINED.
- THE DESIGN SHALL CREATE A SAFE ENVIRONMENT FOR THE PUBLIC. THE TREE PITS SHALL BE PROVIDED WITH A GRATE OR FENCE/WALL TO PREVENT PEDESTRIAN CONFLICTS AND, AS MENTIONED PREVIOUSLY, WHERE EXCESSIVE TRAFFIC IS EXPECTED (BORO PLACE) BIO-RETENTION TREE PITS HAVE NOT BEEN PROVIDED TO AVOID IMPEDING PEDESTRIAN MOVEMENT AND/OR CAUSE A SAFETY HAZARD.
- THIS PROJECT WILL BE CONSTRUCTED IN PHASES.
- CERTAIN PFM REQUIREMENTS SHALL NEED TO BE WAIVED IN ORDER TO MEET THE OVERALL CONCEPT OF THE PTC COMPREHENSIVE PLAN. A DETAILED LIST OF WAIVERS IS AS FOLLOWS:
  1. A MODIFICATION OF SECTION 12-0510 TO PERMIT A REDUCTION IN THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FOUR (4) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO THE LANDSCAPE PLANS HEREIN FOR A GRAPHIC OF THE PROPOSED PLANTING AREA.
  2. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO SIX (6) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
  3. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
- POTENTIAL SWM/LEED VAULT(S) AND/OR RAINWATER HARVESTING CISTERN SHALL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE.
- A 4'X4' ACCESS DOOR SHALL BE PROVIDED FOR THE VAULT MAINTENANCE.

DESIGN OF BEST MANAGEMENT PRACTICES

- INFILTRATION BMP'S

INFILTRATION BMP HAVE NOT BEEN PROVIDED FOR ON THIS SITE DUE TO THE URBAN CONSTRAINTS SUCH AS PROPOSED STREET RIGHT OF WAY, UNDERGROUND GARAGE, AND POOR SOILS.

- RAINWATER HARVESTING

RAINWATER HARVESTING HAS BEEN PROVIDED AND PRELIMINARY SIZING COMPUTATIONS HAVE BEEN SHOWN ON SHEET C-14.

- RUNOFF REDUCTION PRACTICES

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

- RUNOFF REDUCTION BMP'S IN THE FORM OF URBAN BIO-RETENTION (TREE PITS) SHALL BE PROVIDED WITH UNDER-DRAINS (AS REQUIRED) AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC#9
- BOTH THE BIO-RETENTION TREE PITS AND VEGETATIVE ROOF SYSTEM SHALL CONFORM TO DCR SPEC # 9 AND #5 RESPECTIVELY.
- AS MENTIONED EARLIER 1.00" OF RAINFALL HAS BEEN CAPTURED/CONTROLLED (1.54" WHEN CONSIDERING THE LEED EVENT) AS CAN BE SEEN ON THE TYSONS STORMWATER CONFORMANCE SPREADSHEET (SEE SHEET C-12).

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

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

- TIER 3 INNOVATIVE BMP'S (NON-APPROVED)
  NO TIER III APPROACHES ARE PROPOSED.

- OFFSITE OR SHARED FACILITIES

CURRENTLY THE SUBJECT APPLICATION DOES PROPOSE THE USE OF OFFSITE FACILITIES IN THE FORM OF TREATING EXISTING ROW ALONG THE SITE FRONTAGE WITH WESTPARK DRIVE AND GREENSBORO DRIVE TO HELP MEET THE REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE SWM PLAN HOWEVER, THERE ARE NO SHARED SWM FACILITIES PROPOSED. AS MENTIONED ABOVE, THE APPLICATION RESERVES THE RIGHT TO IMPLEMENT ADDITIONAL OFFSITE TREATMENT IN THE FORM OF EXISTING PUBLIC ROW AT SITE PLAN TIME.

- CONFORMANCE WITH COMPREHENSIVE PLAN STORMWATER GOALS

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

- THIS SUBJECT APPLICATION PROPOSES TO CONTROL CAPTURE, TO THE MAXIMUM EXTENT PRACTICABLE, THE FIRST 1.00" (THE ACTUAL AMOUNT CONTROLLED IS 1.54" WHEN CONSIDERING THE LEED EVENT) OF RAINFALL.
- THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTEND FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF VEGETATIVE ROOFS, RAINWATER HARVESTING, AND URBAN BIO-RETENTION (TREE PITS). 109% OF THE TOTAL SITE AREA IS CAPTURED ALONG

WITH 1.00" (THE ACTUAL AMOUNT CONTROLLED IS 1.54" WHEN CONSIDERING THE LEED EVENT) OF THE FIRST 1 INCH OF RAINFALL.

- AS MENTIONED PREVIOUSLY SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP'S PRACTICES (DISCONNECTION, INFILTRATION ETC.)
- THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF VOLUME AND AS SUCH THE PEAK DISCHARGED IS REDUCED. ADDITIONALLY, PEAK RELEASE RATES FOR THE SUBJECT SITE WILL BE CONTROLLED BY SUPPLEMENTAL SWM VAULTS LOCATED IN THE PARKING GARAGE WHICH HAVE BEEN DESIGNED TO ACCOUNT FOR THE INTENSITY OF THIS DEVELOPMENT.
- STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS) THAT ARE DESIGNED IN ACCORDANCE WITH DCR SPEC #9.
- STREAM STABILIZATION AND RESTORATION HAS NOT BEEN PROPOSED WITH THIS SUBJECT APPLICATION DUE TO THE NEED OF A COMPREHENSIVE STREAM RESTORATION PROGRAM.
- THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S SWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF. SEE SHEETS C-11 THRU C-17 FOR DETAILS.

- SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST

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

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

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

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

V 9.13

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ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
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WWW.VIKA.COM

THE BORO
BLOCK A AND B PHASE I
BUILDINGS A1, A2, A3 AND B3
FINAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT NARRATIVE

VIKA REVISIONS
REV. MARCH 4, 2015
REV. MAY 22, 2015
REV. JULY 22, 2015
REV. AUGUST 28, 2015

DATE: JANUARY 30, 2015
DES. RRC | DWN. ARC
SCALE:
PROJECT/FILE NO. VV6021X
SHEET NO. C-16

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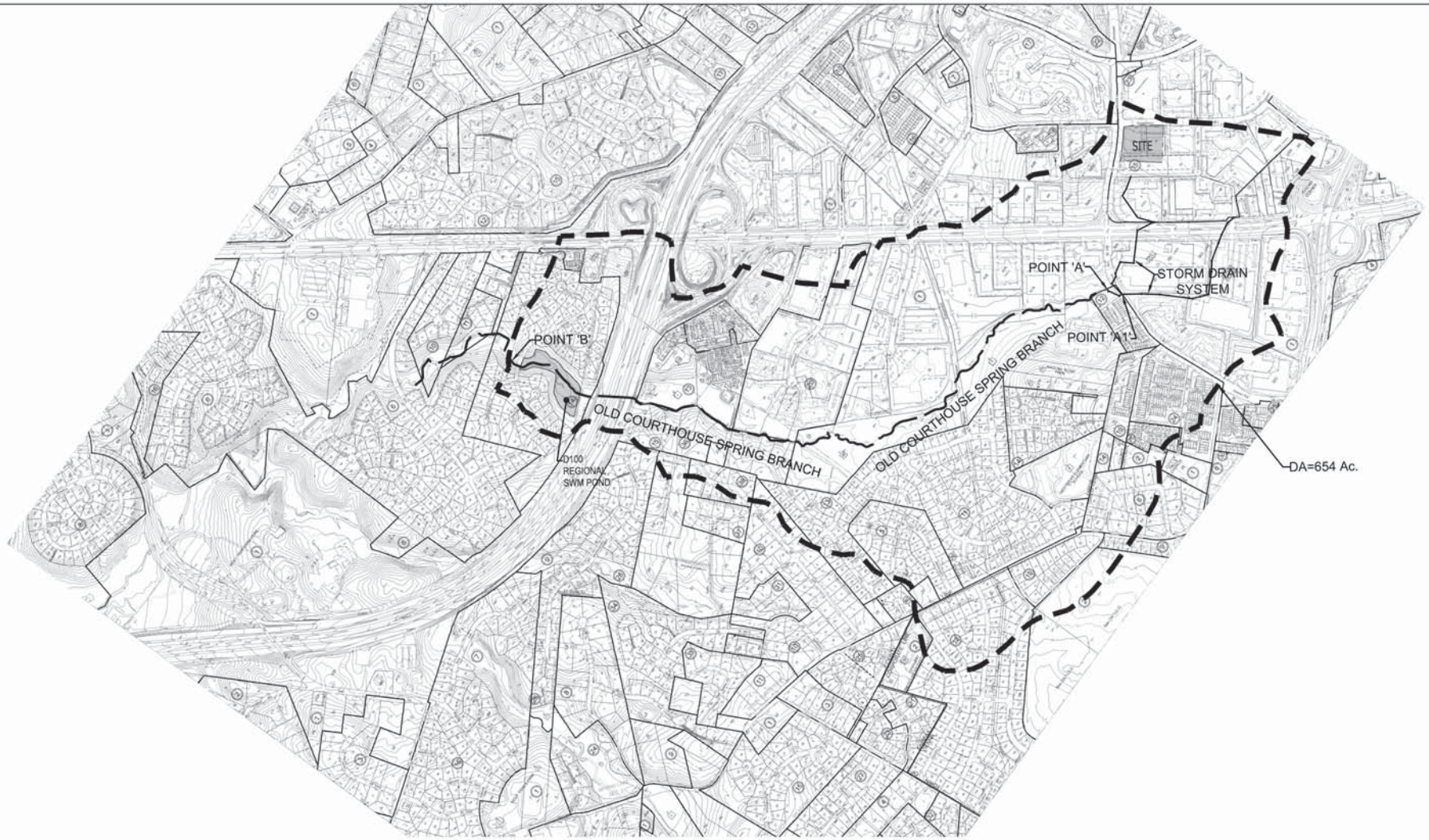

OUTFALL DESCRIPTIONS

THIS WATERSHED MAP INCLUDES THE FDP SITE AREA PLUS CONTRIBUTING SUBSHEDS AS SHOWN ON THIS PLAN. THE ADEQUACY OF OUTFALL FOR THIS FDP IS BASED UPON THE PREMISE THAT AN ADEQUATE OUTFALL IS IN PLACE OR WILL BE IN PLACE AT THE TIME OF FINAL SITE PLAN. AT THIS TIME THERE ARE NO APPLICABLE DOWNSTREAM DRAINAGE COMPLAINTS. THERE IS ONE OUTFALL FOR THIS SITE, A CLOSED CONDUIT AND FLOW SOUTH-WEST TO THE BEGINNING OF OLD COURTHOUSE SPRING BRANCH. THIS OUTFALL CROSSES LEESBURG PIKE VIA AN EXISTING 30" RCP PIPE WHERE IT PASSES THROUGH THE EXISTING PIKE 7 PLAZA AND EVENTUALLY BECOMES AN EXISTING 96" RCP PIPE. FROM HERE IT PASSES BENEATH EXISTING GOSNELL ROAD (RT. 939) AND THEN ENTERS AN OPEN NATURAL CHANNEL (OLD COURTHOUSE SPRING BRANCH), AT POINT 'A' WHERE IT FLOWS WEST UNDER DULLES TOLL ROAD (RT. 267). THE COMBINED OUTFALL RUNOFF FLOWS FOR APPROXIMATELY 1.8 MILES TILL IT REACHES POINT 'B'. AT POINT 'B', THE STUDY AREA INDICATED ON THIS SHEET, THE DRAINAGE AREA IS APPROXIMATELY 654 AC., WHICH IS GREATER THAN ONE SQUARE MILE (640 AC) THEREFORE MEETING THE REQUIREMENTS OF THE ZONING ORDINANCE FOR THE DESCRIPTION OF THE OUTFALL.

PLEASE NOTE THAT AT SITE PLAN IT IS ANTICIPATED THE THE EXTENT OF THE ADEQUATE OUTFALL REVIEW SHALL BE 150' DOWN STREAM OF POINT 'A1' AS SHOWN ON THE MAP AS THIS IS WHERE THE CONTRIBUTING DRAINAGE AREA FROM THE SITE SHALL MEET A COMPARISON AREA THAT REPRESENTS A CONFLUENCE OF AT LEAST 90% OR MORE PER COUNTY CODE SECTION 124-4-4(C)(6)D.

IT IS ASSUMED THAT ANY STORM DRAIN PIPES OR CONVEYANCE SYSTEMS INTO WHICH SITE RUNOFF WILL BE CONVEYED HAVE SUFFICIENT CAPACITY AND ARE THEREFORE ADEQUATE. AT SITE PLAN CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS SHALL BE ADDRESSED PER APPLICABLE COUNTY CODE SECTION 124-4-4.

SUMMARY /CONCLUSION:

IT IS THE OPINION OF VIKA, INC. THAT THIS PROJECT WILL HAVE NO ADVERSE EFFECT NOR CAUSE FLOODING OF ANY DOWN STREAM PROPERTY OR STRUCTURE AND THAT THE OUTFALL IS ADEQUATE.

LEGEND

SITE AREA

DRAINAGE AREA

GRAPHIC SCALE

(IN FEET)
1 inch =500ft.

V 9.13

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

PHILIP C. CHAMPAGNE
Lic. No. 30073
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

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THE BORO
BLOCK A AND B PHASE I
BUILDINGS A1, A2, A3 AND B3
FINAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL DRAINAGE AREA AND MAP

VIKA REVISIONS

REV. MARCH 4, 2015
REV. MAY 22, 2015
REV. JULY 22, 2015
REV. AUGUST 28, 2015

DATE: JANUARY 30, 2015

DES.	DWN.
RRC	ARC

SCALE: 1"=500'

PROJECT/FILE NO. VV6021X

SHEET NO. C-17

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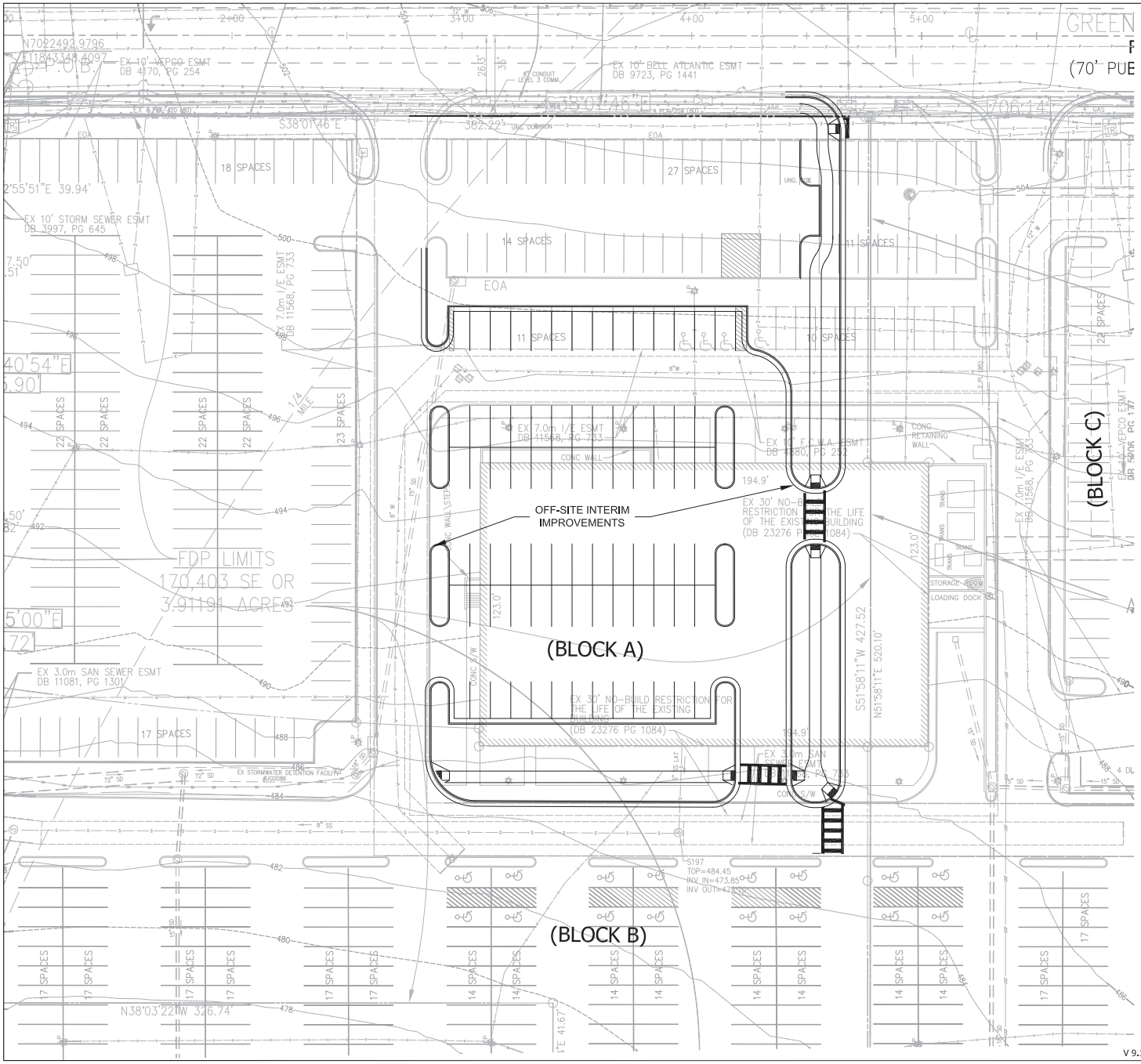

INTERIOR PARKING LOT CALCULATION

SYMBOL	DESCRIPTION	AREA
IPLS	INTERIOR PARKING LOT SURFACE (AREA DASHED IN RED INDICATES SF AREA CALCULATED FOR INTERIOR PARKING LOT)	27,333 SF

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS (Table 12.13)

		Remarks
Area to be counted (SF)	27,333	square feet
Interior Landscaping Required (5%)	1366	square feet
4 Category IV Deciduous Trees 3" Cal. (@ 375SF ea. w/ air quality credit)	1500	square feet
Total Area Required (SF)	1366	5%
Total Area Provided (SF)	1500	9%

PARKING COMPOUND AREA EXHIBIT

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8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
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W W W . V I K A . C O M

THE BORO

BLOCK A AND B PHASE I
BUILDINGS A1, A2, A3 AND B3
FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

INTERIM PARKING BLOCK A

VIKA REVISIONS

REV. MARCH 4, 2015
REV. MAY 22, 2015
REV. JULY 22, 2015
REV. AUGUST 28, 2015

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

DATE: JANUARY 30, 2015

DES.	DWN.
RRC	ARC

SCALE: 1" = 20'

PROJECT/FILE NO. VV6021X

SHEET NO. C-18

V 9.13

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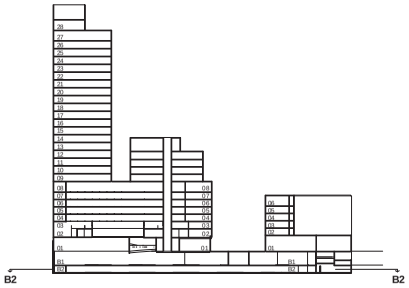

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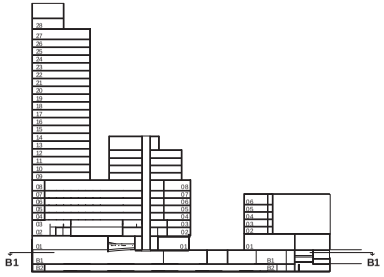


SECTION KEY

GENERAL NOTES:

1. ALL GRADES ARE APPROXIMATE AND MAY CHANGE DURING FINAL ENGINEERING.

2. THE NUMBER OF BELOW GRADE PARKING LEVELS CAN VARY TO SUPPORT THE PROPOSED PARKING COUNTS.

3. THE BUILDING FOOTPRINT, DETAILS AND LAYOUTS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE IN FINAL ENGINEERING AND FINAL ARCHITECTURAL DESIGN.

4. REFER TO THE LANDSCAPE DRAWINGS FOR THE DESIGN OF THE STREETSCAPES.

5. REFER TO THE CIVIL DRAWINGS FOR THE STORM WATER MANAGEMENT, STREET DESIGN, AND SECTIONS.

6. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS,THE INTERIOR PARTITION LOCATIONS,THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, OUTDOOR SPACE, STAIRS, BALCONY AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. BALCONY RAILINGS MAY BE GLASS, METAL OR SIMILAR QUALITY MATERIAL.

7. ALL SPOT ELEVATIONS ARE RELATIVE TO THE AVERAGE SITE GRADE AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING .

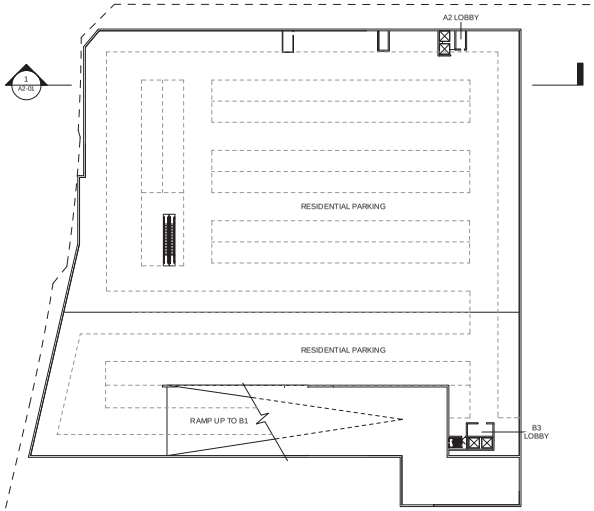
8. BUILDING HEIGHTS ARE FROM AVERAGE SITE GRADE AND EXCLUDE MECHANICAL PENTHOUSES AND ARCHITECTURAL DESIGN ELEMENTS.

9. THE NUMBER OF STORIES MAYBE ADJUSTED AT THE FINAL SITE PLAN PROVIDED MINIMUM AND MAXIMUM BUILDING HEIGHTS ARE MAINTAINED.

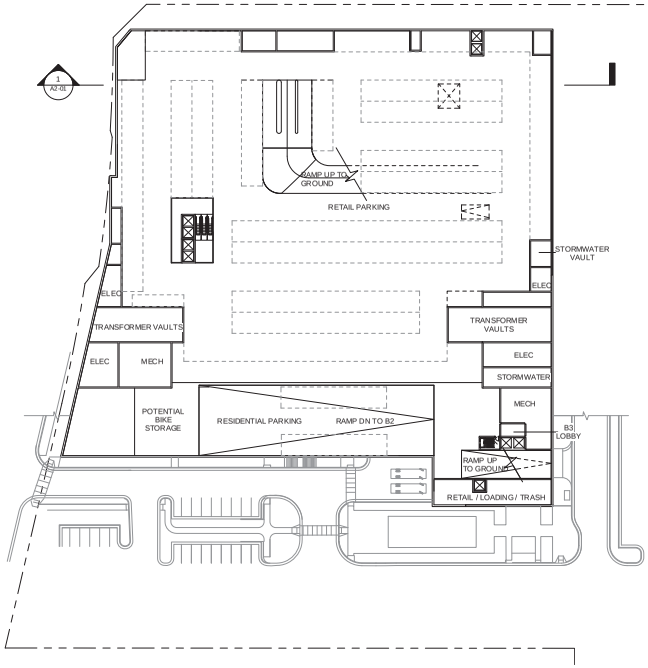
10. SEE LANDSCAPE ELEVATIONS FOR STREETSCAPE.

11. THE PERCENTAGE OF ROOF AREA COVERED BY ROOFTOP STRUCTURES WILL NOT EXCEED 25%.

12. SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 12 OF THE ZONING ORDINANCE OR AN APPROVED COMPREHENSIVE SIGN PLAN.



1 LEVEL B2 PLAN
1" = 50'-0"



2 LEVEL B1 PLAN
1" = 50'-0"

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TEL 202 342 2200 www.sbaranes.com

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LANDDESIGN, INC
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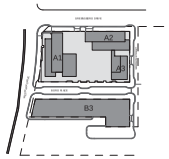
THE BORO

FAIRFAX COUNTY, VA

APPLICANT/ CONTRACT PURCHASER

TMG SOLUTIONS PLAZA, LP
3 BETHESDA METRO CENTER #610
BETHESDA, MD 20814

KEY PLAN



SBA PROJECT NO:
34128

FLOOR PLANS

SCALE	As indicated

ISSUED:

DATE	DESCRIPTION
01/30/2015	FINAL DEVELOPMENT PLAN

REVISIONS:

DATE	DESCRIPTION	
08/28/2015		1

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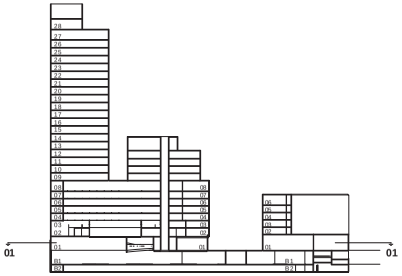
SBA PROJECT NO: 34128

A1-01

PROGRESS DATE Issue Date



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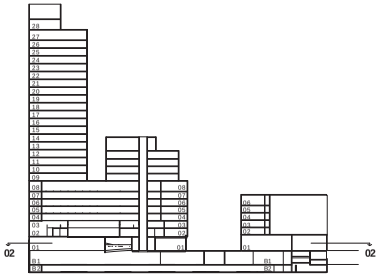

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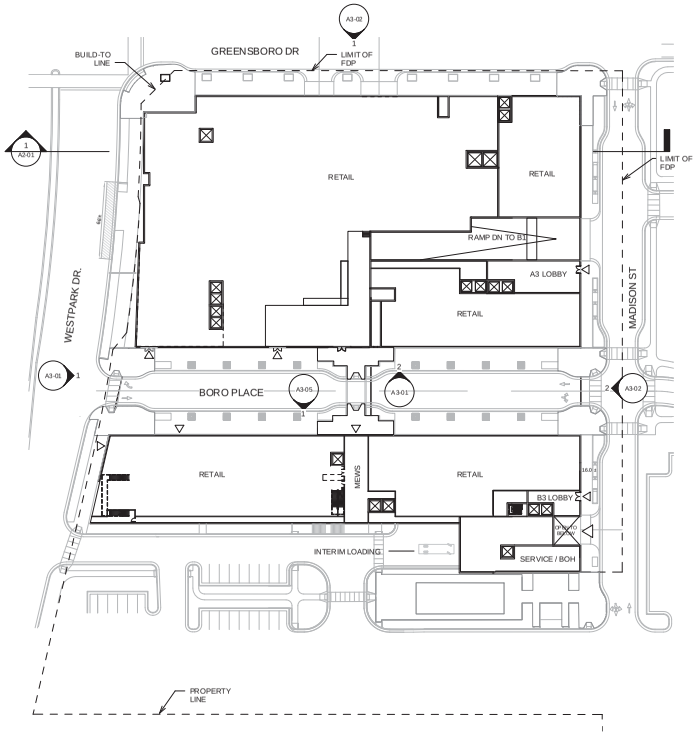
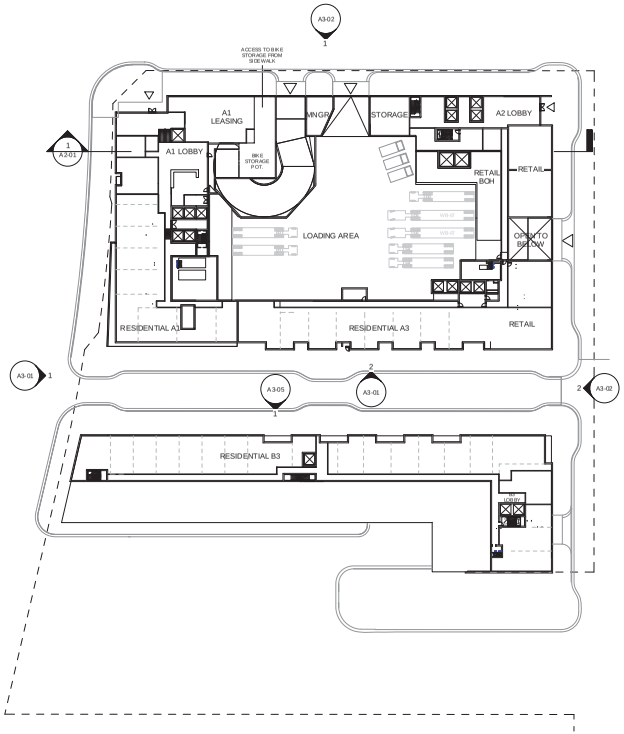


1 LEVEL 01 PLAN
1" = 50'-0"



2 LEVEL 02 PLAN
1" = 50'-0"

GENERAL NOTES:

1. ALL GRADES ARE APPROXIMATE AND MAY CHANGE DURING FINAL ENGINEERING.

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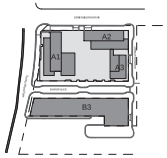
KEY PLAN



SBA PROJECT NO:
34128

FLOOR PLANS

SCALE	As indicated

ISSUED:

DATE	DESCRIPTION
01/30/2015	FINAL DEVELOPMENT PLAN

REVISIONS:

DATE	DESCRIPTION	
08/28/2015		1

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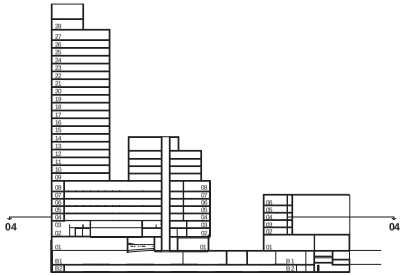
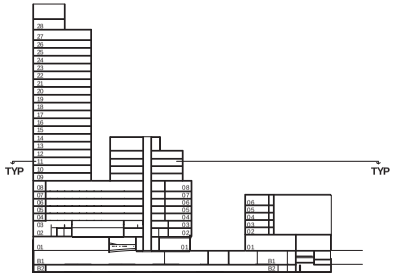
SBA PROJECT NO: 34128

A1-02

PROGRESS DATE Issue Date



SECTION KEY



SECTION KEY

GENERAL NOTES:

1. ALL GRADES ARE APPROXIMATE AND MAY CHANGE DURING FINAL ENGINEERING.

2. THE NUMBER OF BELOW GRADE PARKING LEVELS CAN VARY TO SUPPORT THE PROPOSED PARKING COUNTS.

3. THE BUILDING FOOTPRINT, DETAILS AND LAYOUTS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE IN FINAL ENGINEERING AND FINAL ARCHITECTURAL DESIGN.

4. REFER TO THE LANDSCAPE DRAWINGS FOR THE DESIGN OF THE STREETSCAPES.

5. REFER TO THE CIVIL DRAWINGS FOR THE STORM WATER MANAGEMENT, STREET DESIGN, AND SECTIONS.

6. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS,THE INTERIOR PARTITION LOCATIONS,THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, OUTDOOR SPACE, STAIRS, BALCONY AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. BALCONY RAILINGS MAY BE GLASS, METAL OR SIMILAR QUALITY MATERIAL.

7. ALL SPOT ELEVATIONS ARE RELATIVE TO THE AVERAGE SITE GRADE AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING .

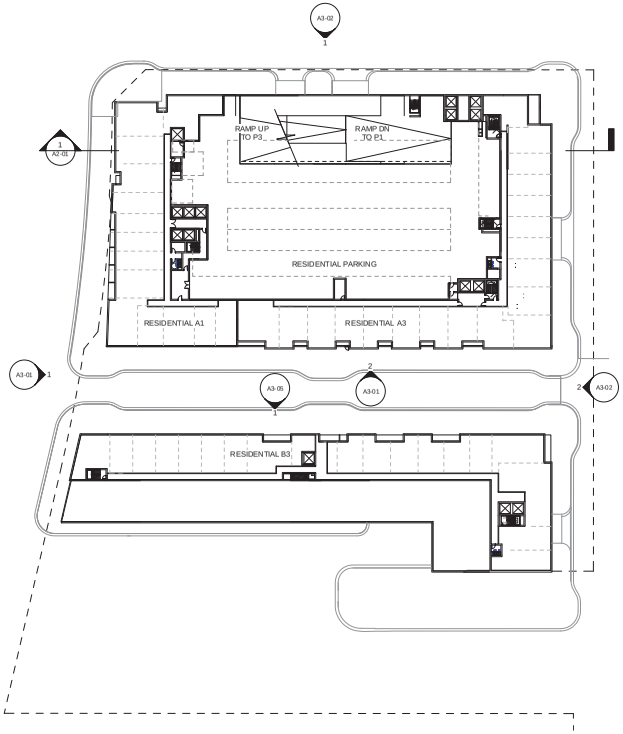
8. BUILDING HEIGHTS ARE FROM AVERAGE SITE GRADE AND EXCLUDE MECHANICAL PENTHOUSES AND ARCHITECTURAL DESIGN ELEMENTS.

9. THE NUMBER OF STORIES MAYBE ADJUSTED AT THE FINAL SITE PLAN PROVIDED MINIMUM AND MAXIMUM BUILDING HEIGHTS ARE MAINTAINED.

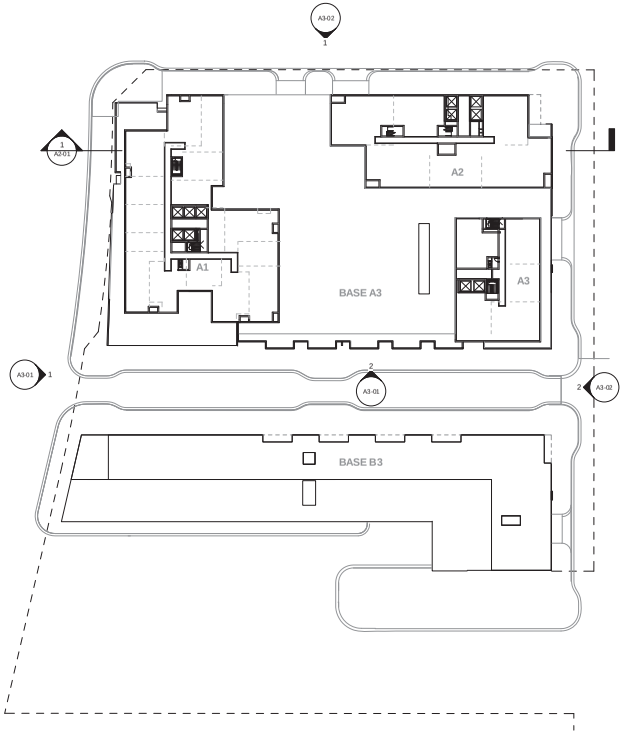
10. SEE LANDSCAPE ELEVATIONS FOR STREETSCAPE.

11. THE PERCENTAGE OF ROOF AREA COVERED BY ROOFTOP STRUCTURES WILL NOT EXCEED 25%.

12. SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 12 OF THE ZONING ORDINANCE OR AN APPROVED COMPREHENSIVE SIGN PLAN.



1 LEVEL 04 PLAN (LEVEL 05 & 06 SIMILAR)
1" = 50'-0"



2 TYP TOWER FLOOR PLAN
1" = 50'-0"

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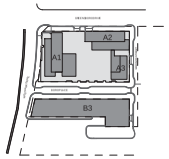
THE BORO

FAIRFAX COUNTY, VA

APPLICANT/ CONTRACT PURCHASER

TMG SOLUTIONS PLAZA, LP
3 BETHESDA METRO CENTER #610
BETHESDA, MD 20814

KEY PLAN



SBA PROJECT NO:
34128

FLOOR PLANS

SCALE	As indicated

ISSUED:

DATE	DESCRIPTION
01/30/2015	FINAL DEVELOPMENT PLAN

REVISIONS:

DATE	DESCRIPTION
08/28/2015	

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SBA PROJECT NO: 34128

A1-03

PROGRESS DATE Issue Date

8/27/2015 1:52:25 PM
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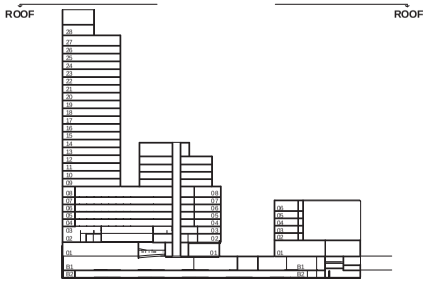

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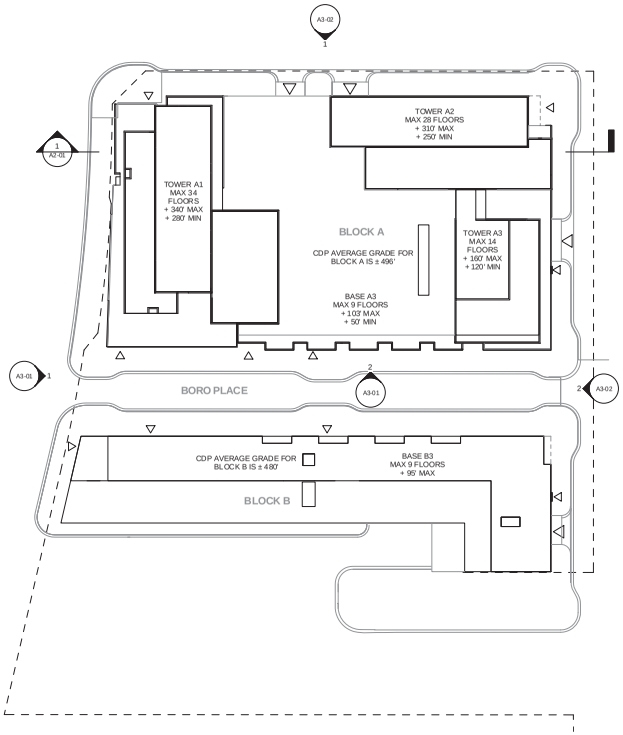

1 ROOF PLAN
1" = 50'-0"

GENERAL NOTES:

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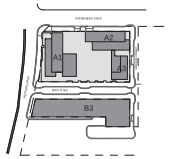
TMG SOLUTIONS PLAZA, LP
3 BETHESDA METRO CENTER #610
BETHESDA, MD 20814

KEY PLAN



SBA PROJECT NO:
34128

FLOOR PLANS

SCALE	As indicated

ISSUED:

DATE	DESCRIPTION
01/30/2015	FINAL DEVELOPMENT PLAN

REVISIONS:

DATE	DESCRIPTION
08/28/2015	

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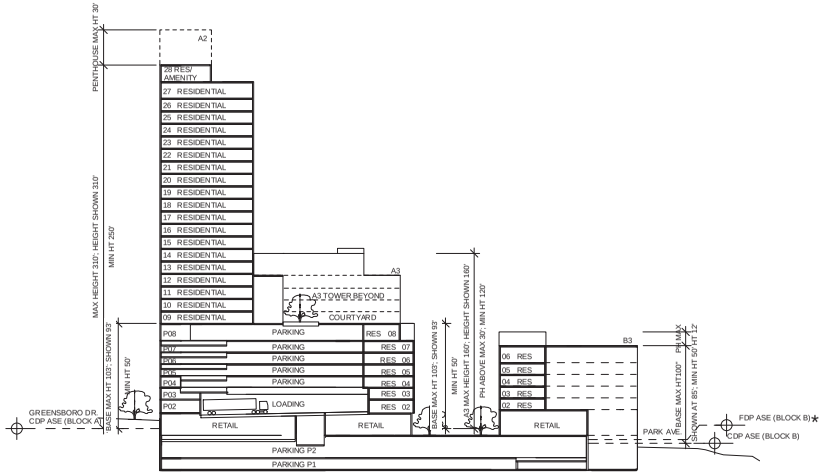
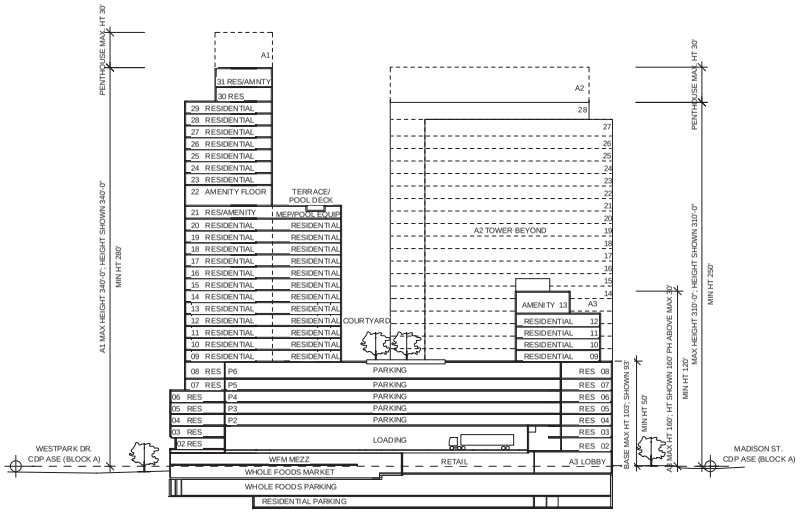
SBA PROJECT NO: 34128

A1-04

PROGRESS DATE Issue Date



② NORTH-SOUTH SECTION
1" = 50'-0"



① WEST-EAST SECTION
1" = 50'-0"

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* FDP CONDITION AVERAGE GRADE. THE MAX BUILDING HEIGHT ON BLOCK B IS TAKEN FROM THE FINAL BLOCK B CDP ASE.

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3 BETHESDA METRO CENTER #610
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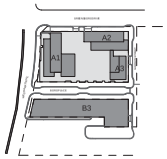

SBA PROJECT NO:
34128

SECTIONS

SCALE	1" = 50'-0"

ISSUED:

DATE	DESCRIPTION
01/30/2015	FINAL DEVELOPMENT PLAN

REVISIONS:

DATE	DESCRIPTION	
08/28/2015		1

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SBA PROJECT NO: 34128

A2-01

PROGRESS DATE Issue Date

1 ELEVATION_WESTPARK DRIVE
1" = 50'-0"

2 ELEVATION_BORO PLACE
1" = 50'-0"

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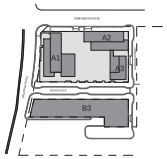
BETHESDA, MD 20814

KEY PLAN



SBA PROJECT NO:
34128

ELEVATIONS

SCALE	As indicated

ISSUED:

DATE	DESCRIPTION
01/30/2015	FINAL DEVELOPMENT PLAN

REVISIONS:

DATE	DESCRIPTION
08/28/2015	

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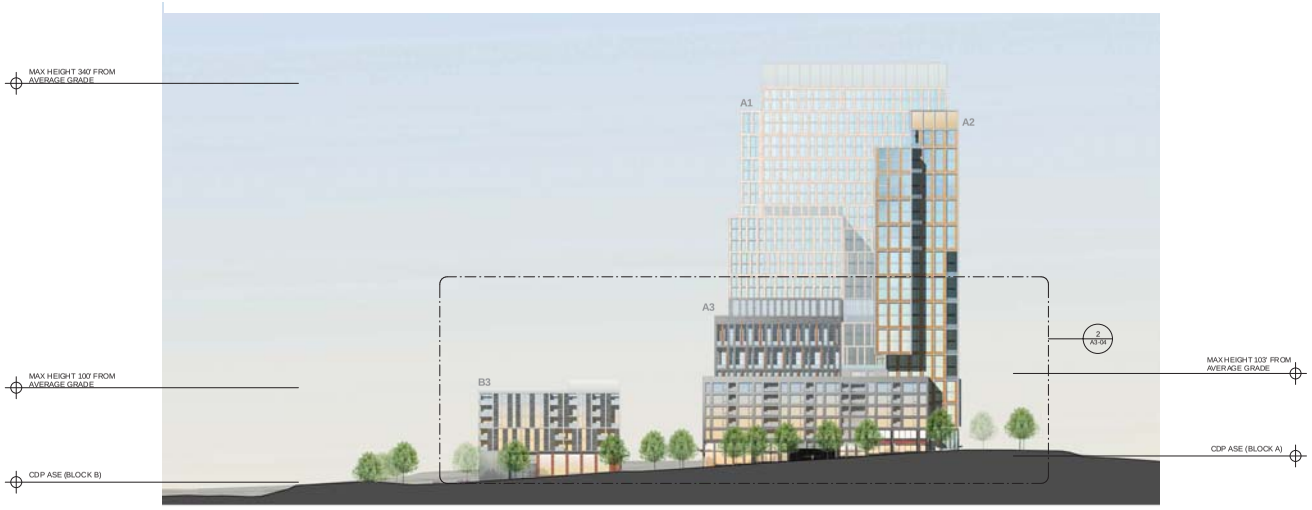
SBA PROJECT NO: 34128

A3-01

PROGRESS DATE Issue Date

1 ELEVATION_GREENSBORO DRIVE
1" = 50'-0"



2 ELEVATION_MADISION STREET
1" = 50'-0"

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TYSONS CORNER, VA 22102
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LANDSCAPE ARCHITECT:
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3 BETHESDA METRO CENTER #610
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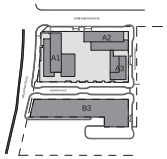

SBA PROJECT NO:
34128

ELEVATIONS

SCALE As indicated

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DATE	DESCRIPTION
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SBA PROJECT NO: 34128

A3-02

PROGRESS DATE Issue Date

1 ELEVATION_WESTPARK DRIVE - MATERIALS
1" = 20'-0"

2 ELEVATION_BORO PLACE - MATERIALS
1" = 20'-0"

GENERAL NOTES:

1. ALL GRADES ARE APPROXIMATE AND MAY CHANGE DURING FINAL ENGINEERING.

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3 BETHESDA METRO CENTER #610
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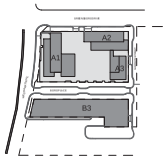
KEY PLAN



SBA PROJECT NO:
34128

ELEVATIONS

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REVISIONS:

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08/28/2015	

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SBA PROJECT NO: 34128

A3-03

PROGRESS DATE Issue Date

1 ELEVATION_GREENSBORO DRIVE - MATERIALS
1" = 20'-0"

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2 ELEVATION_MADISON STREET - MATERIALS
1" = 20'-0"

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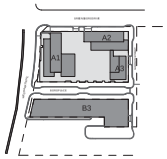

SBA PROJECT NO:
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ELEVATIONS

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SBA PROJECT NO: 34128

A3-04

PROGRESS DATE Issue Date

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1 ELEVATION_BORO PLACE_BLOCK B
1" = 20'-0"

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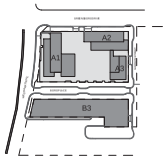

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DATE	DESCRIPTION
08/28/2015	

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SBA PROJECT NO: 34128

A3-05

PROGRESS DATE Issue Date

04 AERIAL VIEW LOOKING EAST

02 AERIAL VIEW LOOKING NORTH

03 AERIAL VIEW LOOKING SOUTHWEST

01 AERIAL VIEW LOOKING NORTHEAST

shalom baranes associates | architects

1010 WISCONSIN AVE. NW SUITE 900 WASHINGTON DC 20007
TEL 202 342 2200 www.sbaranes.com

CONSULTANTS:

CIVIL ENGINEER:
VIKA, INC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS CORNER, VA 22102
703-442-7800

LANDSCAPE ARCHITECT:
LANDDESIGN, INC
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314
703-549-7784

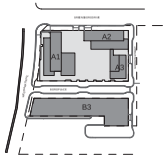
THE BORO

FAIRFAX COUNTY, VA

APPLICANT/ CONTRACT PURCHASER

TMG SOLUTIONS PLAZA, LP
3 BETHESDA METRO CENTER #610
BETHESDA, MD 20814

KEY PLAN



SBA PROJECT NO:
34128

AERIAL VIEWS

SCALE 1 : 3000

ISSUED:

DATE	DESCRIPTION
01/30/2015	FINAL DEVELOPMENT PLAN

REVISIONS:

DATE	DESCRIPTION	
08/28/2015		1

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SBA PROJECT NO: 34128

A4-01

PROGRESS DATE Issue Date

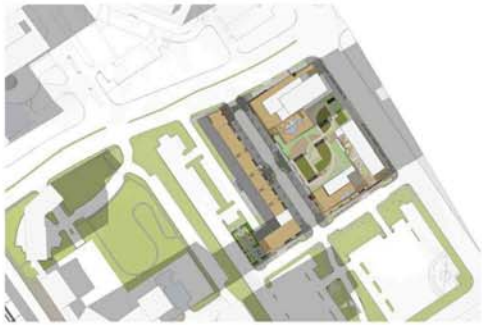
09 JUNE 21 - 9:00AM

06 JUNE 21 - 12:00PM

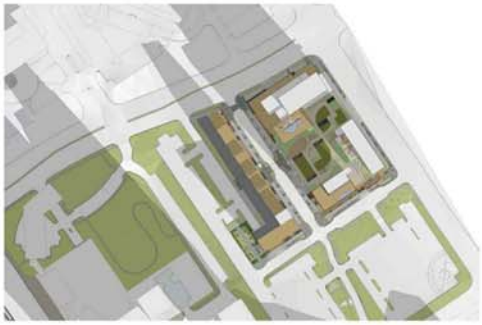
03 JUNE 21 - 3:00PM

08 MARCH & SEPTEMBER 21 - 9:00AM

05 MARCH & SEPTEMBER 21 - 12:00PM



02 MARCH & SEPTEMBER 21 - 3:00PM



07 DECEMBER 21 - 9:00AM

04 DECEMBER 21 - 9:00AM

01 DECEMBER 21 - 3:00PM

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APPLICANT/ CONTRACT PURCHASER

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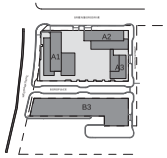
BETHESDA, MD 20814

KEY PLAN



SBA PROJECT NO:
34128

SUN AND SHADE STUDIES

SCALE 1 : 3000

ISSUED:

DATE	DESCRIPTION
01/30/2015	FINAL DEVELOPMENT PLAN

REVISIONS:

DATE	DESCRIPTION	1
08/28/2015		

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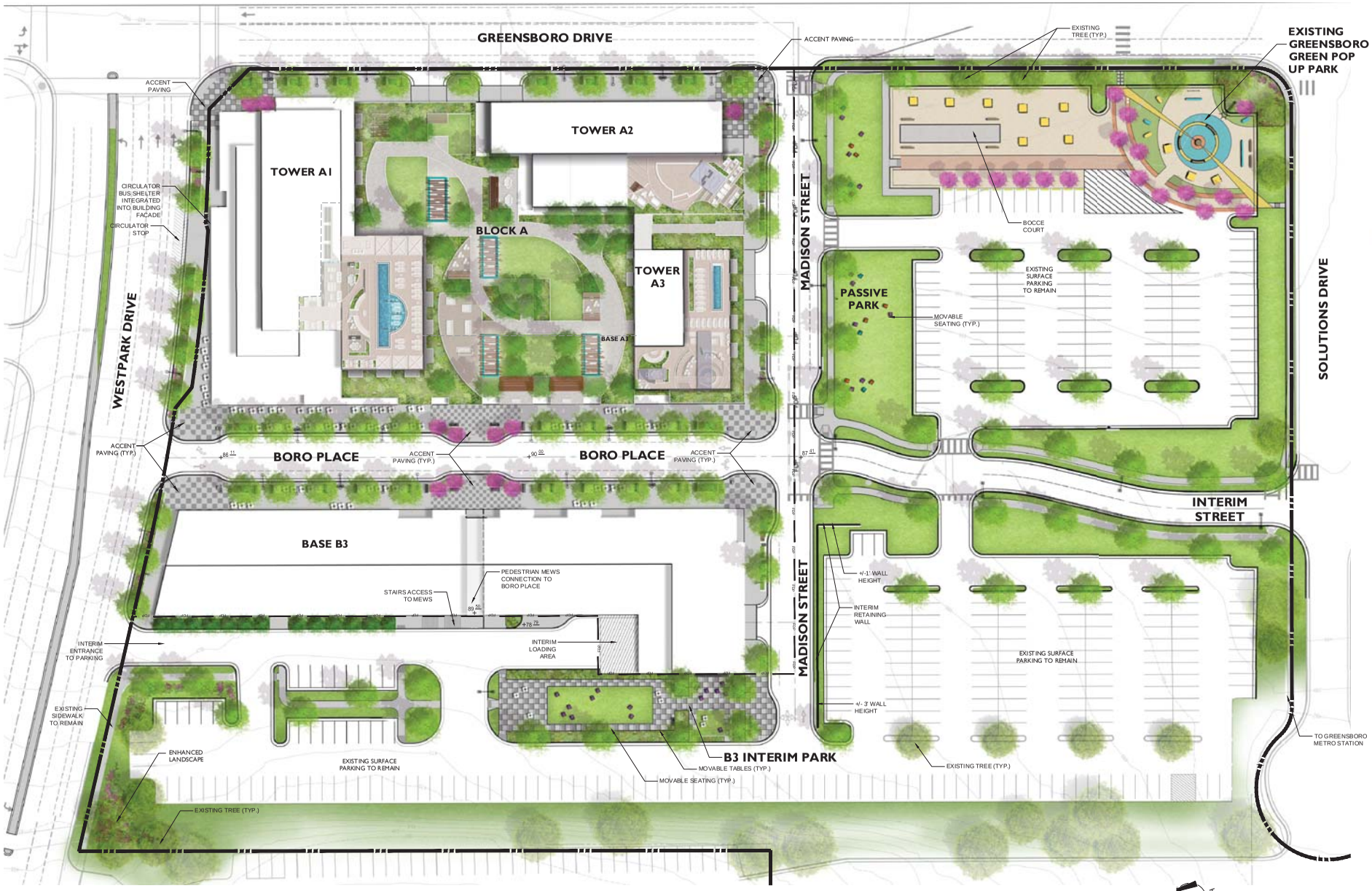
SBA PROJECT NO: 34128

A5-01

PROGRESS DATE Issue Date



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Lic. No. 1825
08-28-2015
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THE BORO - BLOCKS A & B PHASE I

Final Development Plan

TMG Solutions Plaza, LP

ILLUSTRATIVE BLOCKS A AND B

REVISIONS:
03/04/2015 - FDP RESUBMISSION
05/22/2015 - FDP RESUBMISSION
07/22/2015 - FDP RESUBMISSION
08/28/2015 - FDP RESUBMISSION

DATE: 01/30/2015
DESIGNED BY: SHK/GFG
DRAWN BY: SHK/GFG
CHECKED BY: KG
QC BY: SP
SCALE: 1"=30'
PROJECT #: 2014-145

SHEET NUMBER:
L-1.1

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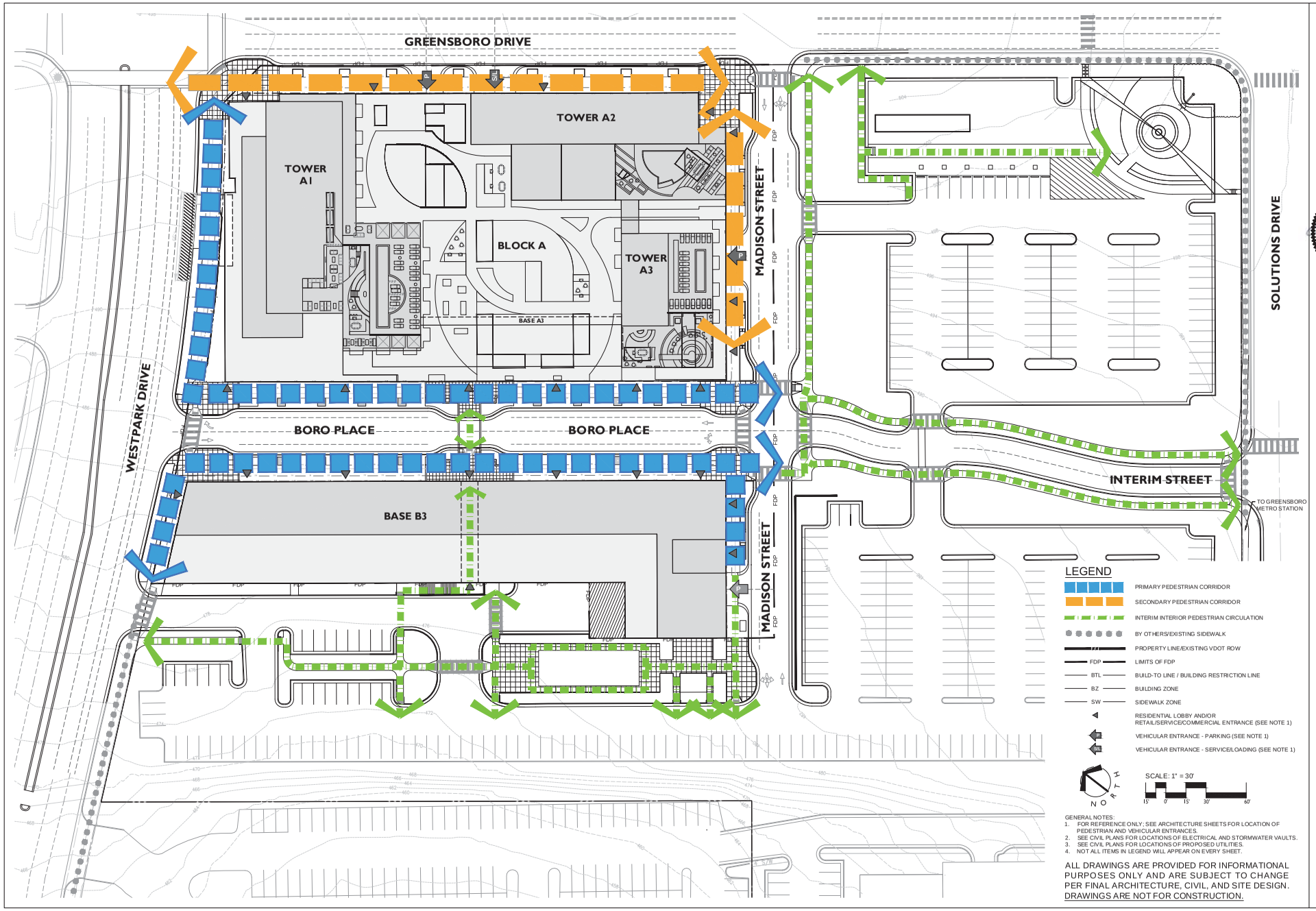

GENERAL NOTES:
1. FOR REFERENCE ONLY; SEE ARCHITECTURE SHEETS FOR LOCATION OF PEDESTRIAN AND VEHICULAR ENTRANCES.
2. SEE CIVIL PLANS FOR LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
4. NOT ALL ITEMS IN LEGEND WILL APPEAR ON EVERY SHEET.

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08-28-2015
LANDSCAPE ARCHITECT

THE BORO - BLOCKS A & B PHASE I

Final Development Plan

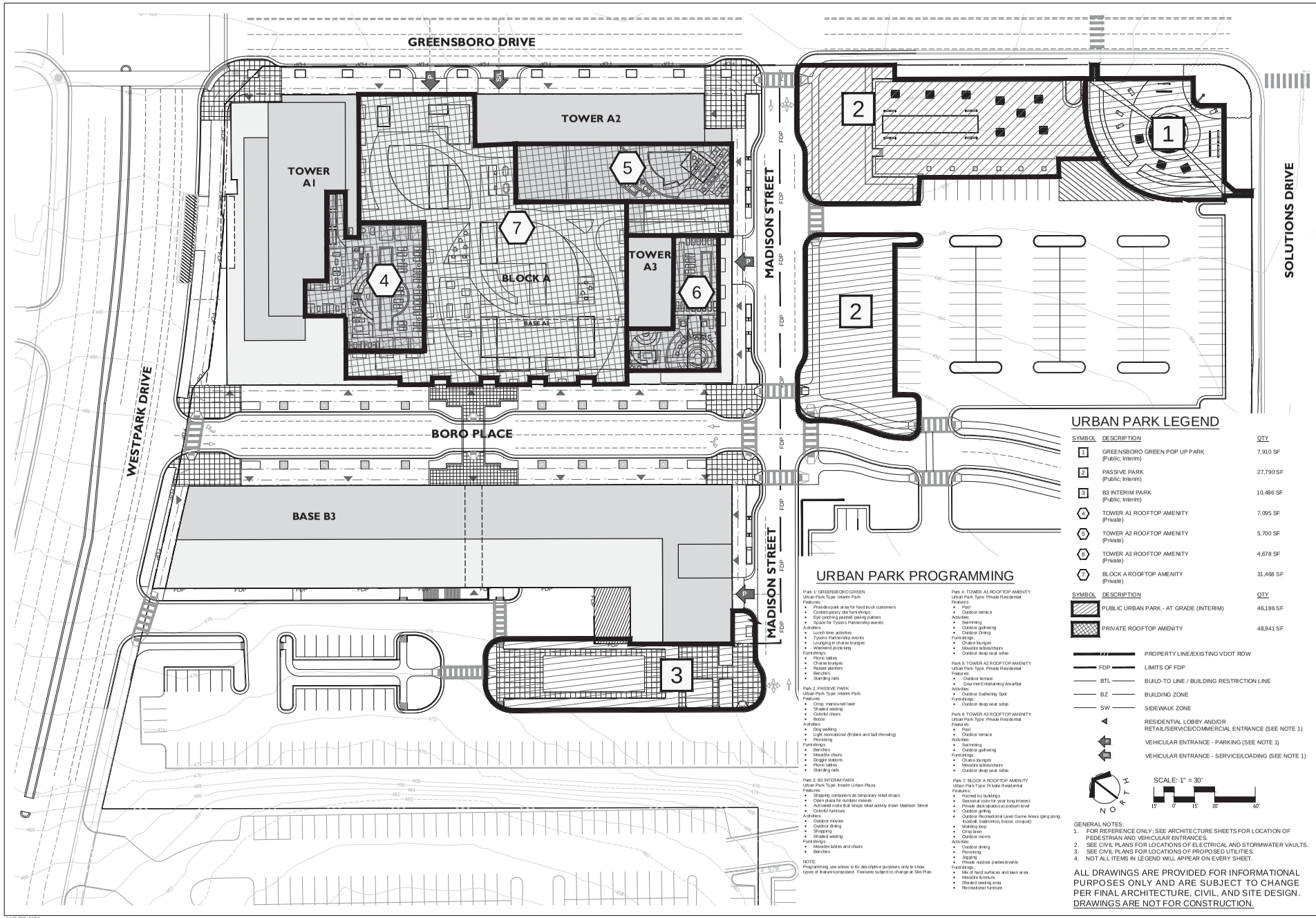
TMG Solutions Plaza, LP

CIRCULATION PLAN

REVISIONS:
03/04/2015 - FDP RESUBMISSION
05/22/2015 - FDP RESUBMISSION
07/22/2015 - FDP RESUBMISSION
08/28/2015 - FDP RESUBMISSION

DATE: 01/30/2015
DESIGNED BY: SMK/CG/G
DRAWN BY: SMK/CG/G
CHECKED BY: KG
SCALE: 1" = 30'
PROJECT #: 2014-145

SHEET NUMBER:
L-2.1



URBAN PARK LEGEND

SYMBOL	DESCRIPTION	QTY
1	GREENSBORO GREEN POP UP PARK (Public; Interim)	7,910 SF
2	PASSIVE PARK (Public; Interim)	27,790 SF
3	B3 INTERIM PARK (Public; Interim)	10,486 SF
4	TOWER A1 ROOFTOP AMENITY (Private)	7,095 SF
5	TOWER A2 ROOFTOP AMENITY (Private)	5,700 SF
6	TOWER A3 ROOFTOP AMENITY (Private)	4,678 SF
7	BLOCK A ROOFTOP AMENITY (Private)	31,468 SF

SYMBOL	DESCRIPTION	QTY
	PUBLIC URBAN PARK - AT GRADE (INTERIM)	46,186 SF
	PRIVATE ROOFTOP AMENITY	48,941 SF

PROPERTY LINE/EXISTING VDOT ROW

FDP — LIMITS OF FDP

BTL — BUILD-TO LINE / BUILDING RESTRICTION LINE

BZ — BUILDING ZONE

SW — SIDEWALK ZONE

RESIDENTIAL LOBBY AND/OR RETAIL/SERVICE/COMMERCIAL ENTRANCE (SEE NOTE 1)

VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)

VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)

NORTH

SCALE: 1" = 30'

15' 0' 15' 30' 60'

URBAN PARK PROGRAMMING

Park 1: GREENSBORO GREEN
Urban Park Type: Interim Park
Features:
- Provides park area for food truck customers
- Contemporary site furnishings
- Eye catching painted paving pattern
- Space for Tysons Partnership events

Activities:
- Lunch time activities
- Tysons Partnership events
- Lounging in chaise lounges
- Weekend picnicking

Furnishings:
- Picnic tables
- Chaise lounges
- Raised planters
- Benches
- Standing rails

Park 2: PASSIVE PARK
Urban Park Type: Interim Park
Features:
- Crisp, manicured lawn
- Shaded seating
- Colorful chairs
- Bocce

Activities:
- Dog walking
- Light recreational (frisbee and ball throwing)
- Picnicking

Furnishings:
- Benches
- Movable chairs
- Doggie stations
- Picnic tables
- Standing rails

Park 3: B3 INTERIM PARK
Urban Park Type: Interim Urban Plaza
Features:
- Shipping containers as temporary retail shops
- Open plaza for outdoor movies
- Activated node that wraps retail activity down Madison Street
- Colorful furniture

Activities:
- Outdoor movies
- Outdoor dining
- Shopping
- Shaded seating

Furnishings:
- Movable tables and chairs
- Benches

NOTE:
Programming use above is for descriptive purposes only to show types of features proposed. Features subject to change at Site Plan.

Park 4: TOWER A1 ROOFTOP AMENITY
Urban Park Type: Private Residential
Features:
- Pool
- Outdoor terrace

Activities:
- Swimming
- Outdoor gathering
- Outdoor Dining

Furnishings:
- Chaise lounges
- Movable tables/chairs
- Outdoor deep seat sofas

Park 5: TOWER A2 ROOFTOP AMENITY
Urban Park Type: Private Residential
Features:
- Outdoor terrace
- Gourmet Entertaining Area/Bar

Activities:
- Outdoor Gathering Spot

Furnishings:
- Outdoor deep seat sofas

Park 6: TOWER A3 ROOFTOP AMENITY
Urban Park Type: Private Residential
Features:
- Pool
- Outdoor terrace

Activities:
- Swimming
- Outdoor gathering

Furnishings:
- Chaise lounges
- Movable tables/chairs
- Outdoor deep seat sofas

Park 7: BLOCK A ROOFTOP AMENITY
Urban Park Type: Private Residential
Features:
- Framed by buildings
- Seasonal color for year long interest
- Private deck spaces at podium level
- Outdoor grilling
- Outdoor Recreational Lawn Game Areas (ping pong, football, badminton, bocce, croquet)
- Walking loop
- Crisp lawn
- Outdoor rooms

Activities:
- Outdoor dining
- Picnicking
- Jogging
- Private outdoor parties/events

Furnishings:
- Mix of hard surfaces and lawn area
- Movable furniture
- Shaded seating area
- Recreational furniture

GENERAL NOTES:
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2. SEE CIVIL PLANS FOR LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS.
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08-28-2015
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THE BORO - BLOCKS A & B PHASE I

Final Development Plan

TMG Solutions Plaza, LP

URBAN PARK PLAN

REVISIONS:
03/04/2015 - FDP RESUBMISSION
05/15/2015 - FDP RESUBMISSION
07/22/2015 - FDP RESUBMISSION
08/28/2015 - FDP RESUBMISSION

DATE: 01/30/2015
DESIGNED BY: SPK/CG/G
DRAWN BY: SHK/CG/G
CHECKED BY: KG
SCALE: 1"=30'
PROJECT #: 2014-145

SHEET NUMBER:
L-3.1

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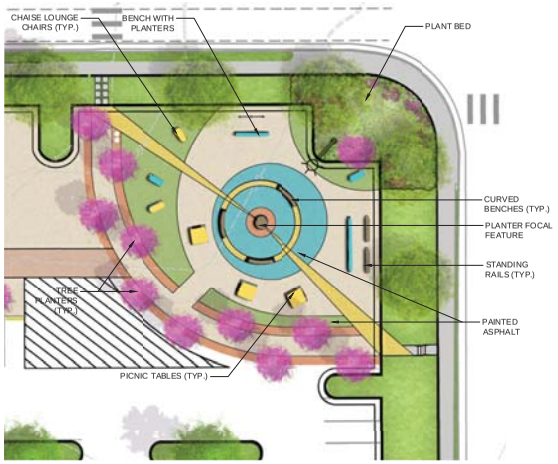

1 EXISTING GREENSBORO GREEN POP UP PARK

ILLUSTRATIVE / CHARACTER IMAGES 1" = 20'

2 PASSIVE PARK

ILLUSTRATIVE / CHARACTER IMAGES SCALE: 1" = 30'

3 B3 INTERIM PARK

ILLUSTRATIVE / CHARACTER IMAGES SCALE: 1" = 20'

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THE BORO - BLOCKS A & B PHASE I

Final Development Plan

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URBAN PARK CHARACTER IMAGES - INTERIM PUBLIC PARKS

REVISIONS:
03/04/2015 - FDP RESUBMISSION
05/22/2015 - FDP RESUBMISSION
07/22/2015 - FDP RESUBMISSION
08/28/2015 - FDP RESUBMISSION

DATE: 01/30/2015
DESIGNED BY: SPK/CG/G
DRAWN BY: SH/KG/G
CHECKED BY: KG
QC BY: SPK
SCALE: **AS NOTED**
PROJECT #: 2014145

SHEET NUMBER:
L-3.2

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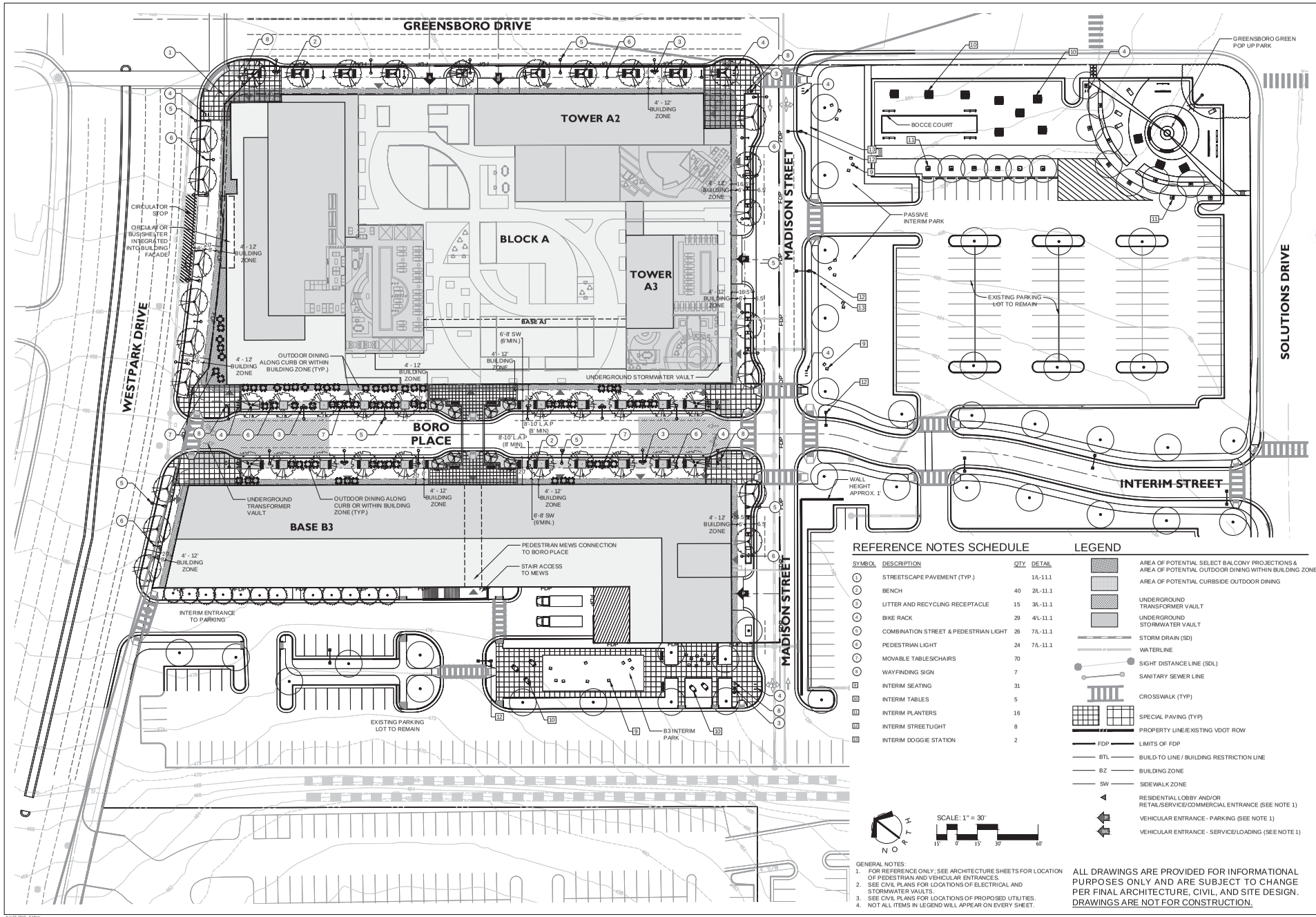

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	STREETSCAPE PAVEMENT (TYP.)		1/L-11.1
2	BENCH	40	2/L-11.1
3	LITTER AND RECYCLING RECEPTACLE	15	3/L-11.1
4	BIKE RACK	29	4/L-11.1
5	COMBINATION STREET & PEDESTRIAN LIGHT	26	7/L-11.1
6	PEDESTRIAN LIGHT	24	7/L-11.1
7	MOVABLE TABLES/CHAIRS	70	
8	WAYFINDING SIGN	7	
9	INTERIM SEATING	31	
10	INTERIM TABLES	5	
11	INTERIM PLANTERS	16	
12	INTERIM STREETLIGHT	8	
13	INTERIM DOGGIE STATION	2	

LEGEND

- AREA OF POTENTIAL SELECT BALCONY PROJECTIONS & AREA OF POTENTIAL OUTDOOR DINING WITHIN BUILDING ZONE
- AREA OF POTENTIAL CURBSIDE OUTDOOR DINING
- UNDERGROUND TRANSFORMER VAULT
- UNDERGROUND STORMWATER VAULT
- STORM DRAIN (SD)
- WATERLINE
- SIGHT DISTANCE LINE (SDL)
- SANITARY SEWER LINE
- CROSSWALK (TYP)
- SPECIAL PAVING (TYP)
- PROPERTY LINE/EXISTING VDOT ROW
- FDP — LIMITS OF FDP
- BTL — BUILD-TO LINE / BUILDING RESTRICTION LINE
- BZ — BUILDING ZONE
- SW — SIDEWALK ZONE
- RESIDENTIAL LOBBY AND/OR RETAIL/SERVICE/COMMERCIAL ENTRANCE (SEE NOTE 1)
- VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
- VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)

NORTH

SCALE: 1" = 30'

15' 0' 15' 30' 60'

GENERAL NOTES:
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08-28-2015
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THE BORO - BLOCKS A & B PHASE I

Final Development Plan

TMG Solutions Plaza, LP

SITE PLAN

REVISIONS:
03/04/2015 - FDP RESUBMISSION
05/06/2015 - FDP RESUBMISSION
07/22/2015 - FDP RESUBMISSION
08/28/2015 - FDP RESUBMISSION

DATE: 01/30/2015
DESIGNED BY: SHK/CG/G
DRAWN BY: SHK/CG/G
CHECKED BY: KG
SCALE: 1" = 30'
PROJECT #: 2014-145

SHEET NUMBER:
L-4.1

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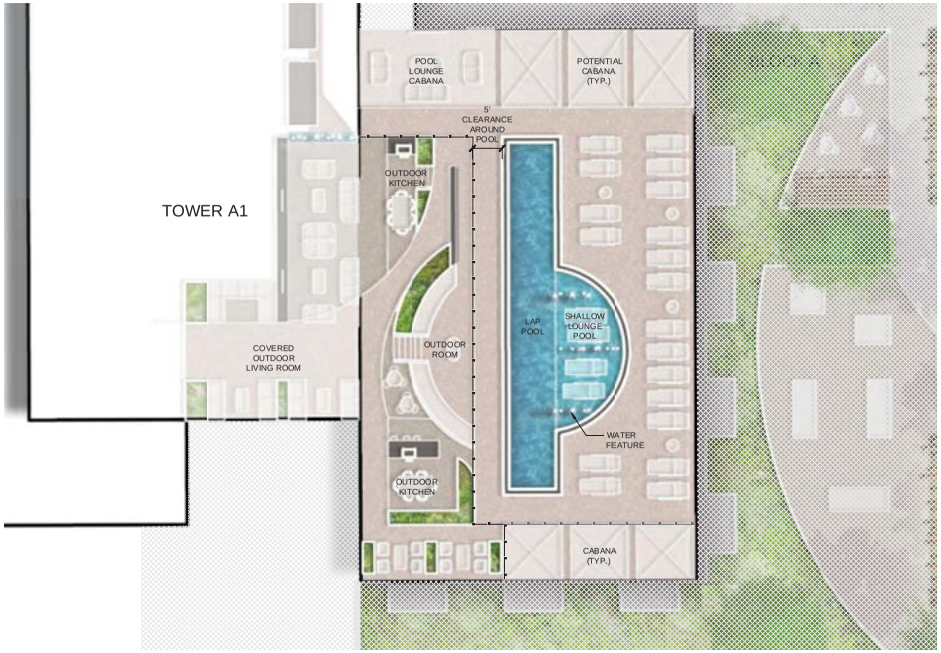

1 L-5.1 **A1 ROOFTOP**
ILLUSTRATIVE

4145-PS001
1" = 10'

2 L-5.1 **A2 ROOFTOP**
ILLUSTRATIVE

4145-PS001
1" = 10'

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THE BORO - BLOCKS A & B PHASE I

Final Development Plan

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ROOFTOP PLAN ENLARGEMENTS AND CHARACTER IMAGES

REVISIONS:
03/04/2015 - FDP RESUBMISSION
05/22/2015 - FDP RESUBMISSION
07/22/2015 - FDP RESUBMISSION
08/28/2015 - FDP RESUBMISSION

DATE: 01/30/2015
DESIGNED BY: SHK/CG/G
DRAWN BY: SHK/CG/G
CHECKED BY: KG
SHEET SIZE: 22 X 34
SCALE: AS NOTED
PROJECT #: 2014145

SHEET NUMBER:
L-5.1

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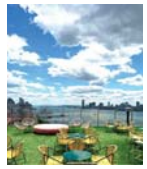
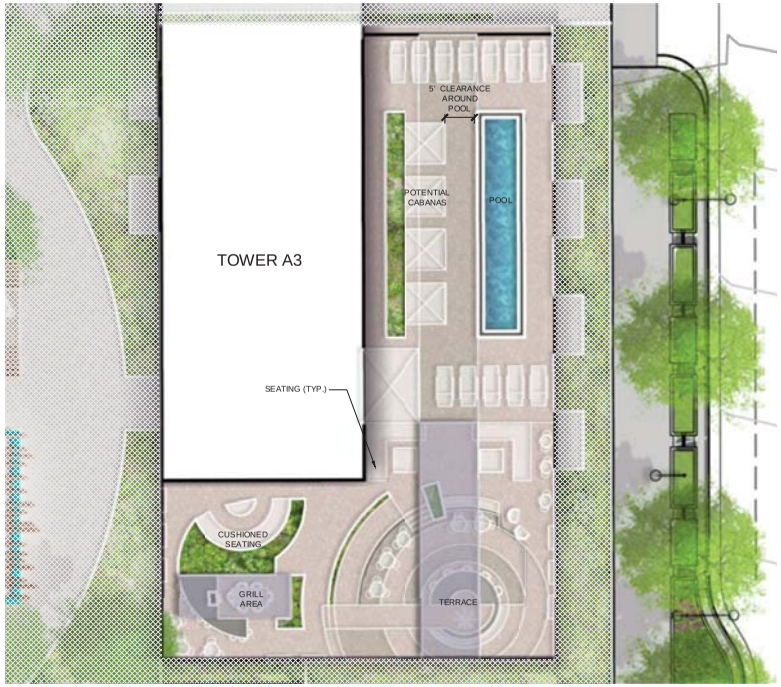
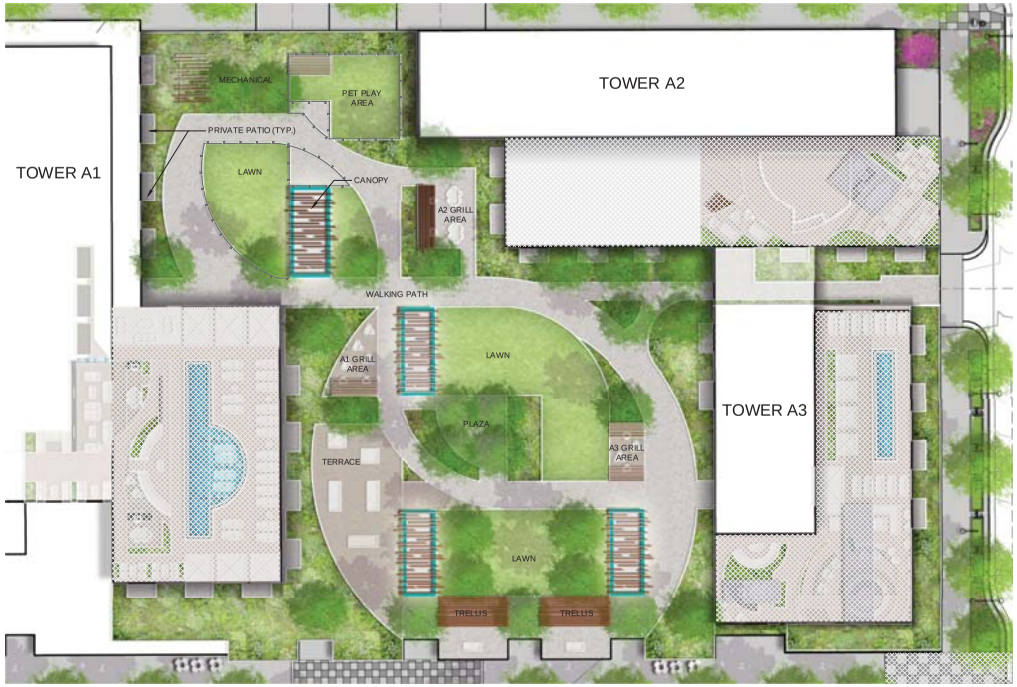




1 L-5.2 **A3 ROOFTOP**
ILLUSTRATIVE
4145-PS001
1" = 10'



2 L-5.2 **BLOCK A ROOFTOP**
ILLUSTRATIVE
4145-PS001
1" = 20'

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THE BORO - BLOCKS A & B PHASE I

Final Development Plan

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ROOFTOP PLAN ENLARGEMENTS AND CHARACTER IMAGES

REVISIONS:
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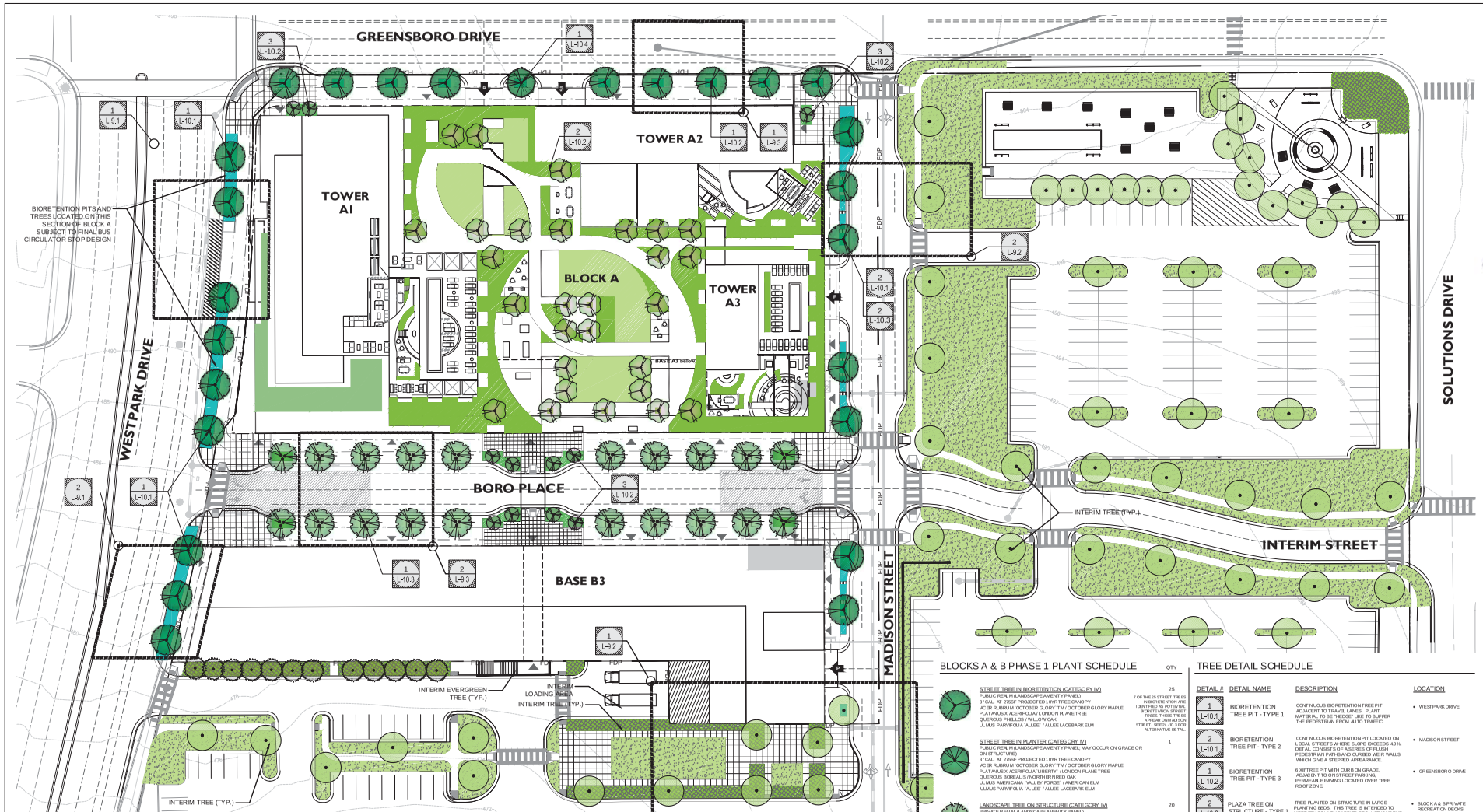
05/22/2015 - FDP RESUBMISSION
07/22/2015 - FDP RESUBMISSION
08/28/2015 - FDP RESUBMISSION

DATE: 01/30/2015
DESIGNED BY: SPK/CG/JG
DRAWN BY: SHK/CG/JG
CHECKED BY: KG
QC BY: SPK
SCALE: AS NOTED
PROJECT #: 2014145

SHEET NUMBER:
L-5.2



GENERAL NOTES:

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2. SEE CIVIL PLANS FOR LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
4. NOT ALL ITEMS IN LEGEND WILL APPEAR ON EVERY SHEET.
5. PLANT SPECIES AND SIZES NOT IDENTIFIED AT FDP WILL BE PROVIDED AT SITE PLAN.

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LEGEND

- UNDERGROUND UTILITY VAULT
- UNDERGROUND STORMWATER VAULT
- STORM DRAIN (SD)
- WATERLINE
- SIGHT DISTANCE LINE (SDL)
- SANITARY SEWER LINE
- PROPERTY LINE/EXISTING VDOT ROW
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- RESIDENTIAL LOBBY AND/OR RETAIL/SERVICE/COMMERCIAL ENTRANCE (SEE NOTE 1)
- VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
- VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)
- XX / L-XX — STREETSCAPE ENLARGEMENTS (SHEETS L- 9.1 TO L-9.3)
- XX / L-XX — TREE DETAILS (SHEETS L-10.1 TO L-10.3)

NORTH

SCALE: 1" = 30'

15' 0' 15' 30' 60'

LANDSCAPE MATERIALS LEGEND

SYMBOL	NOTES	QTY
	BIORETENTION PLANT BED	3,432 SF
	PLANT BED SHRUBS/PERENNIALS/GROUNDCOVERS	1,321 SF
	GREEN ROOF EXTENSIVE	2,246 SF
	GREEN ROOF INTENSIVE - PLANT BED SHRUBS/PERENNIALS/GROUNDCOVERS	13,013 SF
	GREEN ROOF INTENSIVE - LAWN	6,467 SF
	INTERIM - LAWN WITHIN PROPERTY LINE	41,020 SF
	INTERIM - PLANT BED SHRUBS/PERENNIALS/GROUNDCOVERS	6,680 SF

BLOCKS A & B PHASE 1 PLANT SCHEDULE

	NOTES	QTY
	STREET TREE IN BIORETENTION (CATEGORY IV) PUBLIC REALM (LANDSCAPE AMENITY PANEL) 3" CAL. AT 275SF PROJECTED 10YR TREE CANOPY ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE PLATANUS X. ACERIFOLIA / LONDON PLANE TREE QUERCUS PHELLOS / WILLOW OAK ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	25 7 OF THE 25 STREET TREES IN BIORETENTION ARE IDENTIFIED AS POTENTIAL BIORETENTION STREET TREES. THESE TREES MAY APPEAR ON MADISON STREET. SEE D1.0 - 10.3 FOR ALTERNATIVE DETAIL.
	STREET TREE IN PLANTER (CATEGORY IV) PUBLIC REALM (LANDSCAPE AMENITY PANEL, MAY OCCUR ON GRADE OR ON STRUCTURE) 3" CAL. AT 275SF PROJECTED 10YR TREE CANOPY ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE PLATANUS X. ACERIFOLIA 'LIBERTY' / LONDON PLANE TREE QUERCUS BOREALIS / NORTHERN RED OAK ULMUS AMERICANA 'VALLEY FORGE' / AMERICAN ELM ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	1
	LANDSCAPE TREE ON STRUCTURE (CATEGORY IV) PRIVATE REALM (LANDSCAPE AMENITY PANEL) 3" CAL. AT 275SF PROJECTED 10YR TREE CANOPY ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE PLATANUS X. ACERIFOLIA 'LIBERTY' / LONDON PLANE TREE QUERCUS BOREALIS / NORTHERN RED OAK ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	20
	LANDSCAPE TREE IN PLANTER ON STRUCTURE (CATEGORY III) PRIVATE REALM 3" CAL. AT 175SF PROJECTED 10YR TREE CANOPY CERCIDIPHYLLUM JAPONICUM / KATSURA TREE GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST PRUNUS X YEDOENSIS / YOSHINO CHERRY	28
	ORNAMENTAL TREE IN PLANTER ON STRUCTURE (CATEGORY III) PUBLIC/PRIVATE REALM 3" CAL. AT 100SF PROJECTED 10YR TREE CANOPY ACER PALMATUM / JAPANESE MAPLE CORNUS FLORIDA / EASTERN DOGWOOD CORNUS KOUSA / KOUSA DOGWOOD CORNUS MAS / CORNELIAN CHERRY DOGWOOD	11

INTERIM TREE SCHEDULE

	NOTES	QTY
	INTERIM PARK EVERGREEN TREE PUBLIC REALM (ALONG EXPOSED PARKING GARAGE) 2" CAL.	12
	INTERIM STREET TREE. TREE IN PLANTER ON STRUCTURE (CATEGORY III) PRIVATE REALM 2" CAL. AT 175SF PROJECTED 10YR TREE CANOPY CERCIDIPHYLLUM JAPONICUM / KATSURA TREE GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST	58

TREE DETAIL SCHEDULE

DETAIL #	DETAIL NAME	DESCRIPTION	LOCATION
1 / L-10.1	BIORETENTION TREE PIT - TYPE 1	CONTINUOUS BIORETENTION TREE PIT ADJACENT TO TRAVEL LANES. PLANT MATERIAL TO BE 'HEDGE' LIKE TO BUFFER THE PEDESTRIAN FROM AUTO TRAFFIC.	• WESTPARK DRIVE
2 / L-10.1	BIORETENTION TREE PIT - TYPE 2	CONTINUOUS BIORETENTION PIT LOCATED ON LOCAL STREETS WHERE SLOPE EXCEEDS 48%. METAL CONSISTS OF A SERIES OF FLUSH PEDESTRIAN PATHS AND CURBED WEIR WALLS WHICH GIVE A STEPPED APPEARANCE.	• MADISON STREET
1 / L-10.2	BIORETENTION TREE PIT - TYPE 3	6'X8' TREE PIT WITH CURB ON GRADE, ADJACENT TO ON STREET PARKING. PERMEABLE PAVING LOCATED OVER TREE ROOT ZONE.	• GREENSBORO DRIVE
2 / L-10.2	PLAZA TREE ON STRUCTURE - TYPE 1	TREE PLANTED ON STRUCTURE IN LARGE PLANTING BEDS. THIS TREE IS INTENDED TO MEET FIFX COUNTY BARRIER REQ. WITHOUT THE USE OF STRUCTURAL CELL TECHNOLOGY.	• BLOCK A & B PRIVATE RECREATION DECKS • PLANTERS WITHIN BUILDING ZONE
3 / L-10.2	PLAZA TREE ON STRUCTURE - TYPE 2	TREE PIT SIZE VARIES. SEE PLANS - MIN. 4'X4' TREE OPENING. TREE PLANTED ON STRUCTURE.	• BLOCK A & B PRIVATE RECREATION DECKS • BORO PLACE AT MID-BLOCK CONNECTION • PLANTERS WITHIN BUILDING ZONE
1 / L-10.3	STREET TREE ON STRUCTURE	6'X8' TREE PIT WITH TREE GRATE. TREE PLANTER ON STRUCTURE.	• BORO PLACE
2 / L-10.3	STREET TREE ON SLOPE (NOT BIORETENTION)	*POTENTIAL BIORETENTION STREET TREES.* STANDARD TREE PLANTERS THAT FOLLOW SLOPE OF ROAD, WITH HOOTPATHS THAT ALLOW FOR PEDESTRIAN MOVEMENT FROM ON-STREET PARKING TO SIDEWALK ZONE.	• MADISON STREET • SOLUTIONS DRIVE
3 / L-10.3	STANDARD TREE PLANTING	INTERIM TREE	• MADISON STREET PASSIVE PARK • INTERIM STREET • B3 INTERIM PARK • INTERIM SURFACE PARKING
1 / L-10.4	STREET TREE - TYPE 1	TREE PIT ON GRADE; ADJACENT TO ON STREET PARKING	• GREENSBORO DRIVE AT PARKING AND LOADING ENTRANCE

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Lic. No. 1925
08-28-2015
LANDSCAPE ARCHITECT

THE BORO - BLOCKS A & B PHASE I

Final Development Plan

TMG Solutions Plaza, LP

LANDSCAPE PLAN

REVISIONS:
03/04/2015 - FDP RESUBMISSION
05/22/2015 - FDP RESUBMISSION
07/22/2015 - FDP RESUBMISSION
08/28/2015 - FDP RESUBMISSION

DATE: 01/30/2015
DESIGNED BY: SPK/CKG/KG
DRAWN BY: SHR/CKG/KG
CHECKED BY: KG
SCALE: 1" = 30'
PROJECT #: 2014-145

SHEET NUMBER:
L-6.1

Aug 27, 2015 - 6:16pm
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XREF: FDP_LANDSCAPE PLAN.dwg

TREE COVER CALCULATIONS FOR 10 YR TREE COVER CANOPY

		STREET TREE IN BIORETENTION	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF(FOR 3" CAL. CAT. IV TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
25	STREET TREE IN BIORETENTION (CATEGORY IV) PUBLIC REALM (LANDSCAPE AMENITY PANEL) 3" CAL						
	SOME STREET TREES MAY BE IN POTENTIAL BIORETENTION (CATEGORY IV) SEE CONCEPT PLANT SCHEDULE SHEET L-4.0	Acer rubrum 'October Glory' TM/ October Glory Maple	5 = 25 x 25%	250 SF	1.5 Air Quality	375.0 SF	1,875.0 SF
		Platanus x acerifolia / London Plane Tree	5 = 25 x 25%	250 SF	N/A	250.0 SF	1,250.0 SF
		Quercus phellos / Willow Oak	5 = 25 x 25%	250 SF	1.5 Wildlife	375.0 SF	1,875.0 SF
		Ulmus parvifolia `Allee` / Allee Lacebark Elm	5 = 25 x 25%	250 SF	1.5 Air Quality	375.0 SF	1,875.0 SF
						STREET TREE IN BIORETENTION PROJECTED 10 YR. TREE CANOPY:	6,875.0 SF

		STREET TREE IN PLANTER	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF(FOR 3" CAL. CAT. IV TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
1	STREET TREE IN PLANTER (CATEGORY IV) PUBLIC REALM (LANDSCAPE AMENITY PANEL) 3" CAL						
		Acer rubrum 'October Glory' TM/ October Glory Maple	1 = 1 x 20%	250 SF	1.5 Air Quality	375.0 SF	375.0 SF
		Platanus x acerifolia / London Plane Tree	0 = 1 x 20%	250 SF	N/A	250.0 SF	0.0 SF
		Quercus borealis / Northern Red Oak	0 = 1 x 20%	250 SF	1.5 Wildlife	375.0 SF	0.0 SF
		Ulmus americana `Valley Forge` / American Elm	0 = 1 x 20%	250 SF	1.5 Air Quality	375.0 SF	0.0 SF
		Ulmus parvifolia `Allee` / Allee Lacebark Elm	0 = 1 x 20%	250 SF	1.5 Air Quality	375.0 SF	0.0 SF
						STREET TREE IN PLANTER PROJECTED 10 YR. TREE CANOPY:	375.0 SF

		LANDSCAPE TREE ON STRUCTURE	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF(FOR 3" CAL. CAT. IV TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
20	LANDSCAPE TREE ON STRUCTURE (CATEGORY IV) PUBLIC REALM 3" CAL						
		Acer rubrum 'October Glory' TM/ October Glory Maple	5 = 20 x 20%	250 SF	1.5 Air Quality	375.0 SF	1,875.0 SF
		Platanus x acerifolia / London Plane Tree	5 = 20 x 20%	250 SF	N/A	250.0 SF	1,250.0 SF
		Quercus phellos / Willow Oak	5 = 20 x 20%	250 SF	1.5 Wildlife	375.0 SF	1,875.0 SF
		Ulmus parvifolia `Allee` / Allee Lacebark Elm	5 = 20 x 20%	250 SF	1.5 Air Quality	375.0 SF	1,875.0 SF
						LANDSCAPE TREE ON STRUCTURE PROJECTED 10 YR. TREE CANOPY:	6,875.0 SF

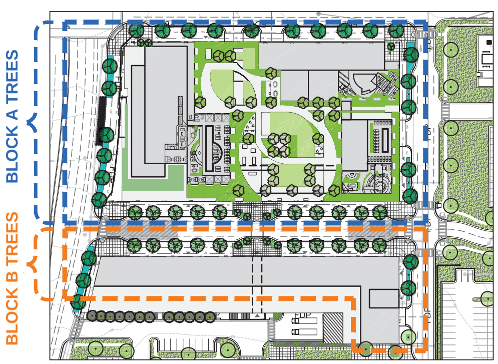
		LANDSCAPE TREE IN PLANTER ON STRUCTURE	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF(FOR 3" CAL. CAT. III TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
28	LANDSCAPE TREE IN PLANTER ON STRUCTURE (CATEGORY III) PRIVATE REALM 3" CAL						
		Cercidiphyllum japonicum / Katsura Tree	7 = 28 x 33.3%	175 SF	N/A	175.0 SF	1,225 SF
		Gleditsia triacanthos inermis / Thornless Common Honeylocust	7 = 28 x 33.3%	175 SF	N/A	175.0 SF	1,225 SF
		Koelreuteria paniculata / Golden Rain Tree	7 = 28 x 33.3%	175 SF	N/A	175.0 SF	1,225
		Prunus x yedoensis / Yoshino Cherry	7 = 28 x 33.3%	175 SF	N/A	175.0 SF	1,225 SF
						LANDSCAPE TREE IN PLANTER TREE ON STRUCTURE (PUBLIC REALM) PROJECTED 10 YR. TREE CANOPY:	4,900.0 SF

		ORNAMENTAL TREE IN PLANTER ON STRUCTURE	QTY PER TYPE	PROJECTED 10 YR. TREE CANOPY AREA IN SF(FOR 3" CAL. CAT. II TREE)	ADDITIONAL CREDIT MULTIPLIER	ADJUSTED TREE COVER PER TREE	TOTAL TREE COVERAGE PER SPECIES
11	ORNAMENTAL TREE IN PLANTER ON STRUCTURE (CATEGORY II) PUBLIC/ PRIVATE REALM 3" CAL						
		Acer palmatum / Japanese Maple	3 = 11 x 25%	100 SF	N/A	100.0 SF	300 SF
		Cornus florida / Eastern Dogwood	3 = 11 x 25%	100 SF	N/A	100.0 SF	300 SF
		Cornus kousa / Kousa Dogwood	3 = 11 x 25%	100 SF	N/A	100.0 SF	300 SF
		Cornus mas / Cornelian Cherry Dogwood	2 = 11 x 25%	100 SF	N/A	100.0 SF	200 SF
						ORNAMENTAL TREE IN PLANTER ON STRUCTURE PROJECTED 10 YR. TREE CANOPY:	1,100.0 SF

GROSS SITE AREA:	170,403.0 SF
AREA OF 10-YEAR TREE CANOPY REQUIRED: (10% OF GROSS SITE AREA PER PTC DISTRICT)	17,040.3 SF
TOTAL TREE COVER PROVIDED BY PLANTING	20,125.0 SF
	18.10 % OVER REQUIRED 10-YEAR TREE CANOPY

TREE COVER CALCULATIONS NOTE:

1. A MODIFICATION LETTER OF PFM SECTION 12-0511 FOR REQUIRED TEN PERCENT CANOPY COVERAGE TO ALLOW FOR TREE CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA HAS BEEN DEMONSTRATED ON THE FDP LANDSCAPE PLAN HEREIN. SEE CIVIL SHEET C-5.
2. DECIDUOUS TREES ARE SHOWN AT 3" CALIPER TO RECEIVE ADDITIONAL 10-YR TREE CANOPY CREDIT IN ORDER TO FULFILL TREE CANOPY REQUIREMENTS FOR THE OVERALL CDP. PLEASE REFER TO 12-0601.1C IN THE FAIRFAX COUNTY PFM.
3. TREE LOCATIONS SHOWN ON THE PRIVATE AMENITY DECKS REFLECT THE MINIMUM NUMBER OF TREES REQUIRED TO MEET THE TREE CANOPY CALCULATIONS FOR THIS FINAL DEVELOPMENT PLAN. ADDITIONAL TREES MAY BE ADDED OR LOCATIONS ADJUSTED AT SITE PLAN.
4. TREES LOCATED ON BLOCK B WESTPARK DRIVE, MADISON STREET, AND BORO PLACE APPEAR IN THE CALCULATIONS ABOVE FOR THIS BLOCK A FDP. THE TOTAL 10YR TREE CANOPY REQUIRED FOR THIS FDP IS 17,040.3 SF, AND THE TOTAL 10YR TREE CANOPY PROVIDED IS 20,125.0 SF. THE REQUIRED 17,040.3 SF TOTAL SHALL BE APPLIED TO BLOCK A, WHILE THE REMAINING 3,084.7 SF SHALL BE APPLIED TO BLOCK B WHEN THE FDP PLANS FOR BLOCK B COMMENTS. SEE GRAPHIC BELOW FOR DIAGRAM DELINEATING TREES.



SUPPLEMENTAL 10-YEAR TREE CANOPY COVERAGE SUMMARY

The Boro - Block A & B PH-I : JULY 22, 2015
(See Tables 12.3 and 12.10 for detailed information and calculations)

1.FDP Gross Site Area = 170,403 SF
 a.Minus Dedication Area(s) = 0 SF
2.Adjusted Gross Site Area = 170,403 SF
3.Required 10-Year Tree Canopy Coverage (from Table 12.3) = 10%
4.Required 10-Year Tree Canopy Coverage = 17,040.3 SF (#2 x #3 = 17,040.30 SF)
5.Area of Existing Tree Canopy (See EVM Sheet C-6) = 45,901 SF
6.% of Gross Site Area covered by Existing Tree Canopy = 26.9% (#5 / #1 = 26.9%)
7.Target: Required 10-Year Tree Canopy that should be met through Preservation of Existing Trees = 4,590 SF
8.Area of Existing Tree Canopy to be Preserved = 0.0 SF (see landscape plan)
9.Tree Preservation Target Met? No (0.00 SF < 440 SF) If "NO" See Target Deviation Request & Narrative)
10.Resultant Area of Required 10-Year Tree Canopy to be Provided Through Tree Planting = 17,040.3 SF (#4 minus #8 = 17,040.3 SF)
11.10-Year Canopy Area of Proposed Tree Planting = 20,125.00 SF
12.Total Tree Canopy Provided = 20,125.00 SF (#11 + #8)
13.Required 10-Year Tree Canopy Coverage Met? = YES 20,125.00 SF > 17,040.30 SF (#12 > #4)

THE BORO FDP - BLOCKS A & B PHASE 1
RUNNING TREE CANOPY SUMMARY CALCULATION

BLDG	GROSS SITE AREA	10YR TREE CANOPY REQUIRED	10YR TREE CANOPY PROVIDED AT FDP
A	170,403.00	17,040.30	20,125.00
B			
C	618,452.00	61,845.20	0.00
D			
E			
F			
TOTALS	788,855.00	78,888.50	20,125.00

TREE PLAN NOTES:
1. AT TREE ROOT BALL, THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8 FEET, A MIN. WIDTH OF 8 FEET FOR AT LEAST 12 INCHES DEEP TO AN OVERALL MAX. DEPTH OF 4 FEET. THE CROSS SECTION OF THIS ROOT ZONE IS A TRAPEZOIDAL SHAPE, NOT SQUARE OR RECTANGULAR PER THE DETAILS ON SHEETS L-10.1 TO L-10.3.
2. STREET TREES TO BE INSTALLED AT A MIN. 3 INCH CALIPER
3. BASED ON THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER, VIRGINIA DEPARTMENT OF TRANSPORTATION IN PARTNERSHIP WITH THE FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION, ATTACHMENT D, TABLE 12, PAGES DS-23 TO 24, TABLE NOTES E. PLANTING MATERIAL WITHIN THE SITE DISTANCE TRIANGLE, NOTE 3. ALLOWS FOR TREES WITHIN THE SITE DISTANCE TRIANGLE AS LONG AS TREES COMPLY WITH FIGURE 7, PAGE DS-25 AND SHALL BE LIMBED UP TO A MIN. OF 8.5' ABOVE PAVEMENT/5' ABOVE THE SIGHT LINE DATUM.
4. STREET TREES TO BE MAINTAINED AT A MIN. 8.5' FEET ABOVE SIDEWALK GRADE TO SUSTAIN A CLEAR SIGHT DISTANCE FOR VEHICLES. SEE PREVIOUS NOTE 6.
5. TREE ROOT ZONES SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
6. PROPOSED TREE SPECIES TO BE DETERMINED AT FINAL SITE PLAN APPROVAL AND WILL BE SUBJECT TO AVAILABILITY AND APPROXIMATE LOCATION/USE.
7. ALL BIORETENTION TREE PLANTERS ARE POTENTIAL SUBJECT TO SWM CALCS.
8. ALL LANDSCAPE AREAS TO HAVE IRRIGATION AS SUGGESTED IN THE TYSONS URBAN DESIGN GUIDELINES.
9. A HALF ACRE WILL BE PROVIDED THROUGH THE USE OF GREEN ROOFS (INTENSIVE AND EXTENSIVE) FOR THE PURPOSES OF STORMWATER MANAGEMENT. LOCATIONS SHOWN ARE REPRESENTATIVE AND SUBJECT TO CHANGE DURING FINAL DESIGN.

Table 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT — JULY 22, 2015

Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
A1	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	45,901	see § 12-0507.2
A2	Percentage of gross site area covered by existing tree canopy =	26.9%	
A3	Percentage of 10-year tree canopy required for site =	10%	see Table 12.4
A4	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	26.9%	
A5	Proposed percentage of canopy requirement that will be met through tree preservation =	0%	
A6	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
A7	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	C-5	Provide sheet number, see § 12-0507.3
A8	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	YES	see § 12-0507.4
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	170,403	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0510.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	170,403	Square feet
B5	Identify the site's zoning and/or use	PTC	
B6	Percentage of 10-year tree canopy required =	10.0%	§ 12-0509.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	17,040	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area(SF) =	4,590	Square Feet
C2	Total canopy area meeting standards of § 12-0400 (SF) =	0	Square Feet
C3	C 2 x 1.25(SF) =	0	§ 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C5	C 4 x 1.5(SF) =	0	§ 12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0509.3B(2)
C8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0	Square Feet
C9	C 8 x 1.0 (SF) =	0	§ 12-0509.3C(1)
C10	Total of C 3, C 5, C 7 and C 9 =	0	If area of C 10 is less than B 7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B 7-C10) =	17,040	Square feet
D2	Area of canopy planted for air quality benefits =	5,250	Square feet
D3	D 2 x 1.5 (SF) =	7,875	§ 12-0509.4B(1)
D4	Area of canopy planted for energy conservation =	0	Square feet
D5	D 4 x 1.5 (SF) =	0	§ 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits =	0	Square feet
D7	D 6 x 1.25 (SF) =	0	§ 12-0509.4B(3)
D8	Area of canopy planted for wildlife benefits =	2,500	Square feet
D9	D 8 x 1.5 (SF) =	3,750	§ 12-0509.4B(4)
D10	Area of canopy provided by native trees =	0	Square feet
D11	D 10 x 1.5 (SF) =	0	§ 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D13	D 12 x 1.25 (SF) =	0	§ 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0509.4D(1)(a)
D15	D 14 x 1.0 =	0	Square feet
D16	Percentage of D 14 represented by D 15 =	0	Must not exceed 33% of D 14
D17	Area of canopy to be planted with no benefit credits =	8,500	Square feet
D18	Total of canopy area provided through tree planting =	20,125	Square feet
D19	Is an offsite planting relief requested?	No	Yes or No
D20	Tree Bank or Tree Fund?	No	Yes or No § 12-0511
D21	Canopy area requested to be provided through offsite banking or tree fund =	No	Square feet
D22	Amount to be deposited into the Tree Preservation and Planting Fund =	No	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C 10) =	0	Square feet
E2	Total of canopy area provided through tree planting (D 18) =	20,125	Square feet
E3	Total of canopy area provided through offsite mechanism (D 21) =	0	Square feet
E4	Total of 10-year Tree Canopy Provided (SF)=	20,125	Total of E1 through E3, area should meet or exceed area in B7

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

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COMMONWEALTH OF VIRGINIA — STEPHANIE PANKIEWICZ Lic. No. 1825 08-28-2015 — LANDSCAPE ARCHITECT

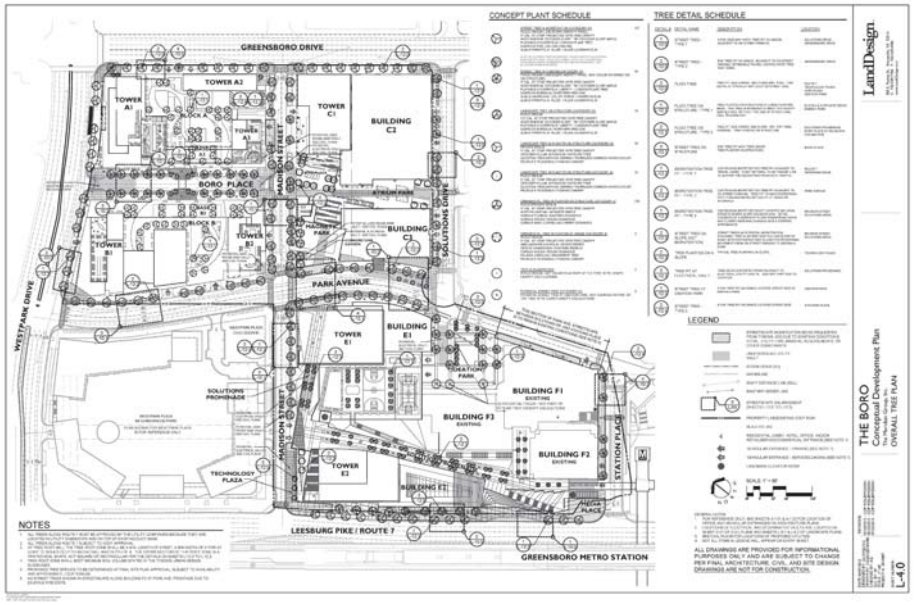
THE BORO - BLOCKS A & B PHASE I
Final Development Plan
TMG Solutions Plaza, LP
TREE CALCULATIONS BLOCKS A AND B

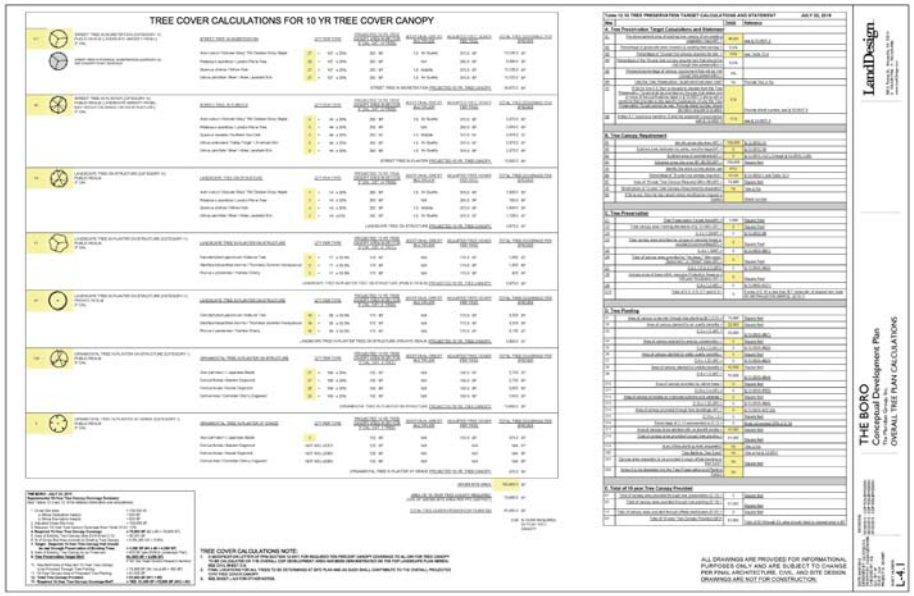
REVISIONS:
03/04/2015 - FDP RESUBMISSION
05/22/2015 - FDP RESUBMISSION
07/22/2015 - FDP RESUBMISSION
08/28/2015 - FDP RESUBMISSION

DATE: 01/30/2015
DESIGNED BY: SP/KG/JG
DRAWN BY: SH/KG/JG
CHECKED BY: KG
Q.C. BY: SP
SCALE:
PROJECT #: 2014145

SHEET NUMBER:
L-6.2

THESE SHEETS INCLUDED FROM GREENSBORO PLACE CDP SUBMISSION RZ-2010-PR-022, DATED JULY 22, 2015 FOR REFERENCE ONLY





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08-28-2015
LANDSCAPE ARCHITECT

THE BORO - BLOCKS A & B PHASE I
Final Development Plan
TMG Solutions Plaza, LP
OVERALL CDP TREE CALCULATIONS

DATE: 01/30/2015
DESIGNED BY: SP/KCG/KG
DRAWN BY: SH/KG/KG
CHECKED BY: KG
SCALE: 1" = 50' - 0"
PROJECT #: 2014145

REVISIONS:
03/04/2015 - FDP RESUBMISSION
05/06/2015 - FDP RESUBMISSION
07/22/2015 - FDP RESUBMISSION
08/28/2015 - FDP RESUBMISSION

SHEET NUMBER:
L-6.3

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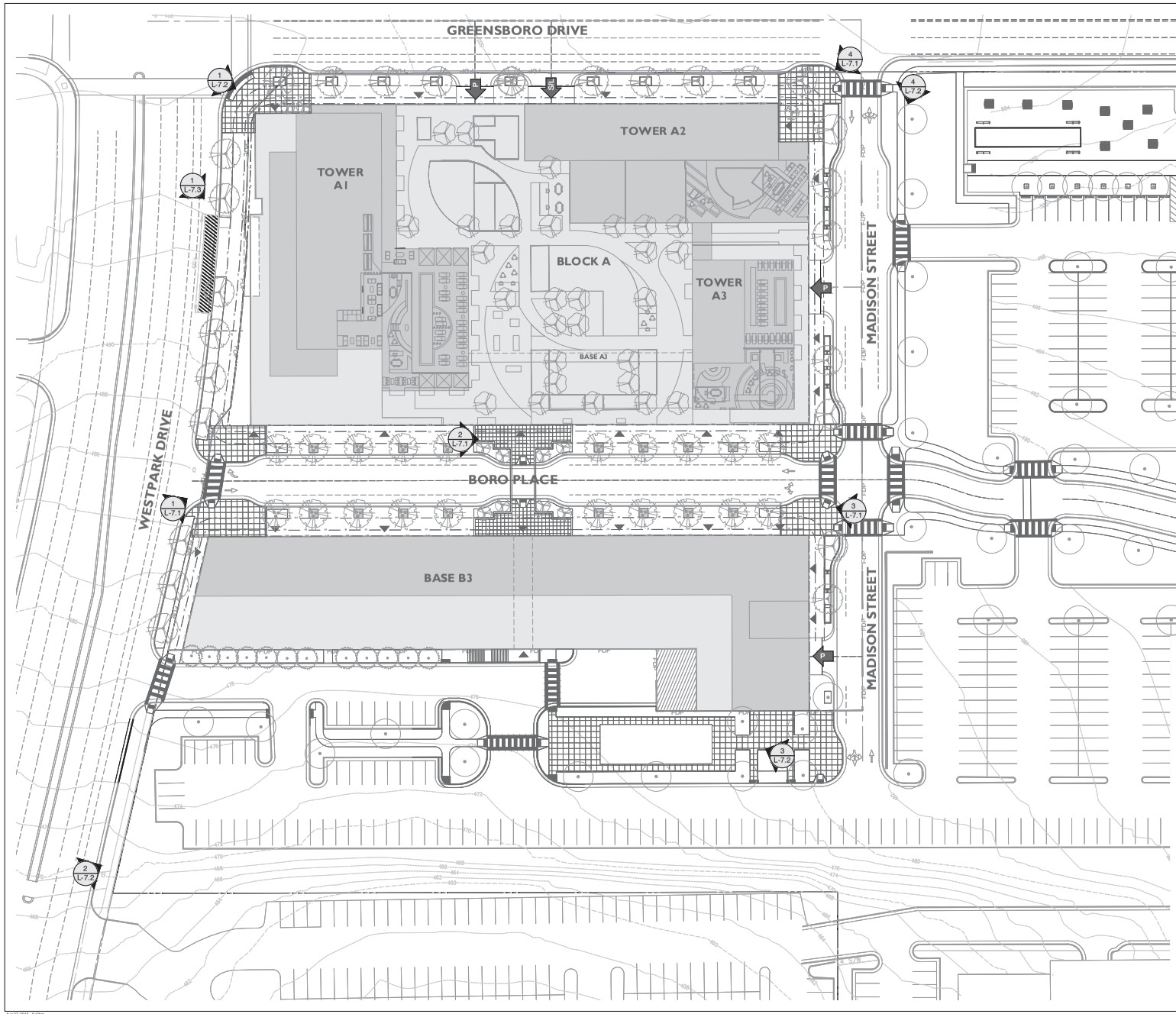

LEGEND

X / L-XX	PERSPECTIVES (SHEETS L-7.0 TO L7.2)
	PROPERTY LINE/EXISTING VDOT ROW
FDP	LIMITS OF FDP
BTL	BUILD-TO LINE / BUILDING RESTRICTION LINE
BZ	BUILDING ZONE
SW	SIDEWALK ZONE
	RESIDENTIAL LOBBY AND/OR RETAIL/SERVICE/COMMERCIAL ENTRANCE (SEE NOTE 1)
P	VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
SL	VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)

NORTH

SCALE: 1" = 30'

15' 0' 15' 30' 60'

GENERAL NOTES:

1. FOR REFERENCE ONLY; SEE ARCHITECTURE SHEETS FOR LOCATION OF PEDESTRIAN AND VEHICULAR ENTRANCES.
2. SEE CIVIL PLANS FOR LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
4. NOT ALL ITEMS IN LEGEND WILL APPEAR ON EVERY SHEET.

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08-28-2015
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THE BORO - BLOCKS A & B PHASE I

Final Development Plan

TMG Solutions Plaza, LP

PERSPECTIVES - KEY MAP

REVISIONS:
03/04/2015 - FDP RESUBMISSION
05/01/2015 - FDP RESUBMISSION
07/22/2015 - FDP RESUBMISSION
08/28/2015 - FDP RESUBMISSION

DATE: 01/30/2015
DESIGNED BY: SK/CG/JG
DRAWN BY: SH/KG/JG
CHECKED BY: KG
SCALE: 1" = 30'
PROJECT #: 2014-145

SHEET NUMBER:
L-7.0

Aug 27, 2015 - 6:18pm
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30SF - FDP_PERSPECTIVES.dwg

1 L-7.1 BORO PLACE AND WESTPARK DRIVE INTERSECTION
PERSPECTIVE
4145-PS001
NTS

2 L-7.1 BORO PLACE RETAIL STREET
PERSPECTIVE
4145-PS002
NTS

3 L-7.1 BORO PLACE AND MADISON STREET INTERSECTION
PERSPECTIVE
4145-PS003
NTS

4 L-7.1 MADISON STREET AND GREENSBORO DRIVE AT A2
PERSPECTIVE
4145-PS004
NTS

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PERSPECTIVES

REVISIONS:
03/04/2015 - FDP RESUBMISSION
05/22/2015 - FDP RESUBMISSION
07/22/2015 - FDP RESUBMISSION
08/28/2015 - FDP RESUBMISSION

DATE: 01/30/2015
DESIGNED BY: STK/CG/G
DRAWN BY: SH/KG/G
CHECKED BY: KG
QC BY: SP
SCALE: N/A
PROJECT #: 2014145

SHEET NUMBER:
L-7.1

1 L-7.2 WESTPARK DRIVE AND GREENSBORO DRIVE INTERSECTION 4145-PS004
PERSPECTIVE NTS

2 L-7.2 INTERIM CONDITION BEHIND B3 4145-PS005
PERSPECTIVE NTS

3 L-7.2 INTERIM CONDITION AT B3 INTERIM PARK 4145-PS006
PERSPECTIVE NTS

4 L-7.2 INTERIM CONDITION AT PASSIVE PARK 4145-PS008
PERSPECTIVE NTS

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Final Development Plan
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PERSPECTIVES

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07/22/2015 - FDP RESUBMISSION
08/28/2015 - FDP RESUBMISSION

DATE: 01/30/2015
DESIGNED BY: SPK/CG/G
DRAWN BY: SHK/GG/G
CHECKED BY: KG
QC BY: KG
SCALE: N/A
PROJECT #: 2014145

SHEET NUMBER:
L-7.2

1 L-7.3 WESTPARK DRIVE CIRCULATOR STOP
PERSPECTIVE

4145-PS004
NTS

SPACE INTENTIONALLY LEFT BLANK

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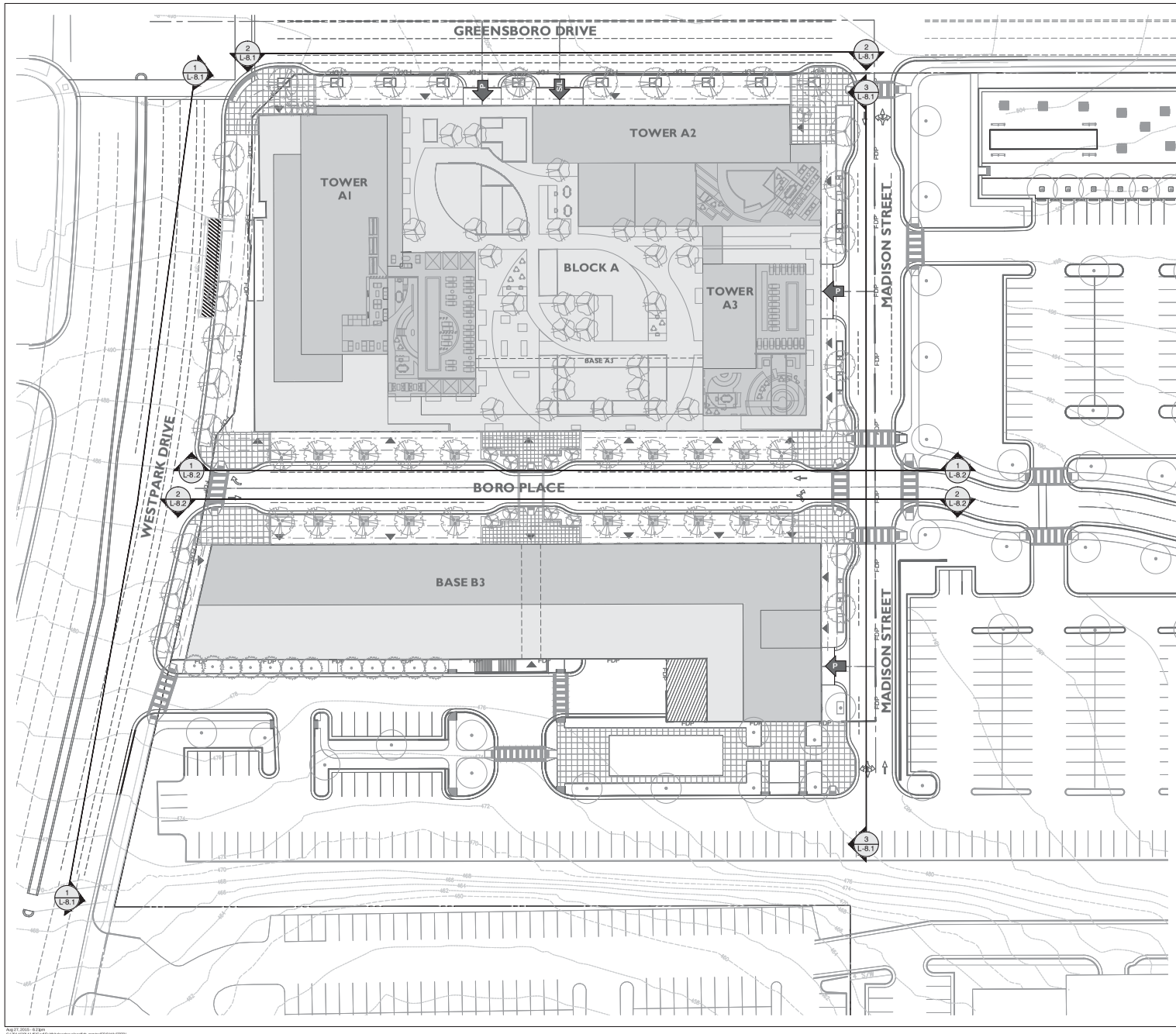
Final Development Plan
TMG Solutions Plaza, LP
PERSPECTIVES

DATE: 01/30/2015
DESIGNED BY: SHK/GJG
DRAWN BY: SHK/GJG
CHECKED BY: KG
QC CHECK BY:
SCALE: N/A
PROJECT #: 2014145

REVISIONS:
03/04/2015 - FDP RESUBMISSION
05/22/2015 - FDP RESUBMISSION
07/22/2015 - FDP RESUBMISSION
08/28/2015 - FDP RESUBMISSION

SHEET NUMBER:
L-7.3



LEGEND

X / L-XX	ELEVATIONS (SHEETS L-8.0 TO 8.2)
	PROPERTY LINE/EXISTING VDOT ROW
FDP	LIMITS OF FDP
BTL	BUILD-TO LINE / BUILDING RESTRICTION LINE
BZ	BUILDING ZONE
SW	SIDEWALK ZONE
	RESIDENTIAL LOBBY AND/OR RETAIL/SERVICE/COMMERCIAL ENTRANCE (SEE NOTE 1)
P	VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
SL	VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)

NORTH

SCALE: 1" = 30'

15' 0' 15' 30' 60'

GENERAL NOTES:
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ELEVATIONS- KEY MAP

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07/22/2015 - FDP RESUBMISSION
08/28/2015 - FDP RESUBMISSION

DATE: 01/30/2015
DESIGNED BY: SPK/CG/KG
DRAWN BY: SHK/GFG
CHECKED BY: KG
SCALE: 1" = 30'
PROJECT #: 2014-145

SHEET NUMBER:
L-8.0

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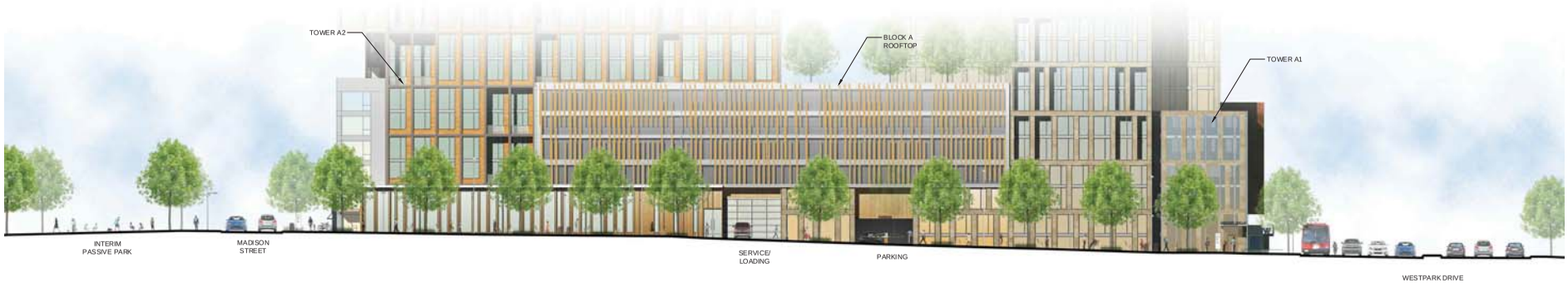
1 L-8.1 WESTPARK DRIVE BLOCK A & BASE B3
ELEVATION

4145-EL001
1 = 20'



2 L-8.1 GREENSBORO DRIVE BLOCK A
ELEVATION

4145-EL002
1 = 20'

3 L-8.1 MADISON STREET BLOCK A & BASE B3
ELEVATION

4145-EL003
1 = 20'

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THE BORO - BLOCKS A & B PHASE I

Final Development Plan

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ELEVATIONS

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08/28/2015 - FDP RESUBMISSION

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CHECKED BY: KG
QA/QC BY: KG
SCALE: AS NOTED
PROJECT #: 2014145

SHEET NUMBER:
L-8.1

1 L-8.2 BOROPLACE BLOCK A
ELEVATION

4145-EL004
1 = 20'

2 L-8.2 BOROPLACE BLOCK B
ELEVATION

4145-EL005
1 = 20'

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ELEVATIONS

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07/22/2015 - FDP RESUBMISSION
08/28/2015 - FDP RESUBMISSION

DATE: 01/30/2015
DESIGNED BY: SHK/GFG
DRAWN BY: SHK/GFG
CHECKED BY: KG
QC BY: SP
SCALE:
PROJECT #: 2014145

SHEET NUMBER:
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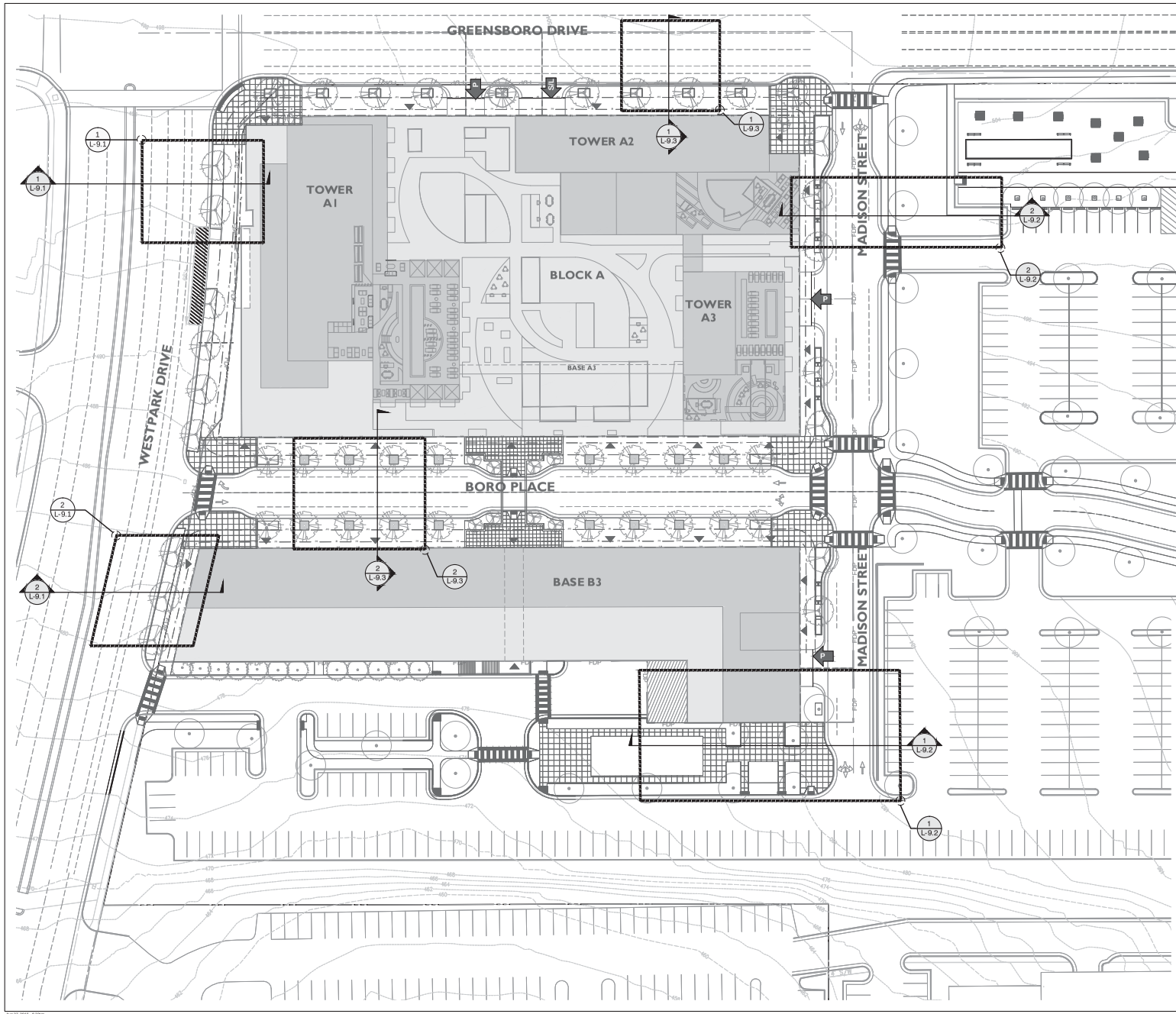

LEGEND

- SECTIONS (SHEETS L-9.0 TO L-9.3)
- STREETSCAPE ENLARGEMENT (SHEETS L-9.1 TO L-9.3)
- PROPERTY LINE/EXISTING VDOT ROW
- FDP — LIMITS OF FDP
- BTL — BUILD-TO LINE / BUILDING RESTRICTION LINE
- BZ — BUILDING ZONE
- SW — SIDEWALK ZONE
- RESIDENTIAL LOBBY AND/OR RETAIL/SERVICE/COMMERCIAL ENTRANCE (SEE NOTE 1)
- VEHICULAR ENTRANCE - PARKING (SEE NOTE 1)
- VEHICULAR ENTRANCE - SERVICE/LOADING (SEE NOTE 1)

NORTH

SCALE: 1" = 30'

15' 0' 15' 30' 60'

GENERAL NOTES:
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SECTIONS - KEY MAP

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SCALE: 1" = 30'
PROJECT #: 2014145

SHEET NUMBER:
L-9.0

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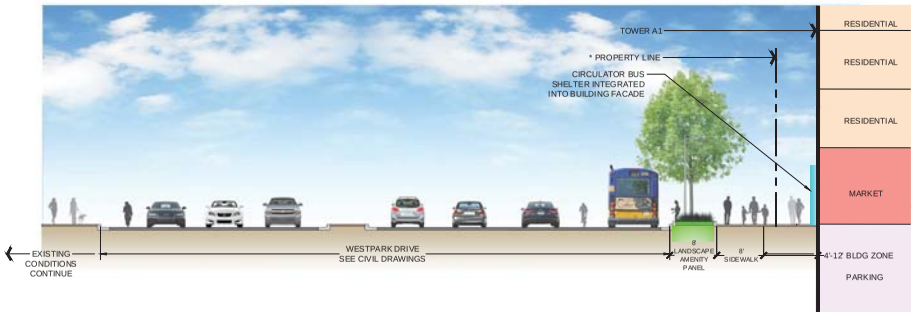
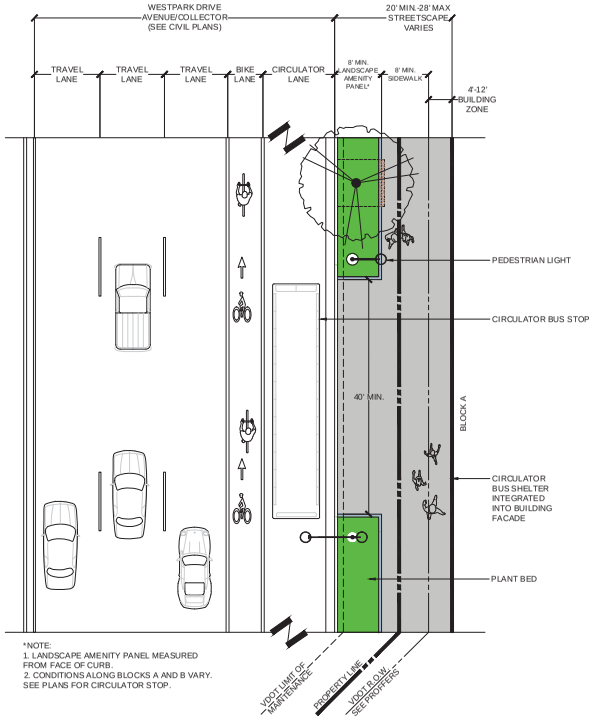


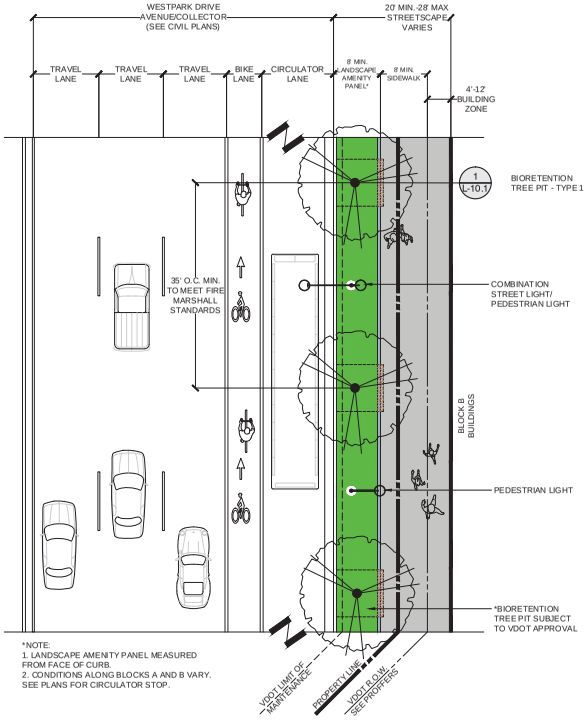
SECTION 1" = 10'

SECTION 1" = 10'



1 L-9.1 WESTPARK DRIVE THROUGH TOWER A1 AT CIRCULATOR STOP (AVENUE)

PLAN 1" = 10'



2 L-9.1 WESTPARK DRIVE THROUGH BASE B3 (AVENUE)

PLAN 1" = 10'

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TYP. STREETCAPES ENLARGEMENTS AND SECTIONS

REVISIONS:
03/04/2015 - FDP RESUBMISSION
05/04/2015 - FDP RESUBMISSION
07/22/2015 - FDP RESUBMISSION
08/28/2015 - FDP RESUBMISSION

DATE: 01/30/2015
DESIGNED BY: SPK/CG/G
DRAWN BY: SHK/CG/G
CHECKED BY: KG
QC BY: SPK
SCALE: AS NOTED
PROJECT #: 2014145

SHEET NUMBER: L-9.1

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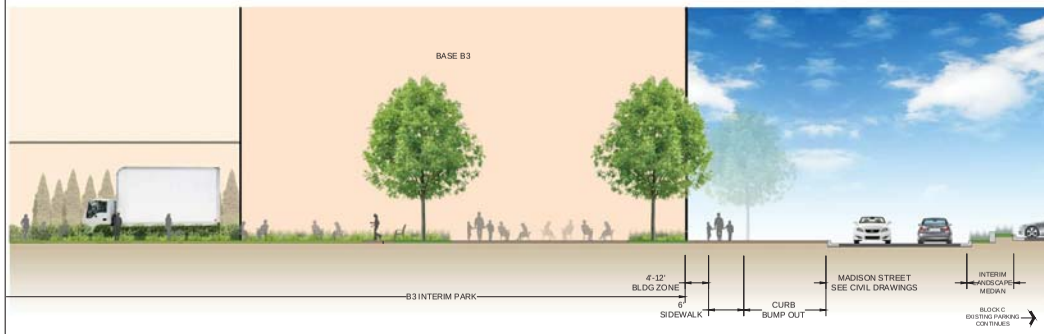
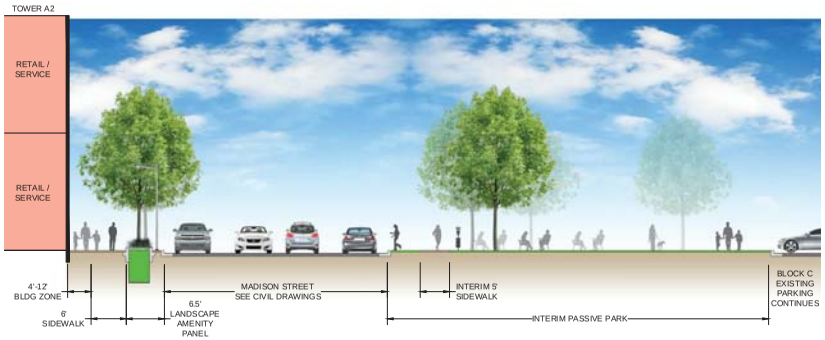
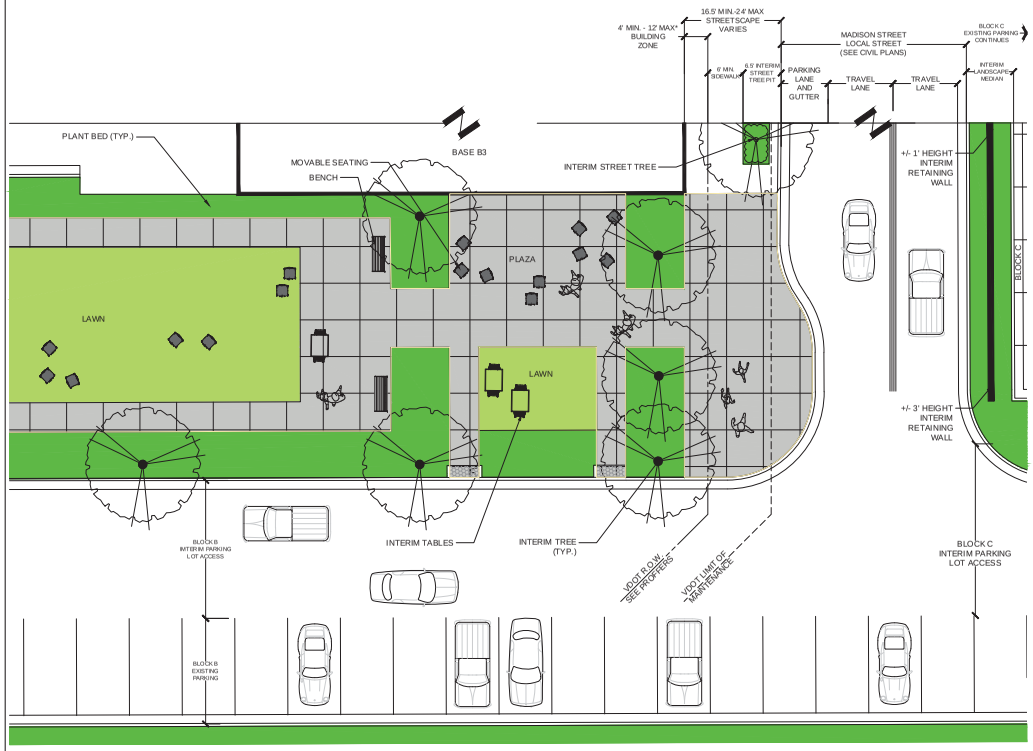


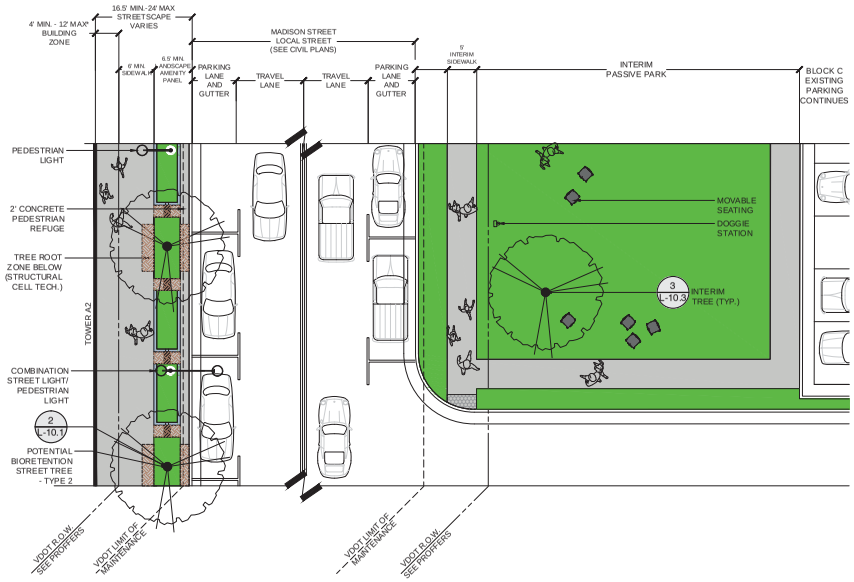
SECTION 1" = 10'



SECTION 1" = 10'



EXISTING CONDITION



*NOTE:
1. LANDSCAPE AMENITY PANEL MEASURED FROM FACE OF CURB.

1 L-9.2 MADISON STREET AT BLOCK B3 INTERIM PARK (LOCAL)

PLAN 1" = 10'

2 L-9.2 MADISON STREET THROUGH TOWER A3 AND INTERIM PARK

SECTION 1"=10'

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THE BORO - BLOCKS A & B PHASE I

Final Development Plan
TMG Solutions Plaza, LP
TYP. STREETCAPE ENLARGEMENTS AND SECTIONS

REVISIONS:
03/04/2015 - FDP RESUBMISSION
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07/22/2015 - FDP RESUBMISSION
08/28/2015 - FDP RESUBMISSION

DATE: 01/30/2015
DESIGNED BY: SHK/CG/KG
DRAWN BY: SHK/CG/KG
CHECKED BY: KG
QA/QC BY: SP
SCALE: AS NOTED
PROJECT #: 2014145

SHEET NUMBER:
L-9.2

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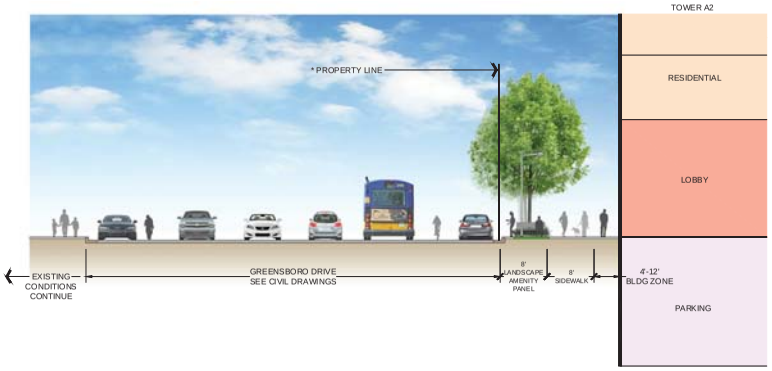
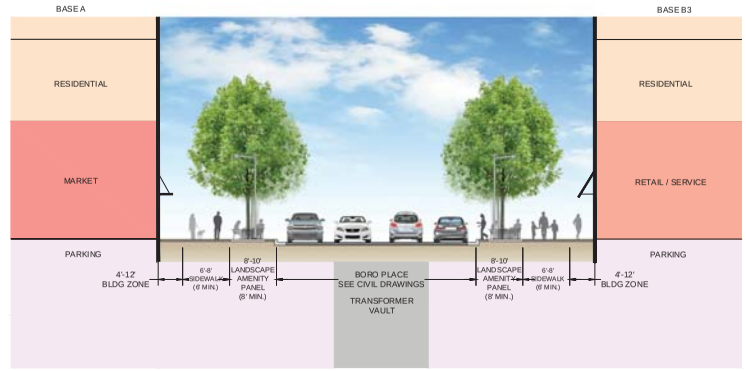
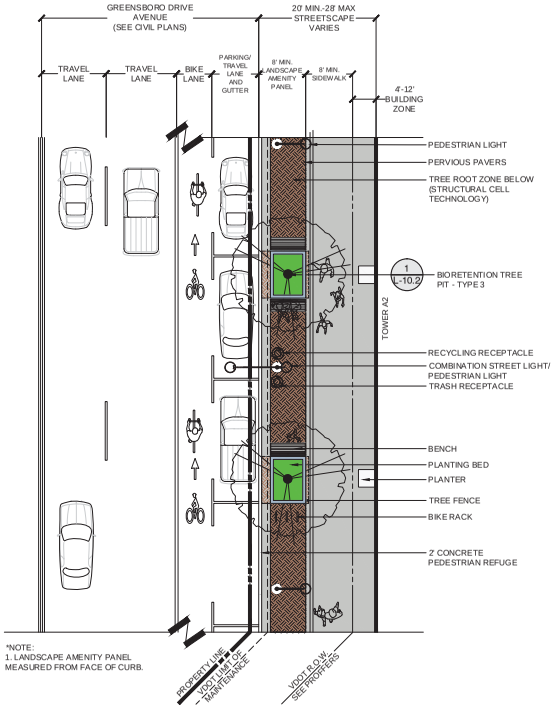


SECTION 1" = 10'

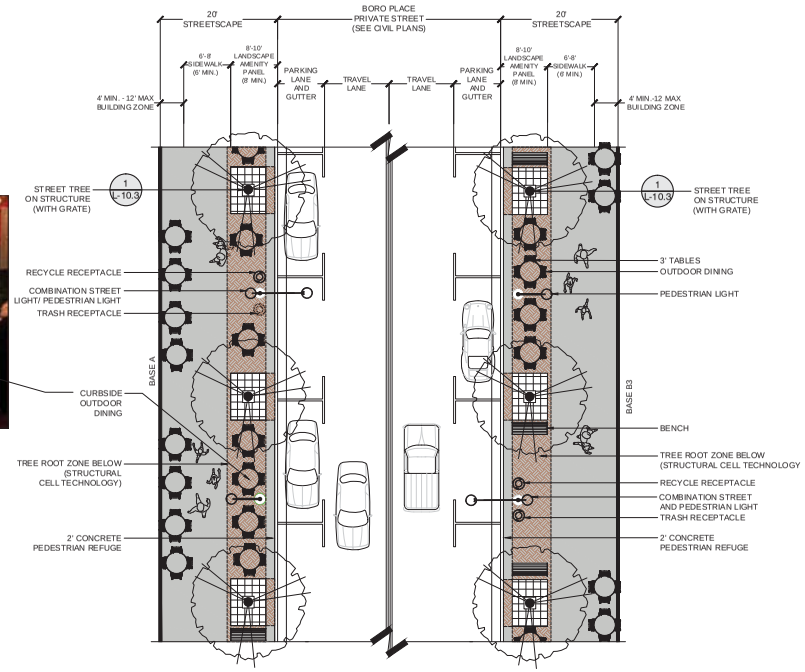


SECTION 1" = 10'



*NOTE:
1. LANDSCAPE AMENITY PANEL MEASURED FROM FACE OF CURB.

PRECEDENT IMAGE OF CURBSIDE OUTDOOR DINING



*NOTE:
1. LANDSCAPE AMENITY PANEL MEASURED FROM FACE OF CURB.
2. ALTHOUGH DESIGNATED AS A LOCAL STREET, BORO PLACE UTILIZES A LARGER STREETSCAPE TO ACCOMMODATE A POTENTIALLY HIGH VOLUME OF PEDESTRIANS DUE TO ITS USE AS THE MAIN RETAIL STREET WITHIN THE DEVELOPMENT.
3. THE OVERALL STREETSCAPE TO BE 20' WIDE AS NOTED. THE CLEAR SIDEWALK ZONE WILL VARY 6'-8' TO ALLOW FOR OUTDOOR DINING ZONES AS SHOWN IN THE AMENITY PANEL.

1 L-9.3 GREENSBORO DRIVE THROUGH TOWER A2 (AVENUE)

PLAN 1" = 10'

2 L-9.3 BORO PLACE THROUGH BLOCKS A & B (LOCAL)

PLAN 1" = 10'

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TYP. STREETCAPE ENLARGEMENTS AND SECTIONS

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07/22/2015 - FDP RESUBMISSION
08/28/2015 - FDP RESUBMISSION

DATE: 01/30/2015
DESIGNED BY: SMK/GFG
DRAWN BY: SHK/GFG
CHECKED BY: KG
QC BY: KG
SCALE: AS NOTED
PROJECT #: 2014145

SHEET NUMBER:
L-9.3

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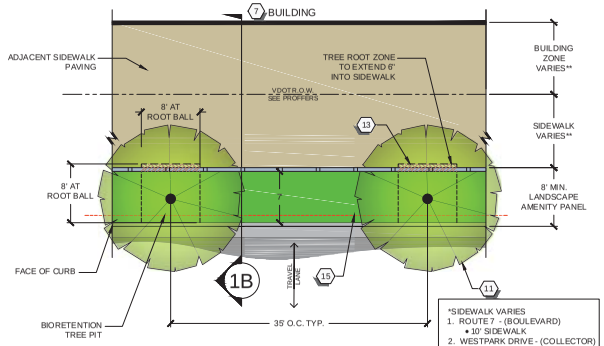
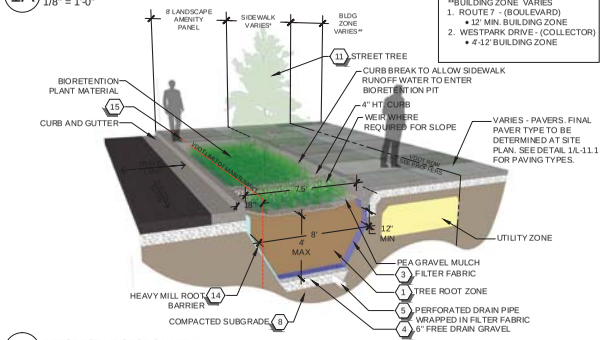
3008 - FDP_TYP STREETCAPES AND SECTIONS.dwg



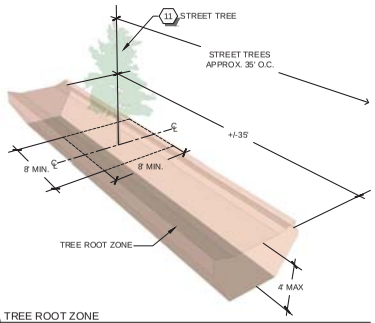
*SIDEWALK VARIES
1. ROUTE 7 - (BOULEVARD)
   • 10' SIDEWALK
2. WESTPARK DRIVE - (COLLECTOR)
   • 8' SIDEWALK

**BUILDING ZONE VARIES
1. ROUTE 7 - (BOULEVARD)
   • 12' MIN. BUILDING ZONE
2. WESTPARK DRIVE - (COLLECTOR)
   • 4'-12' BUILDING ZONE

1A PLAN VIEW
1/8" = 1'-0"



1B PERSPECTIVE SECTION VIEW
NTS



1C TREE ROOT ZONE
NTS

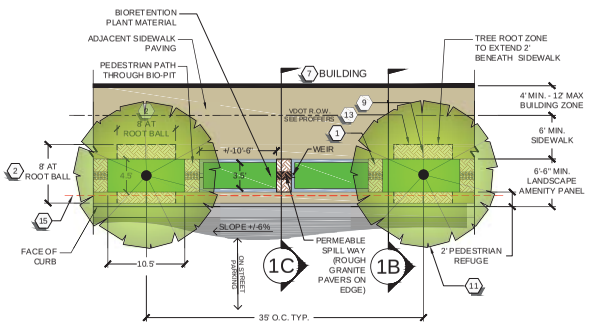
NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES.
5. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
6. OR APPROVED EQUIVALENT STRUCTURAL TREE ROOT ZONE SYSTEM.
7. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.

TREE DETAIL DESCRIPTION:	TREE DETAIL LOCATION:
CONTINUOUS BIORETENTION TREE PIT ADJACENT TO TRAVEL LANES. PLANT MATERIAL TO BE 'HEDGE' LIKE TO BUFFER THE PEDESTRIAN FROM AUTO TRAFFIC.	• WESTPARK DRIVE

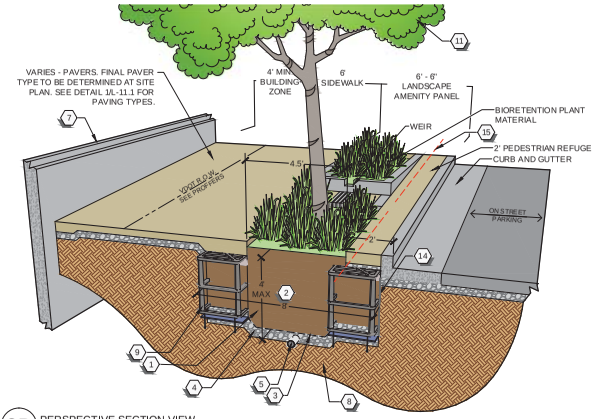
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WARPED IN FILTER FABRIC
6	BUILDING - SEE ARCHITECTURE PLANS
8	COMPACTED SUBGRADE
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE SHEET L-6.1 FOR SUGGESTED TREE GENUS & SPECIES.
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

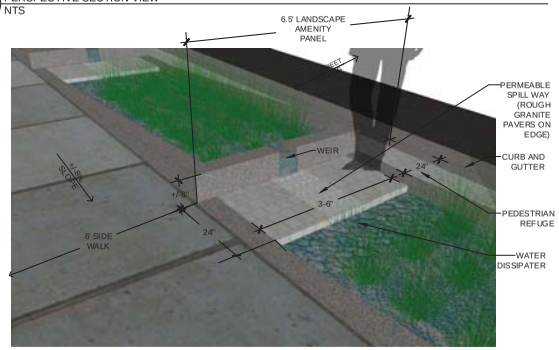
1 BIORETENTION TREE PIT - TYPE 1
L-10.1 PLAN / PERSPECTIVE SECTION
08A-247
AS NOTED



2A PLAN VIEW
1/8" = 1'-0"



2B PERSPECTIVE SECTION VIEW
NTS



2D PERSPECTIVE VIEW
NTS

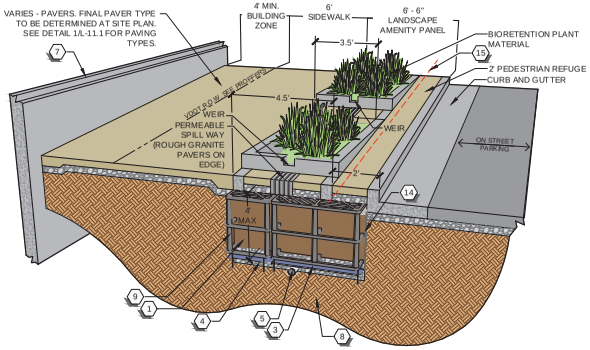
TREE DETAIL DESCRIPTION:
CONTINUOUS BIORETENTION PIT LOCATED ON LOCAL STREETS WHERE SLOPE EXCEEDS 4.9%. DETAIL CONSISTS OF A SERIES OF FLUSH PEDESTRIAN PATHS AND CURBED WEIR WALLS WHICH GIVE A STEPPED APPEARANCE.

TREE DETAIL LOCATION:
• MADISON STREET *

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

* IF BIORETENTION TREES ARE NOT REQUIRED ON MADISON STREET FOR STORMWATER CALCULATIONS THEN DETAIL 3/L-10.3 SHALL APPLY AT SITE PLAN.

2 BIORETENTION TREE PIT - TYPE 2
L-10.1 PLAN / PERSPECTIVE SECTION
08A-250
AS NOTED



2C TREE ROOT ZONE
NTS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
7	BUILDING - SEE ARCHITECTURE PLANS
8	COMPACTED SUBGRADE
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE SHEET L-6.1 FOR SUGGESTED TREE GENUS & SPECIES.
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

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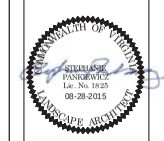

THE BORO - BLOCKS A & B PHASE I
Final Development Plan
TMG Solutions Plaza, LP
TREE DETAILS

REVISIONS:
03/04/2015 - FDP RESUBMISSION
05/08/2015 - FDP RESUBMISSION
07/22/2015 - FDP RESUBMISSION
08/28/2015 - FDP RESUBMISSION

DATE: 01/30/2015
DESIGNED BY: SKC/GG
DRAWN BY: SHR/GG
CHECKED BY: KG
QA/QC BY: KG
SCALE: AS NOTED
PROJECT #: 2014145

SHEET NUMBER:
L-10.1

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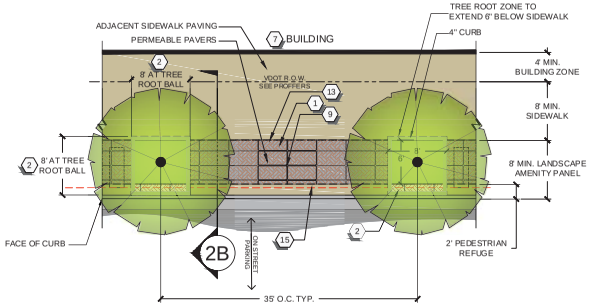
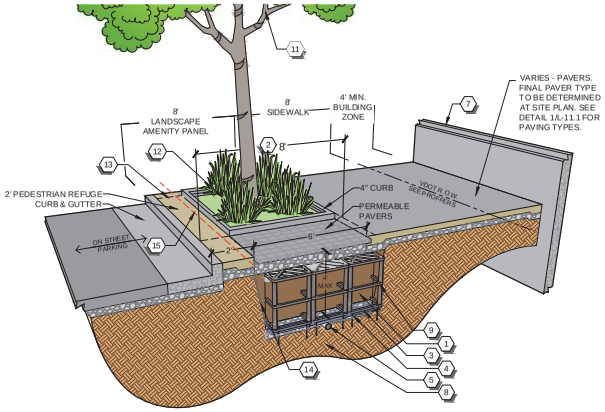
3008 - FDP_TREE DETAILS.dwg



1A PLAN VIEW
1/8" = 1'-0"



1B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

6'X8' (SIZE MY VARY) TREE PIT WITH TREE FENCE ON GRADE, ADJACENT TO ON STREET PARKING. PERMEABLE PAVING LOCATED OVER TREE ROOT ZONE.

TREE DETAIL LOCATION:

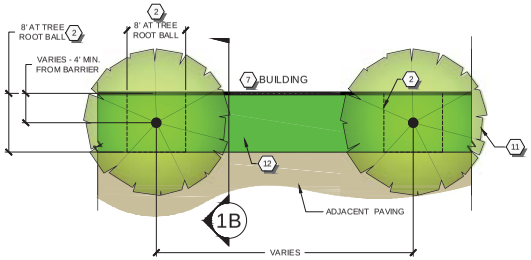
- GREENSBORO DRIVE

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

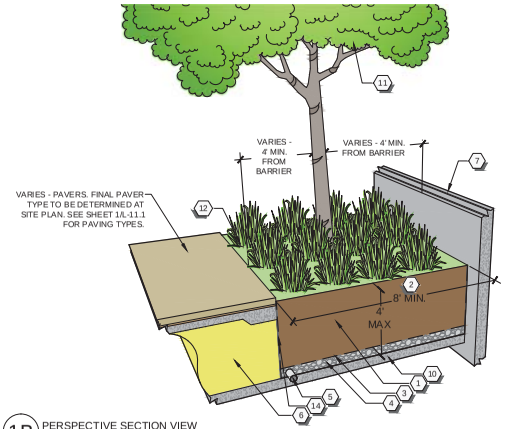
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
6	BUILDING - SEE ARCHITECTURE PLANS
7	COMPACTED SUBGRADE
8	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
9	STREET TREE - SEE SHEET L-6.1 FOR SUGGESTED TREE GENUS & SPECIES.
10	PLANTING BED WITH MULCH
11	LIMITS OF TREE ROOT ZONE BELOW PAVING
12	HEAVY MILL ROOT BARRIER
13	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

1 BIORETENTION TREE PIT - TYPE 3 — 08A-248
L-10.2 PLAN / PERSPECTIVE SECTION — AS NOTED



1A PLAN VIEW
1/8" = 1'-0"



1B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

TREE PLANTED ON STRUCTURE IN LARGE PLANTING BEDS. THIS TREE IS INTENDED TO MEET FFX COUNTY BARRIER REQ. WITHOUT THE USE OF STRUCTURAL CELL TECHNOLOGY.

TREE DETAIL LOCATION:

- BLOCK A & B PRIVATE RECREATION DECK

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
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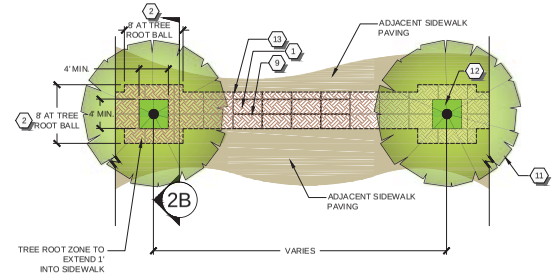
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

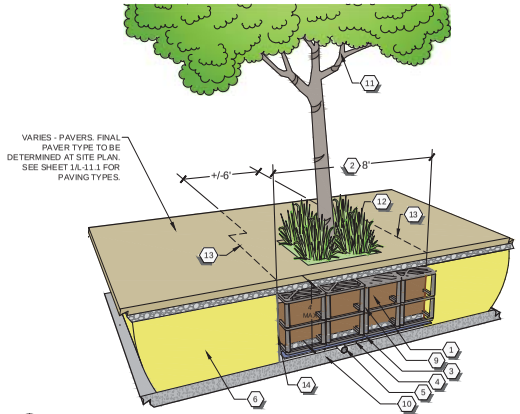
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
6	FILL MATERIAL - TBD
7	BUILDING - SEE ARCHITECTURE PLANS
8	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
10	STRUCTURAL SLAB, BY OTHERS - TO HAVE ADEQUATE WATERPROOFING / WATERPROOFING PROTECTION LAYER AS REQUIRED.
11	STREET TREE - SEE SHEET L-6.1 FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

2 PLAZA TREE ON STRUCTURE - TYPE 1 — 08A-246
L-10.2 PLAN / PERSPECTIVE SECTION — AS NOTED



2A PLAN VIEW
1/8" = 1'-0"



2B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

TREE PIT SIZE VARIES, SEE PLANS - MIN. 4'X4' TREE OPENING. TREE PLANTED ON STRUCTURE.

TREE DETAIL LOCATION:

- BLOCK A & B PRIVATE RECREATION DECK
- BORO PLACE MID STREET CROSSING

NOTES:
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4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
6	FILL MATERIAL - TBD
7	BUILDING - SEE ARCHITECTURE PLANS
8	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
10	STRUCTURAL SLAB, BY OTHERS - TO HAVE ADEQUATE WATERPROOFING / WATERPROOFING PROTECTION LAYER AS REQUIRED.
11	STREET TREE - SEE SHEET L-6.1 FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

3 PLAZA TREE ON STRUCTURE - TYPE 2 — 08A-246
L-10.2 PLAN / PERSPECTIVE SECTION — AS NOTED

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COMMONWEALTH OF VIRGINIA
STEPHANIE PANKIEWICZ
Lic. No. 1825
08-28-2015
LANDSCAPE ARCHITECT

THE BORO - BLOCKS A & B PHASE I

Final Development Plan

TMG Solutions Plaza, LP

TREE DETAILS

REVISIONS:
03/04/2015 - FDP RESUBMISSION
05/22/2015 - FDP RESUBMISSION
07/22/2015 - FDP RESUBMISSION
08/28/2015 - FDP RESUBMISSION

DATE: 01/30/2015
DESIGNED BY: SHK/CG/G
DRAWN BY: SHK/CG/G
CHECKED BY: KG
QC BY: KG
SCALE: AS NOTED
PROJECT #: 2014145

SHEET NUMBER:
L-10.2

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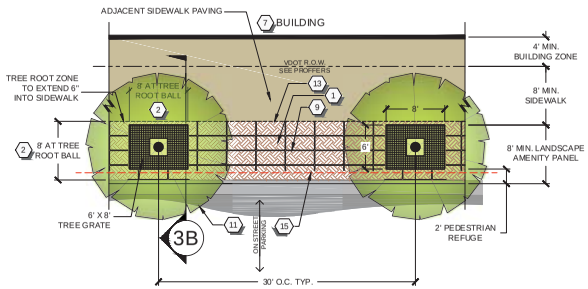
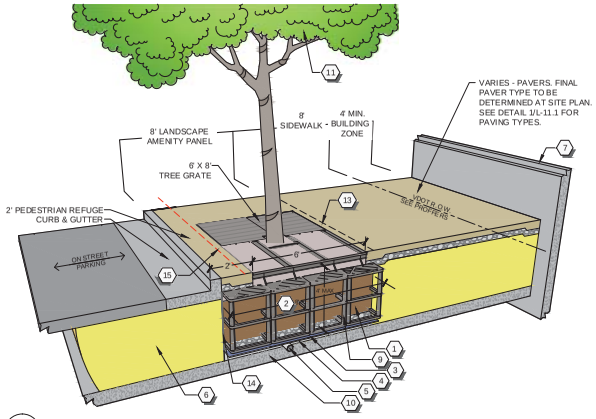
30SF - FDP_TREE DETAILS.dwg



3A PLAN VIEW
1/8" = 1'-0"



3B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

6'X8' TREE PIT WITH TREE GRATE. TREE PLANTER ON STRUCTURE.

TREE DETAIL LOCATION:

- BORO PLACE

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL NATIONAL, STATE AND LOCAL BUILDING CODES.
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4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL.
7. THIS TREE DETAIL MAY BE ADJUSTED AT SELECT TREES ON BORO PLACE AT THE TIME OF SITE PLAN IN ORDER TO BE COMPLIANT WITH SWM REQUIREMENTS. LEED PART 1, AS DESCRIBED IN THE SWM NARRATIE CIVIL SHEETS THIS FDP. APPLIES TO BORO PLACE THIS SET ONLY.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
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10	STRUCTURAL SLAB, BY OTHERS - TO HAVE ADEQUATE WATERPROOFING / WATERPROOFING PROTECTION LAYER AS REQUIRED.
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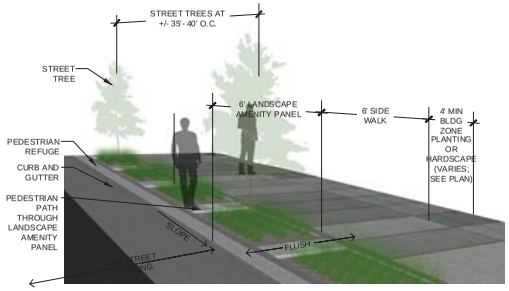
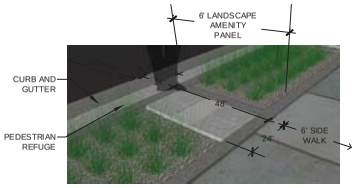
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18'' FROM FRONT OF CURB

1 STREET TREE ON STRUCTURE 08A-246
L-10.3 PLAN / PERSPECTIVE SECTION AS NOTED



PERSPECTIVE VIEW



ENLARGEMENT

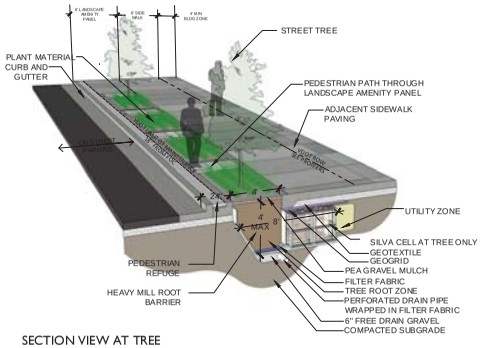
TREE DETAIL DESCRIPTION:

STANDARD TREE PLANTERS THAT FOLLOW SLOPE OF ROAD WITH FOOTPATHS THAT ALLOW FOR PEDESTRIAN MOVEMENT FROM ON-STREET PARKING TO SIDEWALK ZONE.

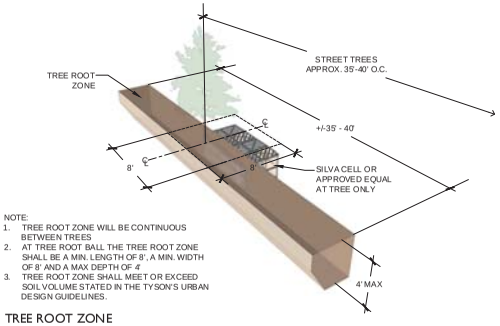
TREE DETAIL LOCATION:

- MADISON STREET*

* IF BIORETENTION TREES ARE REQUIRED ON MADISON STREET OR SOLUTIONS DRIVE FOR STORMWATER CALCULATIONS, THEN DETAIL 3/L-10.1 WILL APPLY AT SITE PLAN.



SECTION VIEW AT TREE

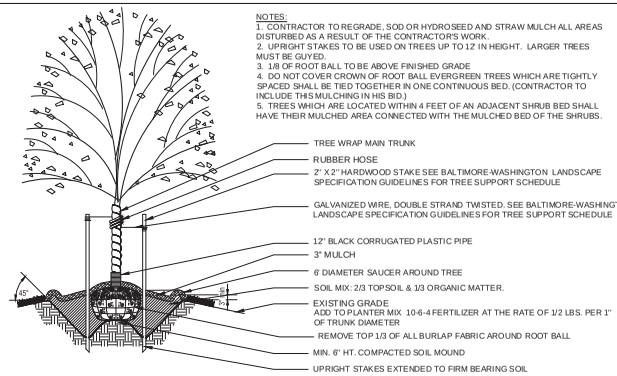


NOTE:
1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES
2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
3. TREE ROOT ZONE SHALL MEET OR EXCEED SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.

TREE ROOT ZONE

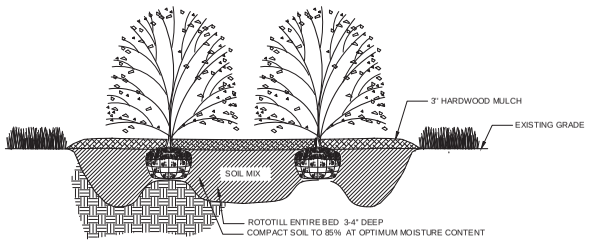
2 STREET TREE ON SLOPE (NOT BIORETENTION) 08A-XXX
L-10.3 PERSPECTIVE SECTIONS NTS

NOTES:
1. CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THE CONTRACTOR'S WORK.
2. UPRIGHT STAKES TO BE USED ON TREES UP TO 12' IN HEIGHT. LARGER TREES MUST BE GUYED.
3. 1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE
4. DO NOT COVER CROWN OF ROOT BALL EVERGREEN TREES WHICH ARE TIGHTLY SPACED SHALL BE TIED TOGETHER IN ONE CONTINUOUS BED. (CONTRACTOR TO INCLUDE THIS MULCHING IN HIS BID.)
5. TREES WHICH ARE LOCATED WITHIN 4 FEET OF AN ADJACENT SHRUB BED SHALL HAVE THEIR MULCHED AREA CONNECTED WITH THE MULCHED BED OF THE SHRUBS.



3 STANDARD TREE PLANTING 08A-031
L-10.3 SECTION N.T.S.

NOTES:
1. BEDS TO HAVE SMOOTHLY CONTOURED AND CLEANLY DEFINED EDGES. BEDS SHALL BE CURVILINEAR EXCEPT AS NOTED ON PLAN
2. PROPOSED BEDS MUST BE LAID OUT ON SITE AND APPROVED BY OWNER, IF REQUESTED BY OWNER
3. REMOVE TOP 1/3 OF ALL BURLAP FABRIC AROUND ROOT BALL.
4. COMPLETELY REMOVE ALL STRINGS, RIBBONS, AND TAGS FROM THE PLANT.
5. SCARIFY ROOTS ON POT BOUND PLANTS
6. PLANT SPACING VARIES - (SEE PLAN)
7. ALL SHRUBS TO BE PLANTED IN MULCHED BEDS
8. PRUNE ALL BROKEN, DISEASED, AND WEAK BRANCHES.
9. ALL SHRUB BEDS TO BE COMPLETELY EXCAVATED OF ALL EXISTING SOIL TO REQUIRED DEPTH AND BACKFILLED WITH REQUIRED SOIL MIX
10. SOIL MIX: 2/3 TOPSOIL & 1/3 ORGANIC MATTER.
11. TOP DRESS BED WITH 10-6-4 FERTILIZER AT THE RATE OF 5 LBS. PER 100 S.F. OF BED AREA.



4 SHRUB PLANTING BED 08A-035
L-10.3 SECTION N.T.S.

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Lic. No. 1825
08-28-2015
LANDSCAPE ARCHITECT

THE BORO - BLOCKS A & B PHASE I
Final Development Plan
TMG Solutions Plaza, LP
TREE DETAILS

REVISIONS:
03/04/2015 - FDP RESUBMISSION
05/22/2015 - FDP RESUBMISSION
07/22/2015 - FDP RESUBMISSION
08/28/2015 - FDP RESUBMISSION

DATE: 01/30/2015
DESIGNED BY: SHK/CG/G
DRAWN BY: SHK/GG/G
CHECKED BY: KG
SCALE: 1" = 1'-0"
SCALE: AS NOTED
PROJECT #: 2014145

SHEET NUMBER:
L-10.3

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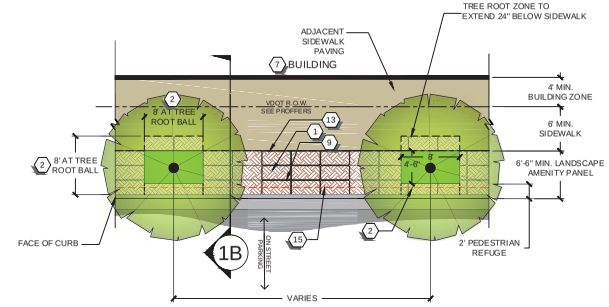
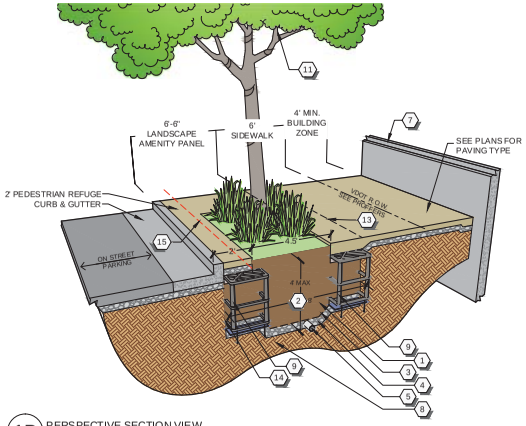


1A PLAN VIEW
1/8" = 1'-0"



1B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

4.5'X8' (SIZE MAY VARY) TREE PIT ON GRADE, ADJACENT TO ON STREET PARKING.

TREE DETAIL LOCATION:

- SOLUTIONS DRIVE AT PARKING AND LOADING ENTRANCES
- GREENSBORO DRIVE AT PARKING AND LOADING ENTRANCES

NOTES:

1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH & 8' WIDTH WITH A MAXIMUM 4' DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
7	BUILDING - SEE ARCHITECTURE PLANS
8	COMPACTED SUBGRADE
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE SHEET L-4.0 FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

1 L-10.4 STREET TREE - TYPE 1
PLAN / PERSPECTIVE SECTION

08A-248
AS NOTED

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THE BORO - BLOCKS A & B PHASE I

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TMG Solutions Plaza, LP

TREE DETAILS

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DRAWN BY: SMK/CJG/KG
CHECKED BY: KG
QC BY: KG
SCALE: N/A
PROJECT #: 2014145

SHEET NUMBER:
L-10.4

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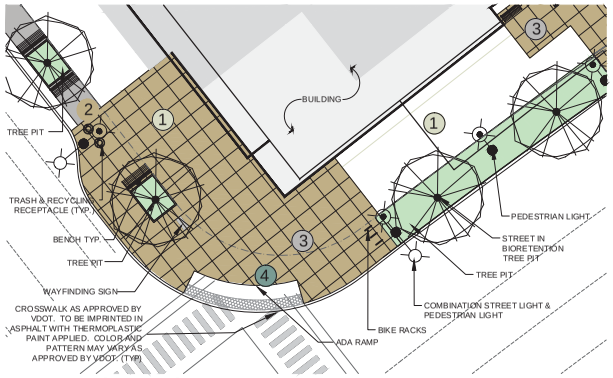


PAVING ENLARGEMENT

PLAN — NTS

1 FIELD PAVING - POURED IN PLACE CONCRETE

LOCATION USED: SIDEWALK ZONE (MAY APPEAR IN SELECT LOCATIONS WITHIN LANDSCAPE AMENITY PANEL)
PRODUCT DESCRIPTION: POURED IN PLACE CONCRETE
COLOR: COOL GRAYS - TO HAVE MIN. SOLAR REFLECTANCE INDEX (SRI) VALUE OF 0.29
SUGGESTED SCORING PATTERN: 4' X 8' RECTANGULAR (PERPENDICULAR TO STREET)

2 FIELD PAVING - UNIT PAVERS

LOCATION USED: SIDEWALK ZONE / BUILDING ZONE (MAY APPEAR IN SELECT LOCATIONS WITHIN LANDSCAPE AMENITY PANEL)
PRODUCT DESCRIPTION: STONE OR CONCRETE UNIT PAVERS (TO BE ADA COMPLIANT, AND HAVE A NON-SLIP FINISH)
COLOR: COOL GRAYS - TO HAVE MIN. SOLAR REFLECTANCE INDEX (SRI) VALUE OF 0.29

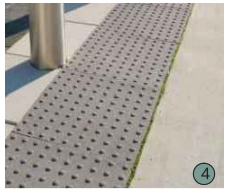
3 ACCENT PAVING - UNIT PAVERS

LOCATION USED: SIDEWALK ZONE / BUILDING ZONE (MAY APPEAR IN SELECT LOCATIONS WITHIN LANDSCAPE AMENITY PANEL)
PRODUCT DESCRIPTION: STONE OR CONCRETE UNIT PAVERS (TO BE ADA COMPLIANT, AND HAVE A NON-SLIP FINISH)
COLOR: COOL GRAYS - TO HAVE MIN. SOLAR REFLECTANCE INDEX (SRI) VALUE OF 0.29

4 ADA ACCESSIBLE RAMP PAVING - DOME PAVERS

LOCATION USED: ADA CURB RAMPS
PRODUCT DESCRIPTION: PRECAST DOME DETECTABLE WARNING PAVERS
COLOR: CHARCOAL GRAY SUGGESTED BUT COLOR TBD BY PROJECT SUCH THAT ADA REQUIREMENTS ARE MET.

NOTES:
1. OR APPROVED EQUAL
2. ALL STREETSCAPE PAVING TO MEET THE GOALS OF A LEED PROJECT, LIGHT COLORED PAVEMENTS SUCH AS LIGHT COLORED CONCRETE, CLAY AND GRANITE PAVERS SHOULD BE USED TO MINIMIZE HEAT ISLAND EFFECT.



1 STREETSCAPE PAVEMENT

L-11.1 — PLAN / PICTORIAL — 12G-XXX — NTS

AVAILABLE THROUGH:
LANDSCAPE FORMS INC.
431 LAWNDALE AVE.
KALAMAZOO, MI 49048
PH: 800-430-6209
FAX: 269-381-3455
www.landscapeforms.com

MODEL: REST METRO 40 BENCH
FINISH: ALUMINUM

NOTES:
1. BENCHES SHALL MEET THE TYSONS CORNER URBAN DESIGN GUIDELINES STANDARD FOR TYSONS CENTRAL 7 & COURTHOUSE STREETSCAPE FURNISHINGS, OR APPROVED EQUAL (SEE SECTION 3.4H OF DESIGN GUIDELINES)
2. PROPOSED BENCHES SHALL BE POWDER COATED OR STAINLESS STEEL FINISH
2. BENCH SPECIFIED IN DETAIL IS LOCATED IN PUBLIC STREETSCAPE.

2 BENCH

L-11.1 — PICTORIAL — 05A-303 — NTS

NOTES:
1. UTILITY VAULT COVERS TO BE OVERLAID WITH PAVING ELEMENTS TO BLEND INTO SURROUNDING STREETSCAPE

5 UTILITY COVERS

L-11.1 — PICTORIAL — 12G-XXX — NTS

LITTER RECEPTACLE

RECYCLING RECEPTACLE

MODEL: DEGALDO TRASH RECEPTACLE
PRODUCT #: DLGT-HLS-36-F-P-DT
FINISH: GREY POWDER COAT RAL 7040

AVAILABLE THROUGH:
CREATIVE PIPE
P.O. BOX 2458
RANCHO MIRAGE, CALIFORNIA 92270-1087
PH: 1.800.644.8467
FAX: 760.340.5883
www.creativepipe.com

NOTES:
1. LITTER AND RECYCLING RECEPTACLES SHALL MEET THE TYSONS CORNER URBAN DESIGN GUIDELINES STANDARD FOR TYSONS CENTRAL 7 & COURTHOUSE STREETSCAPE FURNISHINGS, OR APPROVED EQUAL (SEE SECTION 3.4H OF DESIGN GUIDELINES)
2. LITTER AND RECYCLING RECEPTACLES SPECIFIED IN DETAIL IS LOCATED IN PUBLIC STREETSCAPE.

3 LITTER AND RECYCLING RECEPTACLE

L-11.1 — PICTORIAL — 05F-421 — NTS

NOTES:
1. PLANTER STYLE SHALL BE SELECTED TO COMPLIMENT ARCHITECTURE STYLE AND OTHER STREETSCAPE/AMENITY FURNISHINGS.
2. FIBERGLASS / LIGHT WEIGHT PLANTERS SHALL BE SPECIFIED FOR ALL ELEVATED DECK / ROOF TOP AMENITIES.
3. MORE DURABLE FIBERGLASS OR CONCRETE PLANTERS SHALL BE SPECIFIED ALONG STREETSCAPE AND AT PUBLIC OPEN SPACE.

6 PLANTERS

L-11.1 — PICTORIAL — 05E-XXX — NTS

MODEL: HORSESHOE RACK
MOUNT: FLANGED SURFACE MOUNT
FINISH: STAINLESS STEEEL

AVAILABLE THROUGH:
CREATIVE PIPE
P.O. BOX 2458
RANCHO MIRAGE, CALIFORNIA 92270-1087
PH: 1-800-644-8467
FAX: 760-340-5883
www.creativepipe.com

NOTES:
1. BIKE RACK SHALL MEET THE TYSONS CORNER URBAN DESIGN GUIDELINES STANDARD FOR TYSONS CENTRAL 7 & COURTHOUSE STREETSCAPE FURNISHINGS, OR APPROVED EQUAL (SEE SECTION 3.4H OF DESIGN GUIDELINES)
2. ADDITIONAL BIKE PARKING SHOULD BE PROVIDED WITHIN PARKING GARAGE TO MEET OR EXCEED LEED REQUIREMENT.
3. MIN. SPACING BETWEEN RACKS SHALL BE 3' WIDE WITH A Z OFFSET SPACING SURROUNDING RACKS PER FAIRFAX COUNTY GUIDELINES FOR BICYCLE PARKING.
4. BIKE RACK SPECIFIED IN DETAIL IS LOCATED IN PUBLIC STREETSCAPE.

4 BIKE RACK

L-11.1 — PICTORIAL — 10C-079 — NTS

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

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

ILLUSTRATIVE COMBINATION STREET LIGHT AND NORMAL PEDESTRIAN LIGHT. SEE NOTE 2.

PEDESTRIAN SCALE LIGHTING OPTIONS:

OPTION 1: SELUX ARC MINI SPANNER ARM SERIES
- ARC MINI SPANNER ARM SERIES
- SILVER FINISH
- HID OR LED LAMP
- TEMPERED FLAT GLASS LENS

OPTION 2: ARCHITECTURAL AREA LIGHTING
- FLEX SERIES
- MATTE ALUMINUM FINISH
- HID OPTION

OPTION 3: APPROVED EQUAL

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

PUBLIC PARK PATH LIGHTING

7 LIGHTING

L-11.1 — PICTORIAL — 05B-XXX — NTS

NOTE: DETAILS SHOWN ARE THOSE RECOMMENDED BY THE TYSONS URBAN DESIGN GUIDELINES, AND ARE LOCATED ON PUBLIC STREETS. PRIVATE AREAS (STREETS, PARKS, PLAZA, ETC.) MAY VARY FROM THESE RECOMMENDED FURNISHINGS.

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

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LANDSCAPE ARCHITECT

THE BORO - BLOCKS A & B PHASE I

Final Development Plan
TMG Solutions Plaza, LP
STREETSCAPE DETAILS

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05/22/2015 - FDP RESUBMISSION
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08/28/2015 - FDP RESUBMISSION

DATE: 01/30/2015
DESIGNED BY: SMK/CG/G
DRAWN BY: SMK/CG/G
CHECKED BY: KG
SCALE: 1" = 10'
PROJECT #: 2014145

SHEET NUMBER:
L-11.1

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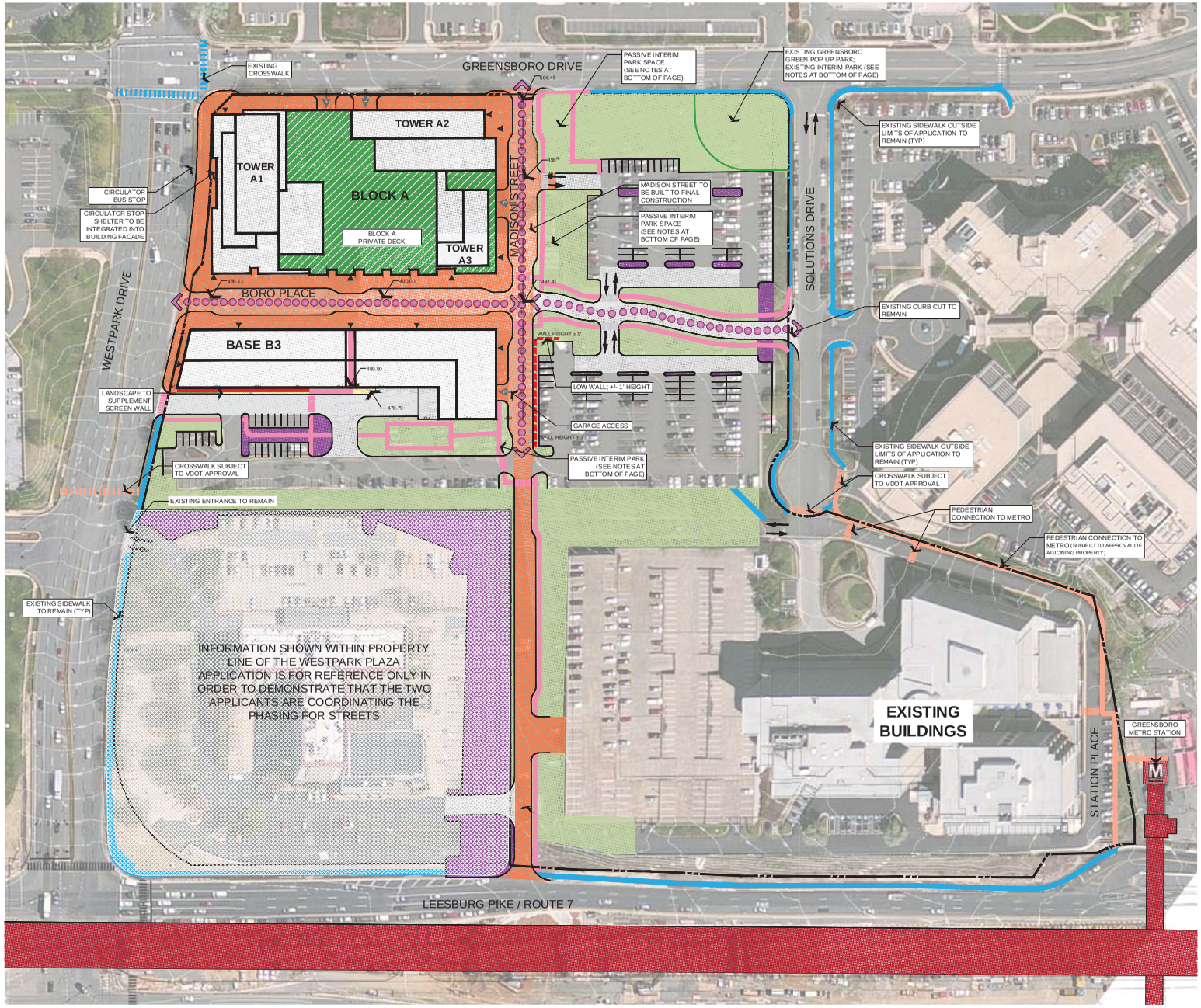

PHASE A1

(TOWER A1 + TOWER A2 + TOWER A3 + BASE A3 AND BASE B3)

1. DEMOLITION OF EXISTING ENTERPRISE BUILDING.
2. CONSTRUCTION OF TOWER A1, TOWER A2, TOWER A3, BASE A3 AND BASE B3.
3. CONSTRUCTION OF BORO PLACE FROM WESTPARK DRIVE TO MADISON STREET.
4. CONSTRUCTION OF MADISON STREET FROM GREENSBORO DRIVE TO ROUTE 7.
5. CONSTRUCTION OF FINAL STREETSCAPE ON GREENSBORO DRIVE, WESTPARK DRIVE (GREENSBORO DRIVE TO B3 LINER), GREENSBORO PLACE (BOTH SIDES), AND MADISON STREET (FROM GREENSBORO DRIVE TO B3 LINER.
6. CONSTRUCTION OF RESIDENTIAL AMENITY DECK ON BLOCK A.
7. CONSTRUCTION OF INTERIM PARK SPACES ALONG MADISON STREET AND AT WESTPARK DRIVE SOUTH OF BASE B3.

LEGEND*

- EXISTING SIDEWALK ON ADJACENT SAIC, WESTPARK PLAZA, AND BEACON PROPERTIES
- LIMITS OF FDP
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PRIVATE PODIUM PARK OR ROOFTOP COURTYARD
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

* NOT ALL ITEMS IN LEGEND WILL SHOW UP IN EVERY PHASING SCENARIO
** ALL AREAS INDICATED IN COLOR ARE APPROXIMATE AND SHALL BE FURTHER REFINED AT SITE PLAN
*** ALL INTERIM PARK AND OPEN SPACE IMPROVEMENTS SHALL INCLUDE PARK TREATMENTS, STREET TREES, AND OTHER ELEMENTS REQUIRED BY FAIRFAX COUNTY CODE OF ORDINANCES AND CDP PROFFERS
**** ALL MODIFICATIONS OR IMPROVEMENTS (SUCH AS LANDSCAPING, ETC) TO PARKING LOT CONFIGURATIONS PER PHASE IN THE INTERIM SHALL COMPLY WITH FAIRFAX COUNTY CODE OF ORDINANCES.
***** METHODS OF TREATING INTERIM EXPOSED WALLS WITH SCREENS ARE DESCRIBED IN THE CDP PROFFERS.

NORTH

SCALE: 1" = 60'

30' 0' 30' 60' 120'

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THE BORO - BLOCKS A & B PHASE I

Final Development Plan

TMG Solutions Plaza, LP

PHASE IA - AI + BI

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DRAWN BY: SHK/CG/G
CHECKED BY: KG
SCALE: 1"=60'
PROJECT #: 2014-145

SHEET NUMBER:
L-12.1

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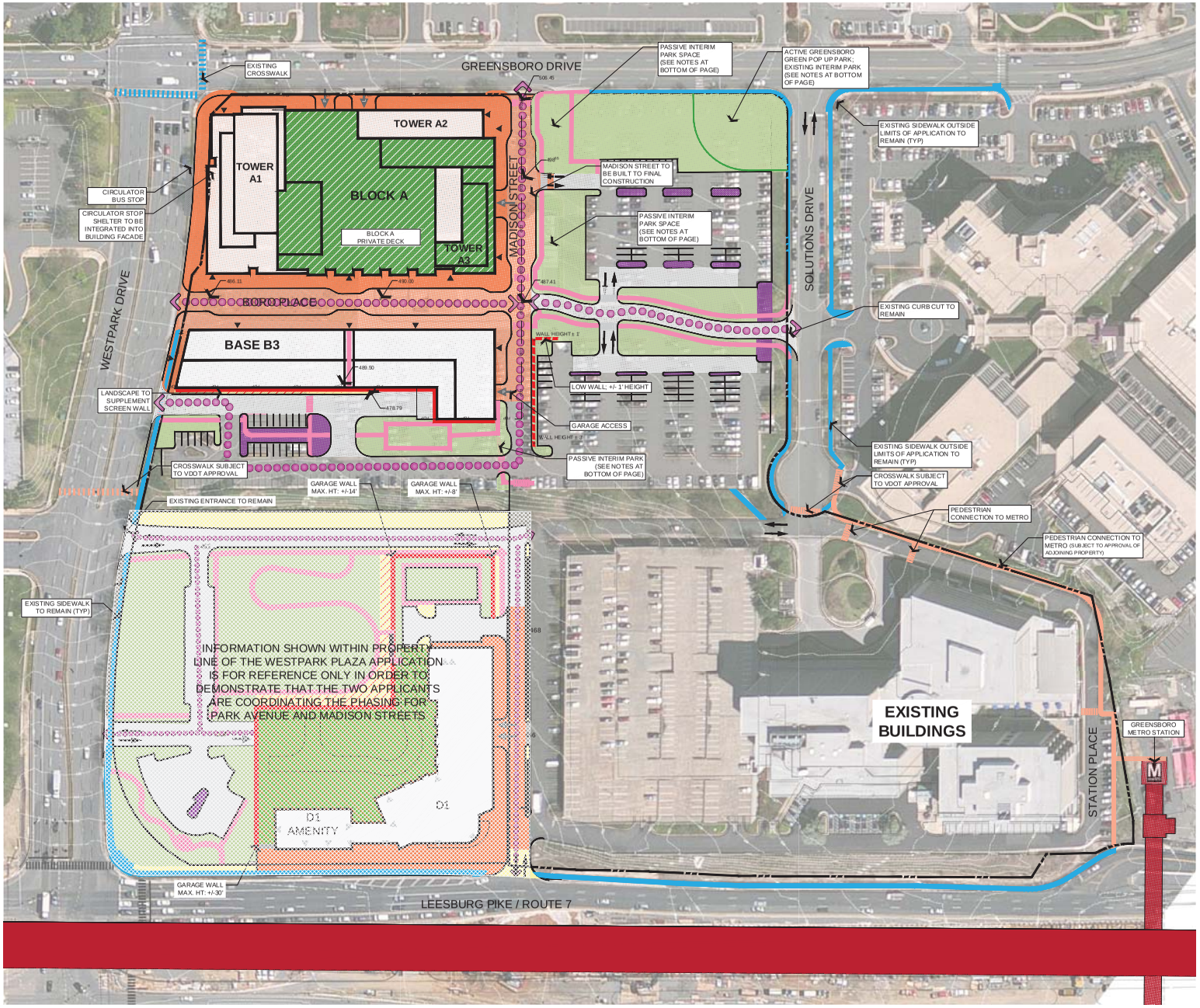

PHASE A1 + WESTPARK PLAZA PHASE 1

(TOWER A1 + TOWER A2 + TOWER A3 + BASE A3 AND BASE B3 + WESTPARK PLAZA)

1. DEMOLITION OF EXISTING ENTERPRISE BUILDING.
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LEGEND*

- EXISTING SIDEWALK ON SAIC, WESTPARK PLAZA, AND BEACON PROPERTIES
- PROPERTY LINE
- GREENSBORO METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
- ADDITIONAL INTERIM SCREENING
- INTERIM PRIVATE SKY PARK
- INTERIM PARK AND OPEN SPACE IMPROVEMENTS***
- MODIFICATION TO PARKING LOT CONFIGURATION PER PHASE (INTERIM CONDITION)****
- INTERIM PEDESTRIAN CONNECTION
- SCREENED WALL AT INTERIM CONDITION
- RETAINING WALL WITH RAIL
- INTERIM VEHICULAR TRAVEL WAY

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS (INCLUDES FINAL STREETSCAPE ELEMENTS)
- FINAL PARK CONSTRUCTION
- PRIVATE PODIUM PARK OR ROOFTOP COURTYARD
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

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***** METHODS OF TREATING INTERIM EXPOSED WALLS WITH SCREENS ARE DESCRIBED IN THE CDP PROFFERS.

NORTH

30' 0' 30' 60' 120'

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THE BORO - BLOCKS A & B PHASE I

Final Development Plan

TMG Solutions Plaza, LP

PHASE IA + WESTPARK PLAZA

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DESCRIPTION OF THE APPLICATION

The applicant, TMG Solutions Plaza Land, LP, submitted RZ/FDP 2010-PR-022 to rezone 18.11 acres from C-4 (High Intensity Office) District and Sign Control (SC) and Highway Corridor (HC) Overlay Districts to the Planned Tysons Corner (PTC) Urban District and SC and HC Overlay Districts. In addition, the applicant has submitted a final development plan, FDP 2010-PR-022, over a portion of the site (Block A and a portion of Block B). A second FDP (FDP 2010-PR-022-02) was filed on Blocks C and F. However, that case is scheduled to be heard at a later date.

The subject property is a single, "super-block" located in the vicinity of the southeast corner of the Westpark Drive/Leesburg Pike intersection and is generally within 1/4 mile of the Greensboro Metro station. The site is currently developed with four office buildings, a five-level parking garage, and surface parking lots.

The proposed redevelopment of the property will consist of a mix of uses consisting of multi-family residential towers (with ground floor retail space), office towers (with ground floor retail space), a hotel tower, mid-rise buildings (a theater, retail space, office space, public library, and multi-family residential units), and several urban parks. The existing, single, large block will be replaced by a grid of streets that will define four distinct blocks.

Specifically, the rezoning would permit the construction of: up to 1,085 to 2,010 multifamily residential units; a total of 1,333,840 to 1,995,610 square feet of office space (which includes 595,840 square feet of existing office); and between 145,000 to 430,000 square feet of retail space, including a proposed cinema. The CDP designates the hotel use as optional and therefore its square footage ranges between 0 and 640,000 square feet. Regardless of the options and the maximum ranges for the individual uses, the proffers and CDP provide that the overall maximum square footage for the project will be 4,250,000 square feet with a maximum Floor Area Ratio (FAR) of 5.33. The proposed high rise buildings will range in height from 150 to 400 feet (Buildings E1 and E2, office buildings) to 110 to 275 feet (Building C1, the hotel).

The Final Development Plan (FDP) encompasses proposed Block A and the eastern portion of Block B. The 3.91-acre site will include five high-rise multi-family residential towers, two mid-rise buildings (the eight-story block-wide Block A podium and the eastern portion of the six-story Block B podium, containing several levels of parking, retail, and multi-family residential units), and off-site interim improvements including an interim parks, street, surface parking and stormwater improvements.

For the purposes of this report, the project's north is defined by Westpark Drive, east by Greensboro Drive, south by Station Place, and west by Leesburg Pike (Route 7).

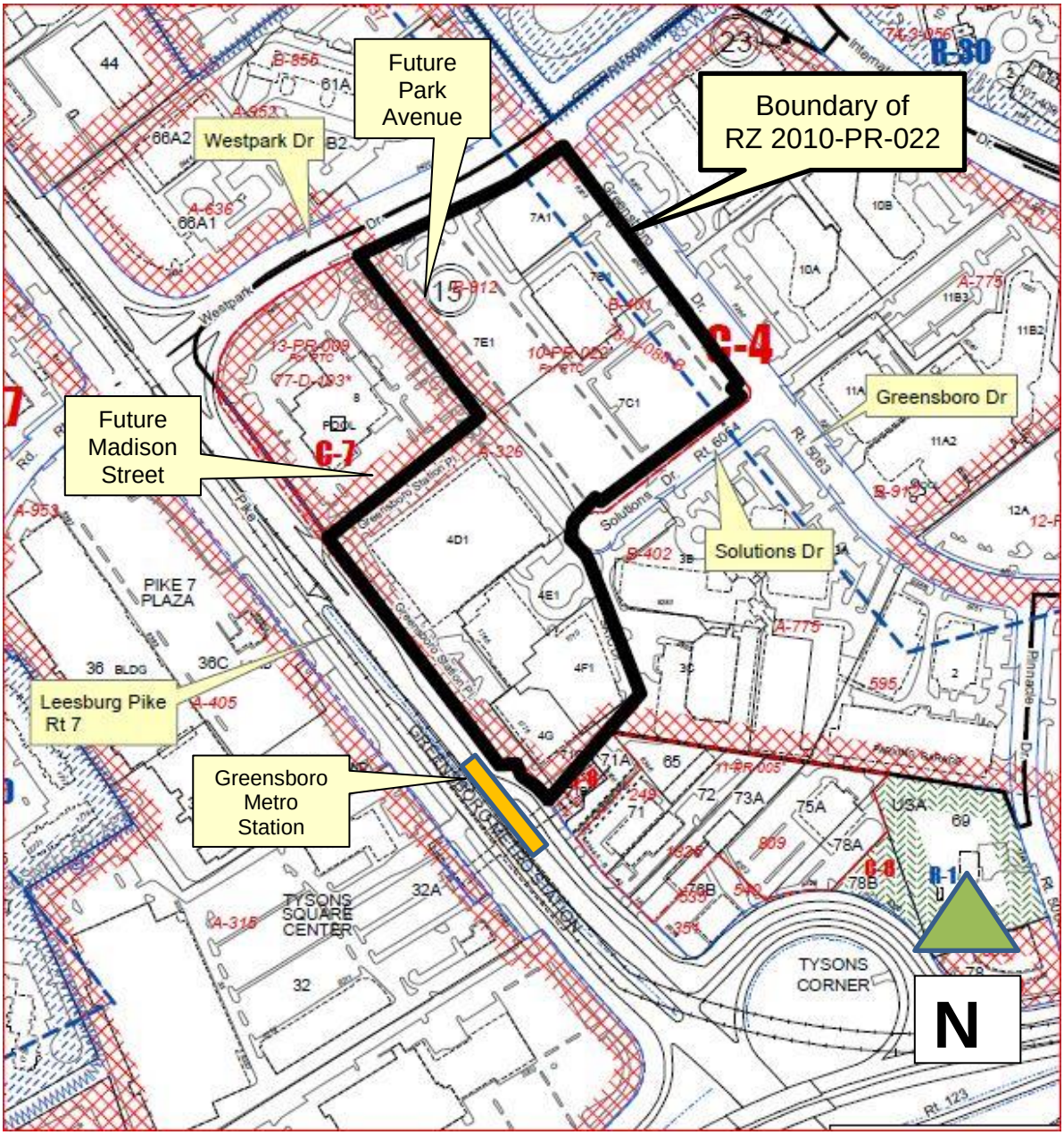

Figure 1: Zoning Map

Waivers and Modifications

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

LOCATION AND CHARACTER

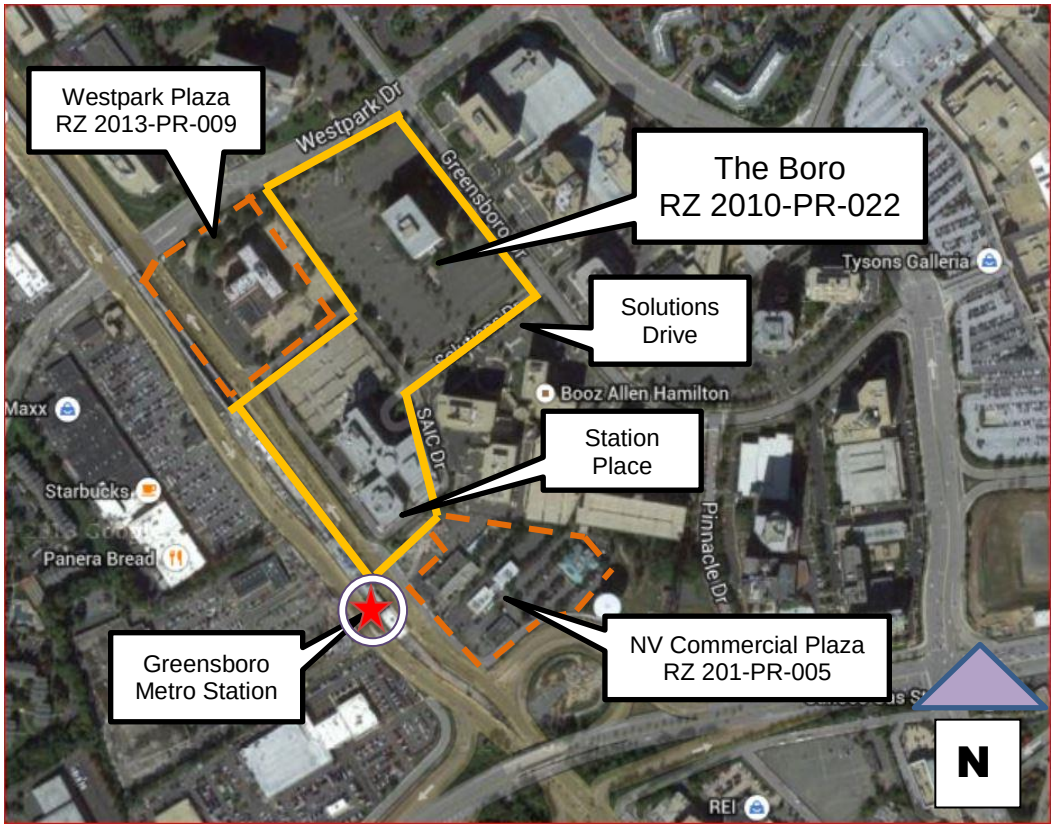

Figure 2: Location Map

The site, formerly the SAIC campus, was purchased by The Meridian Group (TMG) in 2013, subsequent to the initial 2010 filing of this application. As previously mentioned, the site is developed with four office buildings and a parking garage.

Three of the office buildings are clustered near the Greensboro Metro Station and contain eight to 14 stories. This cluster of buildings and the parking garage will be incorporated into the proposed redevelopment. The three office buildings share a common foyer providing access from Leesburg Pike, Solutions Drive, and the parking garage. A new pedestrian access has recently been added by the applicant to the existing building cluster to provide direct access to and from the Metro station, via a crosswalk across Station Place. The site's existing fourth office building, referred to as the Enterprise Building, is located near Greensboro Drive, on the eastern portion of the site. This building contains 13 stories, is surrounded on four sides by expansive surface parking lots, and will be demolished.

As depicted on the aerial photograph above, the site is bordered mainly by major streets: Leesburg Pike to the west; Westpark Plaza to the north; Greensboro Drive to the east, and Solutions Drive and Station Place to the south. Currently, the site is accessed via driveways and service drives off of these public streets.

The site contains a significant change in grade, climbing 56 feet from west to east, with the lowest elevation located along Leesburg Pike frontage (450 feet) and the highest elevation along the Greensboro Drive frontage (506 feet). The site does not contain any Environmental Quality Corridors (EQC) or Resource Protection Areas (RPA). The entire site has been disturbed by past development activity and existing vegetation consists of trees, shrubs, and ground cover planted in landscape strips within the surface parking lots and adjoining the existing structures.

Striking an arc from the closest Greensboro Metro Station entrance to points across the property results in the following distance calculations:

- Within 1/8 mile from station: 5.97 acres (33 percent)
- Within 1/8 mile to 1/4 mile from station: 10.65 acres (59 percent)
- Within 1 /4 to 1/ 3 mile from station: 1.49 acres (8 percent)

The property to the northwest, adjoining the Westpark Drive/Leesburg Pike intersection, is the site of the former Westpark Hotel. The 301-room hotel has been closed since the fall of 2014. On November 18, 2014, the Board of Supervisors approved RZ 2013-PR-009 (known as Westpark Plaza) for the 5.37-acre site, rezoning the property from C-7 to PTC. The rezoning permits redevelopment of the site with a mix of uses, including two residential towers, a hotel, and street-level retail.

The property to the south, across Station Place, is the entrance Greensboro Metro Station which includes street level escalators and elevator. This transit facility adjoins the 5.79-acre Tysons Central site. On November 19, 2013, the Board of Supervisors approved RZ 2011-PR-005, rezoning the Tysons Central property from C-8 to PTC. The rezoning permits redevelopment of the site with six buildings, including multi-family residential, office, and hotel uses, with retail, service, or related uses on the ground floor.

As detailed below, the surrounding properties are generally a mix of office and retail development, as well as substantial planned redevelopment.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan Map**
North	Office	C-7	Residential Mixed Use
East	Office	C-4	Residential Mixed Use; Transit Station Mixed Use; Park/Open Space
South	Office; Tysons Central Mixed Use Project	C-4; PTC	Transit Station Mixed Use
West	Retail; Westpark Plaza Mixed Use Project	C-7; PTC	Transit Station Mixed Use; Residential Mixed Use

BACKGROUND

In 2010, the subject property and the adjoining Westpark Hotel property [Tax Map Number 29-3 ((15)) 8] were submitted as a single rezoning application, RZ 2010-PR-022. In 2013, with the anticipated sales of the SAIC property to the Meridian Group, the owners of the Westpark Hotel property decided to pursue rezoning under a separate application, RZ 2013-PR-009 (known as Westpark Plaza). The remaining 18.11-acres of RZ 2010-PR-022 continued to be processed the existing application number and was eventually renamed The Boro. Although separated into two rezoning applications, staff recommended that the street grid, streetscape, park network, athletic field commitment, and public facility considerations be coordinated between the two projects. As such, staff coordinated the review of both projects until the affected components were resolved. RZ 2013-PR-009 was approved by the Board of Supervisors on November 18, 2014.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area II

Planning District: Tysons Corner Urban Center

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

The land use concept for the Tysons Central 7 District is shown in Figure 3, which may also be found in the Comprehensive Plan. The Tysons Central 7 District Comprehensive Plan Map shows the application property to be planned for Transit Station Mixed Use, Residential Mixed Use, and Park/Open Space.

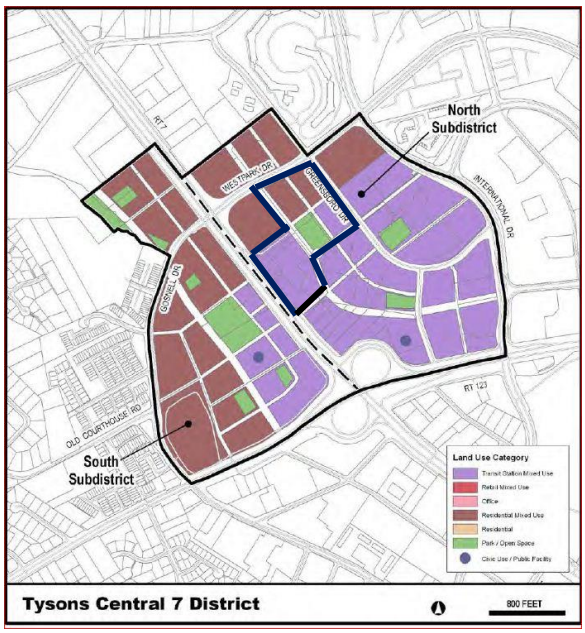

Figure 3: Tysons Central 7 District

NORTH TYSONS CENTRAL 7 SUBDISTRICT

The North Subdistrict is comprised of about 102 acres, and is generally bounded by Leesburg Pike on the west, International Drive on the north and east, and Chain Bridge Road on the south. This area contains the highest natural elevation in the County, which make its skyline visible from great distances. Office use is the predominant land use in the subdistrict. Two hotels are situated at opposite ends of the area, one on the east side and one on the west. In addition, a small number of freestanding retail uses are concentrated in the area adjacent to the Leesburg Pike/Chain Bridge Road interchange, which is also the location of a water tower and a U.S. Army Communications Tower. Since the tower has a strategic location near the highest point in Fairfax County, the communications tower function is expected to remain, although it is desirable that the tower itself be removed and its functions incorporated onto the top of a new building or buildings.

Base Plan

This area is planned for office with support retail and service uses at intensities up to 1.65 FAR. The exception is the area adjacent to the Leesburg Pike/Chain Bridge Road interchange, which is planned for and developed with retail uses and two existing public facilities (a communication tower and water tower).

Redevelopment Option

The area will continue to have one of the highest concentrations of office space in Tysons, which has made this cluster of business activity a desired address for businesses seeking signature headquarters buildings. However, the subdistrict is envisioned to become a vibrant 24-hour mixed use area with an increased intensity and diversity of land use including more office and hotel use and the addition of residential and retail uses.

A Common Green type urban park of at least one acre in size should be provided in the area between Leesburg Pike and Greensboro Drive as generally shown on the Land Use Concept Map. It should be large enough for open-air activities. Public art and water features are encouraged to make the space appealing and attractive. The Land Use Concept Map also shows that other open space amenities should be provided throughout the area.

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

- *The vision for this subdistrict is to remain one of Tysons' greatest concentrations of office space, with the provision of more office buildings with highest intensities near the Metro station. However, to become a vibrant 24-hour area, the area's diversity of land use including hotel, residential and retail uses should be provided at intensities and land use mixes consistent with the Areawide Land Use Recommendations.*

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

    - *For the area developed with freestanding retail uses that is east of the station (adjacent to the Leesburg Pike/Chain Bridge Road interchange) and west of the existing water tower, full consolidation should be provided in order to address*

circulation and access needs associated with a significant increase in intensity for this area. If full consolidation cannot be achieved, coordinated proffered development plans encompassing most of this area may be an appropriate alternative if critical vehicular circulation improvements which connect Pinnacle Drive to both Solutions Drive and Route 7 can be provided and if it can be demonstrated that any unconsolidated property can be developed in accordance with the Plan. Under both circumstances, this area will also need to coordinate access and circulation with the abutting portion of this subdistrict.

- *For the area fronting Leesburg Pike abutting the station to the west and north, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres and should include adequately phased circulation and access improvements, as well as providing the area's envisioned mix of uses. In addition, this area will need to provide a Common Green type urban park of about one acre in size to provide active and passive recreation and leisure opportunities for residents and workers as shown on the land use concept map. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.*

- *For the area north of Greensboro Drive, consolidation should include two or three properties as needed to provide open space and street grid improvements as shown on the land use concept map.*

- *For the area north and west of Westpark Drive, consolidation should occur with property in the abutting Tysons West District.*

- *Redevelopment should occur in a manner that fosters vehicular and pedestrian access and circulation. Development proposals should show how the proposed development will be integrated within the subdistrict as well as the abutting districts through the provision of the grid of streets.*

- *The major circulation improvement for this subdistrict is a new street connecting Westpark Drive to Pinnacle Drive and potentially extending to International Drive, where the new street would align with Tysons Boulevard. Redevelopment along the planned new street alignment should provide the right-of-way and construct the street, in phases if necessary. In addition, other streets (creating urban blocks) as well as other pedestrian and bike circulation improvements should be provided to improve connectivity. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are implemented consistent with the Areawide Urban Design and Transportation Recommendations.*

- *Publicly accessible open space and urban design amenities should be provided consistent with the Areawide Urban Design Recommendations and the urban park and open space standards in the Environmental Stewardship recommendations.*

- *When redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, as well as affordable/workforce housing as indicated under the Land Use guidelines.*

- *Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify necessary improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.*

- *This subdistrict contains the highest natural elevation in the County, and its skyline is visible from great distances. This subdistrict has some of the tallest buildings in Tysons, and new buildings are expected to contribute to its distinctive skyline. Maximum building heights range from 175 feet to 400 feet, depending upon location, as conceptually shown on the building height map and discussed in the Areawide Urban Design Recommendations. The tallest buildings should be closest to the Metro station with a maximum height of 400 feet.*

- *A potential circulator alignment extends across this subdistrict, as described in the Areawide Transportation Recommendations. In addition to the above guidance for this area, redevelopment proposals along the circulator route should provide right-of-way or otherwise accommodate the circulator and should make appropriate contributions toward its construction cost. See the discussion of Intensity in the Areawide Land Use Recommendations.*

DESCRIPTION OF CONCEPTUAL DEVELOPMENT PLAN (CDP)

Conceptual Development Plan (Reduction at front of staff report)

Title:	The Boro RZ 2010-PR-022 Conceptual Development Plan
Prepared By:	FXFowle (Master Planner), Gensler (Architect), Shalom Baranes Associates (Architect), Vika Virginia, LLC (Engineer), Landdesign, Inc. (Landscape Architect), Wells and Associates, (Transportation), Street-Works Studio (Retail Consultant)
Original and Revision Dates:	October 1, 2010 revised through August 28, 2015

Overview

This CDP is divided into three sections and one supplemental sheet: Civil (C) Sheets (40 sheets); Architectural (A) Sheets (24 sheets); Landscape (L) Sheets (54 sheets); and Supplemental Sheet S-1.

The Civil Sheets include the notes and tabulations, existing conditions and vegetation plans, the CDP, traffic circulation plan, fire access plan, conceptual grading plan, utility plans, and stormwater management computations and plan. The Architectural Sheets include the floor plans of the proposed buildings, site sections, building sections, phasing sections, street elevations, illustrative renderings, architectural precedents, and shade and shadow studies. The Landscape Sheets include the pedestrian hierarchy, urban park plan, tree planting plan and related calculations, project elevations, perspectives, and illustrative sections, streetscape enlargements and sections, phasing plans, and tree planting details. The supplemental sheet shows the waiver requests from the Tysons Corner Urban Center Standards.

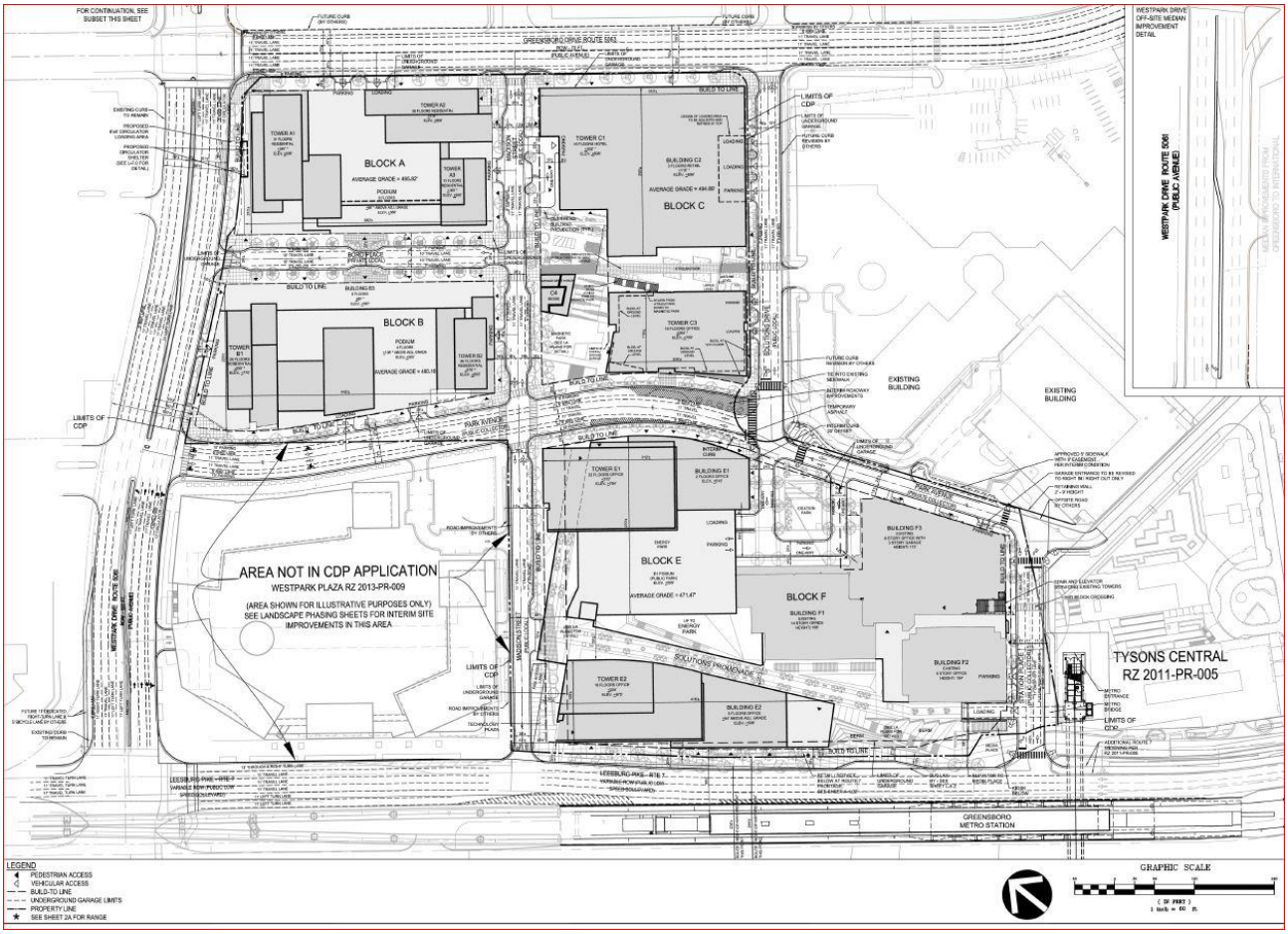

Figure 4: Conceptual Development Plan

The subject 18.11-acre site is currently comprised of a single “super-block” that, along with the abutting 5.37-acre Westpark Hotel is bounded by Leesburg Pike, Westpark Drive, Greensboro Drive, Solutions Drive, an internal service drive, and Station Place. Details of the CDP are discussed below.

The project site will be redeveloped with 14 new buildings, including five residential towers (13 to 36 stories), three office towers (18 – 22 stories), two office buildings (two – three stories), a potential hotel (15 stories), a cinema (three stories), and two building podiums containing retail, office, residential units, along with garage parking (eight to nine stories). [The building heights and uses are those shown on Sheet C-7 of the CDP and do not represent the range of heights or flexibility of uses provided elsewhere on the CDP and in the proffers.] These buildings will join the site's three existing office buildings located immediately north of Station Place, opposite the Greensboro Metro Station. The site's existing five-level parking garage will be remodeled and also incorporated into the redevelopment.

The general layout of the development reflects the Comprehensive Plan's guidance for development near the Metro station. The office buildings will be located closest to the Metro station, primarily on Block E/F. The theater, hotel, and the project's central open space, Magnetic Park, will be located on Block C. Also on Block C, on its corner closest to the Metro station, will be an additional office building. The residential towers will be located on Blocks A and B. The lower levels of the residential blocks will be comprised of block-wide podiums that will be faced with retail spaces and multi-family residential units. Boro Place, a private street between Blocks A and B will be designed as the project's primary retail corridor. The north end of Boro Place may be anchored by a potential grocery store and the southern terminus of the retail corridor will open up to Magnetic Park. Additional retail and service spaces, as well as residential amenities, will line much of the perimeters of the buildings along Greensboro Drive, Solutions Drive, Leesburg Pike, Westpark Drive, and Park Avenue.

The CDP shows the pedestrian network, which includes two significant mid-block pedestrian connections: Solutions Promenade on Block E/F and Atrium Park on Block C. The CDP shows a pedestrian bridge linking the Metro station pedestrian bridge directly to Solutions Promenade, an elevated walkway that traverses Block E/F. From its connection with the Metro station bridge, Solutions Promenade heads to the northeast and just before reaching Madison Street, angles to the east, to intersect with Park Avenue. This linkage allows pedestrians to avoid having to descend to the Metro station plaza, cross Station Place, and then climb a series of steps to reach Solutions Promenade. Solutions Promenade's elevation matches that of Park Avenue. Therefore, pedestrians walking on the promenade to the east will not have to climb the natural grade. In addition to Park Avenue and points east, tree-lined Solutions Promenade will provide access to the office buildings on Block E/F, including the proposed public library in Building E2, as well as Energy Park. Two grand staircases and two elevators provide access to Solutions Promenade from Leesburg Pike and the underground parking garages.

The second significant mid-block pedestrian connection is Atrium Park. This two-level park is shown on Block C, between the Building C1, the cinema, and Tower C3, the easternmost office building. This corridor provides a route for pedestrians to access Magnetic Park, the primary retail area, and the residential area from Solutions Drive. The CDP's diagrams show that the upper level of the park will incorporate glass block (or other semi-transparent material) flooring that will provide natural lighting to the lower level. This corridor will always be an important route for development south of Solutions Drive, but

may be of prime importance to pedestrians during the initial development of The Boro should Blocks A, B, and C be developed prior to Block E/F and the creation of Solutions Promenade.

Proposed Road Network and Vehicle Access to the Buildings

The CDP shows the creation of three new street grid components: Park Avenue, a collector that bisects the site from north to south, connecting Westpark Drive and Station Place; Madison Street, a local street that parallels Westpark Drive and connects Leesburg Pike and Greensboro Drive; and Boro Place, a private street dividing Blocks A and B. A portion of the Park Avenue and Madison Street construction will be shared with the Westpark Plaza project, RZ 2013-PR-009, to the northwest. In general, in the areas with shared street segments, the applicant will be providing half of the rights-of-way (ROW) and constructing half of the street sections of the two new roadways. The proffers for the two projects have been coordinated so as to contain mirrored provisions regarding the design of these street segments to ensure complete construction of the street.

The CDP also shows the dedication of additional ROW to existing streets: widening of the Westpark Drive ROW to accommodate a future circulator route, a bike lane, streetscape elements, and a left turn lane; widening of the Greensboro Drive ROW to accommodate streetscape elements, an eight-foot wide parking lane, and bike lanes on both sides of the street; widening of the Solutions Drive ROW to accommodate streetscape elements and a parking lane.

Excluding Leesburg Pike, access to the development's parking and loading spaces will be provided via driveways off any of the development's adjoining streets. These driveways lead to the parking garages and loading docks. The driveways leading to the loading facilities along the site's Greensboro Drive frontage and under Block E permit head-in/head-out only movements, as those loading facilities are designed to accommodate truck turning movements inside the structures. The other loading facilities, along Solutions Drive, Station Place, and possibly Madison Street, will require trucks to back into the loading facilities from the streets.

Proposed Residences

The proposed residential buildings are located within Blocks A and B. The residential towers will vary in height to provide an interesting skyline. Each tower will consist of a number of narrow, rectangular components that will provide a slender profile with multiple corners and a unifying look for the five residential buildings, yet allow for a distinctive design for each building.

The five residential towers will be constructed on block-wide podiums that will range in height from eight to nine stories. The centers of the podiums will be developed as multi-level parking garages. On the perimeters, at street level and on the second stories along certain street frontages, the podiums will contain retail space. The remainder of the perimeters of the podiums will be wrapped with multi-family residential units. The CDP shows that a limited amount of the podium's parking garages will be exposed along

segments of the podium's perimeter. The CDP (Sheet L-8.1) shows the type of architectural treatments that the visible parking garage levels will be provided.

The CDP notes that 20 percent of the proposed dwelling units will be Workforce Dwelling Units (WDU). This WDU commitment is provided in the proffers as well. The CDP identifies two development options for Building B2. The building may be developed as a residential building or as a mixed hotel/residential building provided the minimum and maximum building heights and GFA are maintained.

Residential Building Summary (Blocks A and B)

Building	Building Height in Feet (Range)	Number of stories (Range)	Use	Building Gross Floor Area in Square Feet (Range)	Number of Dwelling Units (Range)
Building A1	280-340	28-34	Residential	365,000-515,000 (residential)	350-390
Building A2	250-310	22-31	Residential	150,000-310,000 (residential)	100-170
Block A Podium and Building A3	50-95 (podium) 120-160 (Building A3)	5-9 (podium) 12-16 (Building A3)	Retail, Residential	25,000-110,000 (retail) 100,000-170,000 (residential)	110-150
Block B Podium	50-100	5-9	Retail, Residential	25,000-55,000 (retail) 80,000-115,000 (residential)	90-125
Building B1	255-310	25-31	Residential	360,000-520,000 (residential)	335-425
Building B2	315-395	28-38	Residential/ Residential + Hotel	340,000-550,000 (if residential only) 220,000-290,000 res + 120,000-260,000 hotel (if residential & hotel)	300-400/ 100-150 + undeter-mined number of hotel rooms

Building	Building Height in Feet (Range)	Number of stories (Range)	Use	Building Gross Floor Area in Square Feet (Range)	Number of Dwelling Units (Range)
Totals*				Totals for no hotel option: Residential: 1,395,000-2,180,000 Retail: 50,000-165,000 Totals for hotel option: Residential: 1,175,000-1,890,000 Hotel: 120,000-260,000 Retail: 50,000-165,000	1,285-1,660 (no hotel) 1,085-1,510 (with hotel)

***** These totals do not reflect that Tower C1, which is shown as a hotel on the CDP, may also be developed as a residential building.

Proposed Offices

The CDP proposes a total of 2,653,840 to 4,250,000 square feet of office space. Of this total, 595,840 square feet exists in the three office buildings that will be incorporated into the redevelopment. The new office space will be located in three office towers and several adjoining two to three story buildings located at the base of the towers. Of the new buildings, these office towers are the closest to the Metro station. The CDP notes that the towers have flexible height ranges. For example, Building E1 is shown as having a height range between 150 and 400 feet and E2 is shown as having a height range between 175 and 400 feet. (The proffers include language that commits to minimum height differential of four floors between Tower E1 and E2 to ensure a varied and interesting skyline.) The applicant has requested this flexibility stating that these buildings will most likely be developed towards the end of the life of the application. As such, the applicant believes that greater flexibility for the building height will be necessary due the long range nature of project build-out. Additionally, the applicant states that the flexibility will allow the buildings to accommodate up to six levels of parking above the street level retail/services/office lobbies. This option for above grade parking levels is being sought to potentially reduce the number of underground parking levels should geology or economics preclude extensive excavations.

Proposed Retail

The CDP proposes a total of 145,000 to 430,000 square feet of retail space. These figures include the proposed grocery store, retail stores, service providers, a cinema, eating establishments, and commercial fitness facilities (not including residential amenities). As

previously noted, most of the retail uses will be concentrated along Boro Place. However, additional retail space will line much of the street level of the buildings along Greensboro Drive, Solutions Drive, Leesburg Pike, Westpark Drive, and Park Avenue.

The CDP depicts a cinema being located in Building C2. This building will contain retail spaces and the cinema entrances at street level with two upper levels of theaters. The CDP also provides flexibility for up to four levels of parking above the retail level as an alternative to providing the entire cinema and retail parking in an underground parking garage.

Proposed Hotel

The CDP shows a proposed hotel in Building C1, located on the southwest corner of Greensboro Drive and Madison Street. The hotel's primary pedestrian and drop-off entrance will be provided from a U-shaped driveway off of Madison Street. The hotel's underground parking garage can be accessed from one of the legs of the drop-off driveway. Loading access is tentatively designed from Solutions Drive. The hotel will have direct pedestrian access to Madison Street, Greensboro Drive, and a plaza leading to Magnetic Park.

The CDP provides three development options for Building C1: 1) development as a hotel with or without retail/service uses; 2) development as a residential building with retail/services uses; or 3) any combination of these uses, provided the minimum and maximum building heights and GFA are maintained.

As previously noted, the CDP also provides a hotel option for Building B2. Given the CDP's options for hotels, the project site may be development with no hotels or as many as two hotels.

Parks

The CDP shows a variety of on-site public parks and private recreation facilities. The proffers commit to the construction of the parks and recreation facilities as development comes online. The applicant will retain ownership of the land but will grant public access easements over the park areas and provide for perpetual private maintenance of the parks.

Block C

Magnetic Park – This street-level urban park, approximately 32,900 square feet in size, is located at the intersection of Park Avenue and Madison Street. As shown on the CDP, this urban park includes an open lawn area, an outdoor gathering/performance space, a retail kiosk (Building C4), interactive fountains (pop jet fountains), a sculpture, cornerstone garden along Park Avenue, and a variety of fixed and movable outdoor seating as shown on Sheet L-5.1. The retail kiosk (Building C4), if provided, shall be between of 750 and 1,500 square feet in size. Structured parking may be constructed beneath a portion of Magnetic Park to serve adjacent buildings in Block C. A

pedestrian connection through adjacent Atrium Park will provide access to Magnetic Park from Solutions Drive.

Atrium Park – This two-level urban park, containing over 25,000 square feet, extends from Solutions Drive to Magnetic Park. Street level access is provided from Solutions Drive and Magnetic Park. A set of stairs and an elevator provide access to the elevated portion of the park. The CDP shows the elevated portion of Atrium Park providing a small outdoor exercise area, a lawn that can also serve as outdoor seating for movie viewing, an overlook of Magnetic Park, a variety of seating including movable furniture, and specialty landscaping. The design of the elevated level shall include features/materials to allow sunlight to flow through to the lower level of the park; this may include glass block elements, light wells, or similar treatments. Construction of the street level portion of Atrium Park shall occur with the construction of Building C2. Construction of the upper level of Atrium Park shall occur with the construction of Building C2 or C3, whichever occurs last.

Block E/F

Media Place – This street level park of approximately 6,800 square feet is located at the corner of Route 7 and Station Place. As shown on Sheet L-5.2 of the CDP, this urban plaza is in close proximity to the Metro station and includes seating, an elevator to the Metro bridge and Solutions Promenade, potential bike share station and vendor kiosk, and sculptural landscaping elements. Construction of this park shall be concurrent with the development of Building E2.

Solutions Promenade – Extending from Park Avenue to Leesburg Pike, in both Blocks E and F, this approximately 72,900 square foot park includes a tree-lined promenade, specialty paving, landscaping, a variety of outdoor seating, and interactive sculptural elements. Public access to Solutions Promenade is provided through a monumental staircase from Leesburg Pike, an elevator in Media Place, and a pedestrian bridge connection from the Greensboro Metro station bridge. Construction of this park shall occur with the construction of Buildings E1 and E2 as determined at FDP.

Energy Park – Accessed from Solutions Promenade, this park, containing approximately 33,200 square feet, contains active recreational facilities such as a playground, bocce court, two sport courts, and a jogging track. The park will also include a covered seating area. Construction of this park shall occur with the construction either Building E1 or E2, whichever occurs last.

Technology Plaza – This street level plaza, approximately 11,500 square feet in size, is located adjacent to Leesburg Pike, at its corner with Madison Street. The park is designed and located to provide a gathering place related to Building E2. A highly visible stairway provides another point of access from Leesburg Pike to the upper level parks of Solutions Promenade and Energy Park. This park may include seating areas, specialty paving, a water feature, and landscaping. Construction of this park shall be concurrent with the development of Building E2.

Ideation Park – This street level park, located south of Park Avenue between Building E1 and existing Buildings F1 and F2, is approximately 9,700 square feet in size. This

park represents a new design of an existing open space area and results in a mixture of hardscape, lawn panel, specialty plantings, sculptural elements, tables, chairs and benches as depicted on Sheet L-5.2. Construction of this park shall be concurrent with the development of Building E1.

The CDP does not include an athletic field as part of the redevelopment. Rather, the draft proffers commit to providing a full-size athletic field off-site on property currently owned by the applicant [Tax Map Parcel 39-2 ((1)) 13D and 13E]. The proffer notes that this full-sized field would fulfill the athletic field needs generated by both The Boro and Westpark Plaza (RZ 2013-PR-009). In accordance with the proffer, the applicant and/or the owner of the field site (currently the applicant) would retain ownership of the property and enter into an agreement with the Fairfax County Park Authority (FCPA) to set the details of easement dedication, facility construction, and perpetual maintenance responsibilities. The FCPA would maintain the facility. In order to construct the off-site field, the applicant will need approval of zoning applications, PCA 75-7-004-03 and SE 2015-PR-021. These cases, which were accepted for review on July 1, 2015, are currently scheduled for a public hearing before the Planning Commission on December 3, 2015. As such, the applicant has proffered that should these zoning applications for the off-site field not be approved, then the applicant shall establish an interest bearing account and deposit $12,000,000 for the future purchase of land and the construction of a full-sized field to fully satisfy the athletic field expectation generated by The Boro as well as Westpark Plaza (RZ 2013-PR-009).

The CDP depicts private recreational amenities for the future residents of the five residential towers. These amenities are shown on the rooftops of the Block A and Block B podiums on Sheet L-1.0 of the CDP and are identified on several levels of the residential buildings on Sheets A-2.01, and A-3.01. The amenities will include: several swimming pools; fitness centers with exercise equipment such as stationary bikes, treadmills, weight machines, free weights, and/or sports courts; clubrooms; media/entertainment centers; and private parks with landscaping, walking paths, grilling areas, dining areas, and seating areas.

Public Facilities

To fulfill its recommended public facilities responsibilities, the applicant has committed to the design and construction of a new Fairfax County Community Library. This library is proposed to be located within Building E2 or Building E1, to be determined at the time of FDP approval for the first of either of the two buildings. In either location, the library will contain 19,000 square feet, and provide meeting rooms, in addition to space for book shelves, check-out/resource facilities, computer terminals, and activity space. Up to 25 parking spaces (including required accessible spaces) will be designated for exclusive use by the library employees and patrons in the under-building parking garage. If located in Building E2, the library will occupy the building's upper two floors, above street level retail that fronts on Leesburg Pike and the library's main entrance would be provided from Solutions Promenade. If located in Building E1, the library would occupy the entire two-story building and front on Park Avenue.

Streetscapes

Streetscape Design

The CDP details streetscape dimensions, landscaping, and materials. Details of the proposed building zones, sidewalks, landscape amenity panels are discussed below in the Analysis portion of this staff report. The proposed stormwater vaults are located within the building garages and outside of the right-of-way. An existing stormwater vault located in Station Place will be relocated and abandoned prior to the Virginia Department of Transportation (VDOT) taking over maintenance of the roadway. The electrical vaults are planned to be located on private property or private streets and will not create conflicts with street trees or vehicular/pedestrian movement.

Streetscape Exceptions

Several exceptions to the recommended streetscape sections contained in the Comprehensive Plan are requested along the project site's frontage. These exceptions are depicted on Sheet S-1 of the CDP. The applicant has requested a waiver so that instead of the provision of on-street parking along the site's Westpark Drive frontage, there can be a future Circulator lane. Given the plan to retain the site's cluster of office buildings, the applicant has also requested a waiver of the on-street parking, streetscape and bike lane requirement along the southerly extension of Park Avenue and along Station Place, where the existing roadways will remain until the adjoining properties redevelop. The applicant proposes a five-foot wide landscape amenity panel (instead of the required eight feet). Finally, the applicant requests a streetscape exception along the Leesburg Pike frontage to reduce the building zone maximum from 15 to 12 feet so as not to potentially conflict with fire truck accessibility requirements.

Additionally, the applicant has requested several exceptions related to the spacing of driveways and intersections. (A number of these exceptions are related to having separate driveways for passenger vehicles and delivery vehicles in close proximity.) These exceptions have been reviewed by the Fairfax County Department of Transportation (FCDOT) under a separate process. Staff is recommending approval of these exceptions, except for the request regarding reduction of the building zone maximum along Leesburg Pike. These exceptions are discussed under the Analysis section of this report.

Phasing

An FDP for Block A and the northern portion of Block B has been submitted and is being reviewed concurrent with this CDP. An FDP for Block C (Building C2 and Tower C3) and Block F has also been submitted and is scheduled for review later this year. Given these occurrences, the retail core, the residential towers of Block A, the cinema, and/or office tower C3 will most likely be the first parts of the proposal to be developed. The applicant intends to develop this project in response to market demand. However, the applicant has proffered to provide specific on- and off-site improvements once development gets underway.

DESCRIPTION OF FINAL DEVELOPMENT PLAN (FDP)

Final Development Plan (Reduction at front of staff report)

Title:	The Boro – Blocks A and B – Phase I, Buildings A1, A2, A4 and B3 - Final Development Plan
Prepared By:	Shalom Baranes Associates (Architect), Vika Virginia, LLC (Engineer), Landdesign, Inc. (Landscape Architect), Wells and Associates, (Transportation), Street-Works Studio (Retail Consultant)
Original and Revision Dates:	January 30, 2015 revised through August 28, 2015

Overview

This FDP is divided into three sections: Civil (C) Sheets (19 sheets); Architectural (A) Sheets (12 sheets); and Landscape (L) Sheets (28 sheets).

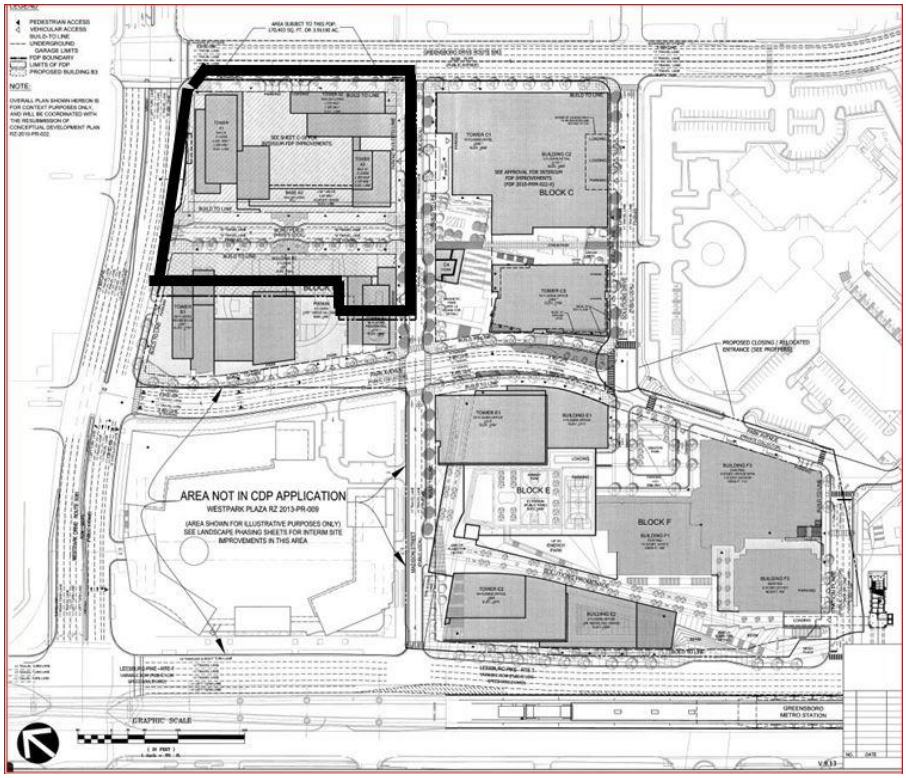

Figure 5: Location of FDP 2010-PR-022

The final development plans for the project will be phased based on market conditions. As is standard with Tysons rezonings, the applicant has filed the first FDP concurrent with the CDP. This FDP involves 3.91 acres. (For density credit purposes, the FDP calculations utilize a figure of 3.96 acres based on prorated density credits for past street dedications). This first FDP is located in the northeast portion of the 18.11-acre CDP site.

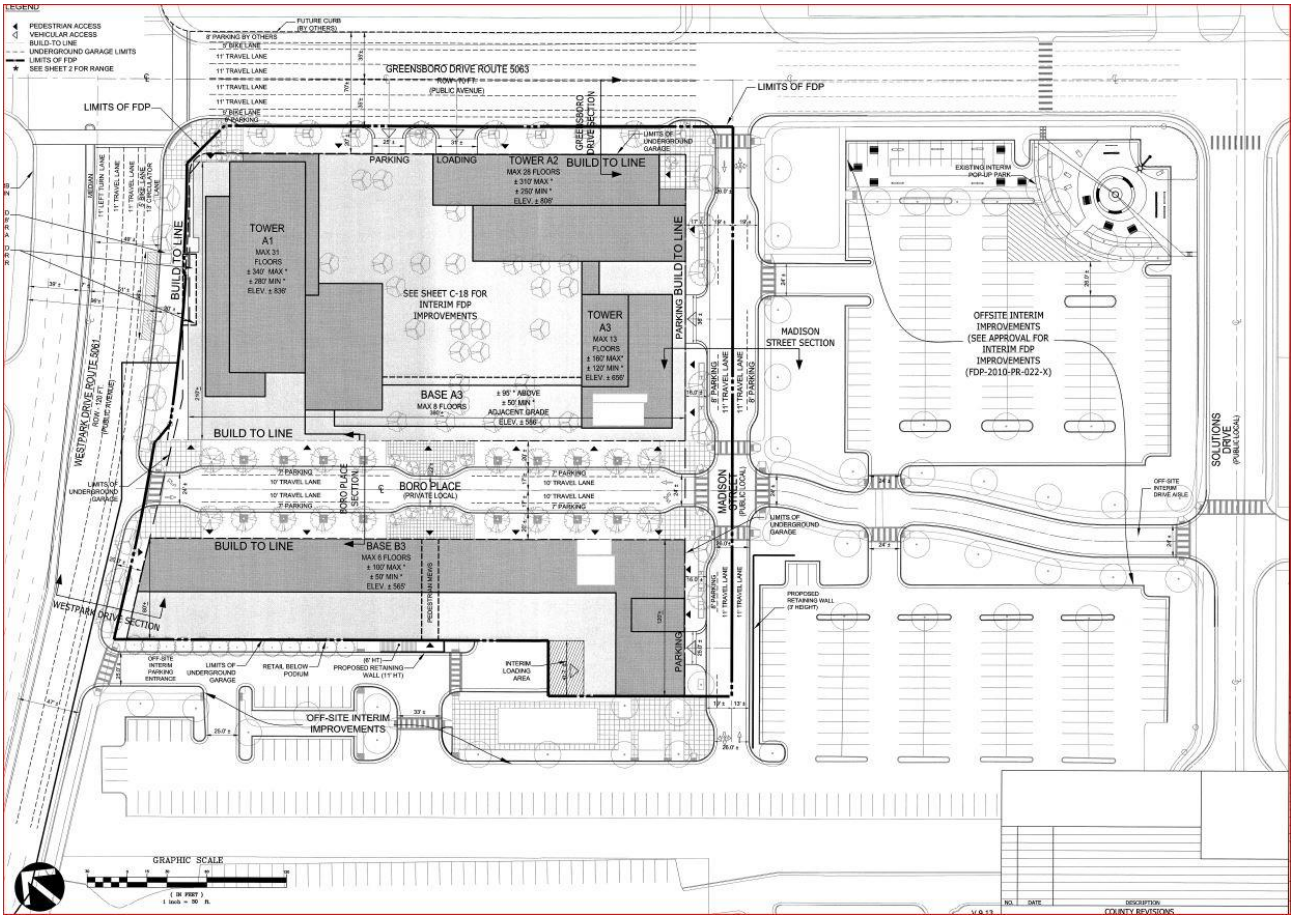

Figure 6: Final Development Plan

The Civil Sheets include the notes and tabulations, existing conditions and vegetation plans, the FDP, traffic circulation plan, conceptual grading and utility plan, fire access plan, and stormwater management plan and computations. The Architectural Sheets include floor plans, sections, elevations, aerial views, and sun and shadow studies. The Landscape Sheets include illustrative view of the FDA improvements, the pedestrian hierarchy, the urban park plan, urban park character images, rooftop plan character images, landscape plan and tree calculations, site perspectives, street elevations, street sections and streetscape enlargements, tree/planting detail diagrams, streetscape detail images, and phasing plans.

The FDP includes the Block A podium (Base A3), residential towers A1, A2, and A3, and the easterly portion of the Block B podium (Base B3). The FDP includes Boro Place, a private street, which the applicant will line with ground-floor retail. The underground parking garages below the Blocks A and B podiums connect below Boro Place. As Boro Place is to be developed as the primary shopping corridor of The Boro, the applicants felt that it was important that both sides of the street be developed concurrently to provide the synergy necessary to the success for the retail center. As such, the FDP includes Block A, as well as a portion of Block B.

The FDP would permit between 650 to 835 dwelling units (130 to 167 workforce dwelling units) and 50,000 to 165,000 square feet of retail space. Between 650 and 2,710 parking

spaces will be provided depending on the mix of bedroom types, where in the minimum/ maximum retail parking the applicant decides to target, and if this first phase includes parking for subsequent phases due to construction efficiencies.

The FDP includes a number of off-site improvements including: construction of Interim Park B3 on Block B to the west; improvements to the remnant parking to the west on Block B; construction of an interim street through Block C to the south, connecting Boro Place to Solutions Drive; improvements to the remnant parking lot to the south on Block C, and installation of an interim passive park south of Madison Street on Block C. The two interim parks will contain lawn areas and movable seating. Additionally, Interim Park B3 will have paver covered areas, trees, and movable tables. These two interim open space features will join the existing Greensboro Green Pop-up Park located on the corner of Greensboro Drive and Solutions Drive.

ANALYSIS

This section of the report draws on the following guidance: the site specific recommendations pertaining to this site in the Tysons Central 7 District (North Sub-district) of the Tysons Corner Urban Center, which is excerpted above; the Land Use, Transportation, Environmental Stewardship, Public Facilities and Urban Design sections of the Areawide Recommendations of the Tysons Corner Urban Center text in the Comprehensive Plan; and staff analysis as reflected in the agency memos found in the appendices of this report. Because the Tysons Corner Urban Center Comprehensive Plan text covers the topics addressed in the Residential Development Criteria and the Transit Oriented Development Guidelines, this staff report will not separately discuss these Criteria and Guidelines in order to avoid redundancy.

Land Use (Appendix 5)

The subject property is designated as Transit Station Mixed Use, Residential Mixed Use, and Park/Open Space on the Comprehensive Plan's Conceptual Land Use Map. The Plan defines these land use categories as follows:

> ***Transit Station Mixed Use****: These areas are generally located near the Metro stations. They are planned for a balanced mix of retail, office, arts/civic, hotel, and residential uses. The overall percentage of the office uses throughout all of the Transit Station Mixed Use areas should be approximately 65 percent. This target of office uses will help Tysons maintain a balance of land use and transportation over the next 20 years. Individual developments may have flexibility to build more than 65% office if other developments in the category are built or rezoned with a use mix that contains proportionately less office. The residential component should be on the order of 20% or more of the total development. It is anticipated that the land use mix will vary by TOD District or subdistrict. Some districts or subdistricts will have a concentration of offices and other areas will have a more residential character. In all cases, synergies between complementary land uses should be pursued to promote vibrant urban communities.*

***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.*

***Parks/Open Space**: These areas are planned for passive and active park land and urban open spaces such as plazas and pocket parks. In instances when intensity credit is given for dedicating land for a park or open space, the land use mix applied to the intensity credit should be consistent with the land use category of an adjacent area. Additional guidance on parks and open space can be found in the Environmental Stewardship section.*

Magnetic Park and Atrium Park, along with the one-acre central park proposed with Westpark Plaza (RZ 2013-PR-009), adequately will be located in the general area of the Parks/Open Space designation and fulfill this planned use. Addressing the other two land use categories, the subject application proposes the following overall land use mix.

Land Use	**Gross Floor Area (square footage)**	**Percentage of Land Use**	**Land Use FAR (based on total site area including density credits)**
Office	1,995,610	44.0%	2.50
Residential	2,500,000	41.0%	3.13
Hotel	640,000	6.0%	0.31
Retail	430,000	9.0%	0.54
Total[1]	**5,201,364**	**100%**	**5.33**

1. It should be noted that the percentages and FAR above may not add up to totals due to rounding.

Proposed Blocks A and B are designated as Residential Mixed Use and Blocks C and E/F are designated as Transit Station Mixed Use. Based on the minimum residential percentages for the Transit Station Mixed Use (20 % residential) and Residential Mixed Use (75% residential) categories and related land acreage, a minimum residential percentage of 37.9 percent is recommended for the application site. The residential component of the applicant will be 41 percent, which is in conformance with the Comprehensive Plan recommendation. Additionally, with the office/hotel/retail components of the application totaling 56 percent, the land use mix generally follows the recommendations for the Transit Station Mixed Use and Residential Mixed Use categories and is in general conformance with the Comprehensive Plan.

Intensity

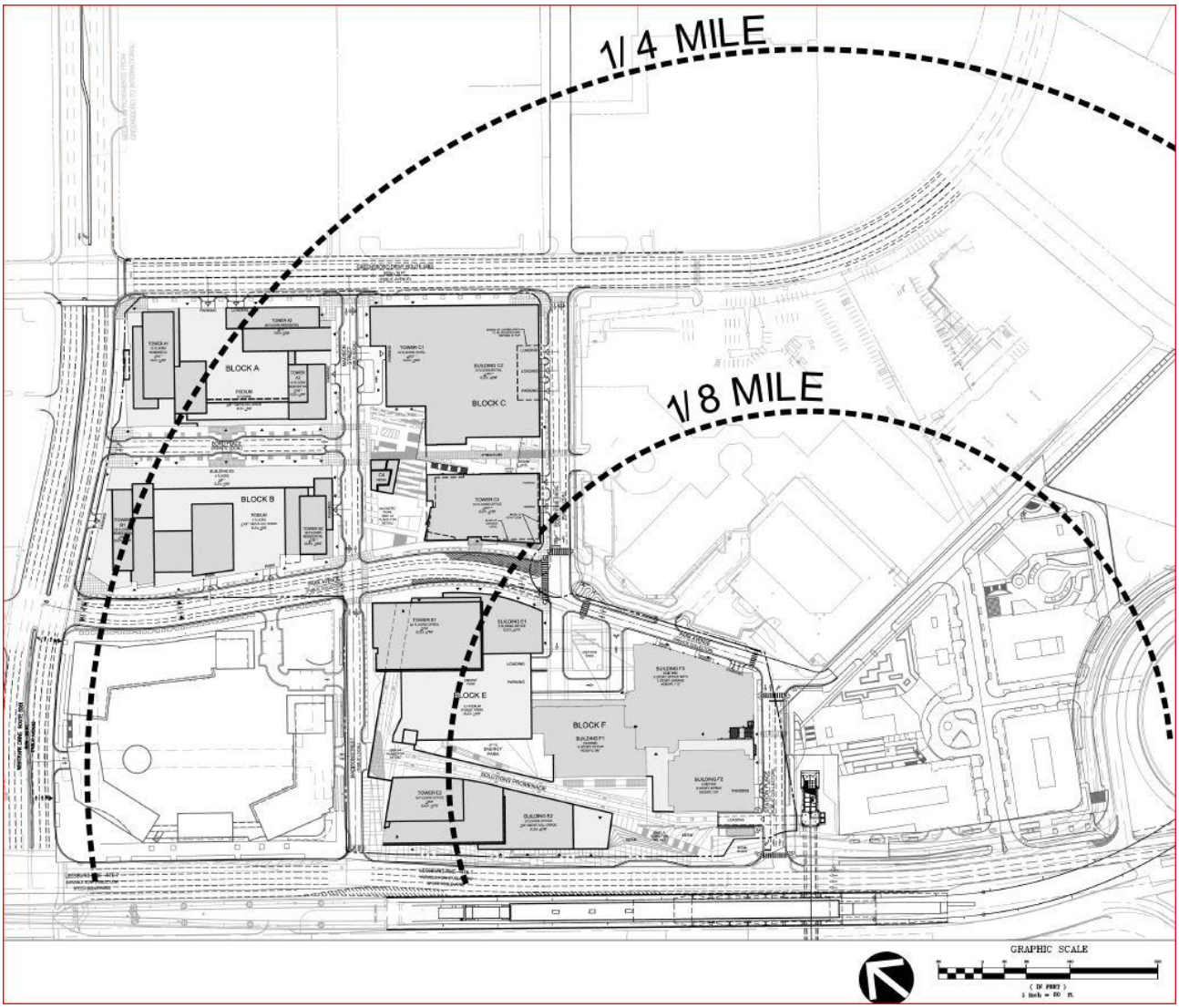

Figure 7: Distance to Greensboro Metro Station

In Transit Oriented Development (TOD) Districts, the Comprehensive Plan links intensity to a property's distance from a Metro station. For sites with 1/4 mile of a station, the Plan does not specify a maximum floor area ratio (FAR), but notes the following:

> *The highest intensities in Tysons should be built in areas closest to the Metro station entrance. Intensities should decrease as the walking distance from the stations increases. This reflects evidence from other urban areas that transit ridership is correlated with walking distance to rail stations. Following this pattern, the intensity of redevelopment projects within 1/4 mile of the Metro stations should be determined through the rezoning process; in other words, no individual site within these areas should be subject to a maximum FAR.*

The applicant has calculated the FAR for each Metro distance ring. Tier 1 (less than 1/8 mile) has an FAR of 3.42 and contains 6.05 acres, Tier 2 (between 1/8 to 1/4 mile) has a

FAR of 5.89 and contains 10.73 acres, and Tier 3 (beyond 1/4 mile) has an FAR of 8.95 and contains 1.54 acres. Most of the applicant's site within the first tier consists of existing buildings (Block F), which will remain with the proposed redevelopment, thus necessitating a higher intensity in the second tier. The Comprehensive Plan provides the following guidance for sites planned for residential mixed use beyond the 1/4 mile radius:

> *However, sites that are located between 1/4 mile and 1/3 mile from the Metro stations in TOD Districts that do not include any office space or other high trip generating uses, should be allowed intensities of 2.5 FAR, plus any bonuses achieved. Redevelopment proposals for TOD District areas that are located more than 1/4 mile from the stations may be allowed additional intensity if they are planned for the residential mixed use category; can demonstrate a convenient, safe, and pleasant walk to a Metro station; can demonstrate that they are unable to achieve the proposed intensity through bonuses for affordable housing or public facilities; and are in close proximity to or redeveloping in coordination with an area that is located within 1/4 mile of a Metro station.*

The FAR for the application area outside the 1/4 mile radius is 8.95, which is above the recommended FAR limit of 2.5. Building A1, a residential building with retail, is primarily outside the 1/4 mile radius and will measure up to 34 stories with a maximum height of 340 feet. A portion of Building A2, which will be up to 310 feet in height, is also located outside the 1/4 mile radius. As the Comprehensive Plan notes, additional intensity outside the 1/4 mile radius is permitted if certain criteria are satisfied. Staff believes that these criteria are satisfied for the following reasons. First, the affected buildings are within an area planned for Residential Mixed Use, and access to the Metro station will be facilitated by proposed and existing streets as well as new pedestrian connections through the site, especially the elevated, mid-block Solutions Promenade. Second, the applicant is not able to achieve the proposed intensity through Workforce Dwelling Units (WDU) or public facility bonuses, which excludes bonus units for calculation purposes for land beyond 1/4 mile of the Metro station. Third, the application area outside the 1/4 mile radius, containing substantial portions of the anchor retail tenant space and a substantial number (almost a sixth) of residential units, is an integral part of the redevelopment located within 1/4 mile of the Metro station. Based on these factors, staff feels that this redevelopment application should be allowed the additional intensity for the area beyond the 1/4 radius shown on the CDP.

Staff would also note that the Comprehensive Plan recommends that floor area associated with public facilities not be included when calculating the intensity for applications in Tysons.

> *To encourage public-private partnerships, when building space is provided for a public facility, the floor area of the facility should not be counted toward a development's allowable FAR.*

Given this guidance, the applicant does not include the proposed 17,000 square foot public facility, a library, in the FAR calculations. The proposed intensity for the subject application is 5.33 FAR, which is in general conformance with the Comprehensive Plan.

Coordinated Development and Parcel Consolidation

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

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

The Plan text for this subarea also states:

> *For the area fronting Route 7 abutting the station to the west and north, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres and should include adequately phased circulation and access improvements, as well as providing the area's envisioned mix of uses. In addition, this area will need to provide a Common Green type urban park of about one acre in size to provide active and passive recreation and leisure opportunities for residents and workers as shown on the land use concept map. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.*

As noted earlier in this staff report, the subject property was initially submitted as part of a larger rezoning application that covered the subject property and the adjoining Westpark Hotel property, for a total project size of 23.5 acres. Following the decision to pursue that rezoning under two separate applications (the subject application and Westpark Plaza, RZ 2013-PR-009), the properties' unified street grid, streetscape, park network, athletic field commitment, and public facility considerations continued to be coordinated between the two property owners. Therefore, although the 18.11-acre subject property is smaller than the recommended minimum 20-acre consolidation, through coordination, the coordinated street grid, park system and streetscape, the phasing of improvements and the provision of a Common Green-type urban park are addressed.

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

> *In all cases, consolidations or coordinated development plans should meet the following objectives:*
>
> - *Commitment to a functioning grid of streets both on-site and off-site;*

- *Conceptual engineering of streets that demonstrate connectivity to surrounding areas and satisfy the guidance in the Transportation section should be completed. Such engineering should be done in coordination with land owners in the surrounding area, and the proposed street alignments should be included in an official map, as described in the Transportation section.*

- *If an official map has already been adopted for the area, the development proposal should be in conformance with the street alignments in the map.*

- *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.*

As previously noted, the subject property and the adjoining Westpark Hotel property [(Tax Map Number 29-3 ((15)) 8] were initially submitted as a single rezoning application in 2010. Although the sites separated into two different applications in 2013, The Boro and Westpark Plaza (RZ 2013-PR-009), the applicants have continued to coordinate on interrelated issues such as the design of the street grid and park spaces.

A one-acre “common green” urban park is recommended for the subdistrict. The Westpark Plaza application addressed this recommendation with its proposed central neighborhood park, which contains over 1.5 acres of open lawn area, playground, and other park amenities. An adjoining park, Civic Square Park, would serve as the main entry portal to the central neighborhood park, which will be located in the interior of the Westpark Plaza development. The Boro adds to this urban park network by locating 0.77-acre Magnetic Park on the southeast corner of the Park Avenue/Madison Street intersection, on the opposite corner to Civic Square Park. The design of these three parks has been coordinated to provide a visual and physical open space network reinforcing the common green recommendations for the subdistrict.

The applicant also proposes coordination with the abutting Westpark Plaza development on its athletic field and public facility amenities. Westpark Plaza has proffered payment of funds for prorated shares towards the development of an off-site athletic field and the construction of the library on The Boro site. Generally, for grid, open space, and public facility improvements, staff views the adjoining applications as a single set of coordinated development plans and as such, believes that this application meets the consolidation objectives.

Initial Development Level (IDL)

The Comprehensive Plan sets an initial development level for office uses in Tysons and recommends that a Tysons-wide summary of existing and approved development be provided with all rezoning applications in Tysons. On March 29, 2011, the Board of Supervisors directed the Planning Commission (PC) to work with staff to develop a process to address the initial development level and other issues such as transportation funding. After adopting an inclusive process with many meetings over 17 months, the PC approved a set of recommendations on September 20, 2012. The recommendations include the following statements (excerpts):

> *The current applications represent development beyond the 2030 time period used to set the IDL. To address this issue, the Commission has proposed a funding recommendation that, if implemented, would provide for the timely completion of all of the currently identified transportation improvements for the 2050 time period. Implementing the proposed funding solution would result in a circumstance that warrants revisiting current limitations on office development.*
>
> *RECOMMENDATION:*
>
> *As the Planning Commission's recommendations for financing infrastructure (identified above) addresses the increment beyond 2030 to the 2050 time period, the Planning Commission recommends:*
>
> *31) The Board direct staff to incorporate within the next Tysons-wide plan amendment consideration of a change to the current IDL of 45 million square feet of office use.*

The following table summarizes the built and approved office floor area in Tysons and the office space proposed with the subject application.

Category	**CDP/GDP Office GFA (sq. ft.)**
Existing Development[1]	27,585,000
Under Construction[1]	1,103,576
Approved, Unbuilt Development [1]	10,128,589
RZ 2010-PR-022[2]	1,400,746
Total Office GFA	**40,851,461**

[1] *Estimation as of August 2015*
[2] Net number when accounting for existing office development on Block F

The total office space proposed for the subject application, combined with existing and approved development, would not exceed the 45 million square feet set as the initial development level for office uses in the Comprehensive Plan. No office space is proposed

with FDP 2010-PR-022, and three (out of four) existing office buildings will remain with the future redevelopment of the site.

Transportation (Appendices 6 and 7)

Phasing Development to Major Transportation Facilities

An important element of the Comprehensive Plan for Tysons is the guidance on phasing development to transportation improvements. The Plan notes that individual rezoning cases should only be approved if development was phased to a transportation funding mechanism. The Plan also recognizes the need for a Tysons Transportation Fund to fund transportation improvements as part of a comprehensive strategy.

On January 8, 2013, the BOS created a Tysons Transportation Service District, established the Tysons-wide and the Tysons Grid of Streets transportation funds, and adopted guidelines for administering the two new funds. As part of these guidelines, the funds were to be adjusted for inflation. The applicant has proffered to make transportation fund contributions in the amounts and timeframes as set forth in the adopted BOS guidelines.

Transportation Demand Management (TDM)

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

For the proposed mixed-use development, the applicant has proffered procedures that are consistent with staff’s recommended TDM approach, and has proffered the following commitments:

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

	Target Reduction	
Tysons-wide development level	Blocks A through C	Block E
Up to 65 million SF of GFA	35%	45%
65 million SF of GFA	40%	50%

84 million SF of GFA	45%	55%
90 million SF of GFA	48%	58%
96 million SF of GFA	50%	60%
105 million SF of GFA	53%	63%
113 million SF of GFA	55%	65%

- The applicant has committed to meet the Comprehensive Plan goals during all phases of development of the site, in conformance with the revised approach to TDMs.

- 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.

- 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 areawide TDM program that the applicants can join if they so choose.

- The applicant agreed to monitor the TDM program with traffic counts every year and surveys every three years. (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 agreed to pay a $100 per day non-compliance fee for failure to submit the annual report by the date outlined in the proffers. Staff would note that assuring TDM program operation as proffered is very important to the County as the annual report provide information on the TDM programs, trip levels in Tysons, and commuter behavior.

- The applicant is proffering a detailed implementation plan for the TDM program that also provides flexibility to address changes that may occur during the life of the project.

Staff feels that the proffered TDM approach will implement the traffic reducing recommendations contained in the Plan.

Specific Transportation Improvements

Over the four-year history of this project, the applicant has worked on a Traffic Impact Analysis (TIA), as required under State Law Chapter 870, with the County and Virginia Department of Transportation (VDOT) to address the traffic impacts that will be generated by the development. That analysis was accepted by both agencies this summer. Based on the findings of the analysis, in addition to constructing the project's internal streets, the applicant has committed to the following transportation improvements:

The applicant has committed to construct the project's portions of Park Avenue and Madison Street. To implement this construction, the proffers contain reciprocal provisions with the neighboring Westpark Plaza rezoning application (RZ 2013-PR-009) to ensure coordination of the phasing of these street improvements. The ultimate design of Park Avenue will include bike lanes on both sides of the street and parking lanes which could be converted to peak hour travel lanes, should the need exist in the future. This flexible design was an effort to balance the need for a higher capacity roadway (four lanes) with the desire for safe pedestrian movement with shorter crossing distances. The traffic volumes expected from both the County's Consolidated Traffic Impact Analysis and the applicant's Chapter 870 Traffic Impact Study were compatible with the proposed design which anticipates flexibility in the use of the street section to address traffic demand.

The applicant has committed to construct the project's portions of Station Place. To implement this construction, the proffers contain reciprocal provisions with the neighboring Tysons Central rezoning application (RZ 2011-PR-005) to ensure coordination of the phasing of the street improvements that are critical to connecting both developments to the Metro station.

As shown on the CDP, the applicant will dedicate right-of-way along Westpark Drive, Greensboro Drive and Solutions Drive to accommodate improvements including a future circulator route, bike lanes, streetscape elements, left turn lanes, and/or parking lanes. In addition, the applicant has committed to the following two off-site improvements along Westpark Drive to mitigate the traffic impacts generated by the project: 1) the installation of an 11-foot wide left turn lane from westbound Westpark Drive to Greensboro Drive; and 2) a modification of the median on Westpark Drive between Greensboro Drive and International Drive to create left turn bays that reflect queues shown in the applicant's traffic study.

Also, the applicant has committed to the construction of traffic signals where warranted, including the following intersections: Westpark Drive/Park Avenue, Park Avenue/Madison Street, Greensboro Drive/Solutions Drive, Park Avenue/Solutions Drive, and Greensboro Drive/Madison Street. Lastly, the applicant has committed to contribute to the optimization of traffic signals on Leesburg Pike should VDOT require such an effort as a result of this project. (If not needed for those purposes, the proffer permits the funds to be used for other transportation improvements in the Tysons Central 7 District.)

Level of Service Waiver for Leesburg Pike/Westpark Drive Intersection

The Virginia Department of Transportation (VDOT) requires a minimum Level of Service (LOS) be maintained at specified intersections. For the intersection of Leesburg Pike and Westpark Drive, VDOT requires a minimum LOS of "D". Currently, the intersection experiences an LOS of "D" at the AM peak hour and an LOS of "E" at the PM peak hour. It is projected that with the impacts of the proposed development, the AM peak hour LOS will be "D" and PM peak hour LOS will be "F". Therefore, the applicant was required to apply for an LOS Waiver from VDOT. Based on the analysis provided within the waiver, the applicant proposed the following mitigation measure:

> *The Applicant shall provide a contribution toward the construction of improvements to Route 7 to accommodate a future State Street crossing, or other access improvement, equal to $0.07 for each square foot of building constructed on the Property. Said contribution to Fairfax County shall be made upon site plan approval for each of the new buildings and shall be based on the site plan approved GFA for each building.*

With this commitment, as well as additional funding commitments associated with other, nearby projects, VDOT concluded that the applicant has demonstrated successful mitigation of the potential impacts of the proposed development on the future operation and performance of Leesburg Pike and granted the requested waiver.

Access Management Waivers for Specific Driveway Locations

VDOT requires a minimum distance between street intersections, street intersections and driveways, and between driveways along the same side and along opposite sides of a street. The minimum distance is dependent on the engineered design of the street. Several of the project's proposed driveways, including ones along Greensboro Drive and Westpark Drive, do not meet the minimum distance requirements and the applicant has requested access management waivers from VDOT. Without these waivers, the driveways will not be permitted in the specific locations shown on the CDP and FDP and will need to be relocated.

As of the publication of this staff report, these waivers have not been approved. Should VDOT not act on or possibly deny the waivers prior to Planning Commission consideration of the FDP, the design of Block A, which is predicated on specific access points associated with a particular parking and loading layout, would be in question. Additionally, any modifications to the access points may have ramifications on the accepted Traffic Impact Analysis.

On-site Parking

A key element of the Comprehensive Plan's policies for Tysons is the reduction from conventional parking ratios to the lower PTC parking rates in order to achieve Tysons-wide trip reduction goals. To avoid oversupply of parking, the PTC parking rates eliminated the minimum parking requirements for all non-residential uses for properties within 1/2 mile of rail stations and replaced those minimums with parking maximums. In addition, parking maximums were established for all other uses and areas.

The parking rates for the subject site will be determined utilizing the rates for property located between 1/8 and 1/4 mile from a Metro station. Parking will be phased with development; however, certain phases will have a surplus of parking spaces due to construction requirements associated with the parking structures (parking podiums, underground garages). For the residential development, the actual number of parking spaces provided will be dependent on the bedroom mix and will be determined at final site plan. In addition, the applicant has proffered to unbundle parking from the sale of residential units, in accordance with the suggested methods in the Comprehensive Plan.

On-street Parking

On-street parking will be provided along Greensboro Drive, Park Avenue (permanent segment), Solutions Drive, Madison Street, Boro Street, and the driveway bordering Ideation Park. The applicant has requested waivers to the *Transportation Design Standards for Tysons Corner Urban Center*, seeking to eliminate the on-street parking requirements along the subject property's Westpark Drive, Station Place, and Park Avenue southerly, interim extension frontages. These waivers have been evaluated by the Fairfax County Department of Transportation (FCDOT) and have been issued under separate cover. (Appendix 6)

Loading Facilities

For the most part, staff is satisfied with the proposed location of loading facilities within the proposed development. However, staff is concerned that the loading facilities along Solutions Drive will require trucks to back in from the streets. Besides creating potential vehicle/pedestrian conflicts, this design results in extremely wide (up to 47 feet in width) driveways that could adversely impact pedestrian usage on a street identified on the CDP as a Secondary Pedestrian Corridor. Staff continues to encourage the applicant to revise the loading facilities along Solutions Drive to one similar to those proposed along the project's Greensboro Drive frontage that permits head-in/head-out only movements. In the case of Block A, that loading facility is designed to accommodate truck turning movements inside the structure and the loading width at the street is reduced, which provides a more pleasant pedestrian experience and reduces potential conflicts between pedestrians and trucks.

Pedestrian and Bicycle Facilities

The Comprehensive Plan also envisions a robust non-motorized transportation network for Tysons Corner. The application accommodates pedestrian movement in the streetscape network, which is further discussed below in the Streetscape section of this report. Off-street pedestrian connections are proposed across the site, through the network of inter-connected mid-block walkways, including Solutions Promenade and Atrium Park, public parks, including Magnetic Park and Media Place, stairways, and elevators. In addition, these walkways and parks connect to the pedestrian and open space network being created in the Westpark Plaza development (RZ 2013-PR-009) and to a lesser extent in the Tysons Central development (RZ 2011-PR-005).

Staff believes that the best way to ensure that Tysons develops as a true urban center (as opposed to a collection of private developments) is to require that the entire transportation system be located 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 agreed to proffer that the public right-of-way be extended to the sidewalk and landscape amenity panel and to dedicate the appropriate land area accordingly.

On-street bike lanes are proposed along Westpark Drive and Greensboro Drive (five-foot wide) and Park Avenue (six-foot wide). Local roads such as Madison Street, Solutions Drive, and Boro Place are expected to accommodate bike traffic without the need for separate lanes because of their lower speeds. The applicant has requested waivers to the *Transportation Design Standards for Tysons Corner Urban Center*, seeking to eliminate the on-street bike lane requirements along the subject property's Station Place and Park Avenue during the interim (prior to redevelopment of these areas). These waivers are being evaluated by the Fairfax County Department of Transportation (FCDOT) and will be issued under separate cover.

Potential bike parking facilities are identified in the buildings on the FDP. Staff is recommending an FDP condition that bicycle parking facilities be installed in the interim public parks subject to the approval of FCDOT and FCPA.

Streetscape Design

The Urban Design section of the Comprehensive Plan provides detailed guidance on streetscapes within Tysons. As depicted on Figure 8 below, the Plan defines three areas within the streetscape zone: the landscape amenity panel; the sidewalk; and the building zone. Each zone serves a distinct purpose and has varying dimensions based on the adjacent street type and land use.

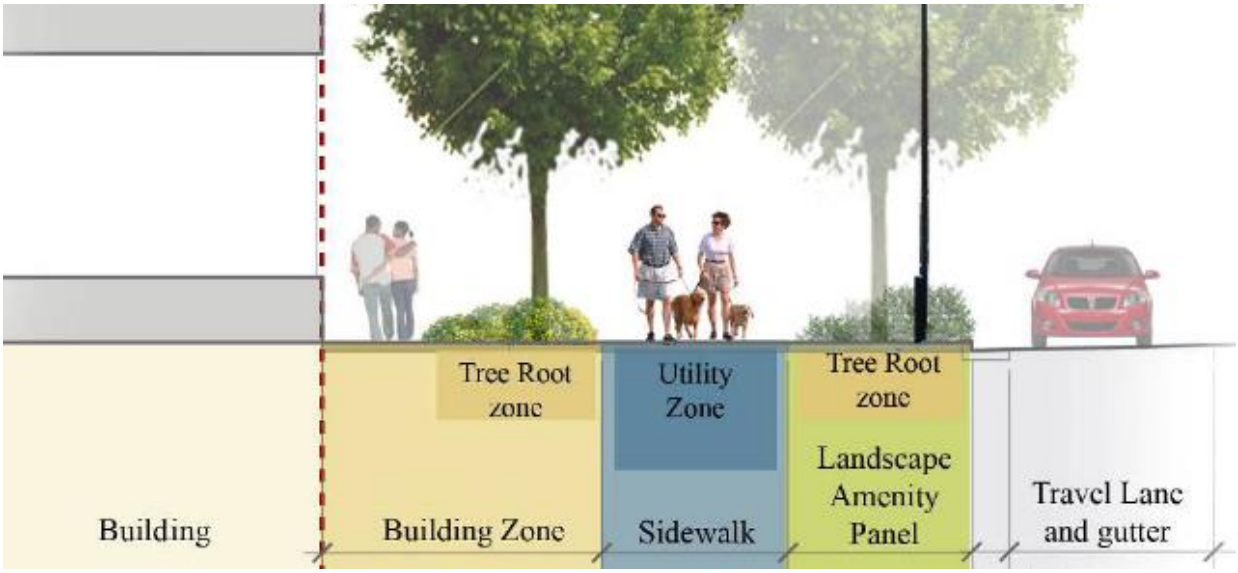

Figure 8: Streetscape Zone Illustration

The proposed buildings are sited along the following streets with four- to 12-foot wide building zones that reflect the recommendations of the Comprehensive Plan: Westpark Drive, Park Avenue, Solutions Drive, Madison Street, and Boro Place. For Leesburg Pike, which is classified as a Boulevard under the Comprehensive Plan, a 15-foot minimum building zone is recommended. However, the applicant has requested a FCDOT waiver from this recommendation to reduce this maximum to 12 feet so as not to conflict with fire truck accessibility requirements that stipulate a maximum 30-foot distance between face of curb and the building frontage. Staff is not supportive of this waiver at this time, as it is unclear if Leesburg Pike is necessary or acceptable for fire access. If fire access is needed

from Leesburg Pike, staff would support a waiver of the streetscape in specific locations. (FCDOT has rejected this request at this time. Appendix 6) For Station Place and the southerly, interim extension of Park Avenue, which are classified as collectors, the Plan recommends building zones between four to 12 feet. The applicant has requested FCDOT waivers to reduce these minimum building zones to two feet due to the location of the existing office building that is being retained and incorporated into the redevelopment.

The proposed sidewalks are sized as follows: 10-foot wide sidewalks along Leesburg Pike; eight-foot wide sidewalks along Westpark Drive, Greensboro Place, Park Avenue and Station Place; and six feet wide sidewalks along Madison Street, Solutions Drive, and Boro Place. These sidewalks are sized to reflect the Comprehensive Plan's streetscape recommendations.

The landscape amenity panels are proposed as follows: eight-foot wide amenity panels along Leesburg Pike, Westpark Drive, Greensboro Drive, and Park Avenue; 6.5-foot wide amenity panels along Madison Street, Solutions Drive, and Boro Place; and five-foot wide amenity panels along Station place. Again, related to the retention of the three existing office buildings, the applicant has requested a FCDOT waiver to reduce the landscape amenity panel along the southerly extension of Park Avenue and along Station Place from eight feet to five feet around the exterior of the existing buildings in the interim condition (prior to redevelopment?). With the exception of these requested waivers, the landscape amenity panels are sized consistent with the Comprehensive Plan's recommendations

Site and Building Design

Site Design (Appendix 8)

The Comprehensive Plan guidance for site design includes elements such as street grid pattern and block length. The streets and buildings have been laid out to work with the site's natural topography and provide relatively level pedestrian routes to much of the redevelopment. The proposed street and building patterns follow the existing major streets, simplifying on-site orientation.

The Tysons Urban Design Guidelines (TUDG) recommends a maximum block length of 600 feet. Block E/F will exceed this length because of the configuration of the existing office buildings and garages that are being incorporated into the redevelopment. The TUDG provides several techniques to design a block that exceeds the recommended 600-foot length so that it can be provide a pedestrian-friendly environment. Utilizing one of these techniques, Block E/F contains Solutions Promenade, a level, mid-block walkway.

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

- Concentrates land uses with the greatest intensities closest to the Metro station;
- Creates high intensity development with a strong urban edge;
- Places public parks throughout the development; and
- Creates a varied skyline through the siting of buildings and use of step-backs.

Building Design and Height

The Comprehensive Plan guidance for building design includes elements such as: build-to lines, bulk and massing, and step-backs. The proposed new buildings adhere to these design recommendations as they will be sited along build-to lines to create a consistent street edge along all perimeter streets. The frontages will be lined with retail spaces, office, residential, and hotel lobbies and amenities, and possibly residential units. The CDP and FDP both show appropriate design articulation and fenestration commitments for those buildings' frontages. Generally, the building framework and massing are consistent with the recommendations of the TUDG.

The proffers include language that commits to minimum height differential of four floors between Tower E1 and E2 to ensure a varied and interesting skyline. Staff continues to encourage the applicant to commit to such height differential on other blocks. The proffers also detail the architectural design elements that will be provided on each FDP; such FDP drawings will further articulate the quality and character of the proposed development.

Most of the ground floors are proffered to have ground floors with an average floor to floor height of 16 feet. However, the ground floors along Greensboro Drive are proffered to have ground floors with an average floor to floor height of 14 feet. Staff encourages the higher ceiling height for ground floors as it allow for flexibility in the first floor uses, and encourages retail, which contributes to an active pedestrian environment.

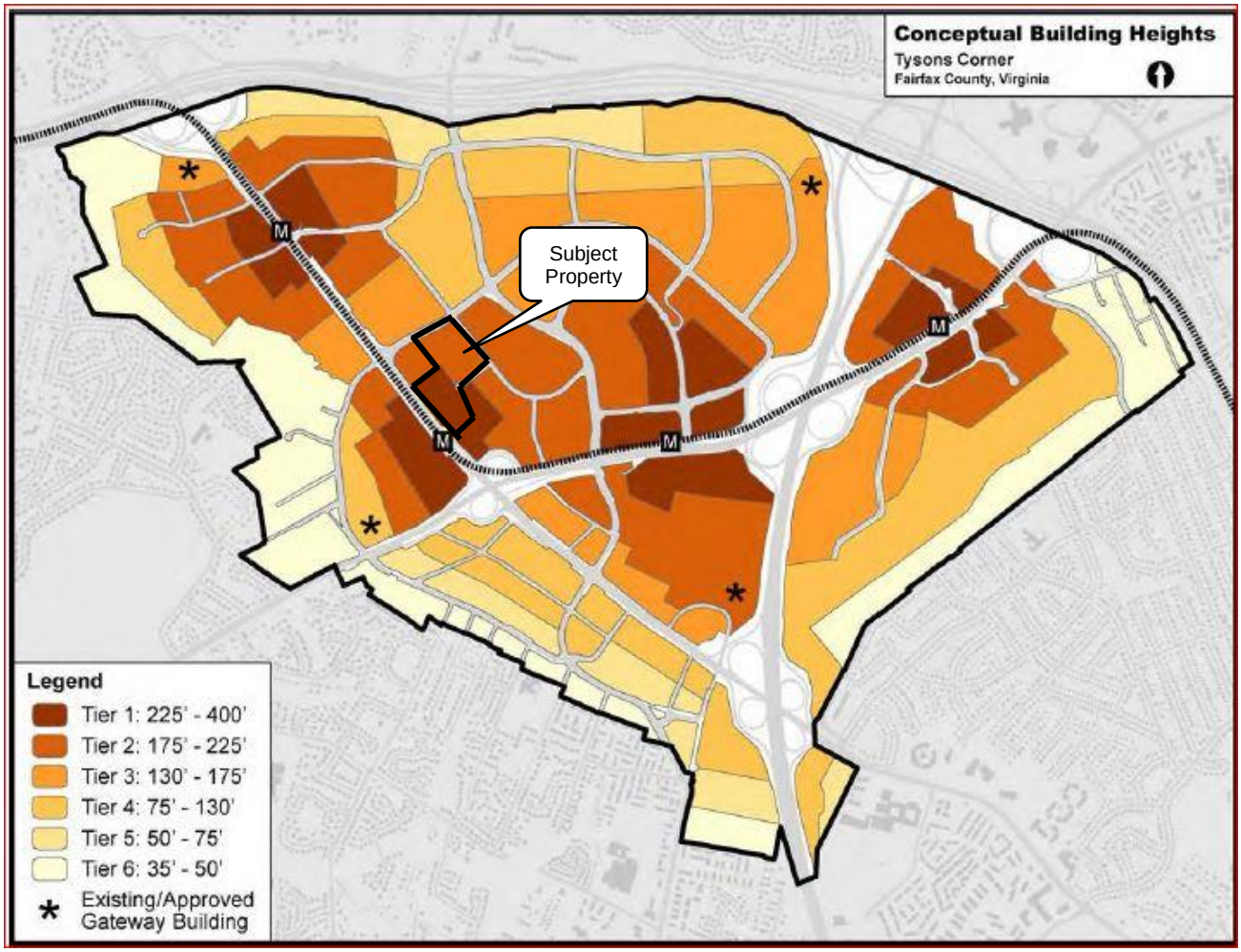

Figure 9: Conceptual Building Heights Diagram

The subject property falls within the Tier 1 and Tier 2 building height intensity zones as depicted on the height map. The following table compares the maximum heights recommended in the Conceptual Building Heights Map to the proposed range of heights for each proposed tower.

Building	**Proposed Use**	**Comprehensive Plan Maximum Building Height Range**	**Proposed Building Height Range**
Tower A1	Residential	Tier 2: 175' – 225'	280' – 340'
Tower A2	Residential	Tier 2: 175' – 225'	250' – 310'
Tower A3	Residential	Tier 2: 175' – 225'	120' – 160'
Tower B1	Residential	Tier 2: 175' – 225'	255' – 310'
Tower B2	Residential	Tier 2: 175' – 225'	315' – 395'
Tower C3	Office	Tier 2: 175' – 225'	175' – 300'
Tower E1	Office	Tier 1: 225' – 400'	150' – 400'
Tower E2	Office	Tier 1: 225' – 400'	175' – 400'

It should be noted that the maximum building heights do not include rooftop penthouses and architectural elements. In accordance with Sect. 2-506 of the Zoning Ordinance, such penthouses cannot occupy an area greater than 25 percent of the total roof area and such architectural elements cannot exceed the height limit for the zoning district by more than three feet and shall not extend more than three feet above the roof level of any building. The applicant is requesting a waiver to allow a parapet wall, cornice, or similar projection to exceed the height limit (up to 4.5 feet) in order to screen rooftop mechanical equipment. The waiver is analyzed below in the Zoning Ordinance portion of this staff report.

As shown in the above table, the maximum height range of the proposed residential buildings exceeds the maximums recommended in the Comprehensive Plan. The applicant has requested the proposed heights for the following reasons:

- The applicant has committed to provide 20 percent of the residential units as workforce housing. The Plan recommends height flexibility in such cases, allowing the additional height as a way to accommodate the additional units.

- The buildings are tall and slender in design, creating a varied skyline and yet a unified appearance.

- Substantial compliance with the approved CDP and FDP will be required for future building plans. Therefore, the increased building heights will be limited to the specific buildings shown and not be available across the entire subject property.

- The additional building height allows the residential block podiums to accommodate between five to seven levels of parking above grade.

The height range of the proposed E1 and E2 office buildings comply with the maximum Tier 1 building height zone recommendations in the Comprehensive Plan. However, the maximum height range of the proposed C3 office building exceeds the maximum Tier 2 building height zone recommendations in the Comprehensive Plan by 75 feet. The applicant has requested the proposed height noting that:

- Much of the applicant's site within the Tier 1 building height zone consists of existing office buildings (Block F), which will remain with the proposed redevelopment. As such, the applicant feels that a higher intensity in the Tier 2 building height zone, especially in the area closest to the Metro station, is justifiable for a proposed new office use.

- As the increased height for Building C3 will add to the varied skyline, staff supports the requested height.

Tree Canopy and Plantings (Appendix 12)

The Comprehensive Plan recommends increased tree planting in Tysons. At the same time, the Plan recognizes that much of this new planting will be accomplished through the provision of street trees. The site's existing trees were planted as part of the development of the current office campus. The applicant has requested a deviation from the Tree

Preservation Target requirements, noting the layout of the existing trees would preclude development of the site at the planned intensity. As addressed by the Urban Forestry Management staff in past Tysons applications, a waiver is not needed for this deviation if, as in this case on Sheet C-8 of the CDP, the applicant presents permissible justifications to the DPWES Director as provided in PFM 12-0508.

Because the PFM does not allow off-site trees (such as streetscape trees on public streets) or trees in easements on-site to count towards the tree canopy requirements, the applicant seeks a PFM modification of the 10-year tree canopy requirements. The proposal generally provides the majority of its trees as street trees, with additional trees provided in the public parks. The applicant has demonstrated that the Plan's recommended 10% tree coverage goal for a redevelopment will be achieved with this application, so long as the street trees (in the public rights-of-way) and the trees in easements were counted. The applicant has proffered to maintain/replace trees damaged or removed by right-of-way or utility maintenance or repair. With this commitment, staff supports the requested modification.

The CDP includes 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 CDP. If, in the worst case scenario, a tree needs to be deleted, the applicant has committed to work with UFMD to find an alternative location.

Affordable and Workforce Housing

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

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

For new, office and hotel development, the applicant has committed to select one of the following two options for contributing toward the provision of affordable and/or workforce housing within Tysons: (a) a one-time contribution of $3.00 for each square foot of GFA of new hotel use excluding any ground level retail/services uses and public uses, or (b) an annual contribution of $0.25 for each square foot of GFA of new hotel, excluding any ground level retail/services uses and public uses, continuing for a total of sixteen (16) years. The ground level retail/service and public use exception reflects recommendations

in the Comprehensive Plan regarding calculations for affordable and/or workforce housing within Tysons.

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

Environmental Stewardship

Water Quality (Appendix 10)

The Environmental Stewardship Guidelines in the Comprehensive Plan call for a progressive approach to stormwater management that promotes low impact development (LID) techniques, incorporates innovative stormwater management measures, and provides quality and quantity controls that are substantially more extensive than minimum requirements. As such, staff recommends that applications incorporate innovative measures in a manner that will, first and foremost, optimize reduction of stormwater runoff volume and control peak flows for the remaining stormwater that cannot be completely captured on-site. It is recommended that the first inch of rainfall runoff be retained on-site through infiltration, evapotranspiration and/or reuse. By achieving the goal of retaining the first inch of rainfall, the runoff characteristics associated with the site can then mimic those of a good forested condition for a significant majority of rainfall events. In addition, staff also recommends that the provided stormwater measures be sufficient to attain the stormwater quality and quantity control credits of LEED (or equivalent).

The applicant has provided preliminary computations on the CDP stating that 75 percent of the total site area will be captured by Best Management Practices (BMPs) and first 0.92-inch of rainfall will be retained and reused on-site through the use of runoff reduction methods, including rainwater harvesting, vegetated roof, and bio-retention. This number is lower than the one-inch Plan recommendation because the runoff reduction efforts for Block F, where the cluster of existing office buildings is being preserved, results in only 0.39 of inch of retention and therefore, brings the overall project average down. To remedy this situation, the applicant has proffered to capture 100 percent of the runoff associated with new development to the maximum extent practicable, subject to the determination of the DPWES, and supplement these efforts by capturing runoff on adjoining, off-site ROW. The stormwater computations for the FDP for Blocks A and B, which propose to retain 1.09 inches of rainfall, is a demonstration of this commitment.

The proffers reiterate the applicant's commitment to conform to the Comprehensive Plan's goal to retain and reuse the first inch of rainfall on-site. Given the site's limitations, the proffer also commits to providing additional calculations at site plan review for each FDP towards meeting this goal. The proffer also states that additional LID measures may be proposed at site plan review if DPWES determines that additional measures are necessary in order to meet the Plan goals and/or other Public Facilities Manual (PFM) requirements.

In the past, an urban development such as this one would require an applicant to file for a PFM waiver, for action by the Board of Supervisors, to permit the installation of underground stormwater management vaults in a residential project. Earlier this year, the

PFM was amended to permit the director of DPWES to grant these waivers as part of site plan review. Therefore, such a waiver is not part of this request.

"Green" Buildings (Appendix 9)

The Comprehensive Plan recommends that zoning proposals for development in Tysons provide for green building commitments sufficient to attain, at a minimum, the United States Green Building Council's (USGBC) LEED Silver certification for non-residential development and LEED certification for residential development. The applicant has committed to achieve LEED NC (New Construction) certification for the residential buildings with an escrow of $2.00 per square foot and an option to seek the next higher level, LEED Silver with no escrow. In addition, the under the proposed proffer, the applicant may select, subject to DPZ approval, an alternative residential rating system implemented without an escrow, such as Earth Craft or 2012 National Green Building Standard, using the Energy Star Qualified Homes path for energy performance.

Regarding the non-residential buildings, the applicant has proffered to LEED Silver certification with an escrow or LEED Gold certification without an escrow.

Staff has determined that the green building commitments, contained in the draft proffers, conform to the Comprehensive Plan's guidance for green buildings.

Energy/Resource Conservation (Appendix 9)

The Comprehensive Plan anticipates that zoning applications in Tysons will include commitments to sustainable energy practices. The proposed proffers for the application include the following measures:

- At least four electric vehicle recharging stations serving eight parking spaces and conduit to facilitate additional, future recharging stations will be installed in the parking garage.
- For any site plan that depicts more than one building, an assessment of the potential to provide shared energy systems will be provided and at a minimum, a utility sleeve will be installed within the foundations of the respective buildings in order to accommodate future utility and/or energy sharing. Aggregated, non-proprietary energy and water consumption data will be provided to the County, as practical, for each building and for the entire property. With these commitments, staff finds that the recommendations related to sustainable energy practices have been met with this application.

Noise Impacts (Appendix 9)

In order to minimize exposure to noise impacts, the Policy Plan of the Comprehensive Plan recommends that noise levels be mitigated to 65 dBA for outdoor activity areas and 45 dBA for residences, hotels, and other noise sensitive uses. The proposed development includes multi-family residential in the vicinity of major streets, including Westpark Drive and Greensboro Drive. The applicant submitted a preliminary noise study dated April 21, 2011, for staff's review. That Phase 1 study provided the following findings:

- Noise impacts on buildings with façades directly exposed (or partially exposed) to Leesburg Pike, Westpark Drive, Greensboro and the elevated Metrorail will have noise levels above 65 decibels at the ground and upper levels at height above 25 feet. Noise levels at any residential building façade do not appear to exceed 75 dBA L_{dn}.
- Building A1 located on the corner of Westpark Drive and Greensboro appears to be exposed to noise at the ground level which is 75 dBA L_{dn}, but because the actual building is set back slightly from the roadway atop the podium, noise at the actual building façade is 70 dBA L_{dn}. Noise impacts at this level can be mitigated with building materials.
- The 2011 analysis depicted a slightly different layout for the development; however, based on the conclusions in the study, it can be assumed that Building A2 may experience noise levels as high as 70 decibels, but those impacts can also be mitigated to achieve the policy standard of 45 decibels in the interior areas of new residential units.
- Residential units with exposure to levels above 65 dBA L_{dn} will require additional evaluation of building materials in order to meet the Policy Plan guidance which recommends that interior noise in new residential units be at or below the 45 dBA L_{dn} level.
- Residential units with no exposure to Leesburg Pike, Westpark Drive and the elevated Metrorail will not be impacted by future noise levels which exceed 65 dBA L_{dn}. Therefore, no additional analysis of building materials will be required for those residential units. Those specific buildings could be constructed with standard building materials, windows and walls.

The applicant has proffered that noise in interior areas of new residential development and other noise sensitive uses shall not exceed 45 dBA $L_{dn.}$ The proffer provides a commitment to the submission of refined acoustical analyses at the time of building plan review for those buildings where the façades have been determined to be affected by transportation generated noise levels between 65 dBA L_{dn} and 75 dBA L_{dn}. The proffer also identifies recommendations for the appropriate building material specifications within certain noise ranges for walls, windows and doors which may be necessary to mitigate noise in affected residential units and other noise sensitive uses within certain noise levels.

Staff has determined that the noise impact commitments, as contained in the draft proffers, conform to the Policy Plan recommendations for noise.

Open Space and Parks (Appendix 11)

Urban Parkland Needs

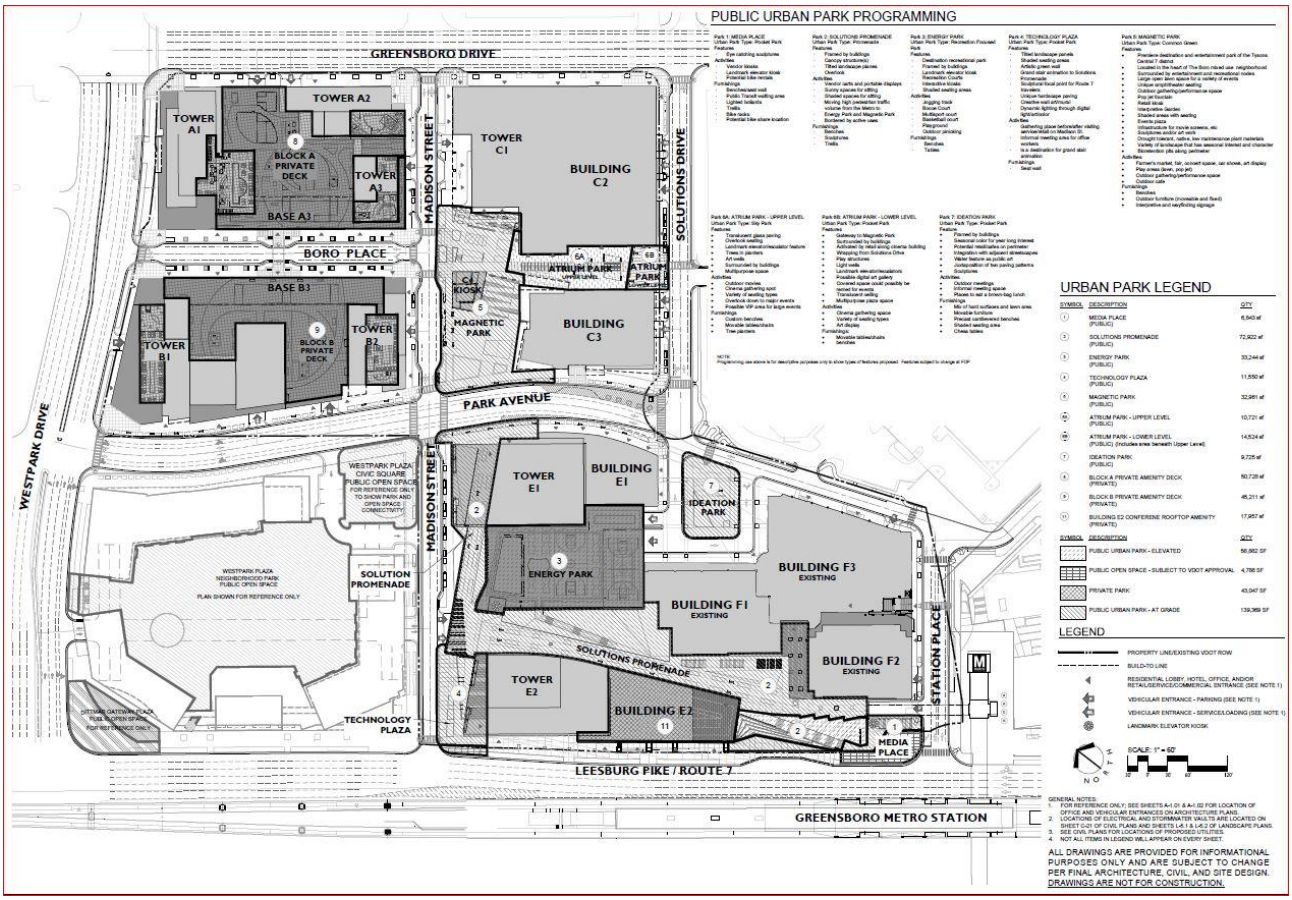

Figure 10: Park Exhibit

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

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

Under the CDP, there could be a maximum of 2,010 residential units. Based on the average projected multi-family household size of 1.75 in Tysons, the development could

add up to 3,518 new residents. Additionally, the application proposes up to 1,995,610 square feet of office use, 350,000 square feet of hotel use and up to 430,000 square feet of retail/service uses.

Applying this urban parkland standard to the overall proposed development, the application generates a need for approximately 5.95 acres of new urban parkland. As shown on Exhibit 10 above, Sheet L-3.0 of the CDP shows approximately 4.23 acres of "public urban park".

The on-site park spaces provide a variety of high quality outdoor recreation and leisure opportunities, including two sport courts, a bocce court, a children's playground, jogging track, large multi-purpose lawn area/amphitheater, garden areas, outdoor rooms, pop-up jet fountain, art display areas, seating areas, landscaping, and a number of hardscaped terraces. However, the 4.23 acres of proposed public park space does not meet the 5.95-acre need for public urban parks that is generated by the proposed development. In addition, some areas identified as "public urban park" are staircases leading from one park space to another or from the streetscape to a park space. Overall, the amount of new, usable public urban park space being provided is significantly less than the need generated. However, this deficit is made up for with the applicant's commitment to construct an off-site athletic field (as detailed below). This off-site improvement will make up for the on-site deficit.

Athletic Field Needs

In addition to the need for new urban parks, the Comprehensive Plan also recognizes the need for a variety of small and large recreational facilities in Tysons Corner to meet the needs 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.*

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 a need for 0.81 of an athletic field. To address this recommendation, the applicant has committed to construct a field on property, located in Tysons, identified by Tax Parcel Numbers 39-2 ((1)) 13D and 13E. The provision of the field would also satisfy the field recommendations for Westpark Plaza (RZ 2013-PR-009), which committed to provide funds for 0.33 of a field or to work with the Boro applicant to provide a full-size field.

As stated earlier in this report, the construction of the field on the identified property requires the approval of two zoning applications. Should these applications not be approved, the applicant has proffered to provide $12,000,000 to the County for purchase of land and construction of an athletic field serving Tysons on an alternative site. In accordance with the draft proffers, the athletic field is to be constructed and turned over to the County before issuance of any Residential or Non-Residential Use Permit (RUPs or Non-RUPs) for the second new building to be constructed on the Boro site. Staff supports this commitment as a method for addressing the proposal's athletic field's impacts.

Staff continues to discuss the particular proffer provisions for the athletic field with the applicant. Fulfillment of the Comprehensive Plan's athletic field recommendations will be contingent upon the successful conclusion of these discussions.

Other Recreational Facility Needs

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

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

Using adopted recreational facility service level standards found in the Parks and Recreation element of the Policy Plan, the publicly accessible recreational facilities needed to address the planned growth for this project area include 2.5 sport courts and one playground. The CDP shows two full-size sport courts, a bocce court, a children's playground, and covered seating area in Energy Park, to be located on a garage rooftop in Block E. Staff finds that these on-site recreational amenities satisfy the proposed development's need for small footprint recreational facilities. Because Energy Park and its active recreation amenities will not be available until development of Block E, most likely the last phases of the development, some of the generated demand for active recreation facilities will need to be met by interim facilities and by private amenities.

Interim Recreational Amenities

Based on the urban park land standards in the Tysons Areawide Plan, the proposed new buildings in Blocks A and B, with up to 835 dwelling units, will bring approximately 1,461 new residents to area and generate a need for 2.19 acres of on-site public urban parks. That level of proposed development also generates the need for one sport court, a small children's play area, and 0.14 of an athletic field. No permanent on-site public park spaces are planned to be provided in Blocks A and B. The FDP shows a total of about one acre interim park space to be provided with the construction of Buildings A1, A2, A3 and B3: a 1/4-acre interim park on Block B; a passive park on future Block C; and the recently

developed Greensboro Green pop-up park also on future Block C (southeast corner of Greensboro Drive and Solutions Drive).

Staff notes that the interim park spaces shown in Block C have the potential to meet some of the outdoor recreation needs of the future residents of Blocks A and B prior to construction of the permanent recreational facilities to be located in Energy Park on Block E. A single bocce court, the only active use shown in the interim park space (future Block C), is the equivalent of 1/2 of a sport court. To meet the active recreation needs of the future residents prior to Energy Park's availability; the applicant has proffered private park space. This provision supplements the proffer committing to the private amenities and facilities generally associated with newer high-rise multi-family buildings. The private park space proffer commits the applicant to provide a park containing facilities listed on Sheet L-3.0 of the CDP. The active recreational uses, such as a children's play area, jogging track, outdoor recreational lawn games (bocce, badminton, croquet), or the equivalent, will be provided within private park space located in Block A. Staff feels that with this supplemental commitment, the application will comply with the Comprehensive Plan recommendations regarding active recreation needs.

Private Recreation and Amenity Areas

Sect. 6-110 and Sect. 16-404 of the Zoning Ordinance require the provision of open space and recreational features within Planned Development Districts. The minimum expenditure for park and recreation facilities within these districts is set at $1,800 per non-ADU residential unit for recreational facilities to serve the development's population. With up to 2,010 non-ADU proposed units, the ordinance-required amount would total up to $3,618,000, with any amount not spent on-site conveyed to the Park Authority for recreational facilities at one or more park sites in the development's service area.

Staff feels that the private park space on Block A and rooftop and indoor fitness facilities proposed with each residential building will allow the applicant to meet the Zoning Ordinance requirement to spend $1,800 per residential unit on on-site recreational facilities and amenities.

Public Facilities

Comprehensive Plan Recommendations - Library

The Comprehensive Plan does not recommend a specific public facility for the North Tysons Central 7 Subdistrict. However, given the amount of existing and potential office and residential development in the area, staff identified library space as a needed facility within Tysons. As mentioned earlier in this report, the applicant has committed to provide design and construct a new Fairfax County Community Library, to be located within either Building E2 or Building E1.

If located in Building E2, the library will occupy the building's upper two floors, above street level retail that fronts on Leesburg Pike and the library's main entrance would be provided from Solutions Promenade. If located in Building E1, the library would occupy the entire

two-story building and front on Park Avenue. Staff is supportive of either proposed library location.

The proffers permit the applicant to provide the library to the County either as a condominium unit or as a leased space available for a period of 50 years rent free, at the applicant's sole discretion. As currently proposed, the library will be turned over to the County prior to the issuance of a non-RUP for more than 200,000 square feet of non-public library uses the accommodating building (either E1 or E2). Staff feels that a library in either Building E1 or E2 would meet the Comprehensive Plan's public facility recommendations for this project. (The adjoining rezoning, Westpark Plaza, RZ 2013-PR-009, proffered to contribute a total of $2,234,000 (subject to escalation) towards the construction of the library.)

Staff continues to discuss the particular proffer provisions for the library with the applicant. Fulfillment of the Comprehensive Plan's public facility recommendations will be contingent upon the successful conclusion of these discussions.

Fairfax County Public Schools (Appendix 13)

The proposed development will be served by the Westbriar Elementary, Kilmer Middle and Marshall High Schools. The total number of net students (number of students generated by the proposal) is projected to be as follows:

School Type	Proposed Student Yield
Elementary	61 to 114
Middle	17 to 33
High	30 to 57
Total	108 to 204

The applicant has proffered a contribution of $11,749 per student, based on the number of students expected to be generated by utilizing the County's current formula, using the current ratios of 0.110 students per high rise dwelling unit. The proffers note that the contribution amount is subject to the school district's escalation provision that takes into consideration potential revisions to the per student multiplier or the ratio of students per high-rise building unit.

Sanitary Sewer (Appendix 14)

Prior to site plan submission, the applicant will be required to provide a sewer capacity study to the Wastewater Planning and Monitoring Division that analyzes the lines within the Tysons Urban Center to which the project will contribute flows. If it is determined that any of the lines are inadequate, the applicant will be required to perform necessary upgrades prior to or concurrent with the site plan submission. Also, for sanitary trunk sewers that serve the Tysons Urban Center but are located beyond the boundary of the Center, the applicant should be aware that any such necessary off-site trunk sewer upgrades would be handled by a pro-rata share contribution.

Fire and Rescue (Appendix 15)

The subject property will be served by the Fairfax County Fire and Rescue Department (FRD), Station #29, Tysons Corner. 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 DPZ, FCDOT and the Office of Community Revitalization (OCR) and are in substantial conformance with the intent of the CDP, FDP, and proffers.

In its analysis memo, FRD provided a summary of the historical rate of incidents for the two closest fire stations, Station 29 and Station 13 and an analysis of the impact of the proposed impact of the project. The analysis concludes that although the two stations could absorb the anticipated higher call volume, multiple new developments in the stations' coverage area could significantly impact response times to emergency incidents. The FRD felt that preemption equipment (devices that allow on-coming emergency vehicles to control traffic signals) on traffic signals located along the two primary travel routes to the proposed development site could help mitigate this impact. The applicant has committed to make a contribution towards this effort, retrofitting two signals along the travel route from the two closest fire stations.

Fairfax Water (Appendix 16)

The subject property currently obtains water service from the Fairfax Water Authority. The Water Authority notes that adequate domestic water service is available from existing 12-inch water mains located at the site. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns. If the proposal necessitates relocation of the Water Authority's 24-inch transmission main in Leesburg Pike, such relocation will be subject to the Fairfax Water Board's approval and will occur at the applicant's expense.

Telecommunications

While no specific telecommunications facilities are proposed with this application, the applicant has proffered to retain the right to place telecommunications equipment on the roofs of the proposed residential buildings and hotel, so long as any new installations meet the applicable Zoning Ordinance regulations and are screened or set back so as not to be visible from the surrounding streets.

ZONING ORDINANCE PROVISIONS (Appendix 17)

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 contains a mix of residential, office, hotel, and retail/service uses.

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 application meets these standards.

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

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

Overlay District Requirements

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

The Sign Control Overlay District restricts freestanding signs in the intensely developed commercial and industrial areas of the County where there is an increased need to reduce visual clutter, sight distance obstructions and interference with traffic control signals and mechanisms. The signage on this site will meet the Zoning Ordinance requirements or any approved Comprehensive Sign Plan. As such, this application meets the requirements of the sign control overlay district.

Highway Corridor Overlay District Standards (Sect. 7-600)

The Highway Corridor Overlay District provides additional regulations for drive-in financial institutions, fast food restaurants, quick-service food stores, service stations, and service station/mini-marts located in these overlay districts. None of these uses are being proposed at this time. If any of the restricted uses were proposed for the subject property in the future, they would be subject to the use limitation of Sect. 6-505 of the Zoning Ordinance (ZO), which may require additional review, including inclusion in an FDP or a Special Permit (SP) or Special Exception (SE).

Waivers and Modifications Requested

As previously noted, several of the requested waivers and modifications should be addressed at the time of site plan review as staff does not have enough information to evaluate those requests at this time. In addition, several of the requested waivers and modifications to the PFM are not discussed below as they were not applicable to this project. The remaining waiver and modification requests are discussed below.

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

  Sect. 2-505 of the ZO 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 to permit those structures and vegetation as shown on the CDP/FDP.

- *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.*

  The applicant has requested this waiver to provide an opportunity to architecturally screen mechanical penthouse equipment and to provide for potential architectural elements above the main roof line. Additionally, active recreational uses on roofs may require fencing, screening, and barriers exceeding three feet in height. The applicant has indicated that the proffers will be revised to set a maximum (up to 4.5 feet) for these types of roof extensions. With this proffer revision, staff could support of this waiver request.

- *Modification of Par. 3E of Sect. 10-104 of the ZO, which limits fence height to seven feet, to permit a maximum fence height of 14 feet around outdoor recreational courts and fields shown on an FDP.*

  If active recreational uses are provided on roofs or along streets, they may require fencing, screening, or barriers exceeding seven feet. Previous applications with rooftop and/or street adjoining recreational uses have requested waivers up to 14 feet in height for fences along the perimeter of sport courts and fields. Staff supports the modification to permit a maximum fence height of 14 feet subject to the applicant's proffer that all fences are to be shown on a FDP for the review and approval of the Planning Commission.

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

  The proposed loading plan for Block A, shown on Sheet A1-02 of the FDP, separates loading activities from other vehicle parking and will not require this waiver. However, the interim loading for Block B, also shown on Sheet A1-02 of the FDP, may permit loading activities to occur within 40 feet of a drive aisle. In addition, the detailed layouts of the loading spaces for the future blocks have not yet been designed and the applicant is seeking flexibility to share access drives to loading docks and parking spaces, an option that may place loading spaces within 40 feet of a drive aisle. Given the desire for under-building parking and loading facilities in Tysons and given that the layout of such facilities are subject to Planning Commission review during FDP approval, staff supports the requested waiver.

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

  There are no private streets exceeding 600 feet proposed with this application. However, both Park Avenue and Madison Street will remain private for an indeterminate time until they are extended with the redevelopment of adjoining properties. This waiver is being requested to cover the possibility that either or both of these streets may be extended beyond 600 feet in length before the street segments on the subject property are accepted into the public street system. Given the permutations related to future adjoining development, staff supports the requested waiver.

- Waiver of Par. 8 of Sect. 13-202 of the ZO to modify the peripheral landscaping requirements for the interim surface parking lots to that which are shown on the CDP/FDP.

  A significant portion of the subject property is developed with surface parking lots. Most of these lots do not meet current parking lot landscaping requirements. As the redevelopment of the property progresses, these lots will be reduced in size and become segmented. The FDPs will depict the interim uses and improvements of these lots. However, as these areas are planned for future structures, the applicant will most likely be reluctant to install significant improvements. Nonetheless, staff encourages the applicant to install improvements that will further the Tysons Urban Design Guidelines and/or to install interim recreation uses when possible. Since these interim parking lots are subject to Planning Commission review under the FDP process, staff supports the requested waiver.

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

  A significant portion of the subject property is developed with surface parking lots. Most of these lots do not meet current parking lot landscaping requirements. As the redevelopment of the property progresses, these lots will be reduced in size and

become segmented. The FDPs will depict the interim uses and improvements of these lots. However, as these areas are planned for future structures, the applicant will most likely be reluctant to install significant improvements. Nonetheless, staff encourages the applicant to install improvements that will further the Tysons Urban Design Guidelines and/or to install interim recreation uses when possible. Since these interim parking lots are subject to Planning Commission review under the FDP process, staff supports the requested waiver.

- Waiver of Sect. 16-403 of the ZO in order to permit a public improvement plan for public streets and park spaces without the need for an FDP

  In Tysons, it is expected that developments will occur in phases. In order to facilitate the early installation of as many public improvements as possible, staff believes it is appropriate to provide a waiver of the FDP requirement for certain public facilities when sufficient details are shown on the CDP to allow a site plan or public improvement plan to be evaluated. In this case, the applicant is requesting such a waiver for public improvement plans associated with all public streets and for public park spaces. While the applicant may elect to submit FDPs for these improvements, staff supports the requested waiver as a way to encourage infrastructure and park space development as soon as possible.

- *Waiver of Sect. 17-201 of the ZO, to not require provision of a service road along Leesburg Pike.*

  The Comprehensive Plan design of Leesburg Pike designates it as a Boulevard without a service drive. Because the grid provides interparcel access, staff supports this waiver request.

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

  On-street bike lanes and sidewalks are provided throughout this development in keeping with the urban recommendations of the Comprehensive Plan. Therefore, staff supports the requested modification.

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

  The application provides for an interconnected grid of streets. Furthermore, the CDP demonstrates how this proposed grid may be extended in the future as surrounding properties develop. Therefore, staff supports a waiver of Par. 3 of Sect. 17-201 to permit only those areas of interparcel access as shown on the CDP and as described in the proffers.

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

Par. 4 of Sect. 17-201 requires "dedication and construction or widening for existing roads, existing roads on new alignments and proposed roads, all as indicated on the adopted comprehensive plan." The street grid and design has been extensively negotiated over the course of this application. The applicant has provided the requested onsite street grid improvements and has worked cooperatively with adjoining land owners to provide the surrounding grid streets. As such, staff supports the waiver of Par. 4 of Sect. 17-201 in lieu of that shown on the CDP and referenced in the proffers.

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

  In Tysons, on-street parking will be an important part of providing parking for uses and meeting street design standards. Along any proposed private streets, the applicant may wish to regulate the use of these parking spaces to serve their needs. Staff supports this waiver.

- *Modification of Sect. 12-0508 of the PFM to allow for tree preservation target deviations as justified by PFM 12-0508.3A(1) and 3A(3).*

  The PFM permits deviations from tree preservation targets if certain site conditions exist that justify such deviations. As discussed earlier in the analysis section of this report, all of the site's trees were planted as part of the existing office development and as such, their placement would preclude redevelopment of the site at the planned intensity. Staff supports this modification to that shown on the CDP.

- *Modification of Sect. 12-0510 of the PFM to permit trees located in rights-of-way and easements to count toward the 10-year tree canopy requirement subject to the proffered replacement provisions.*

  Off-site trees, such as trees located in public rights-of-way (street trees) and trees in easements (parks), do not count toward the tree canopy requirements because of concerns about maintenance and replacement. However, as discussed earlier in the analysis section of this report, the applicant has proffered to maintain these trees and replace them should they be damaged or removed. Were these off-site trees counted for PFM purposes, the 10-year canopy requirement would be met. Given the proffer commitment, staff supports this modification.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The subject application has been extensively reviewed for compliance with the adopted Tysons Comprehensive Plan Amendment and the PTC District Zoning Ordinance regulations. The subject application proposes a design that would result in an urban form and use mix that is envisioned in the Comprehensive Plan. Under this proposal, a "super-block" developed with for office buildings, a parking garage, and expansive surface parking

lots would be replaced with a grid of streets creating smaller blocks, supporting a mix of residential, office, retail/service, and open space uses. In addition, the applicant has proffered commitments towards the provision of a public library and an athletic field. Given that the development has addressed the recommendations of the Comprehensive Plan related to circulation, parking, stormwater, public facilities, and parks, staff concludes that the subject application is in harmony with the Comprehensive Plan and is in conformance with the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of RZ 2010-PR-022, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2010-PR-022, subject to the development conditions contained in Appendix 2 and the Board's approval of RZ 2010-PR-022.

Staff recommends approval of the following modifications and waivers:

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

- 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.

- Modification of Par. 3E of Sect. 10-104 of the ZO, which limits fence height to seven feet, to permit a maximum fence height of 14 feet around outdoor recreational courts and fields shown on an FDP.

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

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

- Waiver of Par. 8 of Sect. 13-202 of the ZO to modify the peripheral landscaping requirements for the interim surface parking lots to that which are shown on the CDP/FDP.
- Waiver of Par. 5 of Sect. 13-203 of the ZO to modify the peripheral landscaping requirements for the surface parking lots that will remain on an interim basis to that which are shown on the CDP/FDP.

- Waiver of Sect. 16-403 of the ZO in order to permit a public improvement plan for public streets and park spaces without the need for an FDP

- Waiver of Sect. 17-201 of the ZO, to not require provision of a service road along Leesburg Pike.

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

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

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

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

- Modification of Sect. 12-0508 of the PFM to allow for tree preservation target deviations as justified by PFM 12-0508.3A(1) and 3A(3).

- Modification of Sect. 12-0510 of the PFM to permit trees located in rights-of-way and easements to count toward the 10-year tree canopy requirement subject to the proffered replacement provisions.

APPENDICES

1. Draft Proffers
2. Proposed Development Conditions
3. Affidavits
4. Applicant's Statements of Justification
5. Plan Citations and Land Use Analysis
6. Fairfax County Department of Transportation Analysis (including agency memo and Urban Street Design Waiver Determination Letter)
7. Virginia Department of Transportation Analysis (including agency memo and Traffic Impact Study Acceptance Letter)
8. Office of Community Revitalization Analysis
9. Environmental Analysis
10. DPWES Stormwater Management Analysis
11. Park Authority Analysis
12. Urban Forestry Analysis
13. Schools Analysis
14. Sanitary Sewer Analysis
15. Fire and Rescue Analysis
16. Fairfax Water Analysis
17. Selected Excerpts from the Zoning Ordinance
18. Glossary of Terms

PROFFERS

RZ 2010-PR-022

September 3, 2015
TMG Solutions Plaza Land, L.P.

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Exhibit 1 – Limit of Proposed Easement

DRAFT
PROFFERS

TMG Solutions Plaza Land, L.P.

RZ 2010-PR-022

September 3, 2015

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 the 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 Tax Map 29-3 ((15)) 4D1, 4E1, 4F1, 4G, 7A1, 7B1, 7C1, and 7E1 (collectively, the "Property") shall be in accordance with the following conditions if, and only if, Rezoning application 2010-PR-022 (this "Rezoning") is granted.

GENERAL

1. Conceptual Development Plan. The Property shall be developed in substantial conformance with the certain elements of The Boro Conceptual Development Plan ("CDP") dated October 1, 2010 and revised through August 28, 2015, prepared by VIKA, Incorporated, FXFOWLE Architects, LLP, Gensler Architecture, Design & Planning, P.C., Shalom Baranes Associates, P.C., and LandDesign, Inc. The proffered elements of the CDP are limited to the grid of streets, the general location of the points of access, buildings and build-to-lines, the mix of uses, minimum and maximum gross floor area (GFA), minimum and maximum building heights, the general quality and character of the streetscape, the amount and general location and quality of urban park land, and only a future amendment to such elements shall require a subsequent Conceptual Development Plan Amendment ("CDPA") or Proffered Condition Amendment ("PCA"). Other elements of the CDP may be adjusted or modified with approval of future Final Development Plans ("FDPs") in accordance with the provisions set forth in Section 16-402 of the Fairfax County Zoning Ordinance (the "Ordinance").

2. Minor Modifications. Minor modifications to the proffered elements of the CDP may be permitted when necessitated by sound engineering or that may become necessary as part of FDP approval or final site design or engineering, pursuant to Section 16-403(4) of the Ordinance.

3. Declarations/Owners Associations. The Applicant shall cause the recordation of one or more declarations creating an umbrella owners' association ("UOA") and as necessary, condominium owners' associations ("COA") or declarations of covenants and agreements dealing with the governance of maintenance and operation of the Property or other governance documents which will legally bind the Property, (collectively referred to as the "Governance Documents"). Such Governance Documents shall be prepared, be legally effective and recorded prior to the issuance of the first Non-Residential Use

Permit (“Non-RUP”) or Residential Use Permit (“RUP”) for new construction shown on the CDP. The respective Governance Documents (including budgets provided in any offering or sale materials) shall specify the various proffer and maintenance obligations set forth in these Proffers, including the maintenance of certain streets, associated sidewalks and streetscapes, and site amenities such as, but not limited to, the publicly accessible park areas as well as funding, implementation and monitoring of the TDM program. Purchasers shall be advised in writing of these obligations, and other restrictions, prior to entering into a contract of sale, whether purchasing residential or commercial property.

PROPOSED DEVELOPMENT

4. Existing and Interim Development.

A. The Property is developed with four existing office buildings which contain approximately 899,440 square feet, a structured parking garage, and surface parking lots (collectively, the "Existing Development"). The Existing Development is shown on Sheets C-4, C-5 and C-6 of the CDP and may remain in operation in its current form. In the event that only a portion of the Property is redeveloped subject to an approved FDP and site plan, the portions of the Property not subject to the FDP may continue in operation as shown on Sheets C-4, C-5 and C-6. The Applicant may make minor modifications to the Existing Development and may secure site plans approvals and building permits for, and make interior and exterior improvements to, the Existing Development shown on Sheets C-4, C-5 and C-6 without the need for a CDPA or FDP.

B. Any use permitted in the PTC District, exclusive of residential and hotel uses, may also be permitted as a use in the existing buildings subject to the Use Limitations in Section 6-505 of the Ordinance, as may be modified or waived, and the provisions of Paragraph A above.

C. Commercial off-street parking may be provided on an interim basis in the existing parking areas on the Property without approval of an FDP as described in Proffer 49.

5. Proposed Development.

A. The maximum gross floor area ("GFA") permitted on the Property is 4,250,000 square feet (the “Proposed Development”). The Proposed Development will supplement and partially replace the Existing Development.

B. The Proposed Development may include all permitted uses in the Planned Tysons Corner Urban ("PTC") District, subject to limitations in Section 6-505 of the Ordinance, the development tabulations on Sheet C-2A of the CDP (the "Development Tabulations") and these Proffers. However, adult book stores, adult mini motion picture theatres, and commercial nudity establishments shall not be permitted.

C. The Retail use category provided in the Development Tabulations may include any non-residential use permitted by-right, by special exception or by special permit in the PTC District exclusive of office and hotel uses. Such Retail uses shall be located as generally shown on Sheets A-1.01 and A-1.02 of the CDP as may be refined and adjusted with the FDP for each building as further described in Proffer 6 and shall generally be designed to activate the streetscape as set forth in Proffer 14. Notwithstanding what is shown in the Development Tabulations, the Applicant reserves the right to convert up to an additional 100,000 square feet of designated Office, Residential, and/or Hotel Uses to Retail use, provided such spaces are designated on an approved FDP.

D. A maximum of 1,995,610 square feet of GFA on the Property may be allocated to office uses and/or other high trip generating uses. For the purposes of these Proffers, "other high trip generating uses" shall include a retail sales establishment with greater than 58,000 square feet of GFA, a health club with greater than 63,000 square feet of GFA, and/or a theatre with greater than 45,000 square feet of GFA.

E. Uses allowed by special exception or special permit in the PTC District may be authorized through a separate special exception or special permit process without the need for a PCA or CDPA, as determined by the Zoning Administrator.

6. Final Development Plans. FDPs for the subject site shall be in substantial conformance with the CDP and these proffers. FDPs approved for individual building sites on the Property shall establish the maximum GFA and the minimum and maximum number of residential units for each building within the limits established by these Proffers and the CDP. The specific GFA and number of residential units for each building shall be established at final site plan. If the maximum GFA or maximum number of dwelling units approved with the FDP is less than the maximums shown on the CDP, the excess GFA or dwelling units may be utilized in another building or building(s) within the Property provided: (1) the excess GFA or dwelling units can be accommodated within the maximum building height for the building utilizing the excess GFA or dwelling units as shown on the CDP; (2) the minimum building height for the building providing the excess GFA or dwelling units as shown on the CDP is maintained; and (3) FDP(s) or FDPA(s) for the applicable building(s) transferring and utilizing the excess GFA are approved.

In addition, the following information shall be provided with each FDP.

A. Tabulations. A tabulation indicating the development status of all property subject to this Rezoning shall be provided with each FDP and site plan submitted for the Property. The tabulation shall include a listing of all 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. The tabulation shall identify the reassignment of any excess GFA (as compared with what was originally shown on the applicable CDP) and shall be updated with each subsequent FDP and site plan approved for the Property.

B. Tree Canopy Calculations. A tabulation indicating the tree canopy calculations of all property subject to this rezoning to be updated with each subsequent FDP, FDPA and site plan approved for the Property.

C. TDM Supplement. A copy of the previous TDM Annual Report, if available, to determine progress toward attaining TDM goals and any planned modifications to the TDM program.

D. Functional Drawings/Sight Distances. Functional drawings to include proposed right-of-way lines associated with public streets; vehicular sight distance lines at all intersections within, and adjacent to, the FDP area overlaid on the Landscape Plan, and details with respect to utilities and/or vegetation conflicts with building entrances and/or intersections as presented on the CDP.

E. Utilities. Approximate location of existing and proposed utilities to serve the area of the FDP including the location of utility vaults, electrical vaults, stormwater management facilities and related access/maintenance points overlaid on the Landscape Plan. Modifications to the location of utility vaults, electrical vaults, stormwater management facilities and related access/maintenance points shown on the FDP may be with the final site plan approval provided such modifications are made in consultation with the Department of Planning and Zoning ("DPZ") "), the Fairfax County Department of Transportation (“FCDOT”), and the Office of Community Revitalization (“OCR”).

F. Proposed Uses. A list of proposed uses and demonstration of how such uses meet the applicable "Use Limitations" of Section 6-505 of the Ordinance.

G. Architectural Elements. A wind tunnel analysis for buildings proximate to each other that exceed 300 feet in height, as well as specific information on architectural elements as provided in Proffers 10 and 11.

H. Build-to-Lines. Refinement of the build-to-lines based on proposed uses, location of possible outdoor dining areas, and identification of awnings and canopies that extend beyond the building zone.

I. Streetscape. A graphic depiction of, and any adjustments to, the activated streetscape elements as provided in Proffer 14 and refinement of, and adjustments to, streetscape elements as provided in Proffer 25.

J. Garage Treatments. Proposed parking garage façade treatments as provided in Proffer 12.

K. Loading/Trash/Service Area Treatment. Proposed loading/trash/service area treatments.

L. Landscaping. Detailed landscape plans as provided in Proffer 24.

M. Streetscape Furnishings. Submission of a "Streetscape Furnishing and Materials Plan" as provided in Proffer 25.

N. Interim Conditions. Identification of specific proposed interim conditions within the FDP area and outside the FDP area.

O. Phasing. Identification of specific proposed phased improvements in accordance with Proffer 7 and those generally set forth on the phasing-related exhibits provided on Sheets L-11.0 through L-11.7A of the CDP (collectively, the "Phasing Exhibits").

P. Parks and Recreation. Specific park details, site amenities and substitute recreation facilities as provided in Proffer 61.

Q. Residential Amenities. Specific facilities and amenities to be provided for each residential building.

R. Provisions for Bicycles and Buses. Bicycle parking, storage and bicycle lane dimensions as provided in Proffer 40 and Proffer 3741, and location and general design of bus shelter(s), if any.

S. Parking Spaces. Refinement of the number of parking spaces as provided in Proffer 47; details, to the extent known, as to when tandem spaces and/or valet parking will be utilized; and assuming parking ratios in early phases exceed the maximum ratios allowed, a description and/or tabulation in the statement of justification discussing how the subject FDP and preceding FDPs are achieving the Comprehensive Plan's recommendations for phased parking such that at the build-out of the Property the maximum parking rates are not exceeded as provided in Proffer 48.

T. Stormwater Management. Identification of specific stormwater management facilities as provided in Proffer 68 and a tabulation showing the impact of the FDP implementation on the retention and/or reuse of the first inch of rainfall on the Property.

U. Fencing. Identification of proposed fencing, walls, screening or barriers serving active recreational uses on roofs (limited to a maximum of 14 feet) and adjacent to streets that exceed seven (7) feet in height.

7. Development Phasing. The Applicant shall construct the grid of streets and provide pedestrian improvements, public parks, private amenities and public facilities on the Property in conjunction with the redevelopment of each building in accordance with the Phasing Exhibits and as further described in these Proffers. Development may proceed in any order provided that each building provides the phasing conditions depicted on the Phasing Exhibits, except as may be otherwise limited by these Proffers. Where a proffer establishes an obligation that applies to a building or building site, reference to "Applicant" in such proffer shall mean the party undertaking the development of such building. Adjustments to the phasing may be approved with FDP approvals without the

requirement for a PCA or CDPA, provided the adjustments do not materially adversely affect the other phases.

In addition, interim improvements as outlined in Proffer 26C shall be substantially complete and in place commensurate with the construction of each building, unless: 1) a site plan for the permanent building to be constructed in the area of the interim improvements has been approved and bonded; or 2) the Zoning Administrator agrees to a later date for completion in keeping with Proffer 72.

8. Fire Marshal Evaluation. The Applicant has coordinated the layouts depicted on the CDP with the Fire Marshal. Changes to the CDP and future FDPs shall be permitted without the requirement for a CDPA in response to the review of site plans by the Fire Marshal, including adjustments to tree locations, the streetscape and perimeter building areas as necessary to allow for required emergency vehicle access, provided such modifications are made in consultation with the Department of Planning and Zoning ("DPZ") "), the Fairfax County Department of Transportation ("FCDOT"), and the Office of Community Revitalization ("OCR") and are in substantial conformance with the CDP, FDPs and these Proffers.

9. Festivals, Fairs or Similar Activities. The Applicant, or its designee, shall be permitted to operate festivals, fairs or similar activities, including, without limitation, farmers' markets and food vendors, on the Property, either in the interim surface parking lots or within publicly-accessible privately owned open spaces, including portions of the private streets/pedestrian ways. 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. In addition, the Applicant reserves the right to periodically close portions of the private transportation network for said activities.

ARCHITECTURAL AND URBAN DESIGN

10. Architecture. The architectural treatment of all buildings within the Proposed Development shall create a sense of identity and place, and shall create human scale through the use of unifying elements such as materials, textures, color, window treatments, decorative details, lighting, and landscaping. Buildings shall be designed with high quality architecture and building materials that, at the time an individual FDP is approved, are typically used on the exterior of Class A office buildings and residential, retail and hotel buildings of a similar quality. The architectural treatment of Building C2 shall ensure that facades have visual interest through techniques to reduce bulk and mass; use of decorative panels, screens, or artwork; or other treatments to be determined with approval of the FDP for Building C2. FDPs shall include a wind tunnel analysis for buildings proximate to each other that exceed 300 feet in height, specific design information on building materials, architecture, and specific features designed to activate streetscapes.

Each FDP shall specify the building materials, architecture and specific features designed to activate streetscapes as further describe in Proffer 14. Architectural plans, elevations,

illustrations, materials and heights may be revised subsequent to CDP and FDP approval as a result of final architectural and engineering design, provided the quality of design remains in substantial conformance with that shown on the CDP and subsequent FDPs and as set forth in these proffers, as determined by DPWES in consultation with DPZ and OCR without the need for a formal administrative determination.

11. Build-to-Lines. Build-to-lines ("BTL") have been established as depicted on the CDP, to create an urban, pedestrian-oriented environment where buildings are located close to the street and pedestrian/streetscape areas are located between the buildings and the streets. In general, building facades are intended to be configured in such a way as to provide a continuous street wall along this line, but modifications to either side of the BTL shall be permitted provided such are in general conformance with the CDP and are shown on an approved FDP. For example, a canopy/park overlook above the entrance to the Block E garage from Madison Street projects into the streetscape. In general, awnings and other architectural canopies attached to the building frontage that project out from the BTLs shall not extend beyond the building zone, except as may be shown on an approved FDP. At the time of FDP approval, the Applicant shall identify possible locations along the street level for expanded areas for outdoor dining adjacent to cafes and restaurants and shall provide appropriate building zones for such uses as well as the proffered minimum clear zone for the sidewalk. Outdoor dining shall not extend in to the clear pedestrian sidewalk as described in Proffer 25.

12. Parking Structures. Above ground parking shall incorporate uses or screening at the ground level so as to provide a pleasant and attractive design/experience along the streetscape. To that end, new above grade parking structures shall either (1) incorporate an active layer of occupied space, including retail uses, residential dwellings or associated amenity spaces, offices or public uses at the ground level as depicted on the CDP; (2) be architecturally treated as depicted on an approved FDP; or (3) utilize landscaping/green screening, decorative material compatible with the architecture, or wall art to screen the garage areas from street view. Parking structure façade design features and materials shall be depicted on the FDP for review and approval. Alternate garage façade treatments may be permitted with FDP approval.

13. Building Height. Building heights, as measured from the average grade, shall not be less than the minimum heights or greater than the maximum heights identified for each building in the Development Tabulations. Building heights shall be refined with each FDP and the final height shall be determined at the time of site plan approval. To ensure a varied and interesting skyline, Buildings E1 and E2 shall have a minimal height differential of four (4) floors. Structures that are excluded from the maximum height regulations as set forth in Sect. 2-506 of the Ordinance may be constructed to a height not to exceed thirty five (35) feet above the roof level of the top floor of the building. All building penthouses and rooftop structures shall be integrated into the architecture of the building, and the height and extent of any rooftop penthouse (including any rooftop parapet, wall or fencing in excess of that permitted by the Zoning Ordinance) shall be provided on the FDP.

14. 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 described below. Modifications and further refinements may be permitted with the approval of FDPs.

A. Route 7 shall be designed with:

(i) a generally continuous eight (8) foot wide open landscape amenity panel with the potential to provide bio-retention adjacent to Route 7 including street trees and medium sized deciduous and evergreen shrubs to provide separation from the travel lanes (an exception being in the area of the bus lay-by as described in Proffer 43);

(ii) a ten (10) foot wide clear pedestrian sidewalk;

(iii) a variable width building zone, which for portions of the frontage is a minimum of twelve (12) feet wide, with a second row of street trees, stairs/ramps mitigating grade changes, and opportunities for outdoor seating/dining within the building zone (an exception being in the area of the bus lay-by as described in Proffer 43);

(iv) the ground floor of Building E2 having an average floor to floor height of 16 feet to accommodate retail and/ or office uses where such uses are shown on the CDP;

(v) commercial entries and/or commercial lobbies with recessed and/or welcoming entries incorporating awnings or canopies as appropriate;

(vi) functioning entry doors into such applicable uses with a maximum separation of 100 feet or greater if shown on an approved FDP or as may be permitted by the Zoning Administrator;

(vii) a minimum of 40% transparent glazing of the street wall up to a height of 12 feet above the adjacent sidewalk with building entrance openings and display windows considered to meet a portion of the transparency guidelines;

(viii) the above grade garage between Building E2 and Station Place screened using changes in topography and extensive landscaping;

(ix) a small plaza (Media Place) at the corner of Route 7 and Station Place as conceptually shown on Sheet L-5.2 of the CDP but subject to modification at the time of FDP approval; and

(x) an urban park (Technology Plaza) at Route 7 and Madison Street as conceptually shown on Sheet L-5.2 of the CDP but subject to modification at the time of FDP approval.

B. Westpark Drive between Greensboro Drive and Park Avenue shall be designed with:

(i) a generally continuous eight (8) foot wide open landscape amenity panel with the potential to provide bio-retention adjacent to Westpark Drive including street trees and medium sized deciduous and evergreen shrubs to provide separation from the travel lanes;

(ii) interruption of the open landscape amenity panel in the vicinity of the Circulator stop and shelter;

(iii) an eight (8) foot wide clear pedestrian sidewalk;

(iv) a variable width building zone (minimum four (4) feet in width) that will provide additional hardscape, opportunities for outdoor seating/dining, and/or landscaped areas adjacent to the building;

(v) non-residential uses and/or residential lobbies at the corner of Westpark Drive and Greensboro Drive, both corners of Westpark Drive and Boro Place, and the corner of Westpark Drive and Park Avenue with a minimum of 40% transparent glazing up to a height of 12 feet above the adjacent sidewalk. Building entrance openings shall be considered to meet a portion of the transparency guidelines;

(vi) residential façades to include a percentage of transparent glazed facades typical of windows required for dwelling; and

(vii) if any individual residential units have direct access to the streetscape, they shall utilize design features to provide interior privacy (such as by having a ground floor elevation above the sidewalk grade).

C. Greensboro Drive shall be designed with:

(i) an eight (8) foot wide landscape amenity panel adjacent to Greensboro Drive;

(ii) an eight (8) foot wide clear pedestrian sidewalk;

(iii) a variable width building zone (minimum four (4) feet in width) that will provide additional hardscape and opportunities for outdoor seating/dining adjacent to ground floor non-residential uses and hardscape/landscaped areas adjacent to residential uses;

(iv) ground floors along Block A having a minimum floor to floor height of 14 feet and ground floors along Block C having an average floor to floor height of 16 feet to accommodate non-residential uses and/or residential lobbies; and

(v) entries and lobbies with recessed and/or welcoming entries incorporating awnings or canopies as appropriate.

(vi) For the block between Solutions Drive and Madison Street, the building facades shall include: functioning entry doors into applicable uses with a maximum separation of 75 feet (with the exception of the hotel use in Building C1), or greater if shown on an approved FDP or as may be permitted by the Zoning Administrator; and a minimum of 40% transparent glazing of the street wall up to a height of 16 feet above the adjacent sidewalk. Building entrance openings shall be considered to meet a portion of the transparency guidelines.

(vii) For the block between Madison Street and Westpark Drive, the building facades, but not the parking structures and entrances associated with said buildings, shall include: a minimum of 30% transparent glazing of the street wall up to a height of 16 feet above the adjacent sidewalk (with building entrance openings considered to meet a portion of the transparency guidelines); architectural screening of any above grade garages; and screening of the loading/trash/service areas from public view through the use of roll down doors or similar treatment.

D. Solutions Drive shall be designed with:

(i) a minimum six (6) foot wide landscape amenity panel;

(ii) a six (6) foot wide clear pedestrian sidewalk;

(iii) a variable width building zone (minimum four (4) feet in width) that will provide additional hardscape/landscape areas and opportunities for outdoor seating/dining adjacent to the buildings;

(iv) retail uses at the corners of Greensboro Drive and Park Avenue as shown on the CDP with ground floors having an average floor to floor height of 16 feet to accommodate non-residential uses;

(v) an at-grade public park/plaza (Atrium Park) between Buildings C2 and C3 as conceptually shown on Sheet L-3.3 of the CDP, but subject to modification at the time of FDP approval;

(vi) screening of any above grade parking structure along Solutions Drive with architectural systems designed to limit or block views into the garage spaces; and

(vii) screening of the loading/trash/service areas from public view through the use of roll down doors or similar treatment.

E. Park Avenue from Westpark Drive to Solutions Drive shall be designed with:

(i) an eight (8) foot wide landscape amenity panel;

(ii) an eight (8) foot wide clear pedestrian sidewalk;

(iii) a variable width building zone (minimum four (4) feet in width) adjacent to buildings (not park spaces) that provides additional hardscape adjacent to ground floor non-residential uses with opportunities for outdoor seating/dining and hardscape/landscaped areas adjacent to residential uses;

(iv) the ground floor of Building C3 having an average floor to floor height of 16 feet and a minimum of 40% transparent glazing of the street wall up to a height of 16 feet above the adjacent sidewalk. Building entrance openings shall be considered to meet a portion of the transparency requirements;

(v) the ground floors of Buildings B1 and, B2 having an average floor to floor height of 16 feet and a minimum of 35% transparent glazing of the street wall with building entrance openings shall be considered to meet a portion of the transparency requirements; and

(vi) screening of the loading/trash/service areas from public view through the use of roll down doors or similar treatment.

F. Park Avenue from Solutions Drive to Station Place shall be designed with

(i) a four (4) to six (6) foot wide clear pedestrian sidewalk (varies due to existing transformer and fire exit stairs); and.

(ii) a streetscape treatment in the area of Ideation Park as shown on Sheet L5.2 of the CDP.

In the event the Park Avenue alignment is shifted northward in the future, the Applicant shall reconstruct the streetscape on its Property in keeping with the Urban Design Guidelines, to the degree feasible.

G. Madison Street shall be designed with:

(i) a minimum six (6) foot wide landscape amenity panel;

(ii) a six (6) foot wide clear pedestrian sidewalk;

(iii) a variable width building zone (minimum four (4) feet in width) adjacent to buildings (not park spaces) that will provide additional hardscape adjacent to ground floor non-residential uses and hardscape/landscaped areas adjacent to residential uses;

(iv) a streetscape treatment in the area of Technology Plaza, Magnetic Park and in front of Building C1 entrance as shown on Sheets L-5.1 and L-5.2 of the CDP;

(v) non-residential uses and/or residential lobby/amenity uses as shown on the CDP with a minimum of 40% of the retail/hotel/lobby/amenity façades constructed with transparent glazing up to a height of 16 feet above the adjacent sidewalk. Building entrance openings shall be considered to meet a portion of the transparency requirements;

(vi) residential facades to include a percentage of transparent glazed facades typical of windows required for dwelling units;

(vii) if any individual residential units have direct access to the streetscape, they shall utilize design features to provide interior privacy (such as by having a ground floor elevation above the sidewalk grade);

(viii) screening of the loading/trash/service areas from public view through the use of roll down doors or similar treatment; and

(ix) screening of the above grade parking structures with a combination of architectural systems designed to limit or block views into the garage spaces, changes in topography and/or extensive landscaping.

H. Boro Place shall be designed with:

(i) a minimum eight (8) foot wide landscape amenity panel, which may accommodate outdoor dining between the street trees;

(ii) an eight (8) foot wide clear pedestrian sidewalk;

(iii) a variable width building zone (minimum four (4) feet in width) adjacent to buildings that will provide additional hardscape adjacent to ground floor non-residential uses and may accommodate outdoor seating/dining;

(iv) the ground floors of Buildings A3 and B3 having an average floor to floor height of 16 feet to accommodate ground floor non-residential uses;

(v) functioning entry doors into applicable uses with a maximum separation of 75 feet, or greater if shown on an approved FDP or as may be permitted by the Zoning Administrator; and

(vi) a minimum of 40% transparent glazing of the street wall up to a height of 16 feet above the adjacent sidewalk. Building entrance openings shall be considered to meet a portion of the transparency requirements.

I. Station Place (western side in its ultimate condition) shall be designed with:

(i) a five (5) foot wide landscape amenity panel;

(ii) an eight (8) foot wide clear pedestrian sidewalk, except at fire exit stairs;

(iii) a streetscape treatment in the area of Media Place as shown on Sheet L5.2 of the CDP;

(iv) screening of the loading/trash/service areas from public view through the use of roll down doors or similar treatment.

15. Hotel Arrival Areas. Buildings B2 and C1 include options for both hotel and residential uses. At the time of FDP(s) for Buildings B2 and C1, the use of the building(s) shall be defined. The Applicant shall provide details for the each building's entrance and may propose to alter the entrance/drop-off area associated with each building to meet the needs of the building use, without the need for a CDPA.

16. Telecommunications Equipment. Telecommunications equipment may be placed on the proposed residential and non-residential buildings' rooftops. Any such facilities must comply with the applicable requirements of the Ordinance and be screened and/or setback sufficiently from the perimeter of the roof and penthouse such that they are not visible from the surrounding streets at street level. Other screening measures may be used such as including the facilities as part of the architecture of the buildings, utilizing compatible colors, or employing telecommunication screening material and flush mounted antennas. Telecommunication equipment may also be architecturally integrated onto the facades of the buildings where necessary to ensure on-street and/or open space coverage.

17. Blocks A, B and C Loading/Trash/Service Area.

A. Particular care shall be taken to mitigate the view of the loading/trash/service area serving these blocks along Westpark Drive, Park Avenue, Greensboro Drive and Solutions Drive and ensure that the loading area can accommodate safe and convenient pedestrian passage. The architectural treatment and integration of the loading door shall be in general conformance with the character shown on the CDP, or as may be refined at the time of FDP approval. At the time of FDP submission for buildings within these blocks, the Applicant shall provide detailed designs for the loading door treatment and demonstrate the door's integration with the first floor and general façade architectural detailing of the building in keeping with the design character shown on the CDP. At the time of FDP submission, the Applicant shall make efforts to minimize the width of the loading door to the extent feasible, without the need for a PCA or CDPA. The FDP shall also include details of the streetscape treatment (paving patterns, bollards, signage) designed to provide visual cues to the pedestrian of the potential loading activity.

B. At the time of FDP submission for Building C1, the Applicant shall consider an alternate loading location to the Solutions Drive loading shown on the CDP. Should an alternate location be identified that is mutually acceptable to the Applicant, the County and VDOT, the Applicant shall provide loading for Building C1 in the alternate location, close one of the loading areas on Solutions

Drive, and retrofit the loading area in to retail space. Such relocation of the loading for Building C1 shall not require a PCA or CDPA.

BUILDING PRACTICES

18. Residential Building Certifications.

A. The Applicant shall include, as part of the building plan submission for any residential building to be constructed on the Property, a list of specific credits within the project's registered version of the U.S. Green Building Council's Leadership in Energy and Environmental Design New Construction ("LEED®-NC") rating system, or other LEED rating system determined to be applicable by the U.S. Green Building Council ("USGBC"), or its equivalent (as determined by the Applicant and Fairfax County), that the Applicant anticipates attaining. All references herein to LEED-NC include both LEED-NC or its equivalent as determined by the Applicant and the County and all references to USGBC include the applicable equivalent agency.

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 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 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 Fairfax County 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 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 applicable 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 bond extension or reduction, which given the construction timelines associated with the Proposed Development there is the potential for multiple bond extensions or reductions prior to the Proposed Development's completion, 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 applicable building site.

If prior to bond extension, reduction or final bond release for the applicable building site, whichever occurs first, the Applicant fails to provide documentation to EDRB demonstrating attainment of LEED-NC certification or the Applicant provides documentation demonstrating that the building has fallen short of LEED-NC certification by three (3) points or more, 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, which given the construction timelines associated with the Proposed Development there is the potential for multiple bond extensions or reductions prior to the Proposed Development's completion, 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 applicable 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 level 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 each 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, if applicable and if the project meets the eligibility criteria for the rating system, 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 as an alternative to the previous paragraphs, the Applicant shall note the selected system and provide a completed checklist of the anticipated options to be pursued for the specified rating system at the time of site plan and building plan review. The Applicant shall demonstrate attainment of the selected certification from a rater recognized through the selected process prior to the bond extension, reduction or final bond release of each building site, whichever occurs first. If the certification is still in progress at the time of application for bond extension or reduction, which given the construction timelines associated with the Proposed Development there is the potential for multiple bond extensions or reductions prior to the Proposed Development's completion, 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 applicable building site.

19. Non-Residential Building Certifications.

A. The Applicant shall include, as part of the building plan submission for any non-residential building to be constructed on the Property, a list of specific credits within the project's registered version of the U.S. Green Building Council's Leadership in Energy and Environmental Design Core and Shell ("LEED®-CS") rating system, or other LEED rating system determined to be applicable by the USGBC, or its equivalent (as determined by the Applicant and Fairfax County), that the Applicant anticipates attaining. All references herein to LEED-CS include both LEED-CS or its equivalent as determined by the Applicant and the County and all references to USGBC include the applicable equivalent agency.

Except as otherwise provided below in Paragraph E as an alternative, the LEED-AP shall provide certification statements at the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED-CS Silver certification of the building.

B. The Applicant shall designate the Chief of EDRB as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and

will not be provided with the authority to modify any documentation or paperwork.

C. Prior to 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 PFM, in the amount of $2.00/square foot of GFA, as shown on the approved site plan. This green building escrow shall be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED-CS Silver certification, by the USGBC, under the project's registered version of the LEED-CS rating system or other LEED rating system determined, by the USGBC, to be applicable to each building. The provision to EDRB of documentation from the USGBC that each building has attained LEED-CS Silver certification will be sufficient to satisfy this commitment.

D. At the time LEED-CS Silver certification is demonstrated to EDRB, the escrowed funds and/or letter(s) of credit shall be released to the Applicant.

If, prior to bond extension, reduction or final bond release for the applicable building site plan, whichever occurs first, the Applicant provides to EDRB documentation demonstrating that LEED-CS Silver certification for the building has not been attained but that the building has been determined by the USGBC to fall within three (3) points of attainment of LEED-CS Silver certification, 50% of the green building escrow will be released to the 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 bond extension or reduction, which given the construction timelines associated with the Proposed Development there is the potential for multiple bond extensions or reductions prior to the Proposed Development's completion, 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.

If prior to bond extension, release or final bond release for the applicable building site plan, whichever occurs first, the Applicant fails to provide documentation to the EDRB demonstrating attainment of LEED-Silver certification or the Applicant provides documentation demonstrating that the building has fallen short of LEED-CS Silver certification by three (3) points or more, 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, which given the construction timelines associated with the Proposed Development there is the potential for multiple bond extensions or reductions prior to the Proposed Development's completion, 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.

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-CS Silver, in which case the LEED-AP will provide certification statements at the time of building plan review confirming that the items on the list of specific credits will meet at least the minimum number of credits necessary to attain LEED-CS Gold pre-certification.

Prior to building plan approval for the building to be constructed, the Applicant shall submit to EDRB documentation from the USGBC demonstrating that LEED Gold precertification under the Core and Shell program has been attained for that building. 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-CS Gold certification.

However, if the Applicant is unable to provide the precertification documentation prior to the building permit approval but does anticipate receiving the documentation prior to the attainment of the certification, the Applicant may, prior to the issuance of the building permit, post an escrow identical to the one described in Paragraph C above. This escrow will be released upon submission of the documentation to EDRB from the USGBC demonstrating that the building is anticipated to attain a sufficient number of credits to attain LEED Gold certification.

20. Energy Sustainability. To promote efficient, renewable and sustainable energy practices, the Applicant shall provide the following:

A. Electric Vehicle Charging Infrastructure. A minimum of four (4) electric vehicle recharging station that serves eight (8) parking spaces and conduit to facilitate additional future recharging stations in each parking garage.

B. Energy and Water Data. To the extent there are master electric, gas and water meters for entire buildings, upon request by the County the Applicant shall provide to the County aggregated non-proprietary energy and water consumption data, as practicable, for each building and the entire Property.

21. Noise Attenuation. The Applicant has submitted a Traffic Noise Analysis and Mitigated Noise Analysis of the Property prepared by Phoenix Noise & Vibration, LLC dated April 21, 2011. The analysis indicates that projected traffic noise will be greater than a day-night averaged noise level ("Ldn") of 65 decibels ("dBA") for some residential buildings exposed to Route 7, Westpark Drive, Greensboro Drive and the elevated Metrorail. The Applicant shall submit refined interior noise studies, prepared by a qualified acoustical consultant, at the time of building plan submission(s) to determine exactly what, if any, noise attenuation measures are needed reduce the interior DNL to no more 45 dBA for

residential and hotel buildings. Such studies shall be submitted to EDRB for approval and to DPWES for information only and shall additionally notify the Chief of EDRB by letter that such submission has been made. Failure by the EDRB to review and respond to the Applicant within 60 days of receipt of a refined interior noise study shall be deemed approval of such study. Based on the findings of the studies, the Applicant shall show noise impacted areas on the site plan(s) and shall construct the applicable building(s) with the appropriate noise attenuation measures and materials to ensure compliance with the interior DNL limit of 45 dBA for residential or hotel units or 50 dBA for office development.

Based on the findings of the refined interior noise studies, the Applicant shall provide the following noise attenuation measures, unless otherwise modified by the findings of the refined interior noise studies.

A. In order to reduce interior noise to a level of approximately 45 dBA Ldn, dwelling units and hotel units anticipated by the studies to be impacted by traffic noise having levels projected to be between 65 and 70 dBA Ldn shall be constructed with the following acoustical measures:

   (i) Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.

   (ii) Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any residential façade exposed to noise levels of 65 to 70 dBA Ldn. If glazing constitutes more than 20% of an exposed residential façade, then the glazing shall have a STC rating of up to 39 as dictated by the percent of glass.

   (iii) All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials ("ASTM") to minimize sound transmission.

B. In order to reduce interior noise to a level of approximately 45 dBA Ldn, dwelling units and hotel units anticipated by the studies to be impacted by traffic noise through windows and walls having levels projected to be between 70 and 75 dBA Ldn shall employ the following acoustical measures:

   (i) Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.

   (ii) Doors and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than 20% of any residential façade exposed to noise levels of up to 75 dBA Ldn. If glazing constitutes more than 20% of an exposed residential façade, then the glazing shall have a STC rating of up to 45 as dictated by the percent of glass.

   (iii) All surfaces shall be sealed and caulked in accordance with methods approved by ASTM to minimize sound transmission.

C. In order to reduce interior noise to a level of approximately of 50 dBA Ldn, office units anticipated by the studies to be impacted by traffic noise levels projected to be between 70 and 75 dBA Ldn shall be constructed with the following acoustical measures:

(i) Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.

(ii) Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of 70 to 75 dBA Ldn. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of up to 39 as dictated by the percent of glass.

(iii) All surfaces shall be sealed and caulked in accordance with methods approved by the ASTM to minimize sound transmission.

22. Notification of Exterior Noise Levels. The Applicant shall notify potential tenants or purchasers of individual residential units with balconies, either in the lease or sales contract, that exterior noise levels may exceed 65 dBA, as may be applicable , which is the policy established by Fairfax County for outdoor recreation in residential areas impacted by high noise levels.

23. Bird-Friendly Design Elements. In an effort to reduce bird injury and death due to in-flight collisions with buildings, the Applicant shall include one or more bird friendly design elements, as determined by the Applicant, in the architectural plans of each building on the 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. Upon the issuance of a building permit for each building, the provisions of this Proffer shall be deemed satisfied as to such building.

SITE DESIGN AND AMENITIES

24. Conceptual Landscape Plan. The CDP includes a conceptual landscape plan for the Property consisting of an overall plan and details regarding streetscapes, plazas, publicly accessible park areas, courtyards and private amenity areas. As part of subsequent FDP approvals, more detailed landscape plans for each building phase shall be provided in general conformance with the concepts included on Sheets L-5.1 and L-5.2 with adjustments permitted so long as the quality of the landscaping remains consistent with that shown on the CDP.

As part of the site plan submission for each building phase, the Applicant shall submit to the Urban Forestry Division of the DPWES for review and approval a detailed landscape plan that is in substantial conformance with the quantity and quality of plantings and

materials landscaping shown on the approved FDP, and shall include, among other things, irrigation information, design details for tree wells and other similar planting areas on structures and along streets. These details shall include the composition of planting materials, methods for providing suspended pavement over tree root zones to prevent soil compaction, and methods for ensuring the viability of plantings on structures. Adjustments to the type and location of plantings shall be permitted to avoid conflicts with utilities and other site engineering considerations.

25. Streetscaping. Streetscaping shall be installed throughout the Property as conceptually illustrated on Sheets L-10.0 through L-10.3. Streetscape elements shall include: a landscape amenity panel located immediately behind the face of curb; a clear pedestrian sidewalk adjacent to the landscape amenity panel; and a building zone between the pedestrian sidewalk and the face of the building that is designed to allow access to the building, and/or additional landscaping adjacent to residential uses and also storefront browsing, outdoor display, outdoor dining, and similar uses adjacent to Retail uses. Streetscaping elements may be adjusted at the time of FDP approval provided the quality of the streetscape and minimum clear sidewalks are consistent with that shown on the CDP.

A. Street Trees. Tree planting sites are set forth on the CDP, subject to revisions as may be approved on the FDP, at site plan review by the UFMD or necessitated by providing bus stop shelters, clear zone requirements, etc. 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 8 feet are not provided, structural cell technology, or other measures acceptable to UFMD, shall be used to satisfy the following specifications for all planting sites:

(i) A minimum of 4 feet open surface width and 16 square feet open surface area for Category III and Category IV trees, with the tree located in the center of the open area, or as an option a grated covering of the open surface area as may be approved with the FDP;

(ii) A minimum rooting area of 8 feet wide (may be achieved with techniques to provide un-compacted soil below hardscape areas within the pedestrian realm), with no barrier to root growth within four feet of the base of the tree;

(iii) A minimum soil depth of four (4) feet as measured to the shallow most point of the tree pit as more specifically depicted in the tree planting details found on Sheets L-12.0 through L-12.4 of the CDP;

(iv) Minimum soil volume for Category III and Category IV trees (as defined in Table 12.19 of the PFM) shall be 700 cubic feet per tree for single trees, but may be reduced where utility locations preclude meeting such

requirement. Soil volume shall be as close to 700 cubic square feet as possible, given the specific circumstances; and no less than 400 cubic feet 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 maximum of 3 inches in caliper at the time of planting unless otherwise approved by UFMD; 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; and,

(vii) Street trees planted within existing utility easements that are removed to facilitate repairs of utilities in these easements shall be replaced.

B. Non-Invasive Plant Materials. Invasive species, as defined by the PFM, shall not be used within the streetscape and landscaped open space areas.

C. Utility Locations. Utilities, including, but not limited to water, sanitary sewer and storm sewer utility lines, shall be installed within the street network to the maximum extent feasible as determined by DPWES or shall be placed in locations that do not conflict with the landscaped open space areas and streetscape elements shown on the CDP and/or subsequent FDP as determined by DPWES. If there is no other option, utilities may be placed within open space or streetscape areas provided that the long-term health of trees and other plantings is ensured by the provision of sufficient soil volume as shown on the CDP, as determined by the UFMD. A conceptual utility plan shall be overlaid on the landscape plan submitted in the FDP. Adjustments to the type and location of plantings and the use of raised planters shall be permitted to avoid conflicts with utilities and other site engineering considerations. If at the time of site plan approval, street trees shown on the FDP are in conflict with existing or proposed utilities and alternative locations for the street trees satisfactory to UFMD cannot be accommodated, the Applicant shall modify the location of utilities to ensure that the trees shown on the FDP can be provided.

Maintenance access points to SWM Facilities and electric vaults beneath the streetscape shall be located outside of the clear pedestrian walkway zone of the streetscape to the extent 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. These maintenance points shall be shown on each FDP.

D. Sight Distance Considerations. Sight distance requirements shall be provided with the landscape plan submitted with each FDP, so as to identify and avoid conflicts with street tree locations. If determined at the time of site plan review that street tree locations conflict with sight distance requirements, the Applicant shall investigate whether limited pruning or minor adjustments to the locations of street trees will alleviate sight distance concerns. In the event VDOT does not approve the tree locations even after the changes anticipated above, the Applicant shall be permitted to relocate the affected street tree without the need for confirmation from DPZ, subject to approval by UFMD. If the deleted street tree(s) result in a tree canopy below 10% on the Property, the street tree(s) must be accommodated in another location on the Property, as approved by DPZ in consultation with UFMD.

E. Streetscape Furnishings, Materials and Lighting. Unified and high quality streetscape materials shall be provided and may include, but not be limited to, unit pavers, seat walls, tree space edging, lighting, traffic signal poles, benches, trash receptacles and other hardscape elements. A Streetscape Furnishing and Materials Plan shall be provided as part of all FDPs. These plans shall include general product information and approximate locations of furnishings and materials to be located in the streetscape between the building face and the curb, and in other public realm open spaces. Materials, furnishings, and lighting shall be compatible with those already identified in the Tysons Corner Urban Design Guidelines ("UDG") dated January 24, 2012, as may be amended and or modified and shall be coordinated with any streetscape design efforts put forth by the Tysons Partnership, but shall not be subject to approval by Tysons Partnership.

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

F. Signage and Wayfinding. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Ordinance. Alternatively, the Applicant may seek approval of a Comprehensive Sign Plan (“CSP”). The placement of all signage on existing/planned public streets shall be coordinated with VDOT for review and approval. Wayfinding signage and elements may be provided as part of a larger CSP for the Tysons area. Such wayfinding signage shall be coordinated with the Tysons Partnership so to facilitate a consistent wayfinding and signage system, but shall not be subject to approval by Tysons Partnership. Wayfinding shall provide direction to locations of prominent attractions, parks, cultural arts destinations, and other public amenities.

G. Maintenance. The Applicant or UOA shall maintain and replace in-kind all pedestrian realm elements within the Proposed Development. The pedestrian realm includes all areas between the back of curb and the back of 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 benches, bike racks, trash and recycling receptacles and non-standard structures;

(v) All lighting fixtures, poles and brackets;

(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 and structural retaining walls;

(xi) Special drainage features, such a Low Impact Design facilities; and

(xii) All urban park amenities including horticultural care, maintenance of all water features, irrigation, lighting, furnishings, paving, and art.

Phasing of streetscaping is provided within the context of individual building phases as depicted on the Phasing Exhibits. As determined at the time of FDP approval, where the final streetscape design cannot be fully implemented during certain phases of development, the Applicant shall provide interim streetscape improvements as described in Proffer 26C.

26. Interim Conditions and Standards. Due to the size of the Proposed Development and the time anticipated for its build-out, phased redevelopment may result in various interim conditions on the Property. Many of the anticipated interim conditions are identified on the Phasing Exhibits. At the time of FDP submission, the Applicant shall identify the specific proposed interim conditions within the FDP area and outside the FDP area and shall ensure such conditions provide reasonable pedestrian connections, vehicular

circulation, temporary streetscaping and landscaping, public park treatments, and screening/treatment of exposed/partially complete above grade parking structures.

A. If an interim condition/phase includes partial demolition of an existing structure, the FDP for that phase shall include all or a portion of the existing structure as necessary to ensure revisions to parking and on-site circulation for the existing structure are adequate.

B. If interim improvements not located on the Property are contemplated with any FDP, such FDP shall specify how and when such improvements are to be constructed. In the event the Applicant is unable to acquire the right-of-way and/or easements necessary to construct such interim improvements through a cooperative agreement with the owners, the Applicant shall request in writing that Fairfax County acquire the easements or rights-of-way by means of its condemnation powers as described in Proffer 71. At the time of FDP approval, it shall also be determined what course of action shall be required of the Applicant should the County elect not to use, or is unsuccessful in its attempt to use, its condemnation powers.

C. Interim conditions shall generally comply with the following general standards provided that the improvements are acceptable to Fairfax County, VDOT, and all other utility companies as may be appropriate:

(i) Construction of interim sidewalks a minimum of a five (5) feet in width and installation of interim street lights along the interim sidewalks, as needed to ensure a safe, convenient pedestrian path to the Metro Station

(ii) Installation of street trees, with a minimum size of 2 inch caliper, approximately every 50 feet, to the extent feasible as determined by UFM based on existing conditions and utility easements. Interim street tree planting shall not be required to meet the minimum planting width/area standard for permanent street trees.

(iii) Provision of interim designs for publicly accessible open spaces shall include interim landscaping, pedestrian pathways, seating, signage, lighting and recreational facilities as determined at FDP.

(iv) Provision of peripheral and interior parking lot landscaping in accordance with Article 13-203 of the Ordinance for interim surface parking lots, unless waived or modified at the time of FDP or site plan approval.

(v) Application of a screening system (which may be removable) where above grade garage structures that will be interior when later phases are complete are exposed at phase lines. This screening system shall be applied to all levels above grade and shall be composed of an architecturally designed system that may reflect basic architectural lines of the permanent facades, and that shall partially obscure the garage view from outside the garage until the next phase is constructed. The use of temporary art works as a

part of the screening system shall also be considered as part of the interim screening system. The specific screening system to be utilized for each building shall be determined at the time of FDP approval and graphically depicted on the FDP. Alternate temporary garage screening may be approved with FDP approval.

(vi) Grading and seeding of areas on the Property where existing improvements are removed to accommodate a portion of the Proposed Development, and are not scheduled to commence construction within 18 months.

(vii) Where appropriate, provision of attractive temporary construction fencing, which may include public art, signage or wayfinding elements. Signage shall be in keeping with Article 12 of the Ordinance or alternatively in accordance with an approved Comprehensive Sign Plan.

TRANSPORTATION IMPROVEMENTS

27. Grid of Streets. The Applicant shall construct and place into operation a new grid of streets throughout the Property including portions of streets identified on the CDP as Park Avenue, Madison Street, Boro Place and Station Place and shall make improvements to existing public streets identified as Greensboro Drive, Westpark Drive and Solutions Drive. For the purposes of these Proffers, Route 7, Greensboro Drive, Park Avenue and Boro Place shall be considered to run east to west, and Westpark Drive, Madison Street, Solutions Drive and Station Place shall be considered to run north to south. The functional classification of the streets is provided below:

Street	Classification
Route 7 (Leesburg Pike)	Low Speed Boulevard
Greensboro Drive	Avenue
Westpark Drive	Avenue
Park Avenue	Collector
Solutions Drive	Local
Station Place	Collector
Madison Street	Local
Boro Place	Local (private)

A. Public Streets and Right-of-Way. The Applicant shall dedicate right-of-way along the Property's frontage for Greensboro Drive, Westpark Drive, Park Avenue, Solutions Drive, Station Place and SAIC Street (the "Public Streets"), to a point inclusive of the landscape amenity panel and the sidewalk or to such standard as may be approved on the FDP. All improvements proposed to Public Streets herein shall be subject to VDOT approval and be designed to be in general conformance with the 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 (the "Design Standards"), subject to modifications/waivers as may be granted.

The Applicant shall work diligently with VDOT and Fairfax County during the FDP and site plan approval processes to ensure that the Public Streets and the area of the landscape amenity panel/sidewalk can be accepted by VDOT as public streets. The Applicant shall dedicate and convey in fee simple right-of-way including the area of the landscape amenity panel/sidewalk to the Board of Supervisors 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 prevent VDOT and/or Fairfax County from accepting the landscape amenity panel/sidewalk within the right-of-way, the Applicant shall provide dedication measuring 18 inches from the proposed face of curb line and shall grant a public sidewalk and utility easement in a form acceptable to the Office of the County Attorney, over the area of the amenity panel/sidewalk. This easement shall allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County. In addition, the Applicant shall provide easements within the amenity panel for bus pads and shelters as determined at the time of FDP or site plan.

(ii) If at the time of site plan approval it is unclear whether stormwater management facilities, electric vaults or other similar facilities proposed to be located beneath the landscape amenity panel/sidewalk will be acceptable to VDOT and/or Fairfax County, the 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. 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 or any subsequent FDP, as determined at the time of site plan.

B. Definition of Construct. For purposes of this Proffer "construct" shall mean that the committed road improvement is open to use by the public for travel whether or not the improvement has been accepted for maintenance by the state.

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

D. Street/Sidewalk Closures. The Applicant may temporarily close part or all of any streets or sidewalks to accommodate construction activity on the Property provided safe and adequate pedestrian and vehicular access is maintained.

E. Parking Lanes. The Applicant shall provide on-street parking throughout the limits of the Property as generally located on the CDP. The County and VDOT may restrict parking on Park Avenue during peak commuting periods (typically 6:00 to 9:00 AM and 4:00 to 7:00 PM), in order to provide for turning movements to/from the public and/or private street network or to provide additional travel lanes. If requested by the County and/or VDOT, the Applicant shall install signs restricting parking subject to VDOT approval.

28. Greensboro Drive. The Applicant shall construct improvements along the Property's Greensboro Drive frontage measuring 35 feet from the existing centerline to the face of curb to accommodate a half section of four lanes of traffic (two lanes in each direction) with a dedicated bike lane and on-street parking. The final design of the improvements to Greensboro Drive as generally described above shall be further refined in conjunction with the submission of any FDP and all site plans for those portions of the Property fronting Greensboro Drive and construction shall be provided concurrent with the development of buildings with frontage on Greensboro Drive.

29. Westpark Drive. The Applicant shall construct improvements to Westpark Drive as follows:

A. Frontage improvements along the Property's Westpark Drive frontage, measuring 48 feet from the existing centerline to the face of curb to accommodate a half section of six lanes of traffic (three lanes in each direction) with a dedicated bike lane. The curb lane shall act as a combination right turn lane and Circulator lane as referenced in Proffer 42. The final design of the improvements to Westpark Drive as generally described above shall be further refined in conjunction with the submission of any FDP and all site plans for those portions of the Property fronting Westpark Drive and construction shall be provided concurrent with the development of any building with frontage on Westpark Drive.

B. Reconstruction of the existing median located between Greensboro Drive and International Drive to provide an exclusive left turn lane to Greensboro Drive and extend the existing left turn bay at International Drive, as shown on the inset on Sheet C-7, and as may be approved by VDOT. In conjunction with the improvements to the left turn lane the Applicant shall reconstruct the traffic signal at this intersection in conformance with VDOT standards including pedestrian enhancements as may be required by VDOT. Such median and signal reconstruction shall be provided concurrent with the construction of Building A1 or A2, whichever is constructed first.

30. Solutions Drive. The Applicant shall construct improvements along the Property's Solutions Drive frontage measuring 18.5 feet from the existing centerline to the face of curb to accommodate a half section of two lanes of traffic (one lane in each direction) and on-street parking. The final design of the improvements to Solutions Drive as generally described above shall be further refined in conjunction with the submission of any FDP and all site plans for those portions of the Property fronting Solutions Drive and construction shall be provided concurrent with the development of buildings with frontage on Solutions Drive.

31. Park Avenue.

A. Park Avenue between Westpark Drive and Solutions Drive. The Applicant shall construct Park Avenue through the Property connecting Westpark Drive with Solutions Drive as follows:

(i) If not previously constructed or designed by others, then in conjunction with the submission of the site plan for Building B1, B2, C3, E1 or E2, whichever occurs first, the Applicant shall submit a Public Improvement Plan for the ultimate improvement of Park Avenue generally from Westpark Drive to Solutions Drive (the "Park Avenue Road Plan"). The Park Avenue Road Plan shall be coordinated with the applicant in adjacent rezoning application RZ 2013-PR-009, or its successors and assigns (collectively "the RZ-2013-PR-009 Property"). In conjunction with the RZ-2013-PR-009 Property, the Applicant shall be responsible for the construction of Park Avenue between Westpark Drive and Madison Street ("Park Avenue West"). The Applicant shall solely be responsible for the construction of Park Avenue between Madison Street and Solutions Drive ("Park Avenue East"). Park Avenue shall be constructed as generally reflected on CDP Sheets C-7, C-7B and C-7C consistent with the Phasing Sheets and the typical section presented on CDP Sheet C-16A. The final design of the improvements to Park Avenue as generally described above shall be determined in conjunction with the submission of the site plans for those portions of the Property along Park Avenue. The Applicant reserves the right, in its sole discretion, to complete such ultimate improvements as a single public road improvement or in separate segments, as long as at least the improvements for the respective individual building have been constructed consistent with the Phasing

Sheets, except where modified by FDP. Park Avenue West shall be constructed and complete prior to the issuance of the first RUP or Non-RUP for Buildings B1 or B2, whichever occurs first. Park Avenue East shall be constructed and complete prior to the issuance of the first Non-RUP for Buildings C3, E1 or E2, whichever occurs first.

(ii) If Park Avenue West is to be constructed by the RZ-2013-PR-009 Property prior to the Applicant's obligation to construct as stated above, then upon written demand by Fairfax County, the Applicant shall dedicate and convey right-of-way and ancillary easements necessary to facilitate such construction by the RZ-2013-PR-009 Property at no cost, provided: (a) sufficient interim access to/from the existing on-site uses is constructed as needed and maintained at all times; and (b) such improvements to the Property are minimized and coordinated with the Applicant prior to site plan approval for Park Avenue West. In addition, should the ultimate improvements to this Park Avenue West be constructed by the RZ-2013-PR-009 Property, the Applicant shall demonstrate that it has provided fifty percent (50%) of the cost of designing and constructing Park Avenue West to the owners of the RZ-2013-PR-009 Property prior to issuance of building permits for either Buildings B1, B2, E1 or E2, whichever occurs first. The specific streetscape improvements, as reflected on the Phasing Sheets along the Buildings B1 and B2 frontages shall be constructed by the Applicant with the development of those building sites.

B. Park Avenue between Solutions Drive and Station Place. The Applicant shall construct Park Avenue through the Property connecting Solutions Drive with Station Place as follows:

(i) Between Solutions Drive and Station Place, Park Avenue shall remain generally as constructed with a section measuring 22 feet from face of curb to face of curb accommodating two travel lanes. It is anticipated that the future redevelopment of adjacent properties will provide additional lanes, and that the street will be re-striped to accommodate two lanes of traffic (one in each direction), two parking lanes with the ability to convert the parking lanes to through lanes in peak periods, and on-street bicycle lanes in each direction and may result in adjustments to the curb line to accommodate an enhanced streetscape.

(ii) If in the future Park Avenue between Solutions Drive and Station Place is designed and approved for construction on an alignment north of the existing street section, then the Applicant shall dedicate all necessary right-of-way and reasonable easements to accommodate construction of the new alignment by others and shall reconstruct the streetscape on its Property.

C. The Park Avenue/Solutions Drive intersection shall be designed as shown on Sheet C-7 and constructed by the Applicant concurrent with the construction of

Park Avenue from Madison Street to Solutions Drive. This design contemplates VDOT's potential closure of an existing point of access serving adjacent property identified on the 2015 Fairfax County tax maps as 29-3 ((15)) 3C ("Parcel 3C") and construction of a new entrance on Park Avenue to serve Parcel 3C. Refinement of this design shall occur with the FDP for Building C-3 or E-1, whichever occurs first. Should VDOT approve the closure, the Applicant shall construct the closure. Should VDOT not require closure of the existing Parcel 3C entrance, or should permission from the owner of Parcel 3 not be attainable, the Applicant shall work with FCDOT and VDOT to develop an alternative intersection design; acceptance of which shall not necessitate a PCA or CDPA.

32. Station Place

A. If not previously constructed by others, then in conjunction with the submission of the site plan for Building E1 or E2, whichever occurs first, the Applicant shall submit a Public Improvement Plan (the "Station Place Road Plan") for the construction of Station Place from Leesburg Pike to Park Avenue. The Station Place Road Plan shall be coordinated with the applicant in adjacent rezoning case RZ 2011-PR-005, or its successors and assigns (collectively "the RZ-2011-PR-005 Property"). Station Place shall be designed with an ultimate section measuring 41 feet from face of curb to face of curb to accommodate three lanes of traffic and a bicycle lane on one side of the street as depicted on Sheets C-7, C-7E and C-16A of the CDP, with lane assignments and striping determined at site plan. The Applicant shall construct the ultimate section of Station Place from Leesburg Pike to Park Avenue provided necessary off-site right-of-way or easements from adjacent parcels identified on the 2013 Fairfax County tax maps as Tax Map 29-3 ((1)) 65 and 71A (the "Parcels 65 and 71A") and 29-3 ((15)) 3C (the "Parcel 3C") can be acquired through cooperative agreements with the owners of the Parcels 65A, 71C and 3C.

In the event the Applicant is unable to acquire the rights-of-way and/or easements necessary to construct the ultimate section of Station Place through cooperative agreements with the owners of Parcels 65A, 71C and 3C, then the Applicant shall submit a written request to Fairfax County in accordance with Proffer 71.

B. In the event the County elects not to use its powers of condemnation to acquire those off-site rights-of-way and/or easements to facilitate the construction of the ultimate section of Station Place, then the Applicant shall be relieved of its obligation to construct the ultimate section and instead be permitted to construct a reduced interim section of Station Place as follows:

(i) Provided the necessary rights-of-way and/or easements are available from Parcels 65 and 71A, the Applicant shall construct an interim section of Station Place depicted as "Interim Station Place Road Configuration – The Boro & Tysons Central" on Sheet C-7F.

(ii) Should the necessary rights-of-way and/or easements not be available from Parcels 65A, 71C and 3C, the Applicant shall construct an interim section of Station Place depicted as "Interim Station Place Road Configuration – The Boro Only Road" on Sheet C-7F, and subject to VDOT approval, install stop controls for the service drive approach to Station Place. In this event, the Applicant shall reserve the right-of-way for the ultimate design of Station Place and shall escrow with DPWES the difference between the costs of constructing the "Interim Station Place Road Configuration – The Boro & Tysons Central" and the "Interim Station Place Road Configuration – The Boro Only Road" to facilitate the future construction by others. In addition, should future improvements to Station Place result in adjustments to the streetscape on the west side of Station Place, the Applicant shall reconstruct the streetscape along its frontage.

C. The final design of the ultimate section or either interim sections shall be further refined in conjunction with the submission of any FDP and site plans for Buildings E1 or E2.

D. Construction of Station Place shall be provided concurrent with the development of Building E1 or E2, whichever occurs first consistent with the Phasing Sheets.

E. The Applicant shall relocate/abandon in place the existing stormwater management vault located under the area of future Station Place prior to street acceptance by VDOT.

F. If Station Place is constructed by the RZ-2011-PR-005 Property prior to the Applicant's obligation to construct as stated above, then the Applicant, upon written demand by Fairfax County, shall dedicate and convey right-of-way and ancillary easements necessary to facilitate such construction by others provided: (a) sufficient interim access to/from the existing on-site uses is constructed as needed and maintained at all times; and (b) such improvements to the Property are minimized and coordinated with the Applicant prior to site plan approval for Station Place. In addition, should the ultimate improvements to this section of Station Place be constructed by the RZ-2011-PR-005 Property, the Applicant shall demonstrate that it has provided its share of the cost of the ultimate improvements along the Property's frontage (such that the Applicant's share and the RZ 2011-PR-005 Property's share equal 100 percent of the cost of Station Place) prior to site plan approval for the Buildings E1 or E2, whichever occurs first. The specific streetscape improvements, as reflected on the Phasing Sheets along the Station Place frontage shall be constructed by the Applicant with the development of the applicable building sites.

33. <u>Madison Street.</u>

A. Madison Street shall be designed with a section measuring 38 feet from face of curb to face of curb to accommodate two lanes of traffic (one lane in each

direction) with parallel curbside parking on both sides of the street. South of Park Avenue, the Applicant shall construct Madison Street with two travel lanes and one parking lane, with the second lane of parking to be provided by others with the development of the RZ-2013-PR-009 Property.

B. In order to preclude vehicles exiting the Property on southbound Madison Street from turning left at the Leesburg Pike/Gosnell Road/Westpark Drive intersection, the Applicant shall:

(i) Install signage at the Madison Street approach to Leesburg Pike prohibiting vehicles exiting the Property on southbound Madison Street from turning left at the Leesburg Pike/Gosnell Road intersection during peak hours (6:00 to 9:00 AM and 4:00 to 7:00 PM). Such signage shall be subject to VDOT approval and shall be installed by the Applicant before Madison Street is open to the public, unless the signage has been installed previously by others.

(ii) Three (3) years following the issuance of the first RUP or Non-RUP for buildings in Blocks A or B, or Buildings E1 or E2, whichever occurs first, the Applicant shall conduct a safety assessment of the Madison Street connection onto Leesburg Pike and submit such assessment to FCDOT and VDOT no later than 3 months after the same for their review. If VDOT and/or FCDOT determine that a channelized median at the Madison Street approach to Leesburg Pike is required to mitigate any identified safety concerns, then the Applicant shall install such a median subject to VDOT review and approval. If FCDOT and VDOT, after reviewing the safety assessment, determine a channelized median is not warranted at this location, then any further obligation to build a channelized median shall be null and void.

C. The final design of the improvements to Madison Street as generally described above shall be further refined in conjunction with the submission of any FDP and the site plans for those portions of the Property fronting Madison Street. Construction of Madison Street shall be provided concurrent with the development of the first building in Blocks A, B, or E.

D. If an improvement to the section of Madison Street between Park Avenue and Leesburg Pike is constructed by the RZ-2013-PR-009 Property prior to the Applicant's obligation to construct as stated above, then the Applicant upon written demand by Fairfax County, shall dedicate and convey right-of-way and ancillary easements necessary to facilitate such construction by the RZ-2013-PR-009 Property at no cost provided: (a) sufficient interim access to/from the existing on-site uses is constructed as needed and maintained at all times; and (b) such improvements to the Property are minimized and coordinated with the Applicant prior to site plan approval for the improvement of this section of Madison Street.

In addition, should the ultimate improvements to this section of Madison Street be constructed by the RZ-2013-PR-009 Property, the Applicant shall demonstrate that it has provided its share of the cost of designing and constructing Madison Street between Park Avenue and Leesburg Pike to the RZ-2013-PR-009 Property (such that the Applicant's share and the RZ 2013-PR-009 Property's share equal 100 percent of the cost) prior to issuance of the first RUP or Non-RUP for the first building in Blocks A, B, or E.. The specific streetscape improvements, as reflected on the Phasing Sheets along the Madison Street frontages shall be constructed by the Applicant with the development of the applicable building sites.

34. Boro Place. Boro Place shall be designed and constructed within the Property from Westpark Drive to Madison Street with a section measuring 34 feet from face of curb to face of curb to accommodate two lanes of traffic (one lane in each direction) with parking lanes and bulb-outs as generally depicted on Sheets C-7A and C-16A of the CDP. Boro Place shall be privately owned and maintained with parking permitted under the street. It shall be constructed and maintained to the standards contained in the PFM. The Applicant shall grant a public access easement over Boro Place, in a form acceptable to the Office of the County Attorney.

Boro Place shall be constructed concurrent with the development of Buildings A3 or B3, whichever occurs first as shown on the Phasing Exhibits.

35. Traffic Signals.

A. The Applicant shall conduct warrant studies for the intersections of Westpark Drive/Park Avenue, Greensboro Drive/Madison Street, and Greensboro Drive/Solutions Drive within twelve (12) months after the issuance of the initial RUP or Non-RUP for any new building on the Property constructed concurrently with, or after, the construction of the applicable intersection.

B. The Applicant shall conduct a warrant study for the intersection of Park Avenue/Solutions Drive within twelve (12) months after the issuance of the initial RUP or Non-RUP for any of Buildings B1, B2, C2, C3, E1 and E2 constructed concurrently with, or after, the construction of the Park Avenue/Solutions Drive intersection.

C. The Applicant shall conduct a warrant study for the intersection of Park Avenue/Madison Street within twelve (12) months after the issuance of the initial RUP or Non-RUP for any new building constructed on the Property concurrent with, or after, the construction of the Park Avenue/Madison Street intersection in its ultimate configuration as shown on the CDP.

D. If a signal is deemed warranted at any of these intersections by VDOT after having reviewed the warrant study and approving the same for installation, then such traffic signals, including pedestrian enhancements as may be required by VDOT, shall be designed, equipped and installed by the Applicant, utilizing any

escrowed contributions for the signal received by the County, no later than five (5) years after approval of the warrant.

E. For any signal warranted by VDOT, the Applicant shall provide VDOT with the requisite traffic signal plans for review and approval. All right-of-way associated with signal equipment (poles, equipment boxes, etc.) on the Property not already dedicated shall be reserved for dedication in fee simple to the Board of Supervisors in accordance with Proffer 27.

F. If the County, upon request of the Applicant or on its own initiative, determines that such signal installations as proffered will be detrimental to traffic operations, the Zoning Administrator may (1) agree to a later date for completion of the traffic signal installation(s) or (2) permit the Applicant to proceed without the signal installations.

G. If a signal at any of the identified intersections is not warranted within twenty-four (24) months after the issuance of the initial RUP or Non-RUP for the last new building to be constructed on the Property, then the Applicant's obligation to construct such signal is deemed null and void and the Applicant shall instead escrow money towards the cost of future signalization of any applicable intersection(s) by others based on the Applicant's pro-rata traffic share. The escrow amount to be provided by the Applicant for each intersection is as follows:

(i) Westpark Drive/Park Avenue: $100,000

(ii) Park Avenue/Solutions Drive: $175,000

(iii) Greensboro Drive/ Madison Street: $100,000

(iv) Greensboro Drive/Solutions Drive: $75,000

(v) Park Avenue/Madison Street: $225,000

36. Leesburg Pike Signal Optimization. Concurrent with the approval of the first site plan for the second new building to be constructed on the Property, the Applicant shall contribute a total of $25,000.00 to be used to modify the signal timings in the Route 7 corridor between Route 123 and the Dulles Access Road. If at time of site plan submission for the sixth (6th) new building on the Property, signal timing modifications have not been requested by VDOT for the Route 7 corridor, the County may utilize those funds for other transportation improvements/enhancements in the Tysons Central 7 District.

37. Tysons Grid of Streets Transportation Fund. The Applicant shall provide a contribution of $1,042 for each residential unit and $6.71 for each square foot of new non-residential space constructed on the Property to Fairfax County for the Tysons Grid of Streets Transportation Fund. The contribution associated with each building shall be paid on or before the issuance of each initial RUP or Non-RUP for the subject building based on the actual GFA of non-residential space and/or the actual number of residential units in the

building. This contribution shall not apply to any public-use facilities constructed on the Property, including the library or alternate public use described in Proffer 65. The amount due with each building shall be adjusted for all creditable expenditures described herein.

The Applicant shall receive and deduct such credits against the contributions that would otherwise be due to the Tysons Grid of Streets Transportation Fund in keeping with the Guidelines for the Tysons Grid of Streets Transportation Fund endorsed by the Board of Supervisors on January 8, 2013. Specifically, the Applicant may request credits for:

A. Costs incurred by the Applicant in the acquisition of off-site right-of-way and associated easements, including costs borne by the Applicant associated with any Fairfax County condemnation actions, for the construction of off-site public streets, off-site intersection improvements and off-site signal installations;

B. Costs incurred by the Applicant for the construction of all or a part of off-site public streets, (not including costs of the Property's frontage improvements);

C. Costs incurred by the Applicant for the construction of any additional lanes at, or modifications to, the intersection of Route 7 with Westpark Drive/Gosnell Road.

38. Tysons-wide Transportation Contributions – Table 7 Improvements. The Applicant shall contribute the sum of $5.87 per square foot of new non-residential space and $1,042 for each residential unit constructed on the Property to Fairfax County for the Tysons-wide Transportation Fund. This contribution shall not apply to any public-use facilities constructed on the Property, including the library or alternate public use described in Proffer 65. The contribution associated with each building shall be paid on or before the issuance of each initial RUP or Non-RUP for the subject building based on the actual GFA of non-residential space and/or the actual number of residential units in the building. The Applicant shall receive and deduct such credits against the contributions that would otherwise be due to the County for the Tysons-wide Transportation Fund in keeping with the Guidelines for the Tysons-wide Transportation Fund endorsed by the Board of Supervisors on January 8, 2013.

39. Route 7 Improvement. The Applicant shall provide a contribution toward the construction of improvements to Route 7 to accommodate a future State Street crossing, or other access improvement, equal to $0.07 for each square foot of building constructed on the Property. Said contribution to Fairfax County shall be made upon site plan approval for each new building and shall be based on the site plan approved GFA for each building.

BICYCLE AND BUS FACILITIES, AND PEDESTRIAN IMPROVEMENTS

40. Bicycle Circulation. In combination with the street and streetscape improvements identified in these Proffers, the Applicant shall provide on-street bicycle lanes and associated signage along the Property's frontages with Westpark Drive and Greensboro

Drive and along Station Place and Park Avenue as shown on the CDP and as may be adjusted with approval of FDPs. Such striping shall be subject to approval by VDOT.

41. Bicycle Parking. The Applicant shall provide bicycle racks and bike storage areas throughout the Property, the specific locations of which shall be determined at the time of FDP approval. The bike racks shall be of a design compatible with the UDG and approved by FCDOT. The total number of bike parking/storage spaces shall be consistent with those shown in Table 4 – Bicycle Parking Ratios for Urban Mixed Use Centers, of the Tysons Corner Center section of the Comprehensive Plan**.**

42. Circulator. It is anticipated that the proposed circulator will operate on Westpark Drive within a joint right turn and circulator lane adjacent to the curb. If at the time of FDP and/or site plan approval for Building A1, it is determined that a circulator stop should be located along the Building A1's Westpark Drive frontage, the Applicant shall provide the necessary easements and construct a circulator shelter within the A1 building façade in the general location shown on Sheets C-7A and L-7.0 of the CDP. The specific shelter design and timing of installation shall be determined at time of FDP approval.

43. Bus Lay-by. The Applicant shall construct a bus lay-by area on Route 7 just west of Media Place as generally shown on Sheet C-7E of the CDP. The details of the lay-by area will be determined at FDP for Building E2 and will be constructed with the construction of Building E2.

    The Applicant shall be entitled to utilize any escrowed contributions for the lay-by bus bay received by the County or any future escrowed contributions received by the County within ten (10) years of installation of the lay-by bus bay by the Applicant. Should the lay-by bus bay be constructed by others prior to the obligation of the Applicant to do so, the Applicant shall, prior to the issuance of the first Non-RUP for Building E2, escrow 50% of the cost of designing and constructing the lay-by bus bay with the County for disbursement to the constructing party. In the event FCDOT and/or WMATA determine that a lay-by bus bay will not be needed, then the Applicant's obligation to provide or partially fund the lay-by bus bay shall be deemed null and void and any escrowed contributions shall be returned to the Applicant.

44. Bus Shelters. Bus shelter locations shall be evaluated for feasibility at the time of FDP and site plan approval in consultation with FCDOT. Identified bus shelter locations shall be primarily located within the landscape amenity panel of the streetscape, and may necessitate adjustments to street tree locations and other street furnishings to that shown on the CDP. An alternate location for a bus shelter outside the landscape amenity panel may be approved at FDP, if determined appropriate. Should a bus shelter location be determined appropriate at the time of site plan approval, the Applicant shall install said shelter.

45. Marked Crosswalks. The Applicant shall install marked pedestrian crosswalks at all signalized intersections adjoining the Property and at other locations as shown on an approved FDP, subject to VDOT approval.

46. Pedestrian Bridge to Metro Station. The Applicant shall design and construct an elevated pedestrian bridge from the Solutions Promenade Plaza south of Existing Building F2 connecting to the Greensboro Metro Station pedestrian bridge east of Station Place as depicted on Sheet C-7E of the CDP. The Applicant has entered in to an agreement with MWAA/WMATA to permit the bridge. It is anticipated that additional permits/easements/agreements with VDOT will be necessary to construct the bridge, which the Applicant shall diligently pursue. Provided the necessary permits/agreements are approved by VDOT, the Applicant shall construct the bridge prior to the final bond release for Building E2.

PARKING

47. 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. Portions of the Property located outside the ¼ mile radius from the Greensboro Metro Station shall be parked at the rates established in Section 6-509 for land located between 1/8 and ¼ mile from a metro station. The Applicant reserves the right to seek a Special Exception at the time of FDP to provide additional parking spaces for office, retail, and residential uses over the Zoning Ordinance maximums for all uses. The exact number of spaces to be provided and use of tandem parking spaces shall be refined with approval of FDPs and determined at the time of site plan approval based on the specific uses, number of residential units and bedroom mix. Tandem parking spaces shall not be counted toward the minimum parking requirement for residential uses. If changes in the mix of uses or bedroom mix result in parking greater than that anticipated on the CDP, the additional parking spaces shall be accommodated within the proposed parking structures, without increasing the height or mass of the parking structures.

The Applicant reserves the right to provide parking at different rates as may be permitted by a future amendment to the Zoning Ordinance. Optional use of revised rates shall not require a CDPA or PCA, provided there is no increase in the size or maximum height of above-ground parking structures.

48. Phasing of Parking. Parking shall be provided in phases concurrent with development of the Property. Parking spaces in excess of the maximum parking rates set forth in the Ordinance may be provided in the early phases of development of the Property, provided that at the build-out of the Property the maximum parking rates are not exceeded. A parking tabulation for the entire Property shall be provided with each FDP and site plan for the Property. Required off-street parking spaces and loading spaces for an individual building need not be provided on the parcel on which the building is located, but shall be provided within the Property and conveniently accessed as shown on an FDP.

The existing office building on Block A which will remain for an interim period of time, may continue to park at the parking rates applicable in the non-PTC zoning districts, or may elect to reduce the number of off-street parking spaces to a number between the rates for non-PTC zoned properties and the applicable minimum rates specified for the PTC District.

49. Commercial Off-Street Parking. The Applicant may provide commercial off-street parking on an interim basis in existing surface lots and/or in existing parking garages on the Property without approval of an FDP. Commercial off-street parking may be provided on an interim basis in new surface lots on the Property with approval of an FDP. Interim commercial off-street parking shall be deemed to be in general conformance with the CDP. Prior to the issuance of a Non-RUP for commercial off-street parking in existing surface lots and/or existing parking garages, or at the time of FDP approval for commercial off-street parking in new surface lots, the Applicant shall provide to VDOT and FCDOT an operational traffic analysis ("Operational Analysis") of points of access to the parking site. Such Operational Analyses shall be limited to an assessment of those driveways and/or turn lanes serving the particular parking site. Any establishment of interim surface commercial off-street parking facilities shall provide interim improvements as set forth in Proffer 26 and shall meet Ordinance peripheral and interior parking lot landscaping requirements, unless waived or modified. This parking shall be in addition to the permitted parking for the proposed uses on the Property.

50. Parking Spaces along Streets.

A. Private Streets. On-street parking shall be provided on the private streets as generally shown on the CDP and as may be adjusted at the time of FDP and/or site plan approval. Such on-street parking may be used meet the parking requirements of the Zoning Ordinance, so long as such spaces are striped and meet the dimension requirements of the PFM, subject to receiving approval of any necessary waivers and/or modifications. However, parking on private streets may not be used to meet the parking requirements for Workforce Dwelling Units. Parking on private streets may be restricted through appropriate signage or such other means as determined appropriate by the Applicant, and on-street parking spaces along any private streets and future public streets prior to dedication, that otherwise are not required to satisfy the parking requirements may be used as temporary or short term parking, car-sharing parking and/or similar uses.

B. Public Streets. On-street parking spaces along the public street frontages shall be constructed as generally shown on the CDP and as may be adjusted at the time of FDP and/or site plan approval. If requested by the County and/or VDOT, signs shall be installed that restrict the use of those public on-street parking spaces. Public on-street parking spaces would be in addition to the total number of parking spaces required by the Zoning Ordinance.

51. Parking/Loading Stipulations.

A. The Applicant shall be permitted to install and maintain parking controls and/or fencing on its existing surface parking lots, without the requirement for a FDP, in order to control Metro-related parking by the general public. Pedestrian circulation on the Property shall not be unduly impeded by such fencing.

B. The Applicant shall appoint, and continuously employ, a dockmaster to oversee the management of loading operations for Block A. It shall be the dockmaster's responsibility to: 1) minimize loading conflicts with pedestrian movements; and 2) manage the deliveries of retail and residential uses.

C. Access to the loading area for Blocks E and F located on Station Place shall be limited to right turns in and out during peak traffic times defined as 7:30 a.m. to 9:30 a.m. and 4:00 p.m. to 7:00 p.m. weekdays. At such time as the connection of Station Place to Leesburg Pike is completed and open to traffic, the Applicant shall appoint, and continuously employ, a dockmaster to oversee the management of loading operations for Buildings E1, E2, F1, F2, and F3. It shall be the dockmaster's responsibility to: 1) minimize loading conflicts with pedestrian movements; and 2) restrict scheduled deliveries on Station Place during peak traffic times to right turns in and out. Delivery restrictions, including limitations on the hours of delivery, may be modified through a development condition at the time of FDP approval without the need for a PCA or CDPA.

D. The lease rates of parking spaces shall be "unbundled" from the lease rate of the individual rental dwelling units; meaning a unit's lease rate shall be exclusive of parking costs.

52. Future Parking Revisions.

A. Ordinance Revisions. The Applicant reserves the right to provide parking at revised rates as may be permitted by a future amendment to the Fairfax County Ordinance. Optional use of revised rates shall not require a CDPA or PCA, provided there is no increase in the size or height of above-grade parking structures.

B. Increases. The Applicant reserves the right to seek a special exception for an increase in parking for the Property; such special exception application shall not require a CDPA or PCA, provided there is no increase in the size or height of above-grade parking structures.

TRANSPORTATION DEMAND MANAGEMENT

53. Tysons Transportation Management Association. The Applicant shall contribute to Fairfax County money for the funding of a transportation management association (the "TMA") as outlined below, which has been established for the Tysons Corner Urban Center:

A. The Applicant shall make a one-time contribution to the TMA based on a participation rate of $0.10 per gross square foot of new office uses and $0.05 per gross square foot of new residential uses to be constructed on the Property.

B. Twenty five percent (25%) of the total contribution to the TMA shall be paid upon site plan approval for the first new residential or office building to be constructed on the Property. The remaining 75% shall be contributed in three (3)

equal installments of 25% each and paid at the time of issuance of the first initial RUP or Non-RUP for each of the first three (3) new residential or office buildings to be constructed 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 functions of this TDM Program to the TMA. Further, if determined by FCDOT that a proactive, private TDM program is no longer necessary, the TDM structure in Proffer 54 may be rendered null and void in whole or in part, without the need for a PCA.

54. Transportation Demand Management. The Applicant shall fund, implement and administer a transportation demand management program for the Property as described in this Proffer (the "TDM Program"). It is intended that the first new building to be constructed on the Property will initiate implementation of what will become a Property-wide TDM program that later buildings to-be-constructed on the Property will join.

A. Implementation Plan. The proffered elements of the TDM Program as set forth below are more fully described in the *The Boro Transportation Demand Management Plan* prepared by Wells + Associates, Inc. dated February 2015 (the "TDM Plan") as may be amended. It is the intent of this Proffer that the TDM Plan 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 herein. Accordingly, modifications, revisions, and supplements to the TDM Plan as may be approved by the 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.

B. Responsible Party. The Applicant, or any successor other than the UOA or its equivalent, shall remain obligated under this Proffer until such time as three consecutive post Stabilization trip counts reveal that the applicable vehicle trip reduction goals are being met (the "Applicant Control Period"). At the end of the Applicant Control Period, the UOA or equivalent shall become obligated under this Proffer and Applicant, or any successor other than the UOA or equivalent, shall have no further obligation with respect to this Proffer.

C. Definitions. For purposes of this Proffer, "Stabilization" shall be deemed to occur one-year following issuance of the last initial RUP or Non-RUP for the final new office or residential building to be constructed on the Property. "Pre-stabilization" shall be deemed to occur any time prior to Stabilization.

D. Trip Reduction Objective. The objective of this TDM Program shall be to reduce the vehicle trips generated by new residents and new office tenants of the Property, during weekday peak hours, by meeting the percentage vehicle trip reductions set forth below. These trip reduction percentages shall be multiplied

by the total number of vehicle trips that would be expected to be generated by the uses developed on the Property as determined by the application of the Institute of Traffic Engineers, 8th Edition, *Trip Generation* rates and/or equations (the "ITE Trip Generation"), and the number of trips determined by the product of such equation shall be referred to herein as the "Maximum Trips After Reduction". For purposes of this calculation, the maximum number of dwelling units or GFA proposed to be constructed in each new residential or new office building on the Property as determined at the time of site plan approval for each building shall be applied to the calculation described in the preceding sentence. The target reductions shall be as follows:

	Target Reduction	
Tysons-wide development level	Blocks A through C	Block E
Up to 65 million SF of GFA	35%	45%
65 million SF of GFA	40%	50%
84 million SF of GFA	45%	55%
90 million SF of GFA	48%	58%
96 million SF of GFA	50%	60%
105 million SF of GFA	53%	63%
113 million SF of GFA	55%	65%

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 ("TPM") shall, in consultation with the County, provide a summary of the then existing development levels in Tysons Corner (based on RUPs and Non-RUPS issued) in order to determine the appropriate vehicle trip reduction goal.

If through an amendment to the Comprehensive Plan, the Board of Supervisors should subsequently adopt a goal for trip reductions that is lower than that committed to in this Proffer, then the provisions of this Proffer shall be adjusted accordingly without requiring a PCA.

E. TDM Program Components – Property-Wide. The TDM Program shall include, but not necessarily be limited to, the following Property-wide components, each of which is more fully described in the TDM Plan.

(i) Property-wide TDM Program Management.

(ii) TDM Program Branding.

(iii) Transportation Program Web Site.

(iv) Promotion of Real-time Transit Information.

(v) Site-based Transportation Access Guides.

(vi) Customized Commute Profiles.

(vii) Bicycle Accommodations.

(viii) Vehicle Parking Management.

F. TDM Program Components – New Residential. The TDM Program shall include, but not necessarily be limited to, the following residential components, each of which is more fully described in the Implementation Plan.

(i) Residential Transportation Coordinator(s).

(ii) Business Center or facilities to accommodate teleworking.

(iii) Metrorail SmarTrip cards and Try Transit campaign for new residents.

(iv) Live/work/play marketing to new tenants.

G. TDM Program Components – New Office. The TDM Program shall include, but not necessarily be limited to, the following new office components, each of which is more fully described in the Implementation Plan.

(i) On-site Office Transportation Coordinator(s)

(ii) SmarTrip Cards and Try Transit Campaign for office employees

(iii) Advising as to pretax benefit programs, alternative work schedules, and other County and regionally based TDM programs.

H. 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 may be approved by the FCDOT can be made without the need for a PCA.

(i) TDM Program Manager ("TPM"). If not previously appointed, the Applicant shall appoint and continuously employ, or cause to be employed, a TPM for the Property. If not previously appointed, 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. During the initial stages of development, the TPM duties may be part of other duties associated with the appointee. The Applicant shall notify FCDOT and the District Supervisor in writing within 10 days of the appointment of the TPM. Thereafter the Applicant shall do the same within ten (10) days of any change in such appointment. Following the termination of the Applicant Control Period, the UOA shall be responsible for employment of the TPM.

(ii) TDM Work Plan, Annual Report and TDM Budget. The TPM shall prepare and submit to FCDOT an initial TDM Work Plan ("TDMWP") and Budget no later than 180 days after issuance of the first building permit for the first new building on the Property. The TDMWP shall include, at a minimum:

a. Details as to the components of the TDM program that will be put into action that year;

b. Any revisions to the budget needed to implement the program for the coming calendar year;

c. A summary of the currently existing/approved development levels in the Tysons Corner Urban Center in consultation with the County (based on RUPS and Non-RUPs issued) in order to determine the appropriate vehicle trip reduction goals;

d. A determination of the applicable Maximum Trips After Reduction for the Property;

e. Provision of the specific details associated with the monitoring and reporting requirements; and

f. Submission of the results of any Person Surveys and Vehicular Traffic Counts conducted on the Property.

The TDMWP shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission then the TDMWP shall be deemed approved and the TDM program shall be implemented. If FCDOT responds with comments on the TDMWP, 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 TDMWP as discussed and agreed to with FCDOT and begin implementation of the approved program.

Each calendar year thereafter, but no later than February 1, the TPM shall submit a report which summarizes the results of the previous year's TDM Program, incorporates any new construction on the Property, proposes modifications or enhancements to program elements, and establishes a budget to cover the costs of implementation of the program for the succeeding year (the "Annual Report"). The Annual Report and TDM Budget shall be submitted to FCDOT and reviewed in the same manner as outlined above for the TDMWP and TDM Budget. The expected annual amounts of the Budget are further described in Section 4 of the TDM Plan.

(iii) Coordination with RZ 2013-PR-009. At such time as the adjacent parcel identified as 2015 Fairfax County Tax Map 29-3 ((15)) 8 (the "adjacent property"), which is the subject of approved application RZ 2013-PR-009, implements a TDM Program, the Applicant shall coordinate its TDM programmatic efforts with the adjacent property, as appropriate, under one Administrative Group ("AG"). The AG will appoint a single TDM Program Manager ("Joint TPM") who will be responsible for submitting a collective Annual Report for both properties. The Joint TPM may or may not be the same individual designated as the Applicant's TDM Program Manager in accordance in Paragraph H (i) and whose duties are described elsewhere in this Proffer. The Joint TPM shall serve as the FCDOT point of contact for both developments and the Applicant shall notify FCDOT of the appointment of the Joint TPM in accordance with the timing requirements outlined in Paragraph H (i).

The collective Annual Report shall contain those elements described in Paragraph H (ii) for each individual development and, additionally, shall include a description of the internal trip reductions achieved between the two properties under the AG. Each applicant shall be responsible for preparing its individual TDM Budget, as described in Paragraph H (ii), and each TDM Budget shall be included with the collective Annual Report submitted by the Joint TPM.

Notwithstanding the above, the Applicant is in no way responsible for the implementation and success of the TDM Program associated with the adjacent property and any remedial measures and/or penalties associated with the adjacent property are not the responsibility of this Applicant.

I. 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 as approved by Fairfax County (the "TDM Account") within 30 days after approval of the Annual Report. 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 solely by the Applicant, through the TPM, until the end of the Applicant Control Period. At the end of the Applicant Control Period, a line item for the TDM Account shall be included in the UOA, or its equivalent, budget. The governing documents that establish and control the

development shall provide that 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 a given year. In no event shall the TDM Budget for the Property overall be required to exceed $158,500 and in no event shall an individual building's obligation to fund the TDM Budget exceed the proportion set forth in the Implementation Plan (these amounts shall be adjusted annually as specified in Proffer 73). The TPM shall provide written documentation to FCDOT demonstrating the establishment of the TDM Account within ten (10) says 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.

J. TDM Remedy Fund. The "TDM Remedy Fund" is an account in to which the Applicant shall, through the TPM, deposit remedy payments as required to be paid pursuant to the this Proffer. The TPM may withdraw funds from the Remedy Fund for the implementation of additional TDM program elements/incentives associated with Solutions Plaza in consultation with FCDOT.

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. To secure the Applicant's obligations to make payments into the TDM Remedy Fund, the Applicant shall provide the County with a letter of credit or a cash escrow as further described below.

Prior to the issuance of the first RUP or Non-RUP for each new building on the Property, the Applicant (or its successor owner or developer, but not the UOA) shall:

(i) Establish the TDM Remedy Fund, if not previously established by the TPM, and

(ii) Deliver to the County a clean, irrevocable letter of credit issued by a banking institution approved by the County or escrow cash in an interest-bearing account with an escrow agent acceptable to DPWES to secure the Applicant's obligations to make payments into the TDM Remedy Fund (the "Letter(s) of Credit or Cash Escrow(s)"). The Letter(s) of Credit or Cash Escrow(s) shall initially be issued in an amount equal to $0.40 for each square foot of new office GFA and $0.30 for each gross square foot of residential GFA shown on the approved site plan for each new building on the Property. Until the Letter of Credit or Cash Escrow for each new building shall have been posted, the figures in the preceding sentence shall be adjusted annually from the first day of the calendar month following the date on which the first RUP or Non-RUP, as the case may be, for the

first new building within the Property has been issued and shall change on each anniversary as specified in Proffer 73. The Letter(s) of Credit or Cash Escrow(s) shall name the Applicant/TPM as the beneficiary and shall permit partial draws or a full draw. The foregoing stated amount(s) of the Letter(s) of Credit or Cash Escrow(s) shall be reduced by the sum of any and all previous draws under the Letter(s) of Credit or Cash Escrow(s).

K. 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 Solutions Plaza development. Such contributions shall be made one time on a building by building basis at the rate of $0.02 per gross square foot of new office or residential uses to be constructed on the Property at the time of issuance of the first initial RUP or Non-RUP for each building.

L. TDM Penalty Fund. The "TDM Penalty Fund" is an account in to which the Applicant shall, through the TPM, deposit penalty payments as may be required to be paid pursuant to the 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 in Tysons Corner. To secure the Applicant's obligations to make payments into the TDM Penalty Fund, the Applicant shall provide the County with a letter of credit or a cash escrow as further described below.

Prior to the issuance of the first RUP or Non-RUP for each new building on the Property, the Applicant (or its successor owner or developer, but not the UOA) shall:

(i) Establish the TDM Penalty Fund, if not previously established by the TPM, and

(ii) Deliver to the County a clean, irrevocable letter of credit issued by a banking institution approved by the County or escrow cash in an interest-bearing account with an escrow agent acceptable to DPWES to secure the Applicant's obligations to make payments into the TDM Penalty Fund (the "Letter(s) of Credit or Cash Escrow(s)"). The Letter(s) of Credit or Cash Escrow(s) shall initially be issued in an amount equal to $0.10 for each square foot of new office GFA and $0.05 for each gross square foot of residential GFA shown on the approved site plan for each new building on the Property. Until the Letter of Credit or Cash Escrow for each new building shall have been posted, the figures in the preceding sentence shall escalate annually from the first day of the calendar month following the date on which the first RUP or Non-RUP, as the case may be, for the first new building within the Property has been issued and shall change on each anniversary of said date as specified in Proffer 73. The Letter(s) of Credit or Cash Escrow(s) shall name the County as the beneficiary and shall permit partial draws or a full draw. The foregoing stated amount(s) of the

Letter(s) of Credit or Cash Escrow(s) shall be reduced by the sum of any and all previous draws under the Letter(s) of Credit or Cash Escrow(s) and payments by the Applicant (or the TPM) into the TDM Penalty Fund.

M. Monitoring. The Applicant shall verify that the proffered trip reduction goals are being met through the provision of Person Surveys and/or Vehicular Traffic counts of new residential and new office uses and/or other such methods as may be reviewed and approved by FCDOT. The results of such Person Surveys and Vehicular Traffic Counts shall be provided to FCDOT as part of the Annual Reporting process. Person Surveys shall be conducted and Vehicular Traffic Counts collected for the Property one year following issuance of the final initial RUP or Non-RUP for the first new residential or office 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 Maximum Trips After Reduction for the Property are not exceeded. At such time as three consecutive traffic counts show that the applicable Maximum Trips After Reduction for the Property has not been exceeded, the Applicant Control Period associated with the Property shall terminate. At such time and notwithstanding the provisions below, Person Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding the aforementioned, at any time prior to or after Stabilization, FCDOT may suspend such Person Surveys and/or Vehicular Traffic Counts if conditions warrant such.

N. Remedies and Penalties

(i) Pre-Stabilization. If the TDM program monitoring reveals that the Maximum Trips After Reduction for the Property is exceeded, then the Applicant shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the Implementation Plan and Annual Report.

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

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

b. If the results of the Vehicular Traffic Counts conducted during Pre-Stabilization show that the trip reduction goals have been met site-

wide for three (3) consecutive years in accordance with the goals outlined on the table below, then a portion of the Remedy Fund as outlined in the same table below shall be released back to the building owner(s). The amount released will be relative to the amount contributed by those buildings constructed and occupied at the time of Vehicular Traffic Counts. Any funds remaining in the Remedy Fund after such release will be carried over to the next consecutive three (3) year period.

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

90-96,000,000 Square Feet of GFA in Tysons		**96-113,000,000 Square Feet of GFA in Tysons**		**113,000,000+ Square Feet of GFA in Tysons**	
Meet or Exceed Trip Goal for 3 years by:	Cumulative % Remedy Fund Returned	Meet or Exceed Trip Goal for 3 years by:	Cumulative % Remedy Fund Returned	Meet or Exceed Trip Goal for 3 years by:	Cumulative % Remedy Fund Returned
0.0% - 4.9%	80%	0.0% - 4.9%	90%	> 0.0%	100%
5% - 8%	90%	5%	100%		
>8%	100%				

c. There is no requirement to replenish the TDM Remedy Fund at any time. Any cash left in the Remedy Fund will be released to the TPM for final distribution to the owners once three consecutive annual Vehicular Traffic Counts conducted after Stabilization show that the trip reduction goals have been met.

(ii) Following Stabilization. If the TDM program monitoring 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 Implementation Plan and Annual Report and funded by the Remedy Fund as may be necessary commensurate with the extent of deviation from the Maximum Trips After Reduction goal and as set forth in accordance with the expenditure schedule outlined above.

a. If the results of the Vehicular 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 in the table above, then any remaining Remedy Funds shall be released back to the building owners through the TPM.

b. If despite the implementation of remedial efforts, the applicable Maximum Trips After Reduction (based on the development levels then existing) are still exceeded after three (3) 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
3.1% to 6%	10% of Penalty Fund
6.1% to 10%	15% of Penalty Fund
Over 10%	20% of Penalty Fund

Penalties may be incurred in subsequent Stabilization years during the Applicant Control Period when the applicable Maximum Trips After Reduction for the Property continue to be exceeded and provided there are funds still available in the TDM Penalty Fund.

(iii) The Applicant 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 Applicant fails to make the required penalty payment to 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).

(iv) The maximum amount of penalties associated with the Property, and the maximum amount the Applicant shall ever be required to pay pursuant to the penalty provisions of this Proffer, including prior to and after Stabilization, shall not in the aggregate exceed the amount of the Letter(s) of Credit or Cash Escrow(s) determined and computed pursuant to the provisions above. There is no requirement to replenish the TDM Penalty

Fund at any time. Upon the end of the Applicant Control Period, the Letter(s) of Credit and/or any cash left in the Cash Escrow(s) shall be released to the Applicant.

O. 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 Applicant (or UOA after termination of the Applicant Control Period) to conduct additional Trip Counts (pursuant to the methodology set forth in the Implementation Plan) within 90 days to determine whether in fact such objectives are being met. If any such Trip Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the Applicant or UOA 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.

P. Review of Trip Reduction Goals. At any time concurrent with remedial actions and/or the payment of penalties as outlined above, the Applicant may request that FCDOT review the vehicle trip reduction goals established for the Property and set a revised lower goal for the Property consistent with the results of such surveys and 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.

Q. Continuing Implementation. At the termination of the Applicant Control Period, the UOA shall bear sole responsibility for continuing implementation of the TDM Program and compliance with this Proffer. The UOA shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer including submission of Annual Reports.

R. Notice to Owners. All owners of the Property shall be advised of the TDM Program set forth in this Proffer. UOA members shall be informed of their funding obligations pursuant to the requirements of this Proffer prior to the purchase of units and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial purchase documents and within the UOA documents.

S. Enforcement. If the TPM fails to timely submit a report to FCDOT as required by this Proffer, the TPM shall have sixty (60) days within which to cure such violation. If after such sixty (60) day period the TPM has not submitted the delinquent report, then the Applicant shall be subject to a penalty of $100 per day not to exceed $36,500 for any one incident. Such penalties shall be payable to Fairfax County to be used for transit, transportation, or congestion management improvements within the vicinity of the Property.

55. Block F Existing Office Uses. As provided in Proffer 54, certain components of the TDM Plan are applicable to and would benefit the existing office uses on Block F. The TPM shall make available information on those components to those existing uses. Such

uses shall not however be subject to monitoring/remediation nor will penalties be assessed against the existing uses on Block F.

56. Transportation Demand Management for Retail/Service/Hotel Uses**.** Certain components of the TDM Plan are applicable to and will benefit the proposed retail/hotel uses on the Property. Therefore, the Applicant shall provide an additional TDM program that is tailored to specifically serve the Retail/Service/Hotel Uses (the "Retail/Service/Hotel TDM Program"). In no event will monitoring or penalties be assessed against the Retail/Service/Hotel Uses, which may be established on the Property.

57. Intelligent Transportation Systems. To optimize safe and efficient travel in Tysons, the Applicant shall incorporate and maintain a system (or utilize a third party source) that provides pertinent traffic and transit information that allows users to make informed travel decisions. This information shall be provided at initial occupancy of each building. The delivery of this information shall be made convenient for building occupants and visitors, such as via computer, cell phone, monitors, or similar technology. Such devices may provide, but not be limited to, information on the following:

A. Traffic conditions, road hazards, construction work zones, and road detours.

B. Arrival times and delays on Metrorail, Tysons Circulator, and area bus routes.

C. Bus stops pre-wired for real-time arrival/departures information.

The Applicant shall work with FCDOT and/or the Tysons Partnership to identify sources and facilitate electronic transmittal of data. Furthermore, the Applicant shall participate in efforts to implement any future dynamic traffic management program for the Tysons area.

AFFORDABLE/WORKFORCE HOUSING

58. Affordable Dwelling Units. If required by the provisions of Part 8 of Article 2 of the Ordinance, Affordable Dwelling Units ("ADUs") shall be provided pursuant to said regulations unless modified by the ADU Advisory Board.

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

The WDUs generated by each residential rental building on the Property shall be provided within said building. The Applicant reserves the right to provide WDUs associated with for-sale condominiums as rental units in the residential rental buildings on the Property, provided that RUPs shall not be issued for more than seventy-five percent (75%) of the total number of condominiums until such time as RUPs have been issued for at least seventy-five percent (75%) of the associated WDUs in the rental building, or such later date as may be determined by the Zoning Administrator pursuant to Proffer 72. The WDUs shall have a bedroom mix similar to that provided in the market rate units of the building in which they are located. 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.

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.

60. Non-Residential Contribution for Workforce Housing. For new office and hotel buildings to be constructed on the Property, the Applicant shall select, within their sole discretion, one of the following two options for contributing toward the provision of affordable and/or workforce housing within Tysons Corner. These contributions shall be made to the Board of Supervisors to be deposited in a specific fund to be used solely for this purpose within Tysons Corner and shall be payable at the time of issuance of the Non-RUPs for new office or hotel buildings constructed on the Property. The options shall consist of either (i) a one-time contribution of $3.00 for each square foot of GFA of new office or hotel use excluding any ground floor retail/services uses and public uses, or (ii) an annual contribution of $0.25 for each square foot of GFA of new office or hotel excluding any ground floor retail/services uses and public uses continuing for a total of sixteen (16) years. Contributions commitments under this Proffer shall not apply to existing Buildings F1, F2 and F3.

PARKS AND RECREATIONAL FACILITIES

61. Publicly Accessible Parks. The Applicant shall provide a variety of park space on the Property that will be open and accessible to the public as depicted on the CDP. For areas that are not specifically dedicated to the Board of Supervisors for park purposes, the Applicant shall retain the area(s) in fee simple, record public access easement(s) ensuring that the park space is open to the public for periods of time consistent with traditional Fairfax County parks; and provide for perpetual private maintenance. The Applicant shall also work with the Fairfax County Park Authority ("FCPA") to plan and coordinate

activities and events within the publicly accessible park areas, particularly Magnetic Park. A wayfinding and signage system shall be developed in coordination with FCPA at the time of building plan approval or CSP approval, whichever occurs first, to ensure the public can easily identify and access all publicly accessible park spaces, with particular emphasis placed on the areas above the street level identified as Energy Park and the upper level of Atrium Park. The wayfinding signs shall be installed by the Applicant concurrent with park construction.

The variety and quantity of recreational facilities and amenities provided in the publicly accessible parks shall generally follow the Public Urban Park Programming list found on Sheet L-3.0. This shall serve as a guide, but the recreational facilities and amenities to be provided shall be subject to refinement and adjustment at the time of FDP and site plan, provided they result in a similar variety and level of physical activity.

The construction of the publicly accessible parks shall occur in phases as generally shown on the Phasing Exhibits and described below, with adjustments permitted with FDP approval. The following publicly accessed parks shall be provided as identified on Sheet L-3.0 of the CDP:

A. Media Place (Public Park 1) – This street level park of approximately 6,800 square feet is located at the corner of Route 7 and Station Place. As shown on Sheet L-5.2 of the CDP, this urban plaza in close proximity to the metro station includes hardscaping, landscaping, outdoor seating, landmark elevator kiosk, potential bike share station and vendor kiosk, and sculptural landscaping elements. More specific details shall be determined at time of FDP approval for Building E2 and construction shall be concurrent with the development of Building E2.

B. Solutions Promenade (Public Park 2) – Extending from Park Avenue to Route 7 in both Blocks E and F, this approximate 72,900 square foot park includes a treed promenade, specialty paving, landscaping, a variety of outdoor seating, and interactive sculptural elements. Well marked public access to Solutions Promenade is provided through a monumental staircase from Route 7, an elevator kiosk in Media Place, and a pedestrian bridge connection from the Greensboro Metro station bridge as described in Proffer 46. Additional stairs/elevators may be provided to meet building code requirements or other design considerations. The design details depicted on Sheet L-5.2 may be adjusted at time of FDP approval for Buildings E1 and E2. Construction of portions of Public Park 2 shall occur with the construction of Buildings E1 and E2 as determined at FDP.

C. Energy Park (Public Park 3) – Accessed from Solutions Promenade, this approximate 33,200 square foot park offers active recreational facilities such as a playground, labyrinth, bocce court, game tables and sport court. The design details depicted on Sheet L-5.2 may be adjusted at time of FDP approval for Buildings E1 and E2 and construction of this park shall occur with the construction of Buildings E1 and E2, whichever occurs last.

D. Technology Plaza (Public Park 4) – This street level plaza, approximately 11,500 square feet in size, is located adjacent to Route 7 at the corner with Madison Street. It is designed to provide a gathering place related to Building E-2. A highly visible stairway provides another point of access from Route 7 to the upper level parks of Solutions Promenade and Energy Park. Public Park 4 may include, but not be limited to, multiple seating areas, specialty paving, a water feature and landscaping. More specific details shall be determined at time of FDP approval for Building E2 and construction shall be concurrent with the development of Building E2.

E. Magnetic Park (Public Park 5) – This street level urban park, approximately 32,900 square feet in size, is located at the intersection of Park Avenue and Madison Street. The design for this urban park may include, but not be limited to, an open lawn area, an outdoor gathering/performance space, a retail kiosk (Building C4), interactive fountains, sculpture, landscaped areas and a variety of fixed and movable outdoor seating as shown on Sheet L-5.1. The C4 kiosk, if provided, shall be between of 750 and 1,500 square feet in size. Structured parking may be constructed beneath this park to serve adjacent buildings. A pedestrian connection through adjacent Atrium Park (Public Park 6) will provide access to the Magnetic Park from Solutions Drive. The design details depicted on Sheet L-5.1 may be adjusted at time of FDP approval for Buildings C2 and construction of this park shall occur with the construction of Buildings C2 and C3 as identified in the Phasing Exhibits.

F. Atrium Park (Public Park 6) – This two-level urban park extends from Solutions Drive to Magnetic Park. Street level access is provided from Solutions Drive and Magnetic Park. A set of stairs and an elevator provide access to the elevated portion of Atrium Park. Additional stairs/elevators and adjustments to park size and design may be provided to meet building code requirements; the details of which shall be provided at the time of FDP and/or site plan. The elevated portion of Atrium Park may include, but not be limited to, an overlook of the Magnetic Park, a variety of seating including movable furniture, and specialty landscaping. The design of the elevated level may include features/materials to allow sunlight to flow through to the lower level of Atrium Park; this may include glass block elements, light wells, or similar treatments. The design details depicted on Sheet L-5.1 may be adjusted at time of FDP approval for Building C-2 or C-3. The construction of the street level portion of Atrium Park shall occur with the construction of Building C-2. Construction of the upper level of Atrium Park shall occur with the construction of Building C2 or C3, whichever occurs last.

G. Ideation Park (Public Park 7) – This street level park located south of Park Avenue between Building E1 and existing Buildings F1 and F2 is approximately 9,700 square feet in size. This park represents a new design of an existing open space area and results in a mixture of hardscape, lawn panel, specialty plantings, sculptural elements, tables, chairs and benches as depicted on Sheets L-5.2. Wireless fidelity (Wi-Fi) capability shall be included as an activation element.

More specific details shall be determined at time of FDP approval for Building E1 and construction shall be concurrent with the development of Building E1.

62. Private Park Space. In addition to the publically accessible parks described in the proffer above, the Applicant shall provide private park space as listed on Sheet L-3.0. Active recreational uses, such as a children's play area, jogging track, outdoor recreational lawn games (bocce, badminton, croquet), or the equivalent, shall be provided within the private park space in Block A. Specific details and amenities to be provided in these private park spaces shall be determined at time of FDP for the applicable building, however, the design of the private park spaces may be revised at the time final site plan and building permit approval provided the type, quality, and quantity of the amenities identified on the FDP are provided. Construction of the private parks shall be concurrent with the development of each building.

63. 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 6-110 and Paragraph 2 of Section 16-404 of the Ordinance regarding developed recreational facilities, the Applicant shall expend a minimum of $1700 per market-rate and workforce residential unit on such recreation facilities. Prior to final bond release for the Property, the balance of any funds not expended on-site, as determined by DPWES shall be contributed to the Fairfax County Board of Supervisors for the provision of recreation facilities serving Tysons Corner.

The specific facilities and amenities to be provided for each individual residential building or shared between two or more buildings shall be determined at the time of FDP approval and provided concurrent with construction of the individual residential buildings. Amenities to be provided may include, but not be limited to:

A. Private exterior recreational areas/courtyards to be provided on the ground level, the upper level of the parking podiums and/or the roof level (which may be the same as the private park spaces in Proffer 62), to include, but not be limited to seating areas, walking paths, specialty landscaping, lawn areas, hardscape areas, passive recreation areas, and swimming pools;

B. Clubroom(s) for community gatherings;

C. Media/entertainment center(s); and

D. Fitness center(s) with exercise equipment such as stationary bikes, treadmills, weight machines, free weights, etc. and/or sports courts.

64. Athletic Field Contribution. To address the Comprehensive Plan's recommendations for the provision of athletic fields in Tysons, the Applicant shall provide, or cause to be provided, on property identified among the Fairfax County 2015 tax assessment records as 39-2 ((1)) part 13D and part 13E ("Part Parcels 13D and 13E"), one full-size rectangular athletic field with a synthetic all-weather turf, netting and/or fencing, two player benches, field striping, two sets of goals (both football and soccer goals), and field

lights consistent with Fairfax County Park Authority (FCPA) specifications (the "Athletic Field") and adequate parking spaces as determined by FCPA staff and as shown on the Generalized Development Plan (GDP) and Special Exception Plat (SE Plat) associated with PCA 75-7-004-03 and SE 2015-PR-021 (collectively, the "Athletic Field Facilities"). The land area to support the Athletic Field Facilities is generally shown on Exhibit 1 (the "Athletic Field Site"). The Athletic Field, including overrun areas, shall measure approximately 392 feet in length by 212 feet in width, with a slight reduction in the overrun area in the northeast corner of the field as shown on the GDP and SE Plat associated with PCA 75-7-004-03 and SE 2015-PR-021.

The final design of the Athletic Field shall be determined in coordination with the FCPA. Prior to commencing construction of the field, the Applicant shall meet with FCPA to ensure that the proposed design of these facilities meet or exceed all applicable FCPA standards for comparable County facilities. In addition, the Applicant shall enter into, or cause to be executed, an agreement with FCPA, in a form acceptable to the County Attorney, setting forth the details of the easement dedication, facility construction, parking and perpetual maintenance responsibilities of the Athletic Field Facilities. The owner of the Athletic Field Site shall retain fee simple ownership of the Athletic Field Site and record a public access easement over the Athletic Field Site in keeping with the agreement with FCPA. FCPA shall be responsible for maintenance and future replacement of the Athletic Field, standard FCPA field lights, and associated netting and fencing and the owner of the Athletic Field Site shall be responsible for maintenance of the remainder of the Athletic Field Site as designated on the GDP and SE Plat for PCA 75-7-004-03 and SE 2015-PR-021, and as may be subsequently amended.

This above referenced athletic field contribution will fully satisfy the athletic field expectation of the Proposed Development on the Property as well as the proposed development associated with RZ 2013-PR-009. It is anticipated that the Athletic Field Facilities will require approval of PCA 75-7-004-03 and SE 2015-PR-021, which the owner of the Athletic Field Site shall diligently pursue.

A. Athletic Field Facilities Construction.

(i) Should PCA 75-7-004-03 and SE 2015-PR-021 be approved by the Board of Supervisors on or before June 30, 2016, the Applicant shall construct the Athletic Field Facilities and meet the minimum requirements for issuance of a Non-RUP for the Athletic Field, as established in Section 18-704 of the Zoning Ordinance, prior to the issuance of any RUPs or Non-RUPs for the second new building to be constructed on the Property (for clarity, in Block A there are three buildings identified as A1, A2 and A3; in Block B there are three buildings identified as B1, B2 and B3; in Block C there are four buildings, identified as C1, C2, C3 and C4; and in Block E there are two buildings identified and E1 and E2) or such later time as may be determined by the Zoning Administrator pursuant to Proffer 72.

(ii) A public use easement to the benefit of Fairfax County shall be recorded in a form approved by the County Attorney over the Athletic Field Site, as

generally shown on Exhibit 1, prior to bond release for the Athletic Field Facilities, or such time as may be extended in accordance with the provisions of Proffer72.

B. Athletic Field Escrow Account. In the event PCA 75-7-004-03 and SE 2015-PR-021 are not approved by the Board of Supervisors on or before June 30, 2016, then prior to the issuance of any RUPs or Non-RUPs for the new second building to be constructed on the Property, the Applicant shall establish an interest-bearing escrow account and place the amount of $12,000,000 in escrow pursuant to the terms of an escrow agreement in a form mutually acceptable to Fairfax County and the Applicant (the "Athletic Field Escrow Account") to secure the future purchase of land and the construction of a full-size field to fully satisfy the athletic field expectation of the Proposed Development on the Property as well as the proposed development associated with RZ 2013-PR-009.

The escrow agreement shall stipulate that upon thirty (30) days written notice from Fairfax County, the Applicant shall release the funds in the Athletic Field Escrow Account, 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.

C. Notwithstanding the foregoing, if a decision on PCA 75-7-004-03 and SE 2015-PR-021 does not occur by June 30, 2016, the timeframes specified in Par. B above may be extended by Fairfax County at its sole discretion. However, in the event, PCA 75-7-004-03 and SE 2015-PR-021 are not decided by June 30, 2017, the Applicant shall meet its athletic field contribution commitment through the implementation of Par. B above.

D. Should part or all of Parcels 13D and 13E be the subject of a rezoning, special exception of special permit action in the future, the Athletic Field Facilities, Athletic Field Site, and associated public use easement may be reconfigured without the need for a PCA associated with this Rezoning.

PUBLIC FACILITIES

65. Community Library. To address the Comprehensive Plan's recommendations regarding the provision of public facilities in Tysons Corner, the Applicant shall design, permit, construct and dedicate to Fairfax County or its designee, space consisting of approximately 19,000 square feet of GFA within Building E2, or alternatively within Building E1, and up to 25 designated exclusive parking spaces (including required accessible spaces) for a new Fairfax County Community Library (the "New Library"). Determination of whether the New Library is to be provided in Building E1 or E2 shall be made at the time of approval of the first FDP approval for either Building E1 or E2. The New Library shall be provided on one or two floors, have direct access from Solutions Promenade for the Building E2 location or direct access from Park Avenue for the Building E1 location, and may also be used for community uses such as a polling place. The New Library shall be provided in accordance with the following:

A. Specifications for the New Library. The New Library shall be designed and constructed in accordance with, and to include those items identified in, both the "Fairfax County Library Design Manual Adjusted for Tysons Library Proffers, dated April 2013" and the "Guidelines for Architects and Engineers, County of Fairfax, Virginia, Department of Public Works and Environmental Services, dated June, 2012", as such Design Manual and Guidelines may be amended through the date of design and construction as a result of changes in applicable federal, state and/or local codes, (collectively, the "Library Standards"), or to such other standards or specifications as may otherwise be mutually agreed upon by the Applicant and the County. In all instances, the Library shall be designed and constructed in keeping with the level of detail and quality exhibited in other publicly funded Fairfax County community libraries then in existence or under construction.

B. Design Coordination. The Applicant shall coordinate the design of the New Library with the Building Design and Construction Division of DPWES ("BDCD") and the Director of the Fairfax County Public Library ("FCPL") as follows:

(i) Final Development Plan. Prior to submission of an FDP for Building E2 to DPZ, the Applicant shall submit a draft of the FDP to BDCD and FCPL for their review and approval of the aspects of the FDP related to the New Library.

(ii) Site Plan. Prior to submission of a site plan for Building E2 to Land Development Services Division of DPWES, the Applicant shall submit a draft of the site plan to BDCD and FCPL for their review and approval of the aspects of the site plan related to the New Library.

(iii) Construction Documents. During the preparation of the Construction Documents for Building E2 and prior to submission for building permit approval, the Applicant shall submit 35% Construction Documents, and later 100% Construction Documents, to BDCD and FCPL for their review and approval of the aspects of the Construction Documents related to the New Library.

(iv) Review Process. In each event of submission to, and review and approval by, BDCD and FCPL as provided above, the following shall apply:

a. The phrase "related to the New Library" in the preceding paragraphs B (i) through B (iii) shall be construed to apply to, among other things, elements of Building E2 and the related infrastructure necessary for the operation of the New Library.

b. The phrase "35% Construction Documents" in the preceding paragraph B (iii) shall be construed to include drawings and

specifications that describe and fix the project's architectural, structural, mechanical, plumbing, and electrical systems.

c. BDCD and FCPL shall respond in writing to the Applicant as soon as possible but no later than within thirty (30) days of its receipt of plan submissions, either approving such plans or setting forth specific comments to the same. In the latter event, the Applicant shall prepare a revised submission, subject to a fifteen (15) day BDCD/FCPL review period, and the process shall continue with 15-day review periods until the submission is approved by BDCD and FCPL. BDCD and/or FCPL failure to timely respond shall not be deemed the approval of such agency or obviate the requirement for such agency's approval.

d. BDCD and FCPL approval of submissions under this paragraph B shall not be unreasonably withheld, conditioned or delayed.

e. BDCD and FCPL review shall be cumulative, with the scope of review limited by the scope of previous comments and approval(s)**,** such that in no event (i) shall comments on the site plan or construction documents require an amendment to the FDP**,** nor (ii) shall comments on the construction documents require an amendment to the site plan; provided, however, that any comment noting a failure of the submittal to conform the Library Standards shall not be so limited.

f. If any County comment to the Library design deviates from the FCPL standards and would result in an incremental expense to the Applicant (including, but not necessarily limited to, design, financing/carry and/or construction costs), the Applicant shall have no obligation to incorporate such comment/change unless the County has first agreed to reimburse the Applicant for such incremental expense**,** as reasonably determined by the Applicant and the County**.**

g. Each request for BDCD and FCPL approval under this paragraph shall be accompanied by an explanatory cover letter and a copy of this Proffer.

h. Notwithstanding the requirement of BDCD and FCPL approval under this paragraph, the Applicant may submit its FDP, Site Plan(s) and Construction Documents for regulatory review upon submission of such documents to BDCD and FCPL; provided, however, that Applicant shall update its regulatory submission to reflect the BDCD and FCPL approved version of such submission.

C. Construction of New Library. The Applicant shall construct the Library in conformance with the approved FDP, Site Plan and Construction Documents. The Applicant shall install those fixtures and equipment within the Library as set forth in the Library Standards and with a level of detail in keeping with that exhibited in other publicly funded Fairfax County libraries then in existence or under construction. The Applicant shall provide written notice to the County that Applicant considers the Library substantially complete, whereupon the County shall conduct an inspection of the Library and provide the Applicant a list of reasonable "punch list" items to be completed by the Applicant after occupancy by the County; the failure to include any items on such list does not alter the responsibility of the Applicant to fully construct the Library in accordance with the approved FDP, Site Plan, and Construction Documents. For purposes of this Proffer, "substantially complete(d)" shall mean the date, when: (i) construction of the New Library, necessary portions of Building E2, and the related infrastructure is sufficiently complete such that the County can safely occupy and utilize the New Library for its intended use, subject only to certain unfinished items of construction that are not necessary for the issuance of occupancy permits or the safe use of the Library for its intended use; and (ii) all required governmental inspections applicable to the construction have been conducted and occupancy permits have been issued by the necessary authorities.

D. Delivery of New Library/Parking. Following the County's inspection of the New Library, the Applicant, at its sole discretion shall either:

(i) deliver a deed to the County for the substantially complete Library as a condominium unit, free and clear of any then existing monetary lien (other than for property taxes not yet then due and payable), together with, as limited common elements, 25 garage parking spaces (including required handicap spaces) to serve the New Library constructed within Building E2 in a location as mutually agreed upon by the Applicant and the County. The Applicant agrees to separately meter or sub-meter water and electricity for the Public Use Space.

(ii) deliver a lease to the County making the Library available for a period of fifty (50) years rent-free. Operating costs, real estate taxes, if any, utility costs and char service costs associated with the Library shall be the responsibility of the Library. The Applicant agrees to separately meter or sub-meter water and electricity for the Public Use Space.

(iii) Said deed or lease shall be delivered to the County prior to the issuance of a Non-RUP for more than 200,000 square feet of other non-Public Library uses in Building E-2.

E. Condominium Documents. Should the form of conveyance be a condominium:

(i) Prior to the delivery of the New Library, the County shall have approved, in writing, the portions of the condominium documents relating to the

New Library, which documents shall include provisions addressing reconstruction of the New Library, or an alternative therefor, in the event of casualty to Building E2, such approval not to be unreasonably withheld, conditioned or delayed. The County shall be a member of the Unit Owners Association for Building E2 (which Association may include other buildings on the Property) and shall, subject to appropriation of funds by the Board of Supervisors, pay a pro rata share of the Association expenses pertaining to elements or services used by the New Library.

(ii) The Applicant shall deliver good and marketable title to the New Library**,** subject only to matters of record subject to the County's reasonable discretion**.** The dedicated space shall be used only for public library purposes unless otherwise use mutually agreed upon by the County and the Applicant as specified in Paragraph H (i) below. Such use restrictions shall be set forth in the deed and/or in the Condominium Documents, as applicable.

F. Cash Contribution by Others. If the applicant for RZ 2013-PR-009, or applicants for other future rezoning applications, proffer contributions for the New Library, and if the New Library is delivered to the County in accordance with this Proffer, then (i) any such contributions received by the County prior to delivery of the New Library shall be paid by the County to the Applicant prior to Applicant's delivery of the New Library to the County, and (ii) any such contributions not yet made at the time of delivery of the New Library shall be proffered to be paid by the owners of such off-site properties directly to the Applicant.

G. Approvals Generally. Any approval of BDCD and FCPL or any other County department or agency given in such department or agency's proprietary capacity shall not be deemed the approval of, or entitle the Applicant to approval of, the County in its governmental and/or regulatory capacity.

H. Other Alternatives.

(i) Should it be determined at time of FDP for Building E2 that a New Library is no longer needed in this location, the space shall be provided for another public/community use. Public/community use of this space shall be limited to museums, art galleries/studios, theatres, educational facilities, cultural centers, indoor recreational activities, County or State offices or other uses mutually agreed upon by the Applicant and the County. The specifications for the alternate public use shall be established with the FDP approval for Building E2 and shall require a PCA and/or a CDPA.

(ii) The Applicant reserves the right to enter into a separate binding written agreement with Fairfax County as to the terms and conditions of constructing and leasing/conveying a New Library following approval of this Rezoning. Such an agreement shall be on terms mutually acceptable

to both the Applicant and Fairfax County. Neither the Fairfax County nor the Applicant shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the construction/provision of a new library shall be solely in accordance with such an agreement and the provisions of this Proffer shall become null and void.

66. Public School Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, as revised, the Applicant shall contribute $11,749 per expected student (based on a ratio of 0.100 students per residential unit) to the Fairfax County School Board to be utilized for capital improvements to schools that any students generated by the Property will attend. Such contribution shall be made prior to the issuance of the first RUP for each residential building and shall be based on the actual number of dwelling units built in each building.

If, prior to site plan approval for the respective residential buildings, Fairfax County should modify, on a county-wide basis, the expected ratio of students per subject multi-family unit or the amount of the contribution per student, the amount of the contribution shall be modified for that building to reflect the then current ratio and/or contribution. 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. This contribution is not subject to the provisions of Proffer 73.

67. Fire Department Contribution. The Applicant shall contribute $20,000 to Fairfax County for the cost of preemptive devices on two traffic signals along the travel route from the Tysons Corner Fire and Rescue Station 29 to the Property. Fifty percent (50%) of the contribution shall be paid upon site plan approval for each of the first two new residential or office buildings to be constructed on the Property.

STORMWATER MANAGEMENT

68. 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 for all new buildings constructed on the Property. 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®) rating system (e.g., for LEED-NC 2009, the Stormwater Design-Quantity Control and Stormwater Design-Quality Control credits [Sustainable Sites 6.1 and 6.2]). The above noted SWM Facilities shall be designed, to the maximum extent practicable, to meet the requirements of the stormwater management-related credits of the project's registered version or the most current version of the U. S. Green Building Council's applicable LEED rating system for each building/phase of the development based upon the LEED Boundary identified with each building/phase.

B. At the time of each FDP, the Applicant shall provide calculations for that phase showing the proposed volume reductions and shall work cooperatively with DPWES and DPZ to ensure that the stormwater management measures that would be sufficient to meet the requirements of the aforementioned LEED credits will be provided and that the first inch of rainfall will be retained or reused to the maximum extent practicable. Supporting information shall be included, as part of each FDP submission, that is of sufficient detail, subject to DPWES's determination in coordination with the Environment and Development Review Branch of DPZ, to demonstrate the viability of the proposed stormwater management strategy for the area subject to the FDP. This information shall include the following:

(i) For any BMP involving infiltration of water into the ground, soil testing information documenting that the soil will be able to support the proposed infiltration measure(s).

(ii) For any measure involving storage and reuse of stormwater runoff, documentation supporting assumed levels of water usage.

C. The requirements of Paragraph B may be met on an individual building basis (to include consideration of any associated parking, roadway and/or courtyard areas) or be based upon the total area of the Property. Extended detention facilities and extended release techniques may be used to augment the proposed volume reductions. It is further understood that interim or temporary SWM and BMP measures may be required during any interim phase of the Proposed Development.

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

D. With each subsequent site plan, the Applicant shall provide refined calculations illustrating conformance with the proposed volume reductions shown on the FDP. The specific SWM facilities shall be determined at the time of site plan, and as may be approved by the DPWES. While it is anticipated that compliance with the goal of retaining and/or reusing the first inch of rainfall and meeting the requirements of the aforementioned LEED credits will be confirmed at site plan by utilizing the proposed retention credits identified by the County as part of its stormwater spreadsheet, the Applicant reserves the right to utilize any combination of LID measures (existing and future) to meet this goal, subject to the review and approval of DPWES. Similarly, if all other County suggested stormwater alternatives have been attempted and the off-site alternatives are not permitted by VDOT, 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. The Applicant shall make stormwater management improvements to existing Buildings F1, F2, and F3 in order to capture and reuse on-site the first 0.39 inch of rainfall, through one or more techniques which may include, but not be limited to, extensive green roofs, permeable pavers, bio-retention tree pits, and rainwater harvesting. Implementation of the stormwater management improvements shall be complete prior to issuance of the first Non-RUP for Building E1 or E2, whichever occurs last.

69. Tree Replacement. As shown on the CDP, the Applicant is requesting a modification of PFM Section 12-0505.6B to allow for trees located above any proposed percolation trench or bio-retention area to count toward the 10-year tree canopy requirement. In the event that any of the said trees may need to be removed for maintenance or repair of

those facilities, the Applicant shall replace removed trees as determined by the UFMD to sustain the 10-year canopy UFMD to sustain the 10-year canopy.

MISCELLANEOUS

70. Metrorail Tax District Buyout for Certain Residential Uses. At least sixty days prior to registration with the Common Interest Community Board of 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 register such condominium documents for that portion of the Property. Prior to registering 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.

71. Condemnation Procedures. The development of the Property in accordance with these Proffers may require the acquisition of property, rights-of-way and/or easements from parcels that are not part of the Property (collectively referred to as “Off-Site Parcels”). The Applicant shall use its good faith efforts and offer a reasonable fair market value for said property, right-of-way and/or easements. In the event the Applicant is not able to acquire the property, rights-of way and/or easements from Off-Site Parcels necessary to fulfill the obligations described herein, the Applicant shall demonstrate its efforts in writing and submit a written request to Fairfax County to acquire the property, rights-of way and easements by means of its condemnation powers.

In conjunction with any such request, the Applicant shall forward to the appropriate County agency: (a) plat, plans and profiles showing the necessary property, rights-of way and/or easements to be acquired; (b) an appraisal, prepared by a MAI (Member of the Appraisal Institute) independent appraiser approved by the County, of the value of the property, rights-of way and/or easements to be acquired and of all damages, if any, to the residue of the Off-Site Parcels; (c) a sixty (60) year title search certificate of Off-Site Parcels from which the property, rights-of way and/or easement is to be acquired; and (d) cash in an amount equal to appraised value of the property, rights-of-way and easements and of all damages to the residue of the Off-Site Parcels; and (e) a copy of written offers and counteroffers and evidence of owners refusal of such offers and counteroffers. In the event the Owner of the Off-Site Parcels are awarded more than the appraised value of the Off-Site Parcels and of the damages to the residue in a condemnation suit, the Applicant shall pay the amount of the award in excess of cash amount to the County within fifteen (15) calendar days of said award. It is understood that the Applicant, upon demand, shall pay all other costs incurred by the County in acquiring the easements to the County.

Prior to and during any potential condemnation proceedings, the Applicant, its successors and assigns, shall be permitted, at its own risk, to submit, process and receive approval of the Site Plan and related subdivision plat(s), easement plats, development permits, building plan approvals and building permits for other portions of the Property.

72. Zoning Administrator Consideration. Notwithstanding the foregoing, upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the required improvements proffered have been delayed (due to, but not limited to an inability to secure necessary permission for utility relocations and/or VDOT approval for traffic signals, etc.) beyond the timeframes specified, the Zoning Administrator may agree to a later time for completion of these improvement(s).

73. Adjustment in Contribution Amounts. All monetary contributions, except as may be further specified in these Proffers, shall adjust on a yearly basis from the base month of January 2017 and change effective each January 1 thereafter, as permitted by Virginia State Code Section 15.2-2303.3.

74. 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.

75. 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.

76. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and their 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.

77. 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]

APPLICANT/CONTRACT PURCHASER OF
TAX MAP 29-3 ((15)) 4D1, 7A1, 7B1, 7C1, 7E1

TMG SOLUTIONS PLAZA LAND, L.P.,
a Delaware limited partnership

By: Meridian Realty Partners I GP, L.L.C.,
a Delaware limited liability company,
Its general partner

_____

By: Gary E. Block
Its: Managing Director

_____

By: G. David Cheek
Its: President

(SIGNATURES CONTINUE ON NEXT PAGE)

TITLE OWNER OF TAX MAP 29-3 ((15)) 4D1, 7A1, 7B1, 7C1, 7E1

LEIDOS ENTERPRISE PROPERTIES, LLC
a Delaware limited liability company

_____

By: Robert W. Scott
Its: CEO

(SIGNATURES CONTINUE ON NEXT PAGE)

TITLE OWNER OF TAX MAP 29-3 ((15)) 4E1

TMG SOLUTIONS PLAZA 1, L.L.C.,
a Delaware limited liability company

By: TMG Solutions Plaza REIT 1, L.L.C.,
a Delaware limited liability company, its Manager

By: Meridian Realty Partners TE I, L.P.,
a Delaware limited partnership, Its Manager

By: Meridian Realty Partners I GP, L.L.C.,
a Delaware limited liability company, its General Partner

_____

By: Gary E. Block
Its: Managing Director

_____

By: G. David Cheek
Its: President

(SIGNATURES CONTINUE ON NEXT PAGE)

TITLE OWNER OF TAX MAP 29-3 ((15)) 4F1

TMG SOLUTIONS PLAZA 3, L.L.C.,
a Delaware limited liability company

By: TMG Solutions Plaza REIT 3, L.L.C.,
a Delaware limited liability company, its Manager

By: Meridian Realty Partners TE I, L.P.,
a Delaware limited partnership, Its Manager

By: Meridian Realty Partners I GP, L.L.C.,
a Delaware limited liability company, its General Partner

_____
By: Gary E. Block
Its: Managing Director

_____
By: G. David Cheek
Its: President

(SIGNATURES CONTINUE ON NEXT PAGE)

TITLE OWNER OF TAX MAP 29-3 ((15)) 4G

TMG SOLUTIONS PLAZA 2, L.L.C.,
a Delaware limited liability company

By: TMG Solutions Plaza REIT 2, L.L.C.,
a Delaware limited liability company, its Manager

By: Meridian Realty Partners TE I, L.P.,
a Delaware limited partnership, Its Manager

By: Meridian Realty Partners I GP, L.L.C.,
a Delaware limited liability company, its General Partner

_____

By: Gary E. Block
Its: Managing Director

_____

By: G. David Cheek
Its: President

(SIGNATURES END)

Development Conditions

FDP 2010-PR-022

TMG Solutions Plaza Land, LP

September 9, 2015

The Planning Commission approves Final Development Plan FDP 2010-PR-022 to permit residential buildings and site improvements on Tax Map No. 29-3 ((15)) 4D1, 4E1, 4G, 7A1, 7B1, 7C1, 7E1, requiring conformance with the following development conditions.

1. This FDP is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this final development plan (FDP) shall be in substantial conformance with the approved FDP entitled The Boro – Blocks A and B – Phase I, Buildings A1, A2, A4 and B3 - Final Development Plan, prepared by: Shalom Baranes Associates, Vika Virginia, LLC, Landdesign, Inc., Wells and Associates, and Street-Works Studio and revised August 28, 2015, and these conditions. Minor modifications to the approved FDP may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.

2. Bicycle parking racks shall be installed in the interim public parks subject to the approval of FCDOT and FCPA.

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: August 5, 2015

TO: Bob Katai, 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 2010-PR-022
Applicant: TMG Solutions Plaza Land, L.P.
PC Hearing Date: 9/24/15
BOS Hearing Date: 10/20/15

REF.: 127006

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 8/4/15, which bears my initials and is numbered 127006, when you prepare the staff report.

Thank you for your cooperation.

Attachment
cc: (w/attach) Domenic Scavuzzo, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning

REZONING AFFIDAVIT

DATE: August 4, 2015 127006
(enter date affidavit is notarized)

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

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

in Application No.(s): RZ 2010-PR-022
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

==========

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
TMG Solutions Plaza Land, L.P. Agents: Gary E. Block G. David Cheek David S. Gelfond Thomas P. Boylan	3 Bethesda Metro Center, #1400 Bethesda, MD 20814	Applicant/Contract Purchaser of Tax Map 29-3 ((15)) 4D1, 7A1, 7B1, 7C1, 7E1
Leidos Enterprise Properties, LLC Agents: Robert W. Scott Merrelle Y. Douglas Frederick R. Hazard	11951 Freedom Drive Reston, Virginia 20190	Title Owner of Tax Map 29-3 ((15)) 4D1, 7A1, 7B1, 7C1, 7E1

(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).

127006

Rezoning Attachment to Par. 1(a)

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
TMG Solutions Plaza 1, L.L.C. Agents: Gary E. Block G. David Cheek David S. Gelfond Thomas P. Boylan	3 Bethesda Metro Center, #1400 Bethesda, MD 20814	Title Owner of Tax Map 29-3 ((15)) 4E1
TMG Solutions Plaza 3, L.L.C. Agents: Gary E. Block G. David Cheek David S. Gelfond Thomas P. Boylan	3 Bethesda Metro Center, #1400 Bethesda, MD 20814	Title Owner of Tax Map 29-3 ((15)) 4F1
TMG Solutions Plaza 2, L.L.C. Agents: Gary E. Block G. David Cheek David S. Gelfond Thomas P. Boylan	3 Bethesda Metro Center, #1400 Bethesda, MD 20814	Title Owner of Tax Map 29-3 ((15)) 4G

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

Rezoning Attachment to Par. 1(a)

127006

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent
VIKA Virginia, LLC Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne Michael D. Benton J. Thomas Harding Franklin E. Jenkins Jeffrey A. Kreps Nelson P. Kirchner Joseph D. Amatetti Bryan D. Cichocki Andrea R. Crossett Douglas L. Koeser Joseph D. Amatetti Ryan J. Scott	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent
LandDesign, Inc. Agents: Peter R. Crowley Gabriela Canamar Clark Stephanie A. Pankiewicz Khristine F. Giangrandi Ralph J. Giangrandi, III	200 S. Peyton Street Alexandria, VA 22314	Landscape 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.

127006

Rezoning Attachment to Par. 1(a)

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
FXFowle Architects, LLP Agents: Mark E. Strauss Daniel J. Kaplan Gerard F. Geier II John J. Loughran Joseph (nmi) Pikiewicz John A. Schuyler	22 West 19th Street New York, NY 10011	Architect/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Kevin R. Fellin William F. Johnson Michael R. Pinkoske Christopher R. Kabatt Justin B. Schor Courtney J. Menjivar Brian J. Horan	1420 Spring Hill Road, Suite 610 McLean, Virginia 22102	Transportation/TDM Consultant/ Agent
JM Zell Partners Ltd Agents: Jeffrey M. Zell Elizabeth L. Wilcox Louis W. Kluger	2900 K Street, NW Suite 525 Washington, DC 20007	Consultant/Agent

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

127006

Rezoning Attachment to Par. 1(a)

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Phoenix Noise & Vibration LLC	5216 Chairman's Court, Suite 107 Frederick, MD 21703	Noise Consultant/Agent
Agent: Scott B. Harvey		
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson (former) M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson (former) Amy E. Friedlander		 Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Planner/Agent Planner/Agent Planner/Agent Planner/Agent *Admitted in New York and California. Admission to Virginia Bar pending
Street-Works Studio LLC	181 Westchester Avenue, Suite 302C Port Chester, NY 10573	Design/Retail Consultant
Agents: Timothy I. Mount Gregg S. Sanzari Mayda C. Horizny		

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

Rezoning Attachment to Par. 1(a)

127006

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Shalom Baranes Associates, P.C. Agents: Robert M. Sponseller Andrew B. Taylor	1010 Wisconsin Avenue, NW, #900 Washington, DC 20007	Architect/Agent
Gensler Architecture, Design & Planning, P.C. Agents: Kevin C. Wolcott Jeff P. Barber Tony O. Okoye Karl A. Smeltzer	2020 K Street, NW, Suite 200 Washington, DC 20006	Architect/Agent
Versar, Inc. Agents: Russell F. James Keith P. Fagan	6850 Versar Center, #201 Springfield, VA 22151	Consultant/Agent
KI Greensboro Phase I LLC Agents: Robert C. Kettler Asheel P. Shah Graham D. Tyrrell Pamela B. Tyrrell Catherine (nmi) Moy Brian P. Andrews	1751 Pinnacle Drive, #700 McLean, VA 22102	Asset Manager/Consultant/Agent

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

REZONING AFFIDAVIT

DATE: August 4, 2015
(enter date affidavit is notarized)

127006

for Application No. (s): RZ 2010-PR-022
(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)
Leidos Enterprise Properties, LLC
11951 Freedom Drive
Reston, Virginia 20190

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
Leidos Realty, LLC, Sole Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)
K. Stuart Shea, Former Chairman; Marc H. Crown, CFO, Treasurer; Robert W. Scott, CEO; Raymond L. Veldman, Secretary;
Merelle Y. Douglas, Assistant Secretary; Vincent A. Maffeo, EVP, General Counsel
Directors: Robert W. Scott, Marc H. Crown, Raymond L. Veldman
Former Director: K. Stuart Shea

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

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

Rezoning Attachment to Par. 1(b)

127006

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Leidos Realty, LLC
11951 Freedom Drive
Reston, Virginia 20190

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Leidos, Inc.

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Robert W. Scott, CEO; Vincent A. Maffeo, EVP, General Counsel

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Leidos, Inc.
11951 Freedom Drive
Reston, Virginia 20190

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Leidos, Inc. is the operating company for Leidos Holdings, Inc., a publicly traded corporation

==========

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)

127006

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Leidos Holdings, Inc.
11951 Freedom Drive
Reston, Virginia 20190

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Publicly traded with the only shareholder that owns 10% or more being Vanguard Fiduciary Trust Company, as Trustee for the Leidos Retirement Plan. There are in excess of thousands of members in this retirement fund, none of whom own more than 10% of Leidos Holdings, Inc. or Leidos Enterprise Properties, 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)
TMG Solutions Plaza 1, L.L.C.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
TMG Solutions Plaza REIT 1, L.L.C., Manager/Member

==========

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

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

Rezoning Attachment to Par. 1(b)

127006

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
TMG Solutions Plaza 2, L.L.C.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
TMG Solutions Plaza REIT 2, L.L.C., Manager/Member

==========

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
TMG Solutions Plaza 3, L.L.C.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
TMG Solutions Plaza REIT 3, L.L.C., Manager/Member

==========

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

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

127006

Rezoning Attachment to Par. 1(b)

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
TMG Solutions Plaza REIT 1, L.L.C.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
A real estate investment trust with more than 100 unitholders.

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Meridian Realty Partners TE I, L.P., Manager

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
TMG Solutions Plaza REIT 2, L.L.C.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
A real estate investment trust with more than 100 unitholders.

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Meridian Realty Partners TE I, L.P., Manager

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

127006

Rezoning Attachment to Par. 1(b)

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
TMG Solutions Plaza REIT 3, L.L.C.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
A real estate investment trust with more than 100 unitholders.

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Meridian Realty Partners TE I, L.P., Manager

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Meridian Realty Partners I GP, L.L.C.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Sole Member: Meridian Group Holdings, L.P. (owns less than 10% of TMG Solutions Plaza Land, L.P., TMG Solutions Plaza 3, L.L.C., TMG Solutions Plaza 2, L.L.C. and TMG Solutions Plaza 1, L.L.C.)
Former Members: Gary E. Block, G. David Cheek, Bruce S. Lane

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
G. David Cheek, President; Bruce S. Lane, EVP; Gary E. Block, Managing Director

Manager: Meridian Group Holdings GP, L.L.C. (owns less than 10% of TMG Solutions Plaza Land, L.P., TMG Solutions Plaza 3, L.L.C., TMG Solutions Plaza 2, L.L.C. and TMG Solutions Plaza 1, L.L.C.)

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

127006

Rezoning Attachment to Par. 1(b)

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LandDesign, Inc.
200 S. Peyton Street
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Peter R. Crowley
Dale C. Stewart

==========

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

==========

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)

127006

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): RZ 2010-PR-022
(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)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

==========

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 4, 2015
(enter date affidavit is notarized)

127006

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
JM Zell Partners Ltd
2900 K Street, NW
Suite 525
Washington, DC 20007

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Jeffrey M. Zell, Samuel (nmi) Zell, Marc A. Sobel

==========

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley & 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)
Wendy A. Alexander, 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, J. Randall Minchew, Andrew A. Painter, G. Evan Pritchard, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh
Former Shareholders: Michael D. Lubeley, 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)

127006

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Street-Works Studio LLC
181 Westchester Avenue, Suite 302C
Port Chester, NY 10573

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)
Members/Managers:
Timothy I. Mount
Gregg S. Sanzari

==========

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)
Phoenix Noise & Vibration LLC
5216 Chairman's Court, Suite 107
Frederick, MD 21703

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)
Scott B. Harvey, Karen Q. Marble-Hall, Mark W. Heaney, Rhonda E. Cleveland, Joseph G. Harvey, Tommie J. Harvey

==========

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 4, 2015
(enter date affidavit is notarized)

127006

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Versar, Inc.
6850 Versar Center, #201
Springfield, VA 22151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Publicly traded

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Shalom Baranes Associates, P.C.
1010 Wisconsin Avenue, NW, #900
Washington, DC 20007

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Shalom Baranes (nmi)

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 4, 2015
(enter date affidavit is notarized)

127006

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Gensler Architecture, Design & Planning, P.C.
2020 K Street, NW, Suite 200
Washington, DC 20006

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)
Employee owned with no one shareholder 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)
KI Greensboro Phase I 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)
Manager: Kettler Asset Management, LLC
Member: Robert C. Kettler

==========

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.

127006

Rezoning Attachment to Par. 1(b)

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Kettler Asset Management, 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)
Kettler, Inc.

==========

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Kettler, 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 SHAREHOLDERS: (enter first name, middle initial, and last name)
Robert C. Kettler

==========

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 4, 2015
(enter date affidavit is notarized)

127006

for Application No. (s): RZ 2010-PR-022
(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)
TMG Solutions Plaza Land, L.P.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:
Meridian Realty Partners I GP, L.L.C.

Limited Partner:
TMG Solutions Plaza Land Holdings, L.P.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

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

Rezoning Attachment to Par. 1(c)

127006

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Meridian Realty Partners TE I, L.P.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Meridian Realty Partners I GP, L.L.C.

Limited Partners:

Thrivent Financial for Lutherans (There are in excess of thousands of members in this pension fund, none of whom own more than 10% of TMG Solutions Plaza 1, L.L.C., TMG Solutions Plaza 2, L.L.C., TMG Solutions Plaza 3, L.L.C. or TMG Solutions Plaza Land, L.P.)

Lane 2006 Dynasty Trust f/b/o F. Leslie Barron, Evan C. Lane and Dana H. Lane

Cheek 2006 Dynasty Trust f/b/o Katherine P. Cheek, Alexander P. Cheek, and Elizabeth K. Cheek

Gary E. Block

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

127006

Rezoning Attachment to Par. 1(c)

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

TMG Solutions Plaza Land Holdings, L.P.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:
Meridian Realty Partners I GP, L.L.C.

Limited Partners:

TMG Solutions Plaza Co-Invest Holdings, L.P.

TMG Solutions Plaza Co-Invest A, L.P. (owns less than 10% of TMG Solutions Plaza Land, L.P.)

Meridian Realty Partners Co-Invest I, L.P. (owns less than 10% of TMG Solutions Plaza Land, L.P.)

Meridian Realty Partners TE I, L.P.

Meridian Realty Partners H I, L.P.

Meridian Realty Holdings I-C, L.P.

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

127006

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

TMG Solutions Plaza Co-Invest Holdings, L.P.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner)**

General Partner:

Meridian Realty Partners I GP, L.L.C.

Limited Partner:

Alberta Investment Management Corporation (a Canadian public sector pension plan with thousands of members, none of whom own more than 10% of TMG Solutions Plaza Land, L.P.)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: August 4, 2015
(enter date affidavit is notarized)

127006

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Meridian Realty Partners H I, L.P.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Meridian Realty Partners I GP, L.L.C.

Limited Partners:

FLAG Real Estate Partners II, L.P. (owns less than 10% of TMG Solutions Plaza Land, L.P.)

Healthcare of Ontario Pension Plan Trust Fund (There are in excess of thousands of members in this pension fund, none of whom own more than 10% of TMG Solutions Plaza Land, L.P.)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: August 4, 2015
(enter date affidavit is notarized)

127006

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Meridian Realty Holdings I-C, L.P.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Meridian Realty Partners I GP, L.L.C.

Limited Partners:

Alberta Investment Management Corporation (a Canadian public sector pension plan with thousands of members, none of whom own more than 10% of TMG Solutions Plaza Land, L.P.)

Alberta Teachers Retirement Fund (There are in excess of thousands of members in this pension fund, none of whom own more than 10% of TMG Solutions Plaza Land, L.P.)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

127006

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

FXFowle Architects, LLP
22 West 19th Street
New York, NY 10011

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Mark E. Strauss
Daniel J. Kaplan
Gerard F. Geier II
Sudhir S. Jambhekar
Sylvia J. Smith
Carl T. Milam
Heidi L. Blau
Nicholas P. Garrison

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: August 4, 2015
(enter date affidavit is notarized)

127006

for Application No. (s): RZ 2010-PR-022
(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 4, 2015
(enter date affidavit is notarized)

127006

for Application No. (s): RZ 2010-PR-022
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature: Elizabeth D. Baker

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

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

Subscribed and sworn to before me this 4 day of August 2015, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015

FORM RZA-1 Updated (7/1/06)

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

County of Fairfax, Virginia

MEMORANDUM

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

DATE: August 5, 2015

TO: Bob Katai, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Affidavit
Application No.: FDP 2010-PR-022
Applicant: TMG Solutions Plaza Land, L.P.
PC Hearing Date: 9/24/15
BOS Hearing Date: 10/20/15

REF.: 128858

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 8/4/15, which bears my initials and is numbered 128858, when you prepare the staff report.

Thank you for your cooperation.

Attachment
cc: (w/attach) Domenic Scavuzzo, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning

\\s17PROLAWPGC01\Documents\128858\JEG\Affidavits\718174.doc

REZONING AFFIDAVIT

DATE: August 4, 2015
(enter date affidavit is notarized)

128858

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

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

in Application No.(s): FDP 2010-PR-022
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

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1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
TMG Solutions Plaza Land, L.P. Agents: Gary E. Block G. David Cheek David S. Gelfond Thomas P. Boylan	3 Bethesda Metro Center, #1400 Bethesda, MD 20814	Applicant/Contract Purchaser of Tax Map 29-3 ((15)) 7A1, 7B1 pt., 7C1 pt., 7E1 pt.
Leidos Enterprise Properties, LLC Agents: Robert W. Scott Merrelle Y. Douglas Frederick R. Hazard	11951 Freedom Drive Reston, Virginia 20190	Title Owner of Tax Map 29-3 ((15)) 7A1, 7B1 pt., 7C1 pt., 7E1 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).

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Rezoning Attachment to Par. 1(a)

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for Application No. (s): FDP 2010-PR-022
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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 **BOLD** above)
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent
VIKA Virginia, LLC Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne Michael D. Benton J. Thomas Harding Franklin E. Jenkins Jeffrey A. Kreps Nelson P. Kirchner Joseph D. Amatetti Bryan D. Cichocki Andrea R. Crossett Douglas L. Koeser Joseph D. Amatetti Ryan J. Scott	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent
LandDesign, Inc. Agents: Peter R. Crowley Gabriela Canamar Clark Stephanie A. Pankiewicz Khristine F. Giangrandi Ralph J. Giangrandi, III	200 S. Peyton Street Alexandria, VA 22314	Landscape 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.

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Rezoning Attachment to Par. 1(a)

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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 **BOLD** above)
Shalom Baranes Associates, P.C. Agents: Shalom Baranes (nmi) Robert Sponseller Andrew Taylor Hari Priya Rangarajan	3299 K Street, NW Washington, DC 20007	Architect/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Kevin R. Fellin William F. Johnson Michael R. Pinkoske Christopher R. Kabatt Justin B. Schor Courtney J. Menjivar Brian J. Horan	1420 Spring Hill Road, Suite 610 McLean, Virginia 22102	Transportation/TDM Consultant/ Agent
JM Zell Partners Ltd Agents: Jeffrey M. Zell Elizabeth L. Wilcox Louis W. Kluger	2900 K Street, NW Suite 525 Washington, DC 20007	Consultant/Agent

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

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Rezoning Attachment to Par. 1(a)

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for Application No. (s): FDP 2010-PR-022
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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 **BOLD** above)
Phoenix Noise & Vibration LLC	5216 Chairman's Court, Suite 107 Frederick, MD 21703	Noise Consultant/Agent
Agent: Scott B. Harvey		
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson (former) M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland Elizabeth D. Baker Inda E. Stagg Amy E. Friedlander		Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Planner/Agent Planner/Agent Planner/Agent *Admitted in New York and California. Admission to Virginia Bar pending.
Street-Works Studio LLC	181 Westchester Avenue, Suite 302C Port Chester, NY 10573	Design/Retail Consultant
Agents: Timothy I. Mount Gregg S. Sanzari Mayda C. Horizny		

(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.

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Rezoning Attachment to Par. 1(a)

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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 **BOLD** above)
KI Greensboro Phase I LLC Agents: Robert C. Kettler Asheel P. Shah Graham D. Tyrrell Pamela B. Tyrrell Catherine (nmi) Moy Brian P. Andrews	1751 Pinnacle Drive, #700 McLean, VA 22102	Asset Manager/Consultant/Agent

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

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REZONING AFFIDAVIT

DATE: August 4, 2015
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for Application No. (s): FDP 2010-PR-022
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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)
Leidos Enterprise Properties, LLC
11951 Freedom Drive
Reston, Virginia 20190

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
Leidos Realty, LLC, Sole Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)
K. Stuart Shea, Former Chairman; Marc H. Crown, CFO, Treasurer; Robert W. Scott, CEO; Raymond L. Veldman, Secretary; Merelle Y. Douglas, Assistant Secretary; Vincent A. Maffeo, EVP, General Counsel
Directors: Robert W. Scott, Marc H. Crown, Raymond L. Veldman
Former Director: K. Stuart Shea

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

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

Rezoning Attachment to Par. 1(b)

128858

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Leidos Realty, LLC
11951 Freedom Drive
Reston, Virginia 20190

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Leidos, Inc.

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NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Robert W. Scott, CEO; Vincent A. Maffeo, EVP, General Counsel

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Leidos, Inc.
11951 Freedom Drive
Reston, Virginia 20190

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Leidos, Inc. is the operating company for Leidos Holdings, Inc., a publicly traded corporation

==========

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.

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Rezoning Attachment to Par. 1(b)

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for Application No. (s): FDP 2010-PR-022
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Leidos Holdings, Inc.
11951 Freedom Drive
Reston, Virginia 20190

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Publicly traded with the only shareholder that owns 10% or more being Vanguard Fiduciary Trust Company, as Trustee for the Leidos Retirement Plan. There are in excess of thousands of members in this retirement fund, none of whom own more than 10% of Leidos Holdings, Inc. or Leidos Enterprise Properties, 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)
Meridian Realty Partners I GP, L.L.C.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Sole Member: Meridian Group Holdings, L.P. (owns less than 10% of TMG Solutions Plaza Land, L.P.)

Former Members: Gary E. Block, G. David Cheek, Bruce S. Lane

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
G. David Cheek, President; Bruce S. Lane, EVP; Gary E. Block, Managing Director

Manager: Meridian Group Holdings GP, L.L.C. (owns less than 10% of TMG Solutions Plaza Land, L.P.)

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

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LandDesign, Inc.
200 S. Peyton Street
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Peter R. Crowley
Dale C. Stewart

==========

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

==========

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.

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for Application No. (s): FDP 2010-PR-022
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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE 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)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

==========

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

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

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
JM Zell Partners Ltd
2900 K Street, NW
Suite 525
Washington, DC 20007

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Jeffrey M. Zell, Samuel (nmi) Zell, Marc A. Sobel

==========

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley & 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)
Wendy A. Alexander, 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, J. Randall Minchew, Andrew A. Painter, G. Evan Pritchard, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. 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.

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Street-Works Studio LLC
181 Westchester Avenue, Suite 302C
Port Chester, NY 10573

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)
Members/Managers:
Timothy I. Mount
Gregg S. Sanzari

==========

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)
Phoenix Noise & Vibration LLC
5216 Chairman's Court, Suite 107
Frederick, MD 21703

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)
Scott B. Harvey, Karen Q. Marble-Hall, Mark W. Heaney, Rhonda E. Cleveland, Joseph G. Harvey, Tommie J. Harvey

==========

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.

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Shalom Baranes Associates, P.C.
3299 K Street, NW, Suite 400
Washington, DC 20007

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Shalom Baranes (nmi)
Cheryl L. Mohr (former)

==========

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
KI Greensboro Phase I 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)
Manager: Kettler Asset Management, LLC
Member: Robert C. Kettler

==========

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.

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Kettler Asset Management, 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)
Kettler, Inc.

==========

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Kettler, 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 SHAREHOLDERS: (enter first name, middle initial, and last name)
Robert C. Kettler

==========

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

128858

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022
(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)
TMG Solutions Plaza Land, L.P.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:
Meridian Realty Partners I GP, L.L.C.

Limited Partner:
TMG Solutions Plaza Land Holdings, L.P.

(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.

128858

Rezoning Attachment to Par. 1(c)

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Meridian Realty Partners TE I, L.P.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Meridian Realty Partners I GP, L.L.C.

Limited Partners:

Thrivent Financial for Lutherans (There are in excess of thousands of members in this pension fund, none of whom own more than 10% of TMG Solutions Plaza 1, L.L.C., TMG Solutions Plaza 2, L.L.C., TMG Solutions Plaza 3, L.L.C. or TMG Solutions Plaza Land, L.P.)

Lane 2006 Dynasty Trust f/b/o F. Leslie Barron, Evan C. Lane and Dana H. Lane

Cheek 2006 Dynasty Trust f/b/o Katherine P. Cheek, Alexander P. Cheek, and Elizabeth K. Cheek

Gary E. Block

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

128858

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

TMG Solutions Plaza Land Holdings, L.P.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:
Meridian Realty Partners I GP, L.L.C.

Limited Partners:

TMG Solutions Plaza Co-Invest Holdings, L.P.

TMG Solutions Plaza Co-Invest A, L.P. (owns less than 10% of TMG Solutions Plaza Land, L.P.)

Meridian Realty Partners Co-Invest I, L.P. (owns less than 10% of TMG Solutions Plaza Land, L.P.)

Meridian Realty Partners TE I, L.P.

Meridian Realty Partners H I, L.P.

Meridian Realty Holdings I-C, L.P.

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

128858

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

TMG Solutions Plaza Co-Invest Holdings, L.P.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Meridian Realty Partners I GP, L.L.C.

Limited Partner:

Alberta Investment Management Corporation (a Canadian public sector pension plan with thousands of members, none of whom own more than 10% of TMG Solutions Plaza Land, L.P.)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

128858

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Meridian Realty Partners H I, L.P.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Meridian Realty Partners I GP, L.L.C.

Limited Partners:

FLAG Real Estate Partners II, L.P. (owns less than 10% of TMG Solutions Plaza Land, L.P.)

Healthcare of Ontario Pension Plan Trust Fund (There are in excess of thousands of members in this pension fund, none of whom own more than 10% of TMG Solutions Plaza Land, L.P.)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

128858

DATE: August 4, 2015
(enter date affidavit is notarized)

for Application No. (s): FDP 2010-PR-022
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Meridian Realty Holdings I-C, L.P.
3 Bethesda Metro Center, #1400
Bethesda, MD 20814

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Meridian Realty Partners I GP, L.L.C.

Limited Partners:

Alberta Investment Management Corporation (a Canadian public sector pension plan with thousands of members, none of whom own more than 10% of TMG Solutions Plaza Land, L.P.)

Alberta Teachers Retirement Fund (There are in excess of thousands of members in this pension fund, none of whom own more than 10% of TMG Solutions Plaza Land, L.P.)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: August 4, 2015
(enter date affidavit is notarized)

128858

for Application No. (s): FDP 2010-PR-022
(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 4, 2015
(enter date affidavit is notarized)

128858

for Application No. (s): FDP 2010-PR-022
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature: Elizabeth D. Baker

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

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

Subscribed and sworn to before me this 4 day of August 2015, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

WALSH COLUCCI
LUBELEY & WALSH PC

Elizabeth D. Baker
Senior Land Use Planner
(703) 528-4700 Ext. 5414
ebaker@thelandlawyers.com

September 3, 2015

Barbara Berlin
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Application for Rezoning to the PTC District
TMG Solutions Plaza Land, L.P. (the "Applicant")
Tax Map 29-3 ((15)) 4D1, 4E1, 4F1, 4G, 7A1, 7B1, 7C1, 7E1, (the "Application Property")

Dear Ms. Berlin:

This letter serves as a revised statement of justification for a proposed rezoning affecting approximately 18.10 acres of property in the North Sub-District of the Tysons Central 7 area of Tysons Corner.

The Applicant is TMG Solutions Plaza Land, L.P. ("TMG"), the contract purchaser and/or agent for the owner of the Application Property which is situated immediately adjacent to the Greensboro Metro Station (the "Metro Station"). The Application Property is currently developed with four office buildings totaling approximately 896,464 square feet and has been serving as the corporate headquarters for Science Applications International Corporation ("SAIC"). The Applicant seeks to rezone the Application Property from the High Density Office (C-4), Highway Corridor Overlay (HC) and Sign Control Overlay (SC) Districts to the Planned Tysons Corner Urban (PTC), HC and SC Districts in order to create a new transit-oriented community that features a pedestrian friendly, urban block design and a full complement of uses.

I. Application Property Area

The Application Property is located immediately north of the proposed northern entrance to the Metro Station which has just recently been constructed. The Application Property has extensive frontage on Leesburg Pike, Westpark Drive, Greensboro Drive and Solutions Drive and enjoys good visibility and easy accessibility to and from the Metro Station. Part of the well-established office district along Greensboro Drive, the Application Property provides an

excellent opportunity to provide a mix of new office buildings, as well as a complement of residential, hotel, and service uses.

The Application Property is situated at one of the highest elevations in Fairfax County. There is a significant change in grade across the site. The lowest point on the site is located along Leesburg Pike at elevation 438. The Application Property rises from the southwest corner toward a high point of 507 feet midblock along the Application Property's frontage on Greensboro Drive. This topography poses some challenges in site design but also offers some dramatic building locations.

Through the consolidation of eight individual parcels, the Application Property totals 18.10 acres. In addition, areas previously dedicated for right-of-ways with reserved density credit total 9,389 square feet bringing the total land area for density/intensity calculations to 18.32 acres (798,244 square feet). The existing conditions are outlined in the following chart:

Block	Tax Map ID	Zoning	Existing Use
A	29-3 ((15)) 7A1, 7B1, 7E1 pt.	C-4 HC, SC	Office and Surface Parking
B	29-3 ((15)) 7E1 pt.	C-4 HC, SC	Surface Parking
C	29-3 ((15)) 7C1	C-4 HC, SC	Surface Parking
E	29-3 ((15)) 4D1 pt.	C-4 SC, HC	Parking Garage
F	29-3 ((15)) 4D1 pt.,4E1, 4F1, 4G	C-4 SC, HC	Office

Of the 18.32 acres used for density purposes, 6.050 acres are located within ⅛ mile of the Metro Station's northern entrance. This area includes three existing office buildings. Approximately 10.73 acres of the Application Property are located within ⅛ and ¼ mile of the station entrance, and the remaining 1.54 acres are located between ¼ and ⅓ mile of the station entrance.

II. Overall Vision

The planning approach to "The Boro", as the application has been named, seeks to take a suburban campus environment and reposition, redevelop and regenerate the area as a vibrant mixed use urban center. With the Metro Station at its heart, The Boro supports fully integrated transit, cycling and walking as viable alternatives to the car in a mixed use community. Rail transit has proven to be a powerful tool for spurring economic development and reducing commuters dependency on cars, but only if it is designed as a place, not just a development. The Boro will be a true community with a unique sense of place, not a stand alone development, and

will be a mixed use and connected neighborhood with walkable blocks and lively streetscapes, encouraging visitors and residents to walk and meander between uses.

The urban plan for The Boro organizes development around nodes of defined parks with an approximate one-acre urban park (Magnetic Park) at the center of the development. This system of park spaces is overlaid with a network of pedestrian routes providing connectivity to and from the Metro Station and between uses and users. In keeping with the adopted planning goals of the Tysons Urban Center Plan, office uses are located closest to the Metro Station with residential uses located slightly further away. A significant retail component is planned along Boro Place, a new local street connecting Westpark Drive with the Magnetic Park and the center of neighborhood activity, with additional retail provided for along Greensboro Drive, Park Avenue and Leesburg Pike, Greensboro Drive and Solutions Drive frontages with an optional hotel located mid-way along Greensboro Drive. All uses are located within a 10-minute walk of the Metro Station entrance.

The primary goals of the The Boro Conceptual Development Plan are to:

- Create a welcoming *gateway* to The Boro that entices visitors beyond the Metro Station and creates a sense of arrival;
- Enhance pedestrian *connectivity* and encourage visitors to explore by way of multiple pedestrian routes from the Metro Station through The Boro;
- Incorporate a *mixture of uses* that provides opportunity to live, work and play;
- Provide a *vibrant retail* component that serves the neighborhood and beyond;
- Incorporate *open space* as an anchor for development and to foster a unique sense of place;
- Define an *urban form* that creates a compelling skyline for one of the highest sites in the Tysons Urban area;
- Conceive compelling *architecture* to reinforce a memorable experience and a unique sense of place;
- Integrate *sustainable design* into our planning including strategies for storm water retention, reduction of the urban heat island, and capitalizing on the benefits of dense, walkable and, transit accessible development; and
- Provide *flexibility* to allow the development program to respond to evolving market conditions.

A. Gateway

A publicly accessible park called Solutions Promenade will be the gateway space for people arriving at the Application Property from the Metro Station. It will be elevated above Leesburg Pike at approximately the same elevation as Park Avenue, a new collector road proposed in the center of the site. Solutions Promenade will be accessible directly from the Metro Station by way of a bridge over Station Place. Two stairways and an elevator will connect Solutions Promenade to Leesburg Pike. The Metro Station will

generate a stream of users and the promenade is envisioned as a place where paths cross, people meet and workers sit and eat their lunch.

B. Connectivity

The importance of creating a pedestrian friendly environment cannot be understated. Every resident, worker or visitor to The Boro will be a pedestrian at some time and neighborhood streets and sidewalks will be a stage where everyday occurrences are on display. To support both pedestrian and vehicular connectivity, The Boro is designed around a network of pedestrian scaled and pedestrian friendly streets and walkways. A new street, referred to as Park Avenue, will ultimately connect Westpark Drive with Pinnacle Drive. Park Avenue will align with the existing travelway on the north side of Westpark Drive and will connect to and extend past Solutions Drive. Two new streets will offer connections between Leesburg Pike and Park Avenue; Station Place will be located immediately adjacent to the Metro Station and Madison Street will be midway between the Metro Station and Westpark Drive. Boro Place, another new street, will connect Westpark Drive and Madison Street. These new streets create new urban-scaled blocks and provide an organizing element to the proposed development. Pedestrian routes are provided throughout the community to provide alternative paths to and from the Metro Station. These pedestrian routes are composed of a variety of typologies and scales, urban sidewalks, ramps to ease topographic challenges and wide tree-lined sidewalks.

C. Open Space

Buildings and development are anchored by ground level open spaces: and elevated plazas. With a direct connection to the Metro Station, Solutions Promenade provides a front foyer for the development, and provides a front face and a welcoming statement along Leesburg Pike. Park Avenue is the pedestrian "spine" of the development linking both ends, and it is punctuated by the Magnetic Park and pocket parks such as Ideation Park at the terminus of Solutions Drive. All these parks provide focus, amenities and gathering spaces for the office buildings along Park Avenue, whereas rooftop terraces will provide private amenity space for the residential towers. Magnetic Park at the heart of project will be the focus for a signature office tower, cinema complex and the hotel, and will provide a variety of spaces with hardscape and landscape features. It will also provide a front yard for residential and office towers.

Pedestrian circulation is proposed throughout the new grid system, and each of the pedestrian thoroughfares, north-south and east-west, provides a variety of experiences that are attractive, safe, comfortable and memorable. These spaces include:

- Solutions Promenade
- Energy Park
- Magnetic Park

- Atrium Park
- Ideation Park
- Technology Plaza
- Media Place

D. Urban Form

Urban form is largely dependent on the transportation mode of choice. The Tysons of the future, integrated with the Silver Line Metro stations, will be very different from the Tysons Corner of today, which grew in up around the automobile. With improved transit access comes the opportunity for significantly increased density. The Boro is located at an important location in the Tysons Plan. The property is located adjacent to both the Metro Station and the Greensboro Drive office corridor, contains a significant urban park, and is located at one of the highest points in Tysons Corner. The urban form will be expressed in the skyline and will be integral to expressing these important elements. Overall the building forms will rise to the tallest structure E1 or E2. These office towers will anchor the Solutions Promenade and Energy Park. Tower heights will vary in all directions from Buildings E1 and E2 to reinforce their importance as a signature element. The heights of the balance of the buildings will vary to create a varied and compelling skyline. The buildings are a mix of residential, hotel, and office uses, which will be reflected in the form, massing, and fenestration of the buildings to add more depth and variety to the skyline.

E. Architecture

The architecture will reinforce a memorable sense of place and support community ownership of the public realm. The buildings will respond to their macro-context within Tysons, and to their unique micro-environment within The Boro, respecting nodes of activity and gateway locations. The architecture will reflect a mix of uses and people that make an urban environment an exciting and enriching place to see, and be seen. The buildings will respond to multiple contexts and scales. The streetscape will be pedestrian friendly to support the public realm that is so critical to the success of transit oriented development. Above the street level, the architecture will contribute to the overall urban fabric and skyline of Tysons. The first buildings to be constructed will set the baseline for years to come and the architecture will set a standard with attentiveness to light, shadow, transparency, proportion, material expression, technical innovation, and a commitment to sustainability.

F. Sustainability

New transit and mixed-use development at The Boro will be not just another green project, but an iconic landmark of the area's transformation, and a model for integrated sustainable urbanization. From what was once an automobile dependent sea of asphalt will come an urban, integrated, pedestrian friendly, transit-based and mixed use

neighborhood. The Boro will not only create a sense of community for the people, who work, live and shop there, but will be an integral part of the greening of Tysons and demonstrate that a sprawling auto dependent area can become a true urban place.

III. Program of Development

The Boro is an area with considerable redevelopment potential, because it is currently developed with surface parking lots. Four buildings currently occupy the Application Property, three of the buildings will remain and the Enterprise Office Building will be removed for redevelopment. As referenced above, six walkable urban blocks have been created by a series of new streets through the site. These new streets will provide easy and convenient vehicle and bicycle and pedestrian access to and from the Metro Station and through and around The Boro.

The CDP proposes a maximum of 4,250,000 gross square feet ("GSF") over the six blocks for an overall floor area ratio ("FAR") of 5.33. The development proposes ranges of GFA for the various uses. The overall land use mix under a likely development scenario is approximately 44% office, 41% residential, 6% hotel, and approximately 9% retail and service uses. The gross floor area ranges and one development scenario for the various uses are as follows:

Land Use Mix

Use	GFA Ranges By Use	Development Scenario	Percentage of Total [1]
Office	1,333,840 - 1,995,610	1,867,000	44%
Hotel	0 - 640,000	250,000	6%
Residential	1,175,000 - 2,500,000	1,765,000	41%
Retail	143,000 - 430,000	368,000	9%
TOTAL	**2,651,840 - 4,250,000**	**4,250,000**	**100%**

Specific details and alternate designs are provided on the CDP, but the general program for each block is described below.

Block A – Block A is located in the northern corner of the Application Property, immediately at the intersection of Greensboro Drive and Westpark Drive. The block will be bounded on the west by Boro Place and on the south by Madison Street. The Enterprise Building, an existing office building, along with expansive surface parking lots, currently occupies Block A. Block A is proposed to be redeveloped with three residential buildings (A1, A2 and A3) complemented by up to two levels of retail space, which may include a full-service grocery store. Ground floor retail uses are concentrated along Block A's The Boro frontage. Access to the parking and service areas will be located on Greensboro Drive and Madison Street. On the top level of the parking decks, private open space amenities will be provided for the residents and guests.

Amenities will include one or more swimming pools as well as seating/dining/ lounging opportunities and outdoor lawn games. The range of building heights for Towers A1 and A2 is 250 to 340 feet. Building A3 is a mid-rise structure of between 50 to 160 feet. It is designed to provide a lower scale building form on The Boro and mirror a similar building proposed along Boro Place in Block B. Block A will include between 560 and 710 multi-family residential units and up to 110,000 SF of retail uses.

Block B – Block B is located on the west side of Park Avenue between existing Westpark Drive and future Madison Street. The Boro is located along Block B's eastern perimeter. The block is currently developed with surface parking lots. In the future, Block B will be the site of three residential buildings with up to 1,100 dwelling units. Buildings B1 and B2 will be between 255 and 375 feet, while Building B3 will be comparable to Building A3, 50 to 100 feet in height. Above grade and underground structured parking will be provided, with residential amenities located atop the parking podium. As with Block A, ground floor retail uses are concentrated along the The Boro frontage. Access to parking and service areas will be from Westpark Drive, Park Avenue and Madison Street. This allows The Boro to remain an uninterrupted, pedestrian oriented retail street.

Block C – Block C is located with frontages on existing Greensboro Drive and Solutions Drive and future Park Avenue and Madison Street. Three buildings and large public park spaces are proposed for Block C. Tower C1 is located at the intersection of Greensboro Drive and Madison Street and is proposed for a maximum of 433,000 SF. The CDP provides for three optional uses for Tower C-1: hotel, residential, or a combination of the two, all with ground floor retail/service uses along Greensboro Drive and Madison Street. Located at the corner of Greensboro Drive and Solutions Drive, Building C2 is planned as a movie theater complex with up to 160,000 SF, adding an exciting entertainment element to the mix of uses. Tower C3 is an office building up to 503,500 square feet in size including 450,000 square feet of office uses and up to 53,500 square feet of retail and other uses. Tower C3 has frontage on both the Park Avenue and Solutions Drive and is a short walk to the Greensboro Metro Station. Parking for all three buildings is provided in a combination of above ground and underground structures with access from Solutions Drive and Madison Street. Building heights in this block can range from 60 to 345 feet in order to provide a varied skyline.

A key feature of Block C is a series of public park spaces connecting Solutions Drive to Madison Street and Park Avenue. This park system provides a variety of spaces and amenities and multiple pedestrian connections to make accessing the parks easy and convenient for The Boro residents/employees/patrons as well as for the larger community. The park also includes a retail kiosk to activate the park, identified as Building C4.

Block E – Block E is currently developed with a 5 level parking structure providing parking for the three existing office buildings on Block F. In the future, it is envisioned that two new office towers will be constructed on Block E. Tower E1 will be located adjacent to Park Avenue and will complement the C-3 office building in Block C. Along Leesburg Pike, Tower E2 will be

constructed, notched into the existing parking garage. The pedestrian promenade on Block C will be continued on Block E. A covered pedestrian arcade through Building E1 will lead to a grand, treed promenade referred to as Solutions Promenade, which will graciously lead pedestrians past active recreational spaces to the Metro Station. The design of the parks allows the significant change in topography in this area to be mitigated and thus ensure a pleasant and easy pedestrian experience. A maximum of 1,250,000 square feet of office space and 37,000 square feet of retail/service uses are proposed with a maximum building height of 400 feet. It is envisioned that Building E2 will also house a new public library or other similar public facility, adding to the vitality of the area.

Block F – Block F is currently developed with three office buildings identified as F1, F2 and F3 on the CDP. Ranging in height from 9 to 14 stories, these office buildings total 592,864 square feet. A potential for 30,000 square feet of retail/service uses are proposed, which would include a conversion of some office space to retail space. A new raised public plaza is proposed to connect Tower E2 with Block F and form a continuous pedestrian accessway to the Metro Station. This public plaza, identified as "Solutions Promenade", will include hardscaping, seating, potential retail uses in kiosks or seasonal outdoor uses, and will provide space for a variety of activities and special events. A pedestrian bridge connection from the plaza to the WMATA facilities will be provided. In addition, a monumental staircase and elevator will be provided along Leesburg Pike frontage to create a sense of arrival and excitement along the boulevard. Extensive landscaping will be provided along the Leesburg Pike frontage to provide a shady and pleasant pedestrian experience. Beneath the plaza structure, parking and reconfigured loading facilities will be designed to serve the existing buildings in Block F.

Immediately south of Building F2 and F3, a new street designated Station Place will be constructed in place of the existing surface parking lot and drive aisle. This new street will connect Leesburg Pike to Park. The Greensboro Metro plaza will be immediately adjacent to Station Place and thus will provide the most direct access from the Metro to points north and west.

III. Phasing of Development

With 18.10 acres of land and more than three million square feet of new development, The Boro will take years, or even decades, to complete. It is the Applicant's intent to continue to operate the existing office buildings and to redevelop the Property in phases. Phasing of development to infrastructure elements can be complex and it is important to provide flexibility to respond to changing market conditions. It is therefore not possible at this time to definitively state the order in which all of the buildings will be constructed. It is, however, possible to identify the parking, public facilities, parks, and sections of the street grid that will be built with each building. Phasing options are depicted on the CDP. Interim conditions may exist during the phased development and such interim improvements will be detailed with FDP approval.

IV. Comprehensive Plan Guidance

The Application Property is located in the Tysons Central 7 District of Tysons Corner Urban Center and recommendations for its use and development are guided by Plan for *Transforming Tysons* (the "Plan"). Guidance is provided in both the Areawide Recommendations and in the more site specific Tysons Central 7 - North Subdistrict recommendations. The Plan recommends that Blocks A and B be developed in keeping with the Residential Mixed-Use land use category which is described as primarily residential (on the order of 75%) with a mix of other uses such as office, hotel, arts/civic, and supporting retail and services. Blocks C, E, F are planned for Transit Mixed-Use. This category is described as a balanced mix of retail, office, arts/civic, hotel, and residential uses, with office comprising approximately 65% and residential comprising 20% or more of the total development throughout all Transit Mixed-Use areas. The site specific recommendations, as well as the Conceptual Land Use Pattern Map, cite the area between Leesburg Pike and Greensboro Drive as the location of a Common Green type urban park of at least one acre in size.

Planned intensity recommendations are based on a tiered approach. Most of The Boro is located in Tiers 1 and 2 which encompass all land within ¼ mile of a proposed Metro Station entrance. Sites within Tiers 1and 2 are not subject to a maximum FAR, however, office use in Tiers 1 and 2 in excess of 2.5 FAR requires approval of a special exception or granting of bonus intensity. Approximately 8% of the Application Property is located in Tier 3, specifically between ¼ and ⅓ mile of the station entrance. The Plan recommends that residential projects within ¼ and ⅓ mile may develop up to 2.5 FAR Tier 3 excluding bonuses (3.0 FAR with bonuses), but also allows flexibility to include areas immediately adjacent to the ¼ mile ring as areas not subject to a maximum FAR. Below is a table outlining the land areas and development proposed within Tiers 1, 2 and 3.

Intensity Tiers and FAR[4]

Intensity Tiers	Land Area and Density Credits	GFA	FAR
1 < ⅛ mile	263,695 sf	~900,000 [1]	3.42
2 ⅛ - ¼ mile	467,397 sf	~2,750,000 [2]	5.189
3 ¼ - ⅓ mile	67,051 sf	~600,000[3]	8.95
TOTAL	798,244 sf	4,250,000	5.33

[1] Includes Buildings F1, F2, F3, and a portion of Building E2
[2] Includes Buildings B2, C1, C2, C3, C4,E1 and portions of Buildings A1, A2, A3, B1, B3 and E2
[3] Includes portions of Buildings A1, A2, A3, B1 and B3.
[4] Intensity calculations are based on one development scenario and are for illustrative purposes only.

The proposed rezoning and CDP are in keeping with the intensity recommendations of the Plan. The Boro's maximum overall FAR of 5.33 includes an office FAR of 2.50. The Applicants are requesting that the area of the Application Property in Tier 3 be treated for intensity purposes the same as Tiers 1 and 2 and be allowed an FAR in excess of 3.0 FAR. While the Applicants are proposing residential uses within its Tier 3 land, the proposed FAR in Tier 3 is 8.95. Given the relatively small proportion of the Application Property in Tier 3 (8%) and its low traffic generating residential use, it is reasonable and appropriate to allow this area increased intensity.

Due to the fact that Buildings B2 and C1 are proposed with alternate uses, the mix of the uses on the site will vary with the use of B2 and C1. Nonetheless, the mix conforms to the Plan's land use recommendations. In keeping with Plan guidance, office uses are located in the Transit Mixed Use area close to the Metro Station and the residential uses are located farther from the station along Westpark Drive in the area planned for Residential Mixed Use.

The Plan also provides guidance on consolidation, street grid, urban design, urban park standards and a host of other topics. Below is a description of how the proposed rezoning and CDP for the Application Property meets the major elements of the Plan and the specific subdistrict recommendations. Where the description of compliance with the major elements also satisfies the subdistrict recommendations, it is so noted and not repeated.

Plan Guidance	Applicants' Proposal
Major Elements of the Plan	
•Mix and arrangement of uses	The proposed mix of uses is in keeping with overall guidance in the Land Use section and the North Subdistrict description. Overall there is a slight predominance of office use and a strong component of residential uses. Hotel, retail/services and theatre uses are also provided. Retail, service and eating establishments are provided along Boro Place and will help create a lively pedestrian environment. Office uses are located closest to the Metro station and along Leesburg Pike and Solutions Drive. Residential uses are provided slightly further from the station, but still within an easy walk of the station entrance. Parking is provided primarily in structures, some underground and others above, but all sited and treated to be an attractive element.

•Affordable and workforce housing	Twenty percent of the residential units will be provided as workforce housing in keeping with the guidance in the Plan. Contributions to workforce housing by the commercial components are detailed in the proffers and conform to Plan guidance.
•Green building expectations	The office and hotel buildings will be designed and constructed to meet a minimum of LEED Silver certification. Residential structures will be designed and constructed to meet a minimum of LEED certification or certification under an equivalent program.
•Stormwater Management	The goal of stormwater management measures for the Application Property is to protect the downstream receiving waters in the Tysons Corner area from further degradation while providing sufficient controls to proportionally improve the condition of said receiving waters. Through the use of aggressive and innovative stormwater management planning and techniques, the subject rezoning area will provide both water quantity and water quality controls to achieve the above-stated goal. It is the intent of this application to reduce runoff from impervious surfaces using a progressive approach. This progressive approach shall, to the maximum extent practicable, strive to retain on-site and/or reuse the first inch of rainfall for areas of new development. 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 alternative to provide water quality and quantity: •Green roofs will allow for a portion of the runoff volume to be decreased through the uptake by plantings on the green roof. •Tree box filters will also allow for a degree of plant uptake, and can also be designed to infiltrate portions of the runoff volume, depending on the

	characteristics of the insitu soils. •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. •Stormwater reuse will allow for runoff volume to be recycled into the water supply of the new buildings for allowable purposes such as grey water, landscape irrigation, and air conditioning unit cooling. So, instead of merely holding runoff to reduce its peak flow rate, detention vaults on a site which as stormwater reuse can hold runoff until it is reused in the buildings. This reuse has the added benefit of reducing the demand on the domestic water supply, while infiltration techniques will have the added benefit of recharging the surrounding water table.
•Consolidation performance objectives	The subdistrict guidance suggests a consolidation goal of 20 acres with properties located in both Tiers 1 and 2. The Application Property includes 9 parcels with approximately 18.10 acres. This large area includes property in Tiers 1, 2 and 3. The size, shape and location of the Application Property will foster achievement of the performance objectives of developing an efficiently functioning community, creating a grid of streets, providing a comprehensive public open space system, as well as integrating with and facilitating the redevelopment of adjacent land in keeping with the Plan, and permitting the phasing of redevelopment. The Applicant has coordinated its street network and site design with adjacent property referred to as Westpark Plaza, which was recently rezoned to the PTC District through application RZ 2013-PR-009.
•Transportation	
°Grid of streets on and off-site	The Applicant has worked with many of the property owners in the area bounded by Greensboro Drive, Westpark Drive, Leesburg Pike, Route 123 and Pinnacle Drive to prepare a network of streets to provide accessibility and connectivity. The goal was to create a grid that is both effective and practical. The grid includes a significant new east-west road

	(Park Avenue) connecting Westpark Drive with Pinnacle Drive, but also includes construction of all or portions of three new streets including, Madison Street, Boro Place and Station Place. These streets form the basis for a connected grid for the Tysons Central 7 North Subdistrict.
°Vehicle trip reduction objectives	The Traffic Impact Statement ("TIA"), prepared by Wells + Associates, Inc. and submitted with the application includes a Transportation Demand Management ("TDM") vehicle trip reduction goal of 40% for residential and commercial uses within ⅛ mile of the Metro Station and a 30% reduction for residential and commercial uses outside the ⅛ mile radius. These reduction goals were agreed upon with FCDOT and VDOT during the scoping of the TIA. The proffers commit to even greater reduction goals and detail the objectives and comprehensive TDM program.
°Parking management	Parking management is critical to the success of a TDM program. The Applicants propose to develop parking in phases with the first phases providing parking greater than that recommended in the Plan and the PTC District regulations. However, with later phases, less parking will be constructed so that with build-out of The Boro the total parking provided is at, or below, the maximum permitted.
°Phasing to transportation improvements and programs	The CDP provides several sheets setting forth the potential phasing of development to planned transportation improvements, particularly the grid of streets. The Applicants' proffers elaborate on the phasing commitments.
°Traffic impact analysis evaluating three time periods; first phase, interim phase and plan build-out	The TIA referenced above provides the evaluation over three phases.
•Urban Design	
°Achievement of the building, site design, and public realm design guidelines to achieve the urban aesthetic vision for Tysons.	FXFowle Architects, LLP ("FXFowle"), Shalom Baranes Associates ("SBA") and Gensler, the project architects, have studied the Application Property, its physical characteristics and identified both design opportunities and challenges. It has also reviewed in depth the urban aesthetic vision for Tysons as set forth in the Plan. The CDP creates a new sustainable urban form from the existing suburban configuration

	while retaining three substantial and productive buildings. Working with LandDesign, Inc., landscape architects, the project architects have provided details of building forms, massing, streetscapes and the pedestrian realm, elevated public plazas and open park areas, and private amenity spaces with particular attention to the guidance in the Urban Design section of the Plan.
°A variety of buildings heights with the tallest buildings in the ranges specified by the building height map.	Fifteen buildings (12 new and 3 existing) are proposed within The Boro. They range in height from 104 feet for Existing Building F2 to up to 400 feet for potential signature office buildings in Block E. The proposed heights are generally in keeping with the building height map. Residential Buildings A1, A2, B1and B2 are located in the height tier allowing up to 225 feet and are proposed at a maximum height of 340 feet (Building A1), 310 feet (Buildings A2 and B1), and 375 feet (Building B2). Plan guidance states that additional height can be provided to residential buildings accommodating workforce housing units. In addition, the need to accommodate a full service grocery story and associated parking in the A block, results in taller building heights. Other exceptions involve Building C1, which is proposed at 345 feet under the combination hotel/residential option and Building C3, which is proposed at 300 feet wherein the height map recommends up to 225 feet. The additional height is requested so as to create space within Block C to accommodate the Magnetic Park. Additional height also helps the project architects create a more varied and interesting skyline.
°Shadow and wind studies demonstrating that the design creates an inviting environment and does not cause a canyon effect.	Buildings have been sited to avoid canyon effects. Shadow studies have been provided in the CDP.
•Urban park standards	Development of a usable and varied park and open space system is a principal objective of the Tysons Plan. A preliminary analysis of the urban park standards and the needs of the future residents, employees and visitors of the Application Property has been prepared. The urban park standard recommended for Tysons Urban Center is 1.5 acres

	for each 1000 residents and 1.0 acre for each 10,000 employees. A comprehensive park and open space plan has been developed for the provision of appropriately scaled urban parks, which are key to attracting residents and employees and developing a vibrant and sustainable urban community. Overall approximately 4.66 acres of public park area are provided on site (5.65 acres including public and private park spaces). The Applicant proposes a series of public park spaces in Blocks E and F including Solutions Promenade, Energy Park, Media Place, Technology Plaza and Ideation Park. Access will be provided from the pedestrian bridge from Metro or from two sets of monumental stairs and an elevator on Leesburg Pike. The parks will be activated by people coming to and from the station and the large number of office workers in the area. They will include hardscaping, landscaping, outdoor seating, a sport court, playground, bocce courts and game tables. The Applicant proposes an approximate one acre urban park in the center of the site that will be easily accessible by all. Referred to as Magnetic Park, this ground level park will offer a variety of settings, be designed to accommodate both passive and active users, and provide opportunities for performance space, community festivals and other programmed events. The park will be extended and connected to Solutions Drive through the provision of the Atrium Park, elevated two level park providing activities and an overlook of Magnetic Park.
• Active recreation facilities	The Applicants will include active recreational facilities within its buildings, private open space areas and public parks. These will include such facilities as swimming pools, tot/lots, play areas, sport courts, lawn games, fitness centers, etc. The Applicant is also committed to construct a full size athletic field with synthetic turf and lights off-site on property located off of Gallows Road in the Old Courthouse District of Tysons. This field will satisfy the Plan expectations for athletic fields for both the Application Property and the adjacent Westpark Plaza site (RZ2013-PR-009).

•Public Facilities	In addition to the extensive grid of streets, parks and open spaces, the Applicant will be providing a pedestrian bridge from the WMATA bridge over Leesburg Pike to Blocks E and F. It is envisioned this bridge will become a passageway to Madison Street and Park Avenue serving the general public and providing an easy, convenient and relatively flat path to the Metro Station and thus mitigating the steep slopes found on this site. The Applicant is also proposing to provide a community library with the construction of Building E2, or alternatively with Building E1. The Applicant has collaborated with the applicant in RZ 2013-PR-009 with regard to the funding of this new state-of-the art facility.
•Demonstrating how other properties in the subdistrict and in the general vicinity of the proposal can develop in conformance with the Plan.	The Applicants have worked with their neighbors to develop a proposed grid of streets for the subdistrict resulting in appropriately sized, walkable blocks. Plans that show how these new blocks that are not a part of the Application Property can develop with a variety of buildings, heights and uses in conformance with the Plan will be provided.
Tysons Central 7 North Subdistrict - Redevelopment Option Guidance **Development proposals should provide for the following:**	
•The vision for this subdistrict is to remain one of Tysons greatest concentrations of office space, with the provision of more office buildings with highest intensities near the Metro station. However, to become a vibrant 24-hour area, the area's diversity of land use including hotel, residential and retail uses should be provided at intensities and land use mixes consistent with the Areawide Land Use Recommendations.	As previously described in Major Elements of the Plan, The Boro proposes a mixture of uses, including office, residential, hotel and retail/service/theatre. Offices are sited closest to the Metro Station with residential uses located just a short walk from the station.
•Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in	A large and well configured area has been consolidated for this application. It is substantial enough to provide for a grid of streets, with the development of four new connected streets to complement the existing framework. A comprehensive park and open space system has been developed to not only meet the needs of residents,

conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.	workers and visitors to the area, but also to draw pedestrians to the Metro Station along pleasant and varied walking routes. Green building practices and workforce housing are being provided in conformance with Plan guidance. A detailed phasing plan has been included illustrating how the streets, open spaces, parking, streetscapes and amenities can be developed systematically over time.
°For the area fronting Route 7, abutting the station to the west and north, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres and should include adequately phased circulation and access improvements, as well as providing the area's envisioned mix of uses.	The proposed development on 18.10 acres is close to the 20 acre consolidation goal. Detailed phasing plans included in the CDP set forth how circulation and access improvements will be provided for each building. The combination of office, residential, hotel and retail/service and theatre uses complies with the Plan's envisioned mix of uses.
In addition, this area will need to provide a Common Green type urban park of about one acre in size to provide active and passive recreation and leisure opportunities for residents and workers as shown on the land use concept map.	An urban park of approximately one acre is proposed in the center of the Application Property. Magnetic Park will offer a variety of settings, be designed to accommodate both passive and active users, and provide opportunities for performance space, community festivals and other programmed events. The park will be extended and connected to Solutions Drive through the provision of Atrium Park.
•Redevelopment should occur in a manner that fosters vehicular and pedestrian access and circulation. Development proposals should show how the proposed development will be integrated within the subdistrict as well as the abutting districts/subdistricts through the provision of the grid of streets.	The Applicant proposes to construct key sections of a grid of streets on the Application Property. Park Avenue, Station Place, Madison Street, and Boro Place. Wide pleasant sidewalks along the streets and through the community will invite pedestrians to walk to Metro, as well as to the uses on and adjacent to the Application Property. The Applicants have worked with its neighbors to coordinate a grid that will work for all.
•Publicly accessible open space and urban design amenities should be provided consistent with the Areawide Urban Design Recommendations and the urban park and	The Applicant proposes a series of active and passive public park spaces in Blocks E and F, an approximate one acre urban park in Block C that will be easily accessible by all. Park spaces throughout

open space standards in the Environmental Stewardship recommendations.	the development offer multiple opportunities for relaxing and recreating. In addition large areas have been dedicated for private amenity spaces in Blocks A and B. The Applicant is providing a total of approximately 5.65 acres of which 4.66 acres are public spaces and 1.08 acres are private park areas. The public park space is augmented by the public athletic field being provided off-site.
•When redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, as well as affordable/workforce housing as indicated under the Areawide Land Use Recommendations.	Residential structures will be designed with a full complement of on-site indoor and outdoor recreational amenities. These are likely to include swimming pools, fitness gyms, sport courts, clubrooms and exercise areas, and will be detailed on future Final Development Plans. In addition, 20% of residential units will be provided as affordable and/or workforce units.
•Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify needed improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.	The Traffic Impact Statement ("TIA") prepared by Wells + Associates, Inc. details the impacts of the proposed development on the transportation infrastructure and identifies appropriate mitigation measures.
•This subdistrict contains the highest natural elevation in the County, and its skyline is visible from great distances. This subdistrict has some of the tallest buildings in Tysons, and new buildings are expected to contribute to its distinctive skyline. Maximum building heights range from 175 feet to 400 feet, depending on location, as conceptually shown on the Building Height Map in the Areawide Urban Design Recommendations. The tallest buildings should be closest to the Metro station with a	Fifteen buildings (12 new and 3 existing) are proposed within The Boro. Details with regard to building height are provided in the previous section related to areawide recommendations.

maximum height of 400 feet.	
•A potential circulator alignment extends through this subdistrict as described in the Areawide Transportation Recommendations. In addition to the above guidance for this area, redevelopment proposals along the circulator route should provide right-of-way or otherwise accommodate the circulator and should make appropriate contributions toward its construction cost. See the Intensity section of the Areawide Land Use Recommendations.	The circulator study shows a potential circulator route along the Application Property's Westpark Drive frontage. The Applicant proposes that the circulator operate within a shared circulator/right turn lane along Westpark Drive and a circulator stop be included adjacent to Block A. These commitments are included in the proffers.

IV. Requested Waivers and Modifications

To the best of our knowledge, there are no known hazardous or toxic materials on the Application Property or are there any planned with the proposed use. A number of Zoning Ordinance modifications and waivers as well as Public Facilities modifications are requested to accommodate the proposed development. These modifications and waivers are detailed on exhibits provided by VIKA. Waivers related to the urban road design standards are provided on Sheet S-1 of the CDP.

The proposed rezoning of the Application Property will help to implement the vision of the new Comprehensive Plan for the Tysons Central 7 District. It offers a large consolidation of contiguous parcels immediately adjacent to the Metro Station. This allows for the transformation of a suburban office campus into a pedestrian friendly, transit-oriented mixed use community that will be home to businesses and residents. With a connected street network, pleasant walkable blocks, a variety of parks and open spaces, innovative stormwater management, sustainable buildings, and workforce housing opportunities, The Boro will be a model for other development in Tysons and will make the most of the major public investment in the new Metro Silver Line.

As always, I appreciate your consideration of this application. Should you require any additional information, please call me.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Elizabeth D. Baker
Senior Land Use Planner

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September 3, 2015

Barbara C. Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: FDP 2012-PR-022 – The Boro - Buildings A1, A2, A3 and B3
TMG Solutions Plaza, L.P. ("Applicant")
Tax Map 29-3 ((15)) 7A1, pt. 7B1, pt. 7C1 and pt. 7E1 ("Application Property")

Dear Ms. Berlin:

This letter serves as the revised statement of justification for an application seeking Final Development Plan ("FDP") approval for *Buildings A1, A2, A3 and B3,* a mixed residential and retail project. The Applicant, TMG Solutions Plaza, L.P., is processing a concurrent application for the rezoning of the Application Property and additional properties (RZ 2012-PR-022), jointly referred to as The Boro, to the Planned Tysons Corner Urban ("PTC") District.

I. Final Development Plan Area

The FDP includes four new residential buildings with significant retail uses. The FDP area is identified in the 2015 Fairfax County tax records as Tax Map 29-3 ((15)) 7A1, pt. 7B1, pt. 7C1 and pt. 7E1. It is 170,403 square feet (3.91191 acres) in size; however density credits associated with the Application Property bring the total FDP area for density calculations to 172,646 square feet or 3.96340 acres.

For purposes of this statement, Westpark Drive will be considered to run north-south and Greensboro Drive east-west. Situated in the southeast quadrant of the intersection of Westpark Drive and Greensboro Drive, the majority of the Application Property is located within ¼ mile of the station entrance. The site is currently developed with an office building, known as The Enterprise Building, and an associated surface parking lot.

II. Proposed Development

The CDP for the Application Property provides for high-rise residential structures with ground floor and lower level retail/service uses and associated parking. The CDP establishes a series of urban blocks. The Application Property includes Block A bounded by existing Greensboro Drive and Westpark Drive and future streets Boro Place and Madison Street, as well as the portion of Block B fronting on Boro Place. Development proposed with this FDP ranges from a minimum gross floor area ("GFA") of 783,000 square feet to a maximum GFA of 1,245,000 square feet.

Immediately to the west of the Application Property, existing Westpark Drive is planned as a six-lane avenue and will provide for vehicle, bike, circulator and pedestrian movements. Existing Greensboro Drive is planned as a four-lane avenue and will provide for vehicle, bike and pedestrian movements. Sections of two new streets will be constructed with this FDP. Boro Place is a new local street running parallel to Greensboro Drive that will connect Westpark Drive with a future local street referred to as Madison Street. The Applicant proposes to construct Boro Place and Madison Street adjacent to the FDP area. Madison Street will be a public street while Boro Place will be a private street as an underground parking garage will be constructed beneath it.

Boro Place is planned as a two sided retail street offering a variety of shopping and dining venues. It is designed as a comfortable and lively pedestrian oriented street with wide gracious sidewalks, opportunities for outdoor dining, and an animated streetscape. Great care was taken to ensure that the design of the retail spaces and streetscape will function well and attract a vibrant mix of retail tenants to serve the nearby residents and the wider community.

Block A is planned with a podium base and three tower elements identified as A1, A2 and A3. The podium base will form the street walls for the block and will house retail establishments, restaurants, residential lobbies, and provide access to the below ground and above ground structured parking as well as loading/service areas. Beneath the podium, additional retail space to house a market or similar use is provided. A maximum of 110,000 square feet of retail uses in and beneath the podium is proposed. Retail parking access is provided along Madison Street. Residential parking access is primarily from Greensboro Drive. An internal loading and service area has been designed for both retail and residential uses with access from Greensboro Drive.

The A1, A2 and A3 residential towers are designed with multiple height elements to provide an interesting skyline and attractive massing. The maximum heights listed in the FDP tabulations and in descriptions herein refer to the maximum height range for the tallest tower elements. Private residential amenities are provided on the roof of the base podium and also potentially on the various rooftop levels of the towers.

- Proposed with a maximum height of 340 feet, Tower A1 is planned as the tallest tower on Block A. This provides a signature building at the prime corner of Westpark Drive and

Greensboro Drive. Emphasizing the importance of this corner, the architects have also located the primary pedestrian access to Tower A1 the Westpark Drive/Greensboro Drive intersection. Tower A1 will house up to 390 multi-family dwelling units in a maximum gross floor area (GFA) of 490,000 square feet.

- The pedestrian entrance and lobby for Tower A2 is located at the corner of Greensboro Drive and Madison Street. With a maximum height of 310 feet, Tower A2 is planned for up to 310,000 square feet of GFA and up to 170 dwelling units.

- Building A3 includes two building elements. Along Boro Place, the B3 Building is a maximum of 103 feet in height, providing residential units above the base level retail uses. A mid-rise component of B3 rises from the podium near the corner of Madison Street and Boro Place, to a maximum height of 160 feet. The residential lobby serving A3 is located on Madison Street. A maximum of 150 dwelling units and 165,000 square feet of GFA are proposed for Building A3.

Building B3 represents a portion of the ultimate Block B development. With future FDPs, Block B will develop in accordance with the CDP which includes a podium building with retail along Boro Place and multiple towers located above the podium.

- Similar to the lower portion of Building A3, Building B3 is planned with a maximum height of 100 feet and includes residential units over ground floor retail uses fronting on to Boro Place. Building A3 includes up to 115,000 square feet of residential GFA and up to 55,000 square feet of retail GFA. The B3 residential lobby has been sited along Madison Street and parking for B3 residents is accessed via Madison Street. A pedestrian mews through B3 is planned to provide easy access from the interim parking behind B3 and future structured parking to the retail street.

The Applicant proposes a variety of passive amenities and active recreational facilities within the four residential structures as well as on the Block A podium and rooftops. These may include a fitness center(s), clubhouse/community room(s), media center(s), and business center(s) inside the buildings. On the large podium level of Block A, amenities include outdoor seating and dining areas, a potential walking loop, outdoor lawn games such as bocce, badminton, or croquet, as well as hardscape and landscaping. Additional swimming pools, lounging areas, and outdoor dining areas are provided on the various Block A tower rooftops. Planting on the podium levels and portions of the upper level rooftops will also serve to reduce storm water runoff.

The streetscapes along the frontages of the FDP area are designed to meet or exceed the recommendations in the Tysons Urban Design Guidelines (the "Guidelines").

- The Applicant will be providing a minimum 20 foot streetscape along its Greensboro Drive frontage. This will include a landscape amenity panel and an 8 foot wide clear sidewalk and a 4 to 12 foot wide building zone. It is anticipated that Greensboro Drive

will become a more activated street over time, and thus the streetscape is designed for moderate pedestrian traffic and interaction with the ground floor uses.

- A 20 foot streetscape section will also be provided along Westpark Drive. Westpark Drive is expected to be the route of a future circulator system. This circulator route would travel adjacent to the curb. Since no on street parking is planned along Westpark, the streetscape is designed to create a separation between traffic and pedestrians on the sidewalk. An 8 foot wide landscape amenity panel panel is proposed along with an 8 foot sidewalk and a variable 4 to 12 foot building zone. A circulator stop is proposed along the Block A frontage as shown on the FDP. An associated circulator shelter is proposed to be inset into the façade of the building and thus provide waiting space and amenities for circulator passengers.

- As Madison Street is a local street, a minimum 16 foot streetscape section is proposed. This is comprised of a minimum 6 foot landscape/amenity panel, a 6 foot clear sidewalk and a minimum 4 foot building zone. This building zone may become wider in certain areas where the main building façade steps back.

- While Boro Place is a private local street requiring a minimum 16 foot streetscape, the Applicant proposes to provide a 20 foot wide streetscape. This will consist of an 8 foot wide landscape amenity panel, an 8 foot sidewalk and a variable 4 to 12 foot building zone. Boro Place is anticipated to have high pedestrian traffic and include opportunities for outdoor dining, either between the street trees in the landscape amenity panels or within the building zone.

III. Proposed Interim Improvements

The Applicant proposes to make the following interim improvements outside the area of the FDP:

- Land southwest of the Application Property, between Building B3 and the adjacent Tysons Westpark Hotel site, is planned as an interim parking lot and interim public plaza. Modifications to the existing parking lot in this area will provide interim parking to serve the retail uses planned along Boro Place. The pedestrian mews planned through Building B3 will ensure convenient access between Boro Place and the parking lot. Next to Madison Street, an interim urban plaza is planned. This area will include hardscape and landscaping and feature benches and movable tables and chairs. It will be an area designed to encourage casual gatherings and may be enhanced with outdoor movies, pop-up retail, or temporary exhibits. These interim facilities will be removed with the future construction of Buildings B1 and B2.

- Between Madison Street and Solutions Drive, the Applicant proposes to construct a temporary street and modify the existing parking lots to provide better circulation and open space areas. The interim street will connect Madison and Solutions Drive and will

include one lane in each direction and five foot sidewalks and interim street trees on both sides of the street. Parking fields on either side of the interim street will be restriped to provide better circulation. The interim design creates a significant green space (approximately 16,000 square feet) on the southeast side of Madison Street. This area will be used on an interim basis for dog walking, picnicking, and light recreational play, such as Frisbee or ball throwing. A large lawn, shade trees and movable chairs will invite relaxing, reading and people watching. A five foot wide interim sidewalk and street trees will be located along Madison Street. These interim uses will be removed with the future construction of Block C.

- The Applicant recently completed installation of a pop-up park on the corner of Greensboro Drive and Solutions Drive. This highly visible corner location has been animated with colorful painted paving patterns, contemporary furniture including chaise lounges and spaces for lunch time dining. Raised planters provide space for greenery. These improvements will remain until the construction of Block C.

IV. Comprehensive Plan Guidance

The Application Property is located in the Tysons Central 7 District of Tysons Corner Urban Center and recommendations for its use and development are guided by the major Tysons Plan revisions adopted by the Board of Supervisors in 2010 (the "Plan"). Guidance is provided in both the Areawide Recommendations and in the more site specific Tysons Central 7 - North Subdistrict recommendations. The Plan recommends that the area of Blocks A and B be developed in keeping with the Residential Mixed-Use land use category which is described as primarily residential (on the order of 75%) with a mix of other uses such as office, hotel, arts/civic, and supporting retail and services. The Plan encourages the development of residential uses in order to improve the balance between the number of people working in Tysons and the number of people living in Tysons. The Plan also provides guidance on consolidation, street grid, urban design, urban park standards and a host of other topics. These topics are discussed in detail in the statement of justification for the rezoning and CDP. The proposed FDP is in keeping with the CDP submission, however, certain elements of the Plan conformance are reiterated below.

- Affordable and workforce housing

  The proposed development will provide the full complement of workforce housing as recommended in the Plan. Twenty percent of all units will be provided as workforce dwelling units ("WDUs"). This could result in as many as 167 WDUs with this FDP.

- Green building expectations

  The proposed residential buildings will meet a minimum of LEED certification, although the Applicant may work towards a design to a higher level of certification.

- Stormwater management

  Stormwater management (SWM) measures for the Application Property are being designed to protect receiving waters downstream of Tysons Corner by reducing runoff from impervious surfaces using a progressive approach. This progressive approach will, to the maximum extent practicable, strive to retain on-site and/or reuse the first inch of rainfall. Proposed SWM and Best Management Practice (BMP) facilities will follow a tiered approach and include (where applicable), runoff reducing BMPs, innovative BMPs, and rainwater harvesting/detention vaults.

  Additionally, the above noted SWM Facilities will be designed to (where applicable) meet the requirements of LEED 6.1 and 6.2 for the building based upon the LEED Boundary identified for the building. Low Impact Development (LID) streetscape design techniques including bio-retention tree pits have been detailed to treat/control the rain that falls on the ground plane. Plantings on the podium roof-top are designed to retain a majority of the rain that falls on the building. Access points to the various SWM facilities have been detailed on the FDP to ensure they are outside of the landscape amenity panel and sidewalk zone in public rights-of-way of the streetscape.

- Transportation - grid of streets

  The Applicant has worked to create a grid that is both effective and achievable. We have also worked with Fairfax County Department of Transportation (FCDOT) to refine the grid and have included the grid in the CDP. With this application, the Applicant will be constructing Boro Place from Westpark Drive to Madison Street and Madison Street from Greensboro Drive to the entrance to the B3 garage. Frontage improvements to Greensboro Drive and Westpark Drive will be made to add parking, bike and circulator lanes as shown on the FDP. These improvements advance the creation a grid of streets in the near future.

- Urban design

  - Achievement of the building, site design, and public realm design guidelines to achieve the urban aesthetic vision for Tysons

    The proposed architectural design includes a three residential towers on Block A and lower elements along both sides of Boro Place. This will help shape a new urban form in keeping with the new Urban Design Guidelines for Tysons. Shalom Baranes Associates Architects (SBA) has included sheets in the FDP with perspective views and sections, in addition to plan views, to accurately portray the key design concepts. LandDesign, landscape architects, working with SBA has provided details of building relationships, streetscapes and the pedestrian realm, and park areas, all in keeping with the guidance of the Urban Design section of the Plan.

- A variety of buildings heights with the tallest buildings in the ranges specified by the building height map

  The Plan recommends maximum heights of 175 to 225 feet for the Application Property. Towers A1, A2 and A3 are proposed to be a maximum height of 340, 310 and 160 feet respectively. Building B3 and the lower elements of Building A3 are no taller than 103 feet. Reported heights are exclusive of penthouse and architectural treatments. The requested increase in building height will help accommodate the required and desired workforce housing units. The Comprehensive Plan allows flexibility in building height to facilitate the provision of workforce housing. The Plan text states: "Height flexibility will be provided to facilitate the provision of affordable/workforce housing, as well as public and quasi-public uses such as conference center or arts center." The increased heights are provided to help accommodate the full service grocery store and associated parking in the A block but will also create variation in building heights resulting in a more interesting skyline. As the tallest tower, A1 will anchor the prominent corner of Greensboro Drive and Westpark Drive. It is also important to note that Towers A1 and A2 include a number of steps in the buildings; the buildings are not one continuous height. This architectural design creates a more playful and dynamic skyline.

- Active recreation facilities

  With this FDP application, the Applicant will include active recreational facilities within its buildings, on the Block A podium and rooftops. These may include a fitness center(s) clubroom/community room(s), media center(s), and business area(s) inside the buildings; and lounging areas, outdoor dining spaces, swimming pools, sunbathing terraces, a walking loop and outdoor recreational lawn games on the podium level and/or rooftops. In addition, the Applicant will be providing interim park spaces southeast and southwest of the buildings that will provide un-programed lawn and plaza areas that can accommodate a variety of active and passive activities.

V. Requested Waivers and Modifications

To the best of our knowledge, there are no known hazardous or toxic materials on the Application Property or are there any planned with the proposed use. Furthermore, to the best of our knowledge and belief, the proposed use will be in conformance with all applicable ordinances, regulations and adopted standards with the following exceptions that were requested with the rezoning/CDP applications.

This proposed FDP with the construction of a four new residential buildings with up to 710 dwelling units and significant retail opportunities within an easy walk of the Greensboro Metro Station will certainly further the goals for a new Tysons Corner. It will transform a suburban style office building and surface parking lot into a vibrant mixed use community that is transit-oriented and pedestrian friendly, with commitments to sustainability and workforce

housing. The Applicant has worked diligently to ensure that the mix of uses is market appropriate and that access and circulation for pedestrians, vehicles and transit functions well. A high level of detail in site design, architectural style, and streetscaping is provided to ensure high quality development that will help set the tone for future redevelopment in the area.

I appreciate your attention to this matter.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Elizabeth D. Baker

Elizabeth D. Baker
Senior Land Use Planner

County of Fairfax, Virginia

MEMORANDUM

DATE: August 11, 2015

TO: Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief
Environment and Development Review Branch, DPZ

SUBJECT: Land Use Analysis: RZ/FDP 2010-PR-022, TMG Solutions Plaza Land, LP

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 October 1, 2010, as revised through July 22, 2015, and the latest proffers dated July 22, 2015. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested.

DESCRIPTION OF THE APPLICATION

The subject rezoning application proposes a mixed-use, transit-oriented development located near the Greensboro Metro station in the Tysons Corner Urban Center. The applicant seeks to rezone 18.11 acres on Tax Map Parcels 29-3 ((15)) 4D1, 4E1, 4F1, 4G1, 7A1, 7B1, 7C1, 7E1 and 8 from the C-4 High Intensity Office District, Highway Corridor Overlay District (HC), and Sign Control Overlay District (SC) to the Planned Tysons Corner Urban (PTC) District, HC, and SC. The application property is located within the North Subdistrict of the Tysons Central 7 District. Density credits are requested for a total of 18.33 acres applied to the application site. The site is currently developed with four mid-rise office buildings, parking garage, and surface parking lots.

The proposed development for the site includes approximately 4,250,000 gross square feet or a floor area ratio (FAR) of 5.33 with office, hotel, residential and retail uses. Specifically, the applicant proposes up to 1,995,610 square feet of office use, 640,000 square feet of hotel use, 2,500,000 square feet of residential use, and 430,000 square feet of retail uses for the site. Three existing office buildings ("Block F") will remain; the existing office building on Tax Map Parcel 29-3 ((15)) 7B1 ("Block A") will be removed. A public facility use is proposed on Block E in a proposed building at the corner of Route 7 and the future Madison Street.

FDP 2010-PR-022 is filed for Tax Map Parcels 29-3 ((15)) 7A1, 7B1 pt., 7C1 pt., and 7E1 pt.or known as "Blocks A and B." The application site measures 3.96 acres, which includes density credits, and is located at the northwest corner of the site near the intersection of Westpark Drive and Greensboro Drive. The FDP site is currently developed with surface parking and an office building. Four residential buildings are proposed for a total of 1,080,000 square feet with up to 165,000 square feet of retail use. The height ranges will be between a minimum of 50 to a maximum of 340 feet.

LOCATION AND CHARACTER OF THE AREA

The application property is located in the North Subdistrict of the Tysons Central 7 District, as shown in the Tysons Corner Urban Center section of the Comprehensive Plan. The subject property is bounded by three existing roads; Greensboro Drive to the north, Westpark Drive to the west, and Leesburg Pike (Route 7) to the south. Solutions Drive runs partially along the eastern boundary of the site and terminates in a cul-de-sac midway through the application site. A private drive aisle extends along the eastern property boundary from the cul-de-sac to Route 7. The Greensboro Metro station is located across Route 7, and an entry/exit point to the station is located on an adjacent parcel to the east. The North Subdistrict has the highest natural elevation in Fairfax County, and the grade on the site slopes up northeast from the corner of Route 7 and Westpark Drive to the intersection of Solutions Drive and Greensboro Drive.

Surrounding land uses include existing office buildings along Greensboro Drive and across Westpark Drive. There is a mid-rise residential condominium community ("The Rotonda Condominiums") located across the northeast corner of the site along Westpark Drive. Across Route 7, there are commercial uses, including a service station, retail businesses and car dealerships. On October 28, 2014, the Board of Supervisors approved RZ/FDP 2013-PR-009 (Tysons Westpark, LC) for hotel, residential and retail uses on Tax Map Parcel 29-3 ((15)) 8, which was previously part of RZ/FDP 2010-PR-022. The site is located at the northeast corner of Westpark Drive and Route 7, and the proposed development was coordinated closely with RZ/FDP 2010-PR-022. The adjoining parcels totaling 5.79 acres to the east were approved by the Board of Supervisors on November 19, 2013 (RZ/FDP 2011-PR-005 and SEA 2008-MD-036, NVCommercial Incorporated and Clyde's Real Estate Group, Inc.) for a mixed-use development of six buildings, including multi-family residential, office and hotel buildings with ground floor retail, service and related uses.

COMPREHENSIVE PLAN CITATIONS:

Land Use

The Comprehensive Plan Areawide Recommendations for Tysons may be accessed at:

http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/tysons1.pdf

The Comprehensive Plan District Recommendations for Tysons may be accessed at:

http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/tysons2.pdf

In the Fairfax County Comprehensive Plan, 2013 Edition, Area II, Tysons Corner Urban Center, District Recommendations, as amended through April 29, 2014, on Pages 129 -136, the Plan, as applied to the application area, states the following:

"Tysons Central 7

Tysons Central 7 District has two subdistricts, separated by Route 7. The North Subdistrict is envisioned to be a vibrant 24-hour mixed use center with residential, retail, and hospitality uses, as well as a high concentration of office space. The South Subdistrict is envisioned as a civic center with a great public space and a significant new public building or buildings. The South Subdistrict will also include a mix of public, residential and commercial uses. The transformation in the South Subdistrict will be influenced by redevelopment that comes with the extension of Boone Boulevard. The northwestern portions of both subdistricts provide connectivity to the Tysons West District by means of the grid of streets, which provides streets parallel to Route 7.

Along Route 7, a transformed streetscape will create a wide tree-lined boulevard on either side of the at-grade Metro station. This redesign will result in a calming of traffic through this office area while maintaining the capacity of Route 7. The streets leading to and from Tysons Central 7 will be pedestrian-friendly, encouraging people to walk and bike and leading people to the civic center and the business areas of the district.

Guidance for evaluating development proposals in each subdistrict is contained in the Areawide Recommendations and the following subdistrict recommendations. Redevelopment options are dependent on the degree to which necessary public infrastructure can be provided and Plan objectives and development conditions set forth in the Areawide and subdistrict guidance can be satisfied by development proposals.

North Tysons Central 7 Subdistrict

The North Subdistrict is comprised of about 102 acres, and is generally bounded by Route 7 on the west, International Drive on the north and east, and Route 123 on the south. This area contains the highest natural elevation in the County, which make its skyline visible from great distances. Office use is the predominant land use in the subdistrict. Two hotels are situated at opposite ends of the area, one on the east side and one on the west. In addition, a small number of freestanding retail uses are concentrated in the area adjacent to the Route 7/Route 123 interchange, which is also the location of a water tower and a U.S. Army Communications Tower. Since the tower has a strategic location near the highest point in Fairfax County, the communications tower function is expected to remain, although it is desirable that the tower itself be removed and its functions incorporated onto the top of a new building or buildings.

Base Plan

This area is planned for office with support retail and service uses at intensities up to 1.65 FAR. The exception is the area adjacent to the Route 7/Route 123 interchange, which is planned for and developed with retail uses and two existing public facilities (a communication tower and water tower).

Redevelopment Option

The area will continue to have one of the highest concentrations of office space in Tysons, which has made this cluster of business activity a desired address for businesses seeking signature headquarters buildings. However, the subdistrict is envisioned to become a vibrant 24-hour mixed use area with an increased intensity and diversity of land use including more office and hotel use and the addition of residential and retail uses.

A Common Green type urban park of at least one acre in size should be provided in the area between Route 7 and Greensboro Drive as generally shown on the Land Use Concept Map. It should be large enough for open-air activities. Public art and water features are encouraged to make the space appealing and attractive. The Land Use Concept Map also shows that other open space amenities should be provided throughout the area.

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

- The vision for this subdistrict is to remain one of Tysons' greatest concentrations of office space, with the provision of more office buildings with highest intensities near the Metro station. However, to become a vibrant 24-hour area, the area's diversity of land use including hotel, residential and retail uses should be provided at intensities and land use mixes consistent with the Areawide Land Use Recommendations.

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

    - For the area developed with freestanding retail uses that is east of the station (adjacent to the Route 7/Route 123 interchange) and west of the existing water tower, full consolidation should be provided in order to address circulation and access needs associated with a significant increase in intensity for this area. If full consolidation cannot be achieved,

coordinated proffered development plans encompassing most of this area may be an appropriate alternative if critical vehicular circulation improvements which connect Pinnacle Drive to both Solutions Drive and Route 7 can be provided and if it can be demonstrated that any unconsolidated property can be developed in accordance with the Plan. Under both circumstances, this area will also need to coordinate access and circulation with the abutting portion of this subdistrict.

- For the area fronting Route 7 abutting the station to the west and north, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres and should include adequately phased circulation and access improvements, as well as providing the area's envisioned mix of uses. In addition, this area will need to provide a Common Green type urban park of about one acre in size to provide active and passive recreation and leisure opportunities for residents and workers as shown on the land use concept map. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.

- For the area north of Greensboro Drive, consolidation should include two or three properties as needed to provide open space and street grid improvements as shown on the land use concept map.

- For the area north and west of Westpark Drive, consolidation should occur with property in the abutting Tysons West District.

- Redevelopment should occur in a manner that fosters vehicular and pedestrian access and circulation. Development proposals should show how the proposed development will be integrated within the subdistrict as well as the abutting districts through the provision of the grid of streets.

- The major circulation improvement for this subdistrict is a new street connecting Westpark Drive to Pinnacle Drive and potentially extending to International Drive, where the new street would align with Tysons Boulevard. Redevelopment along the planned new street alignment should provide the right-of-way and construct the street, in phases if necessary. In addition, other streets (creating urban blocks) as well as other pedestrian and bike circulation improvements should be provided to improve connectivity. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are implemented consistent with the Areawide Urban Design and Transportation Recommendations.

- Publicly accessible open space and urban design amenities should be provided consistent with the Areawide Urban Design Recommendations and the urban park and open space standards in the Environmental Stewardship recommendations.

- When redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, as well as affordable/workforce housing as indicated under the Land Use guidelines.

- Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify necessary improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.

- This subdistrict contains the highest natural elevation in the County, and its skyline is visible from great distances. This subdistrict has some of the tallest buildings in Tysons, and new buildings are expected to contribute to its distinctive skyline. Maximum building heights range from 175 feet to 400 feet, depending upon location, as conceptually shown on the building height map and discussed in the Areawide Urban Design Recommendations. The tallest buildings should be closest to the Metro station with a maximum height of 400 feet.

- A potential circulator alignment extends across this subdistrict, as described in the Areawide Transportation Recommendations. In addition to the above guidance for this area, redevelopment proposals along the circulator route should provide right-of-way or otherwise accommodate the circulator and should make appropriate contributions toward its construction cost. See the discussion of Intensity in the Areawide Land Use Recommendations."

TYSONS COMPREHENSIVE PLAN LAND USE CATEGORIES (Page 22):
Transit Station Mixed Use
Residential Mixed Use

TYSONS COMPREHENSIVE PLAN BUILDING HEIGHT TIERS (Page 116):
Tier 1 (225' – 400') and Tier 2 (175' – 225')

LAND USE ANALYSIS

The land use analysis evaluates whether the application is in general conformance with Comprehensive Plan objectives such as land use, intensity, and consolidation.

Land Use

The subject application is designated as both the Transit Station Mixed Use and Residential Mixed Use land use categories on the Comprehensive Plan's Conceptual Land Use Map for Tysons (Page 22). The Plan defines the land use categories as follows (Pages 21-23):

> "**Transit Station Mixed Use**: These areas are generally located near the Metro stations. They are planned for a balanced mix of retail, office, arts/civic, hotel, and residential uses. The overall percentage of office uses throughout all of the Transit Station Mixed Use areas should be approximately 65%. This target of office uses will help Tysons maintain a balance of land use and transportation over the next 20 years. Individual developments may have flexibility to build more than 65% office if other developments in the category are built or rezoned with a use mix that contains proportionately less office. The residential component should be on the order of 20% or more of the total development. It is anticipated that the land use mix will vary by TOD District or subdistrict. Some districts or subdistricts will have a concentration of offices and other areas will have a more residential character. In all cases, synergies between complementary land uses should be pursued to promote vibrant urban communities.
>
> **Residential Mixed Use**: These areas are planned for primarily residential uses with a mix of other uses, including office, hotel, arts/civic, and supporting retail and services. These complementary uses should provide for the residents' daily needs, such as basic shopping and services, recreation, schools and community interaction. It is anticipated that the residential component should be on the order of 75% or more of the total development."

The subject application proposes the overall land use mix:

Land Use	Gross Floor Area (square footage)	Percentage of Land Use	Land Use FAR (based on total site area including density credits)
Office	1,995,610	44.0%	2.50
Residential	2,500,000	41.0%	3.13
Hotel	640,000	6.0%	.31
Retail	430,000	9.0%	.54
Totals [1]	**5,201,364**	**100%**	**5.33**

[1] Percentages and FAR may not add up to totals due to rounding.

The application site is within two land use categories. Parcels 7A1, 7B1 and 7E1 are within the Residential Mixed Use category, and the rest of the application site is planned for Transit Station Mixed Use. Based on the minimum residential percentages for the Transit Station Mixed Use (20% residential) and Residential Mixed Use (75% residential) categories and related land acreage, a minimum residential percentage of 37.9% is recommended for the application site. The residential

component of the application will be 41%, which is in conformance with the Comprehensive Plan recommendation. The applicant proposes to maintain the proposed land use mix through establishing the maximum GFA or number of residential units with each FDP and finalizing the specific number at site plan, subject to the limits of the proffers and CDP (Proffer 6, Final Development Plans, July 22, 2015). The applicant also states that any excess GFA or residential units from a building that does not develop to the proposed maximum GFA or units would be utilized in another building(s) within the same property if the accommodating building's maximum height for the block is not exceeded. Additionally, the applicant proposes the right to convert up to 100,000 square feet of designated office, residential and/or hotel uses to retail use as designated on an approved FDP (Proffer 5c, Proposed Development, July 22, 2015). The proposed conversion of 100,000 square feet (approximately 5% of the office gross floor area) will not negatively impact the overall land use mix. However, staff encourages the applicant to document any changes to the land use mix using the approved CDP development tabulations as a baseline with each FDP submission rather than changing the overall mix with each FDP submission. Additionally, proposed retail uses, as noted in the Development Tabulations, should be shown on the CDP, particularly with the existing office buildings on Block F.

Generally, the land use mix proposed for the subject applications follows the recommendations for the Transit Station Mixed Use and Residential Mixed Use categories and is in general conformance with the Comprehensive Plan.

Intensity

In TOD Districts, the Comprehensive Plan links intensity to a property's distance from a Metro station. For sites within 1/4 mile of a station, the Plan does not specify a maximum floor area ratio (FAR) (Pages 23-24, 26-27):

> "The highest intensities in Tysons should be built in areas closest to the Metro station entrance. Intensities should decrease as the walking distance from the stations increases. This reflects evidence from other urban areas that transit ridership is correlated with walking distance to rail stations. Following this pattern, the intensity of redevelopment projects within 1/4 mile of the Metro stations should be determined through the rezoning process; in other words, no individual site within these areas should be subject to a maximum FAR."

The applicant has calculated the FAR for each Metro distance ring. Tier 1 (less than 1/8 mile) is 3.42 FAR for 6.05 acres, Tier 2 (between 1/8 to ¼ mile) is 5.89 FAR on an area of 10.73 acres, and Tier 3 (outside ¼ mile) is 8.95 FAR on an area of 1.54 acres. Most of the applicant's site within the first tier consists of existing buildings (Block F), which will remain with future redevelopment, thus necessitating a higher intensity in the second tier. The Comprehensive Plan notes the following for sites planned for residential mixed use outside the ¼ mile radius (Page 27):

> "However, sites that are located between ¼ mile and 1/3 mile from the Metro stations in TOD Districts that do not include any office space or other high trip generating uses, should be allowed intensities of 2.5 FAR, plus any bonuses achieved. Redevelopment proposals for

> TOD District areas that are located more than ¼ mile from the stations may be allowed additional intensity if they are planned for the residential mixed use category; can demonstrate a convenient, safe, and pleasant walk to a Metro station; can demonstrate that they are unable to achieve the proposed intensity through bonuses for affordable housing or public facilities; and are in close proximity to or redeveloping in coordination with an area that is located within ¼ mile of a Metro station."

The FAR for the application area outside the ¼ mile radius is 8.95, which is above the recommended FAR limit of 2.5. Building A1, a residential building with retail, is primarily outside the ¼ mile radius and will measure up to 34 stories with a maximum height of 340 feet. A portion of Building A2, which will be up to 310 feet in height, is also located outside the ¼ mile radius. As the Comprehensive Plan notes, additional intensity outside the ¼ mile radius is permitted if certain criteria is satisfied. The building is within an area planned for Residential Mixed Use, and access to the Metro station will be facilitated by proposed and existing streets as well as new pedestrian connections through the site. The applicant is not able to achieve the proposed intensity through affordable housing or public facility bonuses, which excludes bonus units from the Workforce Dwelling Units (WDU) calculation beyond ¼ mile of the Metro station. The application area outside the ¼ mile radius is also an integral part of the overall proposed development.

It should be noted that the Comprehensive Plan recommends that floor area associated with public facilities not be included when calculating the intensity for applications in Tysons (Page 24).

> "To encourage public-private partnerships, when building space is provided for a public facility, the floor area of the facility should not be counted toward a development's allowable FAR."

The applicant does not include the proposed 17,000 square foot public facility within the FAR calculation. The proposed intensity for the subject application is 5.33 FAR, which is in general conformance with the Comprehensive Plan.

Initial Development Level (IDL)

The Comprehensive Plan sets an initial development level for office uses in Tysons and recommends that a Tysons-wide summary of existing and approved development be provided with all rezoning applications in Tysons (Pages 24-26). On March 29, 2011, the Board of Supervisors directed the Planning Commission (PC) to work with staff to develop a process to address the initial development level and other issues such as transportation funding. After adopting an inclusive process with many meetings over 17 months, the Planning Commission approved a set of recommendations on September 20, 2012.

The Planning Commission's recommendations to the Board of Supervisors on Tysons-related activities can be accessed through this link:

http://www.fairfaxcounty.gov/planning/tysons_docs/092012pc_rec_to_bos_final.pdf

"The current applications represent development beyond the 2030 time period used to set the IDL. To address this issue, the Commission has proposed a funding recommendation that, if implemented, would provide for the timely completion of all of the currently identified transportation improvements for the 2050 time period. Implementing the proposed funding solution would result in a circumstance that warrants revisiting current limitations on office development.

RECOMMENDATION:

As the Planning Commission's recommendations for financing infrastructure (identified above) addresses the increment beyond 2030 to the 2050 time period, the Planning Commission recommends:

31) The Board direct staff to incorporate within the next Tysons-wide plan amendment consideration of a change to the current IDL of 45 million square feet of office use."

The following table summarizes the built and approved office floor area in Tysons and the office space proposed with the subject application.

Category	CDP/GDP Office GFA (sq. ft)
Existing Development[1]	27,585,000
Under Construction[1]	1,103,576
Approved, Unbuilt Development [1]	10,128,589
RZ 2010-PR-022[2]	1,400,746
Total Office GFA	**40,851,461**

[1] *Estimation as of August 2015*
[2] Net number when accounting for existing office development on Block F

The total office space proposed for the subject application, combined with existing and approved development, would not exceed the 45 million square feet set as the initial development level for office uses in the Comprehensive Plan. No office space is proposed with FDP 2010-PR-022, and three (out of four) existing office buildings will remain with the future redevelopment of the site.

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 that address the Comprehensive Plan recommendations for phasing development to transportation improvements by making contributions to the transportation funds as set forth in the adopted BOS guidelines (Proffers 37 and 38, Tysons Grid of Streets Transportation Fund and Tysons-wide Transportation Contributions – Table 7 Improvements, July 22, 2015). 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."

The Plan does not specify a particular use for a recommended public facility in the North Tysons Central 7 Subdistrict of the Tysons Central 7 District (Page 136), but the applicant proposes to construct and dedicate approximately 17,000 square feet of space (and up to 25 designated parking spaces) within Building E2 to Fairfax County for a library (Proffer 65, Community Library, July 22, 2015). 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

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 on the application property (Proffer 59, Workforce Dwelling Units, July 22, 2015).

The Plan also recommends that applicants contribute $3.00 (or $0.25 annually) per non-residential square foot toward affordable housing opportunities in Tysons (Page 35):

> "Non-residential development throughout Tysons should contribute a minimum of $3.00 per nonresidential square foot (adjusted annually based on the Consumer Price Index) or at least 25 cents per nonresidential square foot over a period of time to be determined at the time of rezoning to a housing trust fund that will be used to create affordable and workforce housing opportunities in Tysons. Such developments may provide an equivalent contribution of land or affordable units in lieu of a cash contribution. Non-residential contributions could also be used to fund affordable housing opportunities in Tysons through a partnership. If non-residential floor area is achieved through a bonus for providing affordable and workforce dwelling units, the bonus floor area should not be included when calculating the contribution amount. Ground level retail located in office, hotel, and residential buildings should also not be included when calculating the contribution amount.
>
> The provision of workforce housing should be viewed as a collective responsibility that will directly benefit employers in Tysons. New office, retail, and hotel developments will benefit from having a range of affordable housing opportunities within a short commuting distance of the jobs in Tysons."

The applicant is proffering to two options for non-residential contributions toward affordable housing in Tysons (Proffer 60, Non-Residential Contribution for Workforce Housing, July 22, 2015), which excludes the existing office buildings on Block F. The first option is contribute one-time contribution of $3.00 per hotel square footage. The second option is to contribute $0.25 per new hotel square foot annually for 16 years. Both options would exclude ground floor retail/service uses and public uses. 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 Tysons Central 7 Recommendations, Page 135):

> "Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings, and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.
>
> - For the area fronting Route 7 abutting the station to the west and north, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres and should include adequately phased circulation and access improvements, as well as providing the area's envisioned mix of uses. In addition, this area will need to provide a Common Green type urban park of about one acre in size to provide active and passive recreation and leisure opportunities for residents and workers as shown on the land use concept map. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met."

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.

- o 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 subject application, which measures 18.33 acres, was coordinated closely with RZ/FDP 2013-PR-009 (Tysons Westpark, LC) on Tax Map Parcel 29-3 ((15)) 8, which was previously part of RZ/FDP 2010-PR-022. The development applications were evaluated in tandem, especially on the urban design, street and open space elements. Streetscapes for both applications are designed to be continuous, and vehicular access points to buildings on each application site align without conflict. The building heights are also complementary and present as a varied, collective skyline. A large "common green" type of park called *Magnetic Park*, measuring approximately 32,961 square feet, is proposed with this application, and visitors to *Magnetic Park* will be able to directly view and access the adjoining application site's open space amenities. Also, with RZ/FDP 2013-PR-009, the applicant committed a public facility contribution to the proposed community library, as well as a coordinated contribution towards an athletic field. Staff views the adjacent applications as coordinated development plans and believes that the application meets the consolidation objectives.

The subject application is in general conformance with the Comprehensive Plan guidance for consolidation and coordinated development.

Public Facilities

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

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

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

The Plan also encourages collaboration between land owners to better implement public facility objectives (Pages 91-92).

> "In addition to facilitating public facility objectives through zoning actions, it may be necessary for landowners throughout Tysons to work collaboratively and creatively through private-private partnerships to meet public facility objectives."

As previously discussed, the applicant intends to construct and dedicate 17,000 square feet in Building E2 for a community library, which addresses the Comprehensive Plan's guidance. A Special Exception application (SE 2015-PR-021, Meridian Science 7980, LP) is currently filed for a "quasi-public athletic field" to help fulfill the application's athletic field requirement. However, at the time of this memo's publication, the athletic field commitment remains under review as the Special Exception application and associated proffer(s) are finalized.

The public facility commitments proposed for the subject applications are in general conformance with the Comprehensive Plan, subject to a plan and proffer for the athletic field determined to be acceptable to the County.

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."

Parking on site will be parked at rates between 1/8 and 1/4 mile on property located within this radius (Proffer 47, Zoning Ordinance Requirements, July 22, 2015), and parking will be phased with development (and may exceed PTC District parking rates), though parking rates will not be exceeded at complete build-out (Proffer 48, Phasing of Parking, July 22, 2015). Unbundling parking from leased residential units (Proffer 51, Parking/Loading Stipulations, July 22, 2015) is also proposed in accordance with the suggested methods in the Comprehensive Plan. The applicant also proposes interim commercial off-street parking in the existing surface parking area without any new peripheral or interior parking lot landscaping, though any existing vegetation will remain. An operational analysis will also be provided to the Virginia Department of Transportation (VDOT) and Fairfax County Department of Transportation (FCDOT) at the time of site plan approval for the commercial off-street parking (Proffer 49, Commercial Off-Street Parking, July 22, 2015).

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).

Four new public streets are proposed through or around the application site, including Madison Street (public local), Park Avenue (public collector), Solutions Drive (public local) and Station Place (public collector). A private local street (Boro Place) is proposed between Blocks A and B. The proposed streets will help facilitate vehicular movement through and around the site, as well as provide new pedestrian routes. The applicant also proposes improvements and/or contributions to Route 7, Westpark Drive and Greensboro Drive, which border the site. Within the proposed grid, four new blocks are proposed, including Blocks A, B, and C. Blocks E and F form a single block, which measures approximately 700 feet in length along Route 7. The Comprehensive Plan states "block sizes should generally be within a 400 foot to 600 foot range with a maximum perimeter length of 2,000 feet. Any block longer than 600 feet should contain a mid-block pedestrian connection." Blocks E and F are proposed with a pedestrian promenade across the site, and pedestrians will be able to access the promenade through stairs along Route 7 as well as a direct connection to Metro via a proposed pedestrian bridge. Though a mid-block pedestrian connection is

not provided along Route 7, the promenade will offer an enhanced and direct pedestrian path to open space amenities and buildings on Block E and F.

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 split between the Tier One (225' – 400') and Tier Two (175' – 225') areas for building height. The following table compares the maximum heights recommended in the Conceptual Building Heights Map to that proposed range of heights for each building.

Building	Proposed Use	Comprehensive Plan Maximum Building Height Range	Proposed Building Height Range*
Building A1	Residential/Retail	Tier 2: 175' – 225'	280' – 340'
Building A2	Residential/Retail	Tier 2: 175' – 225'	250' – 310'
Building A3	Residential/Retail	Tier 2: 175' – 225'	50' – 160'
Building B1	Residential	Tier 2: 175' – 225'	255' – 310'
Building B2	Residential/Hotel	Tier 2: 175' – 225'	315' – 395'
Building B3	Residential	Tier 2: 175' – 225'	50' – 100'
Building C1	Residential/Hotel/Retail	Tier 2: 175' – 225'	110 – 345'
Building C2	Retail	Tier 2: 175' – 225'	60' – 140'
Building C3	Office/Retail	Tier 2: 175' – 225'	175' – 300'
Building E1	Office/Retail	Tier 1: 225' – 400'	150' – 400'
Building E2	Office/Retail/Public Facility	Tier 1: 225' – 400'	175' – 400'
Buildings F1, F2, F3	N/A (existing)	Tier 1: 225' – 400'	104' – 156'

*Penthouses up to 35 feet in height are not included in the maximum height of the buildings.

Proposed buildings closest to Metro are recommended for heights up to 400', and the applicant proposes two office buildings on Block E up to 400'. The Plan states that the vision for this area is to "remain one of Tysons' greatest concentrations of office space, with the provision of more office buildings with highest intensities near the Metro station." However, there are also buildings farther from Metro that exceed the height recommendations. The Plan recommends a maximum of 225 feet

for Tier 2 sites, and the applicant requests flexibility for the residential buildings above 225 feet with the incorporation of workforce housing in the buildings as well as to promote a varied skyline. Though the application site is split between two height tiers, staff reviewed the proposal as a complete proposal rather than individual buildings to better evaluate the potential skyline. In the Areawide Recommendations regarding Building Height, the Plan recommends these key guidelines:

- *Building heights and massing should respond to context, intended uses, and the Plan's vision for specific locations. Buildings may be oriented to maximize their view potential, but their location and orientation should take into consideration uses in the immediate vicinity.*

- *The tallest buildings of any development, particularly those that incorporate a tower feature, should be located internal to the site and along wider streets where they will be less likely to overwhelm the pedestrian realm.*

- *Height flexibility will be provided to facilitate the provision of affordable/workforce housing, as well as public and quasi-public uses such as a conference center or arts center.*

In addition to the height guidance in the Areawide Recommendations, the District Recommendations for the subject property address building height (Page 136).

> "This subdistrict contains the highest natural elevation in the County, and its skyline is visible from great distances. This subdistrict has some of the tallest buildings in Tysons, and new buildings are expected to contribute to its distinctive skyline. Maximum building heights range from 175 feet to 400 feet, depending upon location, as conceptually shown on the building height map and discussed in the Areawide Urban Design Recommendations. The tallest buildings should be closest to the Metro station with a maximum height of 400 feet."

The tallest proposed buildings in the Tier Two category include Buildings A1, B2, and C1. Buildings A1, A2, C1 and C2 will have frontage along Greensboro Drive and will anchor new corners and streets on the application site. Buildings B1, B2 and C3 are located internally within the application site, but will also front along a new public collector street (Park Avenue). The application site is mostly within ¼ mile of the Greenboro Metro station, and the maximum proposed heights and grade changes on the site will enhance the view potential, especially from the Metro platform, To promote a varied skyline, the applicant proposes a minimum to maximum height range for the proposed buildings in the proffers (Proffer 13, Building Height, July 22, 2015) with an added commitment to a four-story minimum height differential between Buildings E1 and E2. However, staff encourages the applicant to consider smaller height ranges to further commit to the dynamic urban skyline envisioned for the application site and Tysons as a whole.

The subject application is in general conformance with the Comprehensive Plan guidance for building height.

DMJ: BJC

County of Fairfax, Virginia

MEMORANDUM

DATE: August 6, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael Davis, Acting Chief MAD
Site Analysis Section, DOT

SUBJECT: RZ/FDP 2010-PR-022 – The Boro and Blocks A & B FDP
Land Identification Maps: 29-3 ((15)) 4D1, 4E1, 4F1, 4G, 7A1, 7B1, 7C1 and 7E1

This department has reviewed the subject rezoning and final development plan submittal including proffers and development plans dated July 22, 2015, and a TDM Implementation Plan dated April, 2015. The applicant is proposing to construct 1,867,000 GFA of office use, 250,000 GFA of hotel use, 1,765,000 of residential use, and 368,000 of retail use spread across the application area. The FDP development tabulations allow for up to 1,080,000 GFA of residential use and up to 165,000 GFA of retail use within blocks A and B of the application area.

The applicant has addressed many of the critical transportation issues identified in the Comprehensive Plan, in this application. These are outlined below.

- Reciprocal proffers with the neighboring, approved, Westpark Plaza rezoning application for the construction of Park Avenue and Madison Street. This will enable the implementation of Park Avenue and Madison Street during the appropriate phases of development. Park Avenue is an important new collector street that will serve traffic running parallel to Route 7. The ultimate design of Park Avenue will include bike lanes on both sides of the street and wide parking lanes that could be converted to peak hour travel lanes, should the need exist in the future. This was an effort to balance the need for a higher capacity roadway (4 lanes) and safe pedestrian movement with shorter crossing distances. The traffic volumes expected from both the County's Consolidated Traffic Impact Analysis and the applicant's Chapter 870 Traffic Impact Study were compatible with the proposed design which anticipates flexibility in the use of the street section to address traffic demand.

- Reciprocal proffers with the neighboring, approved, NV Commercial rezoning application for the construction of Station Place during the appropriate phases of development. Station Place is a new local street that connects both developments to the Greensboro Metro station.

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- Westpark Drive – Right-of-way (ROW) is to be dedicated that accommodates the applicant's construction of following elements:
  a. Streetscape elements that meet urban design guidelines in the Comprehensive Plan
  b. A 13 foot wide circulator lane from Park Avenue to Greensboro Drive for the future circulator bus service in Tysons
  c. Bike lane along their frontage
  d. Two, 11 foot wide through lanes and an 11 foot wide left turn lane for the intersection of Greensboro Drive and Westpark Drive
  e. Ensuring minimal modification to the raised median as exists today

- Greensboro Drive – ROW is to be dedicated that accommodates the applicant's construction of following elements:
  a. Streetscape elements that meet urban design guidelines in the Comprehensive Plan
  b. An 8 foot wide parking lane along their frontage
  c. Bike lanes along their frontage and the opposing frontage
  d. Four, 11 foot wide through lanes

- Solutions Drive and Madison Street – ROW is to be dedicated that accommodates the applicant's construction of the following elements:
  a. Streetscape elements that meet urban design guidelines in the Comprehensive Plan
  b. Two, 11 foot wide through lanes
  c. Parking lanes either 7' or 8' in width, as shown on the CDP reflective of the character of each street.

- Median modification on Westpark Drive – The applicant has agreed to modify the median on Westpark Drive between Greensboro Drive and International Drive to create left turn lane bays that reflect the queues shown in their traffic study. This is an off-site improvement however it is derived by their site traffic so credit to their grid fund contribution is not anticipated.

- 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 applications 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 committed to meet the Plan goals during all phases of development of the site, in conformance with a new approach to TDM.
b. 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.
c. 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.
d. 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.
e. 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.
f. 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.

- Tysons-wide Transportation Contributions for Table 7 Improvements – The commitment made by the Applicant remains consistent with the approved rates for 2015. The applicant has reserved the right to claim credit against this contribution for off-site intersection improvements that are not site traffic derived.

- Tysons Grid of Streets Transportation Fund – The Applicant commits to a contribution of $6.71 per square foot of non-residential GFA or $1,042 per each residential unit and reserves the right to claim credit against this contribution for off-site intersection improvements that are not site traffic derived.

- 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. Construction of traffic signals where warranted. The list of intersections includes: Westpark Drive/Park Avenue, Park Avenue/Madison Street, Greensboro Drive/Solutions Drive, Park Avenue/Solutions Drive and Greensboro Drive/Madison Street
c. Cash proffer to contribute to the optimization of traffic signals on Leesburg Pike, should VDOT require such an effort as a result of this development. If not needed for this purpose, those funds may be used for other transportation improvements in the Tysons Central 7 District.

While the Applicant has made an excellent effort to work with staff on the previous items, a few significant outstanding issues remain. These are outlined below.

- Level of Service (LOS) Waiver for Route 7/Westpark Drive intersection – The applicant submitted a Level of Service waiver for the intersection o Route 7/Westpark Drive and proffered to contribute toward the construction of the State Street and Route 7 intersection at a rate of $0.07 for each square foot of building constructed on the property. The Virginia Department of Transportation issued a response on July 16th, 2015 to the applicants with some revisions that are necessary in the LOS waiver. Neither the County nor VDOT have received a revised LOS waiver document so as of this time, the LOS waiver has not been approved by VDOT. It should be noted that the cash contribution is in addition to the contributions made to the Tysons Grid and Tysons-wide Transportation Funds. This waiver should be revised by the applicant and approved by VDOT prior to approval of the rezoning.

- Chapter 870 Traffic Impact Analysis (TIA) – Over the 4 year history of this project, the applicant has worked on a TIA with the County and VDOT to address the traffic impacts created by the development. 5 iterations of the study have been submitted to the County and VDOT for review. The densities proposed in the application changed significantly during these 4 years resulting in the need for a new submission of the traffic study in May 2014 as well as May 2015. The most recent resubmission on July 20, 2015 was to respond to the comments made by FCDOT and VDOT. Staff is continuing the review this document but given the timing of the submission and the required timing of this memo, review has not been substantially completed by VDOT or the County. As such, a chapter 870 traffic study has not been approved for this development application.

- Access Management waivers for several intersections/driveways have been resubmitted to respond to VDOT comments, however these revisions were received July 31, 2015 and as such, review has not been completed. It is imperative that these waivers be deemed acceptable by VDOT for traffic and this development to function properly.

MAD/JCH

County of Fairfax, Virginia

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

July 23, 2015

William F. Johnson., Senior Associate
Wells & Associates
11441 Robertson Drive, Suite 201
Manassas, VA 20109

REFERENCE: RZ 2010-PR-022 - The Boro

Dear Will:

This department has completed its review of proposed waivers to urban street design standards utilized in the Tysons Corner Urban Center. These standards were adopted by the Board of Supervisors on September 13, 2011. Waivers to VDOT urban design street standards were filed and reviewed separately. The following waivers applicable to the County were proposed. Comments are discussed with each proposal.

- FC_B01: Bike lanes on Park Ave east of Solutions Drive.

  There is no objection to this waiver.

- FC_B02: Bike lanes on west side of Station Place.

  There is no objection to this waiver.

- FC_P01: Curb parking on Westpark Drive from Park Ave north to Greensboro Drive.

  There is no objection to this waiver. If the area is not used by bus service in the interim, a parking lane could be supported.

- FC_P02: Curb parking on Park Ave east of Solutions Drive.

  There is no objection to this waiver.

- FC_P03: Curb parking on west side of Station Place.

  There is no objection to this waiver.

- FC_S01: Building zone width on Route 7.

  Waiver not supported at this time. Subsequent information from a fire plan will be needed before final decision. Staff does not believe that the entire frontage of Route 7 needs to be waived.

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- FC_S02: Building zone and landscape panel on Park Ave east of Solutions Drive.

  There is no objection to this waiver.

- FC_S03: Building zone and landscape panel on Station Place.

  There is no objection to this waiver.

- FC_S04: Vertical clearance above streetscape on Madison Ave above the loading/parking access for Block E.

  There is no objection to this waiver as long as a façade treatment and adequate lighting underneath the overhang is provided to make this area more inviting for pedestrians. It should also be noted that this waiver is only acceptable because of the colocation of the garage entrance and overhang. If either move, a subsequent design waiver would be need to be submitted for reassessment. The vertical clearance is ok due to the lack of trees proposed but we suspect that, if these two elements were not co-located, trees would be proposed, as would be expected with a typical streetscape section.

Additionally, another streetscape waiver should be submitted for the area adjacent to building E2 on Madison Street. The streetscape differs here with "Technology Plaza" being present.

Please contact me at 703 877-5600 if there are any questions about this response.

Sincerely,

Jeffrey Hermann, AICP
Transportation Planner IV

JCH

County of Fairfax, Virginia

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

July 23, 2015

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Dear Will:

This department has completed its review of proposed waivers to urban street design standards utilized in the Tysons Corner Urban Center. These standards were adopted by the Board of Supervisors on September 13, 2011. Waivers to VDOT urban design street standards were filed and reviewed separately. The following waivers applicable to the County were proposed. Comments are discussed with each proposal.

- FC_B01: Bike lanes on Park Ave east of Solutions Drive.

  There is no objection to this waiver.

- FC_B02: Bike lanes on west side of Station Place.

  There is no objection to this waiver.

- FC_P01: Curb parking on Westpark Drive from Park Ave north to Greensboro Drive.

  There is no objection to this waiver. If the area is not used by bus service in the interim, a parking lane could be supported.

- FC_P02: Curb parking on Park Ave east of Solutions Drive.

  There is no objection to this waiver.

- FC_P03: Curb parking on west side of Station Place.

  There is no objection to this waiver.

- FC_S01: Building zone width on Route 7.

  Waiver not supported at this time. Subsequent information from a fire plan will be needed before final decision. Staff does not believe that the entire frontage of Route 7 needs to be waived.

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot

FCDOT
Serving Fairfax County for 25 Years and More

- FC_S02: Building zone and landscape panel on Park Ave east of Solutions Drive.

  There is no objection to this waiver.

- FC_S03: Building zone and landscape panel on Station Place.

  There is no objection to this waiver.

- FC_S04: Vertical clearance above streetscape on Madison Ave above the loading/parking access for Block E.

  There is no objection to this waiver as long as a façade treatment and adequate lighting underneath the overhang is provided to make this area more inviting for pedestrians. It should also be noted that this waiver is only acceptable because of the colocation of the garage entrance and overhang. If either move, a subsequent design waiver would be need to be submitted for reassessment. The vertical clearance is ok due to the lack of trees proposed but we suspect that, if these two elements were not co-located, trees would be proposed, as would be expected with a typical streetscape section.

Additionally, another streetscape waiver should be submitted for the area adjacent to building E2 on Madison Street. The streetscape differs here with "Technology Plaza" being present.

Please contact me at 703 877-5600 if there are any questions about this response.

Sincerely,

Jeffrey Hermann, AICP
Transportation Planner IV

JCH

APPENDIX 7

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

August 21, 2015

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: RZ/FDP 2010-PR-022 The Boro Blocks A & B
Tax Map # 29-3((15))0004D1, 4E1 & Other parcels

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 July 24, 2015, and received July 27, 2015. I have no additional comments regarding this submittal.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver
fairfaxrezoning2010-PR-022rz10TheBoro(SAIC)A&B8-21-15BB

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

August 25, 2015

Ms. Barbara Berlin
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: RZ 2010-PR-022 The Boro TIA Comments
Tax Map # 29-3((01))0007A
Fairfax County

Dear Ms. Berlin:

VDOT has reviewed the above plan and traffic impact study submitted on July 20, 2015, and received on July 27, 2015. The responses to the previous comments are acceptable. The analysis has been found to be complete and the conclusions and recommendations made in the report are acceptable.

Please contact me if you have any further questions regarding these comments.

Sincerely,

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver
527Info2010-PR-022tia2TheBoro8-25-15BB

THE BORO LEVEL OF SERVICE WAIVER REQUEST

Recommended for Approval by: _____ Date: 8/27/15

Abraham Lerner
Associate Manager Special Project Development

_____ Date: 8-28-2015

Paul Kraucunas
Land Development Program Manager

Approved by: _____ Date: 8-28-15

Helen Cuervo
Northern Virginia District Administrator

WELLS + ASSOCIATES

MEMORANDUM

11441 Robertson Drive
Suite 201
Manassas, VA 20109
703-365-9262
703-365-9265 FAX

www.mjwells.com

To: Paul Kraucunas, P.E.
Abi Lerner, P.E.
Virginia Department of Transportation (VDOT)

Jeffrey Hermann, AICP
Fairfax County Department of Transportation (FCDOT)

From: Robin L. Antonucci
William F. Johnson, P.E.

Re: RZ 2010-PR-022; The Boro

Subject: Level of Service Waiver – Route 7/Westpark Drive

Date: June 10, 2015
Revised August 27, 2015

Introduction

The purpose of this memorandum is to address the Level of Service (LOS) design standard for the intersection of Leesburg Pike (Route 7) at Westpark Drive. A waiver of the LOS standard for this intersection was granted by the VDOT District Administrator on July 16, 2014 in conjunction with the rezoning application associated with Westpark Plaza (RZ 2013-PR-009). The information provided in that design waiver also applies to the subject development proposal known as The Boro, as noted in the following sections.

Level of Service Standard

The LOS standards for roadways in Tysons are outlined in the Transportation Design Standards for Tysons Corner Urban Center (VDOT in partnership with FCDOT, dated September 13, 2011), referred to as the "Tysons Design Standards." The LOS standard is applied based on the recommended functional classification for the roadway, as specified in the Tysons Design Standards.

The recommended functional classification for Route 7 is "Boulevard", which has a LOS standard of D/E. Although the Tysons Comprehensive Plan (adopted June 2010) specifies a target LOS E, the higher standard of LOS D is recommended for roadways that are part of the National Highway System, which includes Route 7.

Table 1
Level of Service Waiver - Route 7/Westpark Drive
Summary of Proposed Development Levels

	Build Out (2030) Development Levels (GSF)			
	The Boro Proposed Development (1)	The Boro TIA (7/20/15)	The Boro Level of Development Assumed in the Westpark Plaza Analysis (3/29/13)	Tysons Central CTIA (May 2013)
Office	1,867,000	1,867,000	1,995,364	2,599,864
Residential	1,790,000	1,790,000	1,326,000	826,000
Hotel	250,000	250,000	335,000	380,000
Retail	343,000	343,000	94,000	38,000
TOTAL	4,250,000	4,250,000	3,750,364	3,843,864
Existing Block F GFA to Remain	*595,840*	*595,840*	*595,840*	
NET NEW GFA	3,654,160	3,654,160	3,154,524	

Note:
(1) The total amount reflects maximum gross floor area (GFA) that may be developed per the CDP. The site may develop with less floor area than shown here.

Forecasted Level of Service

The forecasted levels of service at the Route 7/Westpark Drive intersection upon full build-out of The Boro were most recently evaluated in the Traffic Impact Study ("TIS") prepared by Wells + Associates and most recently dated May 4, 2015. The level of service results from the TIS (under 2030 build-out conditions) are reproduced herein as Attachment I. As shown, certain lane groups do not meet the LOS D/E standard.

Justification

As shown in Attachment I, certain lane groups at the Route 7/Westpark Drive intersection are expected to operate at LOS E or worse during one or more peak hours under 2030 build-out conditions. Also, as noted previously, a waiver of the LOS standard for this intersection was granted by the VDOT District Administrator on July 16, 2014 in conjunction with the rezoning applications for Westpark Plaza. A copy of the approved waiver is included as Attachment II.

The approved waiver for the Route 7/Westpark Drive intersection included an analysis based on the Consolidated Traffic Impact Analysis (CTIA) for Tysons Central dated May 29, 2013. As noted on Page 33 of the CTIA, this study included trip generation for increased development in the Tysons Central 7 district consistent with pending and approved rezonings in the area, including The Boro site (referred to as the SAIC property), as well as an assumption of traffic for the full development potential for properties without pending or approved rezoning applications. Table 1 provides a summary of the development levels assumed and evaluated in the various traffic study documents including The Boro TIA (dated July 20, 2015), The Westpark Plaza/Solutions Plaza TIA (dated March 29, 2013), and the Tysons Central CTIA (May 2013). It should be noted that the development levels summarized in Table 1 reflect the maximum amount that can be developed on the site in accordance with the proposed proffers and Conceptual Development Plan (CDP). The site may develop with less GFA than that shown. As elaborated below, the Applicant proposes to monetarily contribute on a per GSF basis which will account for the amount of density ultimately developed for the site.

As shown in Table 1, the proposed level of development for the Boro exceeds the level of development for this site assumed in the previously approved level of service waiver request prepared in conjunction with the Westpark Plaza application. Under these circumstances, the Boro Applicant understands that the approval of the previously submitted level of service waiver for Westpark Plaza cannot be used to request approval for a level of service waiver for the Boro. However, as shown in Table 2, the revised level of development for the Boro is expected to generate fewer

Table 2
Level of Service Waiver - Route 7/Westpark Drive
The Boro Site Trip Generation Comparison Summary

	Solutions Plaza and Westpark Plaza TIA (3/29/13)			The Boro TIA (7/20/15)			Difference		
Land Use	AM Peak Hour	PM Peak Hour	Daily	AM Peak Hour	PM Peak Hour	Daily	AM Peak Hour	PM Peak Hour	Daily
Office	1,715	1,656	11,517	1,250	1,206	8,392	-465	-450	-3,125
Residential	558	647	7,024	429	496	5,386	-129	-151	-1,638
Retail	333	281	4,167	836	1,176	13,730	503	895	9,563
Hotel	134	138	2,288	59	69	1,124	-75	69	-1,164
TOTAL	2,740	2,722	24,996	2,574	2,947	28,632	-166	225	3,636

trips during the AM peak hour and only eight percent more trips during the PM peak hour. Because of the marginal increase in PM peak trips, the Applicant is requesting that this time VDOT approve this level of service waiver without having to resubmit a complete new level of service waiver. Thus, the Applicant is requesting that VDOT allows the Boro to rely this one time only on the findings and mitigation measures identified in the Westpark Plaza waiver request

According to the Comprehensive Plan and the CTIA, State Street is a planned collector roadway that will intersect Route 7 between the existing Westpark Drive and Spring Hill Road intersections. State Street is intended to function as a new full movement intersection. However, the elevation of Route 7 at the future intersection is such that, currently, there is a lack of sufficient clearance under the metrorail structure for the intersection to function. Route 7 must be effectively lowered in order to achieve the clearance necessary under the metrorail bridge. The cost for this modification is estimated at up to $5,259,000.

Consistent with the approved LOS waiver, the Applicant for The Boro proposes to contribute monetarily toward the State Street improvement at a rate of $0.07 per new gross square foot (GSF) of development. Accordingly the Applicant has drafted a new proffer for this contribution in the most recent set of draft proffers. A copy of the proffer is provided in Attachment III. The most current Conceptual Development Plan (CDP) for The Boro, dated May 22, 2015, reflects up to 3,654,160 new GSF (4,250,000 GSF less the 595,840 GSF associated with the existing Block F buildings which will remain). Therefore, the total maximum contribution toward the State Street improvement would be approximately $255,791.

Conclusion

This memorandum provides the following justification for the application of the approved LOS waiver to The Boro development proposal:

1. A waiver of the LOS standard was granted by the VDOT District Administrator on July 16, 2014 for the intersection of Route 7 and Westpark Drive.

2. The Tysons Central CTIA traffic analysis provided in the previously approved waiver included traffic forecasts associated with the development of The Boro site.

3. The draft proffers associated with The Boro (RZ 2010-PR-022) include monetary contributions of $0.07 per square foot of new building area, consistent with the mitigation recommended in the previously approved waiver.

ATTACHMENT I

Table 8-1
The Boro
2010 Total Future Levels of Service with The Boro (1) (2) (3) (4)

Intersection	Operating Condition	Street Name	Approach/ Movement	Existing 2008 AM	Existing 2008 PM	Background 2010 AM	Background 2010 PM	Total Future 2010 AM	Total Future 2010 PM
1 Route 7/Service Drive	Signal	Route 7	EBTR	A (9.2)	A (1.3)	N/A	N/A	N/A	N/A
		Route 7	WBTR	A (0.6)	A (0.2)	N/A	N/A	N/A	N/A
		Driveway	NBR	F (86.3)	F (100.1)	N/A	N/A	N/A	N/A
		Service Drive	SBR	A (0.0)	A (0.1)	N/A	N/A	N/A	N/A
			Overall	A (2.6)	A (6.4)	N/A	N/A	N/A	N/A
Route 7/Station Place	STOP	Driveway	NBR	*N/A*	*N/A*	*C (20.3)*	*F (51.2)*	*C (21.5)*	*F (63.1)*
		Station Place	SBR	*N/A*	*N/A*	*F (63.6)*	*B (12.6)*	*F (67.0)*	*B (12.6)*
2 Route 7/Madison Street	STOP	Madison Street	SBR	E (37.6)	D (32.0)	E (38.3)	F (71.7)	F (154.9)	F (401.[illegible])
3 Route 7/Westpark Drive	Signal	Route 7	EBL	F (106.2)	E (77.2)	N/A	N/A	N/A	N/A
		Route 7	EBTR	B (11.7)	E (58.6)	N/A	N/A	N/A	N/A
		Route 7	WBL	F (89.3)	E (70.7)	N/A	N/A	N/A	N/A
		Route 7	WBT	E (65.3)	D (53.1)	N/A	N/A	N/A	N/A
		Route 7	WBR	C (31.2)	A (0.1)	N/A	N/A	N/A	N/A
		Gosnell Road	NBL	F (114.7)	F (115.3)	N/A	N/A	N/A	N/A
		Gosnell Road	NBLTR	F (97.3)	F (104.6)	N/A	N/A	N/A	N/A
		Westpark Drive	SBL	F (88.5)	F (116.3)	N/A	N/A	N/A	N/A
		Westpark Drive	SBLT	F (83.2)	F (101.3)	N/A	N/A	N/A	N/A
		Westpark Drive	SBR	E (23.5)	E (27.4)	N/A	N/A	N/A	N/A
			Overall	D (51.4)	E (79.5)	N/A	N/A	N/A	N/A
Background Improvements	*Signal*	*Route 7*	*EBL*	*N/A*	*N/A*	*F (471.4)*	*F (289.5)*	*F (808.0)*	*F (541.6)*
		Route 7	*EBT*	*N/A*	*N/A*	*A (7.7)*	*D (41.2)*	*A (8.0)*	*D (42.5)*
		Route 7	*EBR*	*N/A*	*N/A*	*A (1.7)*	*D (43.0)*	*A (1.7)*	*D (45.0)*
		Route 7	*WBL*	*N/A*	*N/A*	*F (81.1)*	*E (79.7)*	*E (78.3)*	*E (80.0)*
		Route 7	*WBTR*	*N/A*	*N/A*	*F (109.1)*	*E (65.4)*	*F (134.1)*	*F (105.8)*
		Gosnell Road	*NBL*	*N/A*	*N/A*	*E (69.7)*	*F (84.8)*	*E (69.7)*	*F (84.8)*
		Gosnell Road	*NBT*	*N/A*	*N/A*	*F (513.6)*	*F (124.1)*	*F (607.7)*	*F (170.1)*
		Gosnell Road	*NBR*	*N/A*	*N/A*	*E (59.0)*	*E (66.5)*	*E (59.0)*	*E (66.5)*
		Westpark Drive	*SBL*	*N/A*	*N/A*	*F (225.0)*	*F (149.4)*	*F (440.3)*	*F (318.9)*
		Westpark Drive	*SBT*	*N/A*	*N/A*	*F (208.0)*	*F (485.4)*	*F (237.9)*	*F (564.9)*
		Westpark Drive	*SBR*	*N/A*	*N/A*	*E (73.9)*	*F (501.0)*	*E (76.6)*	*F (698.4)*
			Overall	*N/A*	*N/A*	*F (127.5)*	*F (130.6)*	*F (218.8)*	*F (301.3)*
Optimize Signal Timing	*Signal*	*Route 7*	*EBL*	*N/A*	*N/A*	*N/A*	*N/A*	*F (355.3)*	*F (350.2)*
		Route 7	*EBT*	*N/A*	*N/A*	*N/A*	*N/A*	*A (8.0)*	*E (58.6)*
		Route 7	*EBR*	*N/A*	*N/A*	*N/A*	*N/A*	*A (1.7)*	*D (54.9)*
		Route 7	*WBL*	*N/A*	*N/A*	*N/A*	*N/A*	*E (78.3)*	*F (92.3)*
		Route 7	*WBTR*	*N/A*	*N/A*	*N/A*	*N/A*	*F (183.1)*	*F (295.8)*
		Gosnell Road	*NBL*	*N/A*	*N/A*	*N/A*	*N/A*	*E (69.7)*	*E (70.4)*
		Gosnell Road	*NBT*	*N/A*	*N/A*	*N/A*	*N/A*	*F (607.7)*	*F (94.4)*
		Gosnell Road	*NBR*	*N/A*	*N/A*	*N/A*	*N/A*	*E (59.0)*	*E (59.7)*
		Westpark Drive	*SBL*	*N/A*	*N/A*	*N/A*	*N/A*	*F (440.3)*	*F (131.2)*
		Westpark Drive	*SBT*	*N/A*	*N/A*	*N/A*	*N/A*	*F (237.9)*	*F (300.7)*
		Westpark Drive	*SBR*	*N/A*	*N/A*	*N/A*	*N/A*	*E (76.9)*	*E (407.9)*
			Overall	*N/A*	*N/A*	*N/A*	*N/A*	*F (304.3)*	*F (205.3)*
4 Westpark Drive/Park Avenue	STOP	Driveway	EBLTR	E (41.5)	E (48.6)	N/A	N/A	N/A	N/A
		Park Avenue	WBLTR	F (88.1)	F (58.3)	N/A	N/A	N/A	N/A
		Westpark Drive	NBL	A (9.1)	B (11.7)	N/A	N/A	N/A	N/A
		Westpark Drive	SBL	B (11.3)	A (8.3)	N/A	N/A	N/A	N/A
Background Improvement - Add signal	*Signal*	Driveway	EBLTR	*N/A*	*N/A*	*C (27.4)*	*C (26.1)*	*C (29.1)*	*B (16.2)*
Add westbound left turn lane		Park Avenue	WBLT	*N/A*	*N/A*	*D (40.1)*	*C (23.7)*	*F (142.0)*	*F (117.6)*
		Park Avenue	WBR	*N/A*	*N/A*	*C (27.6)*	*C (27.8)*	*C (29.2)*	*B (14.6)*
		Westpark Drive	NBL	*N/A*	*N/A*	*B (14.6)*	*C (25.0)*	*B (15.0)*	*D (36.8)*
		Westpark Drive	NBTR	*N/A*	*N/A*	*C (31.9)*	*C (27.2)*	*E (79.0)*	*D (44.3)*
		Westpark Drive	SBL	*N/A*	*N/A*	*B (15.7)*	*B (19.4)*	*C (27.6)*	*F (241.4)*
		Westpark Drive	SBTR	*N/A*	*N/A*	*C (32.2)*	*C (32.1)*	*C (32.4)*	*E (76.2)*
			Overall	*N/A*	*N/A*	*C (29.3)*	*C (29.9)*	*E (70.5)*	*E (87.7)*
5 Westpark Drive/Block B	STOP	Block B	WBR	N/A	N/A	N/A	N/A	B (11.0)	B (10.2)
		Westpark Drive	NBTR	N/A	N/A	N/A	N/A	A (0.0)	A (0.0)
		Westpark Drive	SBT	N/A	N/A	N/A	N/A	A (0.0)	A (0.0)
6 Westpark Drive/Greensboro Place	STOP	Boro Place	WBR	N/A	N/A	N/A	N/A	B (11.5)	B (11.5)
		Westpark Drive	NBTR	N/A	N/A	N/A	N/A	A (0.0)	A (0.0)
		Westpark Drive	SBT	N/A	N/A	N/A	N/A	A (0.0)	A (0.0)
7 Westpark Drive/Greensboro Drive	Signal	Greensboro Drive	EBL	C (25.1)	D (35.1)	C (26.2)	D (41.2)	C (28.9)	D (41.2)
		Greensboro Drive	EBTR	E (74.6)	E (71.3)	F (185.7)	F (184.0)	F (258.2)	F (287.2)
		Greensboro Drive	WBL	C (28.4)	E (60.0)	C (29.0)	F (147.9)	D (44.6)	F (140.4)
		Greensboro Drive	WBTR	C (34.7)	D (49.3)	D (42.2)	F (234.6)	E (68.6)	F (250.4)
		Westpark Drive	NBL	B (17.4)	C (22.2)	D (39.2)	C (27.0)	C (29.6)	C (25.0)
		Westpark Drive	NBTR	C (29.0)	C (29.3)	E (71.6)	D (39.6)	F (86.7)	D (38.7)
		Westpark Drive	SBL	D (15.8)	B (11.0)	D (43.5)	B (12.2)	D (47.5)	F (93.5)
		Westpark Drive	SBTR	B (26.2)	B (12.5)	C (34.2)	C (31.8)	C (32.8)	D (38.2)
			Overall	C (33.2)	D (40.9)	E (72.6)	F (113.4)	F (93.8)	F (134.3)
Add additional SBT lane	*Signal*	*Greensboro Drive*	*EBL*	*N/A*	*N/A*	*N/A*	*N/A*	*C (24.5)*	*F (88.0)*
Optimize Signal Timing		*Greensboro Drive*	*EBTR*	*N/A*	*N/A*	*N/A*	*N/A*	*F (108.2)*	*E (60.7)*
		Greensboro Drive	*WBL*	*N/A*	*N/A*	*N/A*	*N/A*	*D (49.4)*	*F (166.9)*
		Greensboro Drive	*WBTR*	*N/A*	*N/A*	*N/A*	*N/A*	*D (36.4)*	*F (80.2)*
		Westpark Drive	*NBL*	*N/A*	*N/A*	*N/A*	*N/A*	*C (33.5)*	*D (41.3)*
		Westpark Drive	*NBTR*	*N/A*	*N/A*	*N/A*	*N/A*	*E (74.0)*	*D (49.8)*
		Westpark Drive	*SBL*	*N/A*	*N/A*	*N/A*	*N/A*	*F (103.3)*	*F (143.2)*
		Westpark Drive	*SBTR*	*N/A*	*N/A*	*N/A*	*N/A*	*C (27.8)*	*C (29.2)*
			Overall	*N/A*	*N/A*	*N/A*	*N/A*	*E (68.9)*	*E (79.9)*

Notes: (1) Numbers in parentheses ( ) represent delay at signalized intersections in seconds per vehicle
(2) Numbers in square brackets [ ] represent delay at unsignalized intersections in seconds per vehicle
(3) Asterisks * represent delays in excess of 999.9 seconds
(4) Roadway names in bold are considered exclusively for purposes of the analysis

LD-448
(2-20-14)

RZ 2013-PR-009

DEPARTMENT OF TRANSPORTATION
LOCATION AND DESIGN/STRUCTURE & BRIDGE
DESIGN WAIVER REQUEST

(See IIM-LD-227 for the definition of Design Waiver)

To: Stephen Bates, P.E.
District Location and Design Engineer

Date: July 9, 2014

From: William F. Johnson, P.E.
Project Designer (L&D or S&B)

State Project Number: N/A

Federal Project Number: N/A

County/City: Fairfax County

District: Northern Virginia

Funding Source: Private

Project Description

From: Intersection of Leesburg Pike (Route 7) and Westpark Drive (Route 5061)

UPC: N/A

To: N/A

Functional Classification: Urban Principal Arterial / Low Speed Boulevard

Minimum VDOT GS Standard: GS-5

Min. VDOT Standard: LOS "D"[1]

Min. AASHTO Standard: N/A

A Design Waiver is requested for the following:

- ☐ Clear Zone
- ☐ Total Shoulder Width
- ☐ Paved Shoulders Width
- ☐ Curb and Gutter
- ☐ Minimum Radius
- Pedestrian Accessibility
- ☐ Compliance(See IIM-LD-55)
- ☐ Intersection Sight Distance
- ☐ Ditch Width
- ☐ Lane Tapers
- ☐ Buffer Strip Width
- ☐ Superelevation
- ☒ Other "NHS LOS Standard"

Design Waiver request must address the following:

- Established design criteria versus proposed and existing criteria (including traffic data, design speed and posted speed)

- Established Design Criteria: NHS Minimum Level of Service (LOS) "D" or better
- Proposed Design Criteria: LOS "E" (AM peak hour) and LOS "F" (PM peak hour) with RZ 2013-PR-009
- Existing Design Criteria: LOS "D" (AM peak hour) and LOS "E" (PM peak hour)

[Lessburg Pike (Route 7) is classified by VDOT as an urban principal arterial and by Fairfax County as a low speed boulevard. It has a posted speed limit of 35 miles per hour (mph) and an assumed design speed of 40 mph. The latest (2012) VDOT traffic count indicates that Leesburg Pike in the vicinity of the subject site carries 60,000 vehicles per day (vpd).]

[1] The VDOT District Administrator may accept a lower standard for NHS routes upon review of an Operational Analysis (*Transportation Design Standards for Tysons Corner Urban Center*, September 13, 2011)

- Reason the appropriate design criteria cannot be met

Leesburg Pike (Route 7) at its intersection with Westpark Drive experiences substandard levels of service under existing conditions without the Westpark Plaza application (RZ 2013-PR-009). The VDOT accepted Chapter 870 Traffic Impact Study (TIS) dated October 12, 2010 as revised through March 29, 2013 demonstrates that although the overall LOS would be "E" or "F", the eastbound and westbound approaches (Route 7 mainline) would maintain the NHS LOS "D" standard under future conditions with Westpark Plaza. The supporting analysis is provided in **Attachment I**. The analysis shows that the side street approaches (Westpark Drive and Gosnell Road) would operate at or near capacity during peak hours due to heavy mainline traffic demand. This results in the intersection operating at overall LOS "E" or "F" although adequate levels of service (LOS "D") are maintained on the Route 7 mainline approaches. Physical improvements necessary to achieve adequate levels of service are described below under "Cost to meet standard versus project cost." The costs associated with these improvements exceed $800,000 and, most critically, would require the acquisition of right-of-way not directly controlled by the Applicant. Because of these constraints, alternative forms of mitigation are proposed as described herein.

- Justification for the proposed criteria

As stated above, the minimum recommended operating condition for Leesburg Pike (Route 7) is LOS "D" due to its designation as a NHS route. However, according to the Design Standards, Table 2, Footnote 1 (page DS-8),

> "...the VDOT District Administrator may accept a lower standard for NHS routes upon review of an Operational Analysis. Where the LOS 'D/E' standard cannot be achieved, mitigation measures must be considered in accordance with Sections I and J (operational analysis elements) above. A Level of Service (LOS) Waiver for NHS routes is required, and is administered by the VDOT District Administrator at the district level. When considering the waiver, VDOT will take into account the existing LOS of the street or intersection."

As stated previously, the Route 7 mainline would maintain adequate LOS "D" during peak hours. However, since the overall intersection LOS would be "E" (AM peak hour) and "F" (PM peak hour), VDOT staff determined that this waiver request was necessary.

Route 7 is designated as a National Highway System (NHS) route. According to the Federal Highway Administration ("FHWA"), the NHS consists of interconnected urban and rural arterials which serve major populations centers (like Northern Virginia), public transportation facilities (like the Dulles Airport Access Toll Road, the Capital Beltway and the Silver Line) and other major travel destinations; meets national defense requirements; and serves interstate and interregional travel. However, this NHS improvement is not the sole responsibility of this one Applicant. By its very designation as a NHS route and its character and purpose, the redesign of this facility is far more regional in nature and scope. The Comprehensive Plan for Tysons Corner recognizes that commitments toward the installation/implementation of street grid links, multimodal transportation infrastructure, and Transportation Demand Management (TDM) are necessary in order for build-out of the broader Tysons Corner master plan to be accommodated. Based on the Comprehensive Plan recommendations, the Applicant has committed in draft proffers to a number of transportation improvements/enhancements as outlined in **Attachment II** and **Attachment III** which will serve to improve levels of service within Tysons Corner, including the subject intersection.

In order to respond to the specific concern of improving the Route 7/Westpark Drive intersection, the Applicant now proposes to monetarily contribute to the future improvement of Route 7 in order to accommodate the State Street intersection. This contribution will be provided in addition to the other substantial transportation improvements/enhancements proposed by the Applicant. Details supporting the justification are included as attachments to this document and the proposed new monetary mitigation is more fully described below under "Any mitigation that will be provided to further support or justify the request".

- Any background information which documents, supports or justifies the request

Attachment I – Level of Service summary and Synchro outputs
Attachment II – Specific Proffered Mitigation Measures that address substandard LOS
Attachment III – Design Summary Table
Attachment IV – Percent Impact of New Site Trips on Route 7
Attachment V – Site Tabulation, Overall Plan(s), and Waiver CDP Sheets (Reduced)
Attachment VI – Peak Period Traffic Evaluation
Attachment VII – Crash Data Summary and Reports
(A compact disk is included with electronic versions of the LOS Waiver, CDP Plan Submission, and current full draft proffer statement. A hard copy of the full draft proffer statement along with a full size sheet of the overall CDP are also included.)

- Any mitigation that will be provided to further support or justify the request

At a meeting with VDOT and FCDOT staff on February 21, 2014, certain regional projects were discussed that would serve to improve operations at the subject intersection. Specifically, FCDOT identified the planned full-movement intersection of State Street and Route 7 as one that would improve access and mobility along the Route 7 mainline. State Street is a planned collector roadway that will intersect Route 7 between the existing Westpark Drive and Spring Hill Road intersections. According to the Comprehensive Plan and the CTIA, State Street is intended to function as a new full movement intersection at Route 7. However, the elevation of Route 7 at the future intersection is such that, currently, there is a lack of sufficient clearance under the metrorail structure for the intersection to function. Therefore, in order to design the intersection appropriately, Route 7 must be effectively lowered in order to achieve the clearance necessary under the metrorail bridge. Fairfax County has not yet identified a revenue source to fund the lowering of State Street. Projections from FCDOT provided to date indicate the improvement would cost up to $5,259,000 to complete. This estimate does not include right-of-way acquisition or construction of the State Street roadway, which is part of the planned grid of streets (and thus could be funded under the Tysons Grid Fund). However, the estimate does include the costs associated with utility relocation and a 20% contingency factor.

As stated previously, the Applicant now proposes to contribute monetarily toward this improvement. The amount of the contribution was calculated on a pro-rata basis using the share of site trips forecasted to travel along the Route 7 mainline as shown in **Attachment IV**. The calculations that led to the contribution amount are tabled in **Attachment VIII** and are more specifically described as follows:

- Based on the number of forecasted site trips (see **Attachment IV**), it was estimated that Westpark Plaza related vehicle trips will comprise approximately 2 percent of total Route 7 mainline traffic.
- The 2 percent (proportion of Westpark Plaza trips to the Route 7 mainline volume) was applied to the $5,259,000 cost estimate described previously in order to determine the

application's pro-rata share of the project cost.

Based on the calculations describe above and summarized in **Attachment VIII**, the Westpark Plaza application's pro-rata share of the Route 7/State Street project is $105,180 which equates to approximately $0.07 per gross square foot of development. Accordingly, the Applicant has provided a new proffer for this contribution in the most recent set of draft proffers, dated July 3, 2014. As stated in Proffer 29:

"Route 7 Improvement. The Applicant shall provide a contribution toward the construction of improvements to Route 7 to accommodate a future State Street crossing, or other access improvement, equal to $0.07 for each square foot of building constructed on the Property. Said contribution to Fairfax County shall be made upon site plan approval for each of the three buildings and shall be based on the site plan approved GFA for each building."

A hard copy of the full set of the draft proffers, dated July 3, 2014, is enclosed with this waiver submittal and a digital copy is included in the enclosed compact disk.

In light of the commitments made by the Applicant as described above as well as those additional funding commitments currently proffered and described elsewhere (see **Attachment II**), it can be definitively concluded that this application successfully mitigates its potential impacts to the future operation and performance of Route 7 and establishes the framework for the advancement of improvements that not only serve Tysons Central, but the overall function of the roadway as a NHS route of regional importance. Therefore, this design waiver request should be supported by VDOT.

- Cost to meet standard versus project cost

As part of this waiver document and as requested by VDOT, Wells + Associates performed an evaluation of theoretical intersection improvements that would result in acceptable levels of service under total future traffic conditions. For purposes of the analysis only, improvements were suggested that would improve the overall LOS of the intersection to "D". Based on that analysis, the following theoretical improvements would result in acceptable levels of service at the Route 7/Westpark Drive intersection:

- Construction of a new southbound free-flow channelized right-turn lane from Westpark Drive to westbound Route 7
- Construction of a westbound receiving lane along Route 7 to accommodate the southbound free-flow channelized right-turn lane.
- Modification of the northbound Gosnell Road approach to accommodate dual left-turn lanes, an exclusive through lane, and a shared through-right lane.

The Synchro result summaries for the above analysis are provided as **Attachment IX** and show that with these theoretical improvements adequate overall levels of service can be achieved.

A preliminary estimate was then performed by Walter L. Phillips to determine the cost associated with the implementation of the above theoretical improvements as provided in **Attachment X**. As shown, the costs associated with meeting the minimum VDOT level of service standard is approximately $811,017.38. It should be noted that the estimate provided is extremely preliminary and does not reflect detailed survey or engineering design work. Actual costs may vary significantly. It should be further noted that this analysis is provided for INFORMATIONAL PURPOSES ONLY. The Applicant does not propose to implement these improvements.

Based on information from the Applicant, the total cost of the project is estimated at

approximately $335 Million.

Attach all supporting documentation to this exhibit including crash history (past three years).

Recommend for Approval by: Date: 7/11/14

Date: 7/16/14

Approved by: Date: 7/16/14
Helen Cuervo
Northern Virginia District Administrator

CC:

COMMONWEALTH OF VIRGINIA
WILLIAM F. JOHNSON
Lic. No 043826
7-9-14
PROFESSIONAL ENGINEER

ATTACHMENT III

RZ 2010-PR-022 Proffer Excerpt

Route 7 Improvement. The Applicant shall provide a contribution toward the construction of improvements to Route 7 to accommodate a future State Street crossing, or other access improvement, equal to $0.07 for each new square foot of building constructed on the Property. Said contribution to Fairfax County shall be made upon site plan approval for each new building and shall be based on the site plan approved GFA for each building.

County of Fairfax, Virginia

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

DATE: August 10, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning (DPZ)

FROM: Barbara Byron, Director
Office of Community Revitalization (OCR)

SUBJECT: TMG Solutions Plaza Land, L.P.; "The Boro"
RZ/CDP 2010-PR-022
FDP 2010-PR-022 (Blocks A and B Phase I)
FDP 2010-PR-022-02 (Buildings C2, C3, F1, F2, and F3)

The Office of Community Revitalization (OCR) has reviewed the above referenced rezoning, including the CDP draft proffers and FDP for Blocks A and B Phase I dated July 22, 2015, and the FDP for Buildings C2, C3, F1, F2, and F3 dated June 26, 2015. The following analysis and recommendations are offered for consideration regarding this application.

General Comments:

The overall design for The Boro meets the urban design intent of the Comprehensive Plan for a pedestrian-oriented, mixed use development. The site, totaling 18.01 acres, is located northwest of the Greensboro Metro Station; the majority of the site is within ¼ mile of the station. There is significant grade differential across the site; it rises from the south to the north, which creates unique design opportunities. The applicant has proposed a new series of blocks with a mix of residential, retail, hotel and office uses. The blocks are consistent with the expected scale of urban form in Tysons. The mix of uses (including destination retail and entertainment), building forms, and signature public spaces in The Boro will create a distinct sense of place within Tysons. The adjacent property at the corner of Westpark Drive and Leesburg Pike was approved for redevelopment under a separate rezoning request (Greensboro Place, RZ 2013-PR-009); the applications were closely coordinated in terms of public spaces, street network and streetscape design, relationships among the open space, and viewsheds, among other design elements.

RZ/CDP 2010-PR-022 Detailed Comments:

1. Street Grid and Block Length: The new streets proposed create a street grid and blocks consistent with the vision for Tysons. Madison Street and Park Avenue set the framework for the new grid and blocks, while Station Place provides a connection to Leesburg Pike. As the E and F Blocks contain buildings that are to remain in the ultimate development proposal, this block exceeds the 600 foot in length recommendation along both Leesburg Pike and Park Avenue. The Tysons Urban Design Guidelines (TUDG) provide several examples of ways that blocks exceeding 600' in length can be broken up to provide pedestrian connections, and the applicant has addressed the large block size in several ways. First and foremost, Solutions Promenade provides a direct connection from the metro station into the heart of the site via a pedestrian bridge and elevated linear park. The applicant has also provided a mid-block crossing along Park Avenue. Park Avenue from Westpark Drive to Madison Street is the second longest block at approximately 600 feet in length. This length is consistent in size with the Comprehensive Plan recommendations and the TUDG that establish a maximum block size of 600 feet.

2. Pedestrian Hierarchy: The applicant has provided a Pedestrian Hierarchy Plan and has generally utilized the recommended language provided in the TUDG to describe the corridor types. The applicant has identified Leesburg Pike as a Gateway Pedestrian Corridor, which provides the most direct east-west route across the site from the metro station and contains the widest streetscape section for the project. The applicant has designed several Primary Pedestrian Corridors based on the site's location near metro and the proposed retail street, Boro Place. Solutions Promenade is an elevated pedestrian corridor through Blocks E and F that provides direct access from the metro station into the site via a proposed pedestrian bridge. Due to the slopes along the southern portion of Westpark Drive and Madison Street, these streets are designated as secondary and tertiary corridors, respectively. Greensboro Drive and Solutions Drive have been designed as Secondary Pedestrian Corridors; these streets will have some retail uses along them and provide north/south access across the site from metro.

    a. The applicant has committed in Proffer 13 to the general characteristics that define pedestrian hierarchy. This will help protect the quality of the streetscape experience. The proffer indicates glazing and door separation distances which are modified from those recommended in the TUDG; however, based on a review of the proposed plans, these deviations are acceptable.

3. Streetscape Design: In general, the application is consistent with the recommendations of the Comprehensive Plan and the TUDG regarding streetscape dimensions. The applicant has also committed to providing a Materials and Furnishings Plan as part of each FDP.

    a. The applicant has requested a waiver for the entire Leesburg Pike streetscape width for fire access. Staff does not support this waiver at this time, as it is unclear if Leesburg Pike is necessary or acceptable for fire access. If fire access is needed from Leesburg Pike, staff would support a waiver of the streetscape in specific locations.
    b. Although Boro Place is a private street, OCR has concerns with the location of outdoor dining in both the building zone and the landscape amenity panel. Although the proposed sidewalk zone is identified as 6' wide, when patrons are seated, the chairs will extend into the clear sidewalk zone, creating choke points for pedestrian flow. The applicant should consider widening the building zone along Boro Place to accommodate the volume of outdoor dining anticipated.

c. The applicant has identified Buildings B2 and C1 as possible options for a hotel use and has proffered that the details for the entrance/drop off will be shown on future FDPs for these buildings, without the need for a CDPA. While the CDP shows a hotel drop off for C1, an option for B2 is not shown. OCR suggests the applicant identify the possible drop off locations on the CDP so that it can be evaluated at this time for potential impacts to the streetscape and pedestrian realm.
d. The 47' loading width along Solutions Drive remains problematic. OCR suggests that the loading width at the street be reduced to one bay (approximately 24' wide), and that additional loading bays be accommodated inside the building. As all of the loading and parking curb cuts for the C Block are located on Solutions Drive, and this is identified as a secondary pedestrian corridor, the loading width should be reduced as much as possible to minimize the impact on pedestrians.
e. The depth to soil identified for the Madison Street bioretention tree pits may be greater than 18", VDOT has agreed to accept greater than 18" in this location due to the steep slopes. In addition, the applicant is showing a raised curb in these locations, which provides a protective barrier between pedestrians and the tree pits.
f. Although open soil areas are generally discouraged along Primary Pedestrian Corridors, OCR does not object to the open soil areas proposed on a short segment of Madison Street. This small segment of the street is adjacent to Magnetic Park, where paved areas can provide overflow pedestrian space.

4. Utilities:

a. The plans indicate potential locations for electrical and stormwater vaults throughout the development. All proposed electrical vaults are located outside of the public right-of-way. OCR has concerns with the treatment of the vault located inside Magnetic Park. The applicant should provide more details on the surface treatment of this vault, as it could have impacts on the park design and use of the space.
b. OCR encourages the use of the AAL Flex Light as listed as an option in the TUDG. The applicant should work on the overall streetlight design and should draft a maintenance agreement for streetlights to facilitate future FDPs and site plans.

5. Building Design: Generally, the building framework and massing are consistent with the recommendations of the TUDG. Build-to lines are generally in agreement with the Comprehensive Plan.

a. The applicant has included proffer language that commits to a minimum height differential of four floors between Towers E1 and E2 to ensure a varied and interesting skyline in this block. A proffer has also been included that details the architectural design elements that will be provided on each FDP; these drawings will further articulate the quality and character of the proposed development.
b. Greensboro Drive is proffered to have ground floors with an average floor to floor height of 14', and retail (non-residential) uses are shown as possible uses. OCR staff highly encourages the applicant to commit to making all at-grade floor to floor heights a minimum of 16'. This minimum height allows for flexibility in the first floor uses, and encourages retail, which contributes to an active pedestrian environment.

6. Parking Structure Design: Parking is provided in parking structures that are integrated with the building design or located below grade. The applicant has committed to incorporate uses or screening at the ground level where above ground parking is located in order to provide a pleasant and attractive experience. OCR requests that the applicant further refine the commit to state that any additional levels of above-grade parking are integrated into the architecture of the tower above, and that all parking structure design features and materials are shown on the FDP for review and approval.

7. Building Heights: Overall, the proposed mix of heights, as illustrated, will result in a varied skyline near the Greensboro Metro Station. The CDP sets minimum and maximum building heights for the proposed buildings. However, the proffers provide a great deal of flexibility to move gross floor area (GFA) among uses. The applicant should limit how much GFA can be transferred among uses. The change in use could impact the building height, which could impact the varied skyline demonstrated on the CDP.

8. Urban Parks: The applicant is proposing a series of parks and open spaces throughout the development. The scale and types of parks compliment the proposed and adjacent developments; the major parks are described below.

    a. Magnetic Park, located in the C Block, is a highly activated and energized space that is framed by buildings and activated streetscapes. The park contains a variety of spaces for different user groups and includes a performance stage and sculptural tiered seating. The park design also includes a retail kiosk.
    b. Atrium Park is a two-level park that connects Solutions Drive to Madison Street and points west. It is set back at the ground level of Solutions Drive to provide an inviting space and encourage pedestrians to enter the park. Pedestrians can access Atrium Park from Solutions Drive or from a staircase located in Magnetic Park.
    c. Solutions Promenade is an activated, elevated linear park that brings metro users into and out of the site and provides interesting landscape features and pockets of outdoor seating. It terminates at an overlook along Madison Street that contains a sculptural trellis.
    d. Ideation Park is located in the existing E Block. It is a primarily hardscape park space that provides outdoor shade seating and provides a respite area for the office building users.
    e. Energy Park is a destination recreational park that includes a jogging track, multipurpose sport court, and a playground.

9. Interim Conditions: The application provides a series of diagrams indicating how the development could be potentially built out and what improvements will be provided with each phase.
    a. Interim pedestrian connections to metro are demonstrated on the phasing plans.
    b. The applicant should show any potential interim retaining walls and heights on the phasing plans.
    c. Where existing parking lots will remain in the interim, or where commercial off-street parking is proposed in existing lots, the applicant should proffer to provide interim landscape improvements that will improve the appearance of the surface parking and mitigate the visual impacts. To improve the aesthetic of surface parking lots, additional trees should be provided in existing surface parking lots if they remain undeveloped for more than 18 months.

FDP 2010-PR-022 (Blocks A and B Phase I) Detailed Comments:

1. Although Boro Place is a private street, OCR has concerns with the location of outdoor dining in both the building zone and the landscape amenity panel adjacent to the future grocery store. Although the proposed sidewalk zone is identified as 6' wide, when patrons are seated the chairs will extend into the clear sidewalk zone, creating choke points for pedestrian flow. The applicant should consider widening the building zone along Boro Place to accommodate the volume of outdoor dining anticipated.

FDP 2010-PR-022-02 (Buildings C2, C3, F1, F2, and F3) Detailed Comments:

1. Fire access for the existing buildings is a continued concern. In addition, fire access details have not been provided for the F block.

CC: Bob Katai, Staff Coordinator, DPZ/ZED
Suzie Zottl, Revitalization Program Manager, OCR
OCR File

County of Fairfax, Virginia

MEMORANDUM

DATE: August 14, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief
Environment and Development Review Branch, DPZ

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for: **RZ/CDP/FDP 2010-PR-022**
The Boro

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, the Final Development Plan (FDP) for Blocks A & B, and proffers, all of which have been revised through July 22, 2015. 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.

DESCRIPTION:

Analysis for this application addresses the overall conceptual development plan and proffered commitments for the 18.33 acre subject property, as well as final development plan review for Blocks A and B. The site is generally situated south of Greensboro Drive, northeast Leesburg Pike and southeast of Westpark Drive in the Comprehensive Plan's Tysons Central 7, North Subdistrict.

In the existing condition, Blocks A, B and C are currently developed with one 14 story office tower surrounded by surface parking, and Blocks E & F are currently developed with several office buildings and a parking structure.

This application proposes that Block A will be developed with 3 residential mixed use towers and atop podium parking structure. Block B will be developed with two residential mixed use towers atop podium parking; and Block C will be developed with a hotel tower, an office tower and a retail building. A park is proposed in the lower southwestern corner of Block C adjacent to Block B and north of Block E. Additionally, this redevelopment proposes to retain three existing office buildings on Block F while incorporating two new office towers on Block E; a public park

proposed atop of a parking structure; two smaller office buildings and a second park at grade, positioned between Blocks E and F on Park Avenue.

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 Areawide Recommendations, Environmental Stewardship section, pages 72-84, addresses Stormwater Management, Natural Resource Management, Tree Canopy Goals, Information and Communication Technology, Green Buildings and Environmental Stewardship Guidelines and may be accessed at:

http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/tysons1.pdf

Excerpts from the Environmental Stewardship section of the Tysons are also included below.

The Fairfax County Comprehensive Plan, 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 states:

"Objective 2: **Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .

Policy j. Regulate land use activities to protect surface and groundwater resources. . . .

Policy k. For new development and redevelopment, apply better site design and low impact design (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.

- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.

- Where feasible, convey drainage from impervious areas into pervious areas. . . .

- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. . . .

- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.

- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .

- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements."

The Fairfax County Comprehensive Plan, 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 Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, pages 11 and 12 states:

"**Objective 4:** **Minimize human exposure to unhealthful levels of transportation generated noise.**

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise. . .

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will

require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA."

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 ASSESSMENT

This section identifies 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.

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 controls, 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 18.33 acre subject property is located within the Difficult Run watershed. The stormwater management plan for this development proposal uses a progressive approach to demonstrate conformance with the Tysons Plan. This development will utilize intensive and extensive green roofs, rainwater harvesting cistern/detention vaults and urban bioretention areas throughout the entire application property in order to retain the first inch of rainfall onsite. As currently proposed, runoff from 75% of this site will be captured and treated, and .86 of the first inch of rainfall will be detained. The checklist narrative also indicates that the applicant will detain offsite areas in an effort to detain a greater percentage of the first inch of rainfall. To support this commitment, the stormwater computations for the FDP for Blocks A & B demonstrate that 109% of the 3.91 acre site is captured and that the first inch of rainfall is retained onsite.

Stormwater Proffer 68 reiterates the applicant's commitment to demonstrate conformance with the Tysons Plan goal to retain and reuse the first inch of rainfall onsite to the maximum extent practicable. However, because only 75% of site runoff is captured by the proposed stormwater facilities and .86 inch rainfall will be retained, the proffer also commits to provide additional calculations at site plan review for each FDP. The proffer also indicates that additional LID measures may be proposed at FDP site plan review if the Department of Public Works and Environmental Services (DPWES) determines that additional measures are necessary in order to meet the Comprehensive Plan goal and/or other Public Facilities Manual (PFM) requirements. Regarding outfall adequacy, the outfall narrative indicates that runoff from the site flows through an underground pipe system south and west and another area underground pipe system under the Pike 7 Plaza. Ultimately both outfall locations drain to Old Courthouse Spring Branch. It is the opinion of the review engineer that both outfall locations are adequate. However, the adequacy of stormwater management/best management practice (SWM/BMP) facilities and outfall will be subject to further review and approval by 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 became effective on July 1, 2014, as the Stormwater Management Ordinance which is Chapter 124 of the Code of Fairfax County. Staff from the DPWES administers the stormwater management ordinance.

http://www.fairfaxcounty.gov/dpwes/stormwaterordinance/chapter_124.pdf

Transportation Noise Mitigation

The subject property will be affected by transportation generated noise. The applicant has provided a noise study for the site performed by Phoenix Noise and Vibration, Report #110318, entitled Solutions Plaza Tysons Central 7 Phase 1 Noise Analysis, dated April 21, 2011. The Phase I study and noise measurements were performed in 2011 for a larger application area under an earlier name. The Phase I findings provided the following findings:

- Noise impacts on buildings with façades directly exposed (or partially exposed) to Route 7, Westpark Drive, Greensboro Drive and the elevated Metrorail will have noise levels above 65 decibels at the ground and upper levels at height above 25 feet. Noise levels at any residential building façade do not appear to exceed 75 dBA L_{dn}.
- Building A1 located on the corner of Westpark Drive and Greensboro appears to be exposed to noise at the ground level which is 75 dBA L_{dn}, but because the actual building is set back slightly from the roadway atop the podium, noise at the actual building façade is 70 dBA L_{dn}. Noise impacts at this level can be mitigated with building materials.
- The 2011 analysis depicted a slightly different layout for the development; however, based on the conclusions in the study, it can be assumed that Building A2 may experience noise levels as high as 70 decibels, but those impacts can also be mitigated to achieve the Policy recommendation of 45 decibels in the interior areas of new residential units;
- Residential units with exposure to levels above 65 dBA L_{dn} will require additional evaluation of building materials in order to meet the Policy Plan guidance which recommends that interior noise in new residential units be at or below the 45 dBA L_{dn} level;
- Residential units with no exposure to Route 7, Westpark Drive and the elevated Metrorail will not be impacted by future noise levels which exceed 65 dBA L_{dn}. Therefore, no additional analysis of building materials will be required for those residential units. Those specific buildings could be constructed with standard building materials, windows and walls.

The applicant has provided a commitment (Proffer 21) to ensure conformance with the Plan guidance and recommendation that noise in interior areas of new residential development and other noise sensitive uses not exceed 45 dBA L_{dn}. The proffer provides a commitment to the submission of refined acoustical analyses at the time of building plan review for those buildings where the façades have been determined to be affected by transportation generated noise levels between 65 dBA L_{dn} and 75 dBA L_{dn}, as noted above. The proffer also identifies recommendations for the appropriate building material specifications within certain noise ranges for walls, windows and doors which may be necessary to mitigate noise in affected residential units and other noise sensitive uses within certain noise levels. If the applicant agrees to a minor staff recommendation to reference the specific areas affected which were cited in the noise study for this property, the noise proffer for this application conforms to the Comprehensive Plan guidance for noise.

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 Boro application encompasses residential mixed-use buildings, office buildings, hotel development. The applicant has proffered to achieve the Plan goal of LEED for New Construction (LEED -NC) certification for the residential buildings 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 the residential buildings. According to the proffer, instead of LEED certification, the applicant may

select 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. Any alternative system will also be subject to Department of Planning and Zoning approval.

Regarding non-residential buildings, the applicant commits to LEED Silver certification with an escrow or LEED Gold certification without an escrow. With one minor staff recommended change to proffer (19E) to add pre-certification as opposed to certification, the green building proffer for this application conforms to the Tysons Plan guidance for green buildings.

Regarding sustainable energy practices, this application includes a proffered commitment to sustainable energy practices for this development which includes the following measures:

- Electric Vehicle Charging Infrastructure – at least four electric vehicle recharging station that serves eight parking spaces and conduit to facilitate additional future recharging stations in the parking garage for the building.
- Shared Energy – for any site plan that depicts more than one building, an assessment of the potential to provide shared energy systems and at a minimum to provide a utility sleeve within the foundations of the respective buildings in order to accommodate future utility and or energy sharing.
- Energy and Water Meter Data –aggregated non-proprietary energy and water consumption data as practical for each building and the entire property.

DMJ: MAW

County of Fairfax, Virginia

MEMORANDUM

DATE: August 6, 2015

TO: Bob Katai, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bin Zhang, Tysons Corner Site Reviewer
William Marsh, Tysons Corner Site Coordinator
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application #RZ 2010-PR-022; The BORO;
LDS Project #826-ZONA-005-1; #826-ZONA-009-1
CDP dated July 22, 2015; FDP for Blocks A and B Phase I, dated July 22, 2015;
Tax Map #029-3-((15))-7A1, 7B1, 7C1, 7E1, 4D1, 4E1, 4F1, and 4G;
Difficult Run Watershed; Providence District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area (RPA) designated on the site.

Floodplain
There are no regulated floodplains on the site.

Downstream Drainage Complaints
There are no applicable downstream drainage complaints on file.

Stormwater Quality Control
The applicant indicates that the development proposed on the subject site will meet the County Stormwater Management Ordinance (SWMO) though a combination of urban bio-retention areas (tree pits, stormwater planters), intensive/extensive green roofs, and rainwater harvesting. Preliminary computation has been provided to demonstrate compliance with SWMO Section 124-4-2.

The applicant indicates that there is a regional pond D107 (County ID DP1484) currently serving the stormwater quality control requirements of this site. If the onsite BMP techniques fail to meet the required removal rate the applicant reserves the right to utilize the regional

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

pond. Please be aware that the pond is not designed per the new DEQ specifications. Partial credit may be available for redevelopment projects. The County is working with DEQ to provide further guidance. The applicant shall not assume water quality control credit from the pond until final determination be made by the County and DEQ.

Stormwater Quantity Control

There are several existing stormwater management facilities onsite. The applicant indicates that the computation for the existing condition used in quantity control analysis is the undeveloped condition of the site.

The applicant indicates that the peak release rate for the post developed 2-yr and 10-yr design storms will be reduced to a level equal to or less than the existing condition for the entire site area. The required detention will be achieved through various runoff reduction practices.

Adequate Outfall

The Outfall Narrative describes the two piped outfalls from the site, to a point that has a drainage area of one square mile. The applicant indicates that the limit of analysis for both channel protection and flood protection would be analyzed at site plan in accordance with County Code Section 124-4-4.

Tysons Corner Urban Center, Areawide Recommendations

The Environmental Stewardship Guidelines state that the reduction of stormwater runoff volume is the single most important stormwater design objective for Tysons. Applications with a significant increase in density/intensity (e.g. redevelopment option is being pursued) should provide stormwater control measures that are substantially more extensive than minimum requirements. Among other recommendations, the first inch of runoff should be retained on-site through infiltration, evapotranspiration and/or reuse. In addition, the stormwater measures should be sufficient to attain the stormwater quality and quantity control credits of LEED (or equivalent). If, on a given site, it is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in order to support these goals.

The applicant has provided a preliminary computation on the CDP stating that 75% of the total site area is captured by a BMP, and 0.86 inch of rainfall will be retained and reused on-site through the use of runoff reduction methods including rainwater harvesting, vegetated roof, and urban bio-retention. The retention depth excludes treatment of right-of-way (ROW) runoff along Route 7, Westpark Drive, Greensboro Drive and Solutions Drive with urban bio-retention tree pits located in the streetscape. The applicant indicates that offsite areas would be treated as necessary to obtain 1" retention on all new developments. The overall retention depth would be higher than 0.86". However, no computation has been provided for the actual retention depth. In addition, the Comp Plan goal should be applies to all areas within the development with no differentiation between new development and existing development. **The**

applicant should make commitment to treat all offsite ROW runoff, which is equivalent to 0.13" of runoff reduction to bring the overall retention depth to 0.99".

Retention breakdown by block					
Block	A	B	C	E	F
Retained (in.)	1.00*	1.00	1.00	1.00	0.39

*onsite and offsite treatment

The applicant indicates that LEED stormwater credits 6.1 and 6.2 shall be obtained through the use of the vegetative roof, rainwater harvesting system, and the urban bio-retention.

Other Comments for the CDP:
With respect to the preliminary design information that is shown on the CDP, DPWES offers the following additional comments:

1) Sheet C-2.

   a) 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.

   b) 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) C-10. The overall retention depth shown excludes treating offsite areas. Block A's retention depth is shown less than 1". A note indicates that offsite areas would be treated as necessary to achieve 1" retention on Block A. No overall retention depth computation has been provided. The applicant should make commitment to treat all offsite ROW runoff, which is equivalent to 0.13" of runoff reduction to bring the overall retention depth to 0.99".

3) C-10A.

   a) Remove the reference to the underground detention waiver.
   b) First bullet item under "Conformance with Comp Plan Stormwater Goals". The applicant shall control/capture the first 1" of rainfall to the extent practicable. The applicant shall make commitment to the overall retention depth (0.99).

4) Staff recommends that the applicant work with Dominion on the layout of duct banks and transformer locations to accommodate electric and communication needs.

   a) Pursuant to recent conversations with Dominion, staff requests confirmation that electric vaults proposed underneath Boro Place are approvable by Dominion. Cranes used by Dominion to remove transformers and switches need to access transformer locations using surfaces free of cavities. Underground parking is proposed underneath the vault locations.
   b) The electric vault along Madison Street is underneath the Solution Promenade. Please verify the required vertical clearance with Dominion.

5) Staff recommends that the applicant work on the overall streetlight design and draft maintenance agreement for streetlights to facilitate subsequent site plan reviews, consistent with Technical Bulletin 14-07, available at http://www.fairfaxcounty.gov/dpwes/publications/lti/14-07_tysons_streetlights.pdf . Staff encourages submittal of an overall streetlight plan with the FDP application. Existing streetlights along Route 7 should be included in the overall lighting design.

6) Staff encourages the applicant to consider a water feature at the proposed park space or along near the berm areas by Route 7, where the water feature is supplied by harvested rainwater. The applicant indicates that this would be considered with the FDP for Block E.

Other Comments for the FDP:
With respect to the preliminary design information that is shown on the FDP, DPWES offers the following additional comments:

1) Clarify whether green roof runoff is stored in water reuse vaults for offices. Provisions in the 2012 building code allow rainwater to be treated in reuse vaults, where the rainwater is collected from impervious rooftop surfaces. If runoff from green roof areas is also stored in the reuse cisterns, a code modification may be required. Refer to Virginia amendments to Chapter 29 of the 2012 International Building Code.

2) Pursuant to recent conversations with Dominion, staff requests confirmation that electric vaults proposed underneath Boro Place are approvable by Dominion. Cranes used by Dominion to remove transformers and switches need to access transformer locations using surfaces free of cavities. Underground parking is proposed underneath the vault locations.

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

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD

DATE: August 2, 2015

SUBJECT: FDP 2011-PR-022-01; the Boro Blocks A & B
Tax Map #s: 29-3 ((15)) 7A1, part 7B1, part 7C1, and part 7E1

The Park Authority staff has reviewed the proposed Final Development Plan (FDP) dated July 22, 2015 for Blocks A and B of the Boro development in the Tysons Central 7 District. This memorandum provides comments regarding the design and function of onsite park spaces based on guidance provided in the Tysons Corner Urban Center Environmental Stewardship section of the Comprehensive Plan and the Urban Parks Framework found in the Parks and Recreation section of the Countywide Policy Plan. The evaluation is also based on guidance in the Tysons Park System Concept Plan, Park Placement and Typology chapter.

ANALYSIS AND RECOMMENDATIONS

Urban Parkland Need

Based on the urban park land standard in the Tysons Areawide Plan, the proposed new buildings in Blocks A and B, with up to about 835 new dwelling units will bring 1,461 new residents to the area and generate a need for 2.19 acres of onsite public urban parks. The proposed development also generates the need for one sport court, a small children's play area, and 0.14 athletic field. No permanent onsite public park spaces are planned to be provided in Blocks A and B, but the FDP shows about one acre of interim park space to be provided with construction of Buildings A1, A2, A3, and B3. About ¼ acre of the planned interim park space is to be provided in Block B. The remainder of the interim park space will be provided outside the limits of the FDP, within Block C. Greensboro Green, a 7,910 square foot interim pocket park with a variety of outdoor seating is already open to the public at the corner of Greensboro and Solutions Drives.

The Park Authority staff provides the following comments on the FDP:

1. The interim park spaces shown in Block C have the potential to meet some of the outdoor recreation needs of the residents of Blocks A and B prior to construction of permanent recreational facilities in Block E. A single bocce court, the only active use shown in the

interim park space, is the equivalent of ½ sport court. Additional interim active recreation opportunities should be provided to help meet the remaining need. Examples include a small mini-golf course (6 holes), sand volleyball court, outdoor fitness stations, climbable land forms, and/or loose-parts play equipment and materials.

2. The podium level private amenity terraces in Block A are well designed and will add to the value of the residential communities being created there. No private amenity areas are provided with Building B3. It is not clear whether the residents of that building will be able to access and use the private amenity areas in Block A. Staff requests that the applicant clarify this issue.
3. If construction in Block C occurs before or soon after completion of Blocks A and B, there appears to be no alternative plan to provide interim active recreation uses for the new residential population. The FDP for Block C shows an interim surface parking lot to be provided on the pad site for Building C1, a possible future hotel. Staff recommends use of the pad site as an interim park with active recreational opportunities instead of as surface parking.

Please note the Park Authority would like to review and comment on development conditions related to park and recreation issues. We request that draft and final development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Planning Commission approval.

FCPA Reviewer: Andrea L. Dorlester
DPZ Coordinator: Bobby Katai

Copy: Kirk W. Kincannon, Director
Sara K. Baldwin, Deputy Director/COO
Aimee Long Vosper, Deputy Director/CBD
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
Bobby Katai, DPZ Coordinator
Chron File
File Copy

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD

DATE: July 6, 2015

SUBJECT: RZ 2010-PR-022, The Boro (formerly Solutions Plaza) – **Addendum**
Tax Map Numbers: 29-3 ((15)) 4D, 4E, 4F, 7A, 7B, 7C, 7D, 7E

The Park Authority staff has reviewed draft proffers dated February 22, 2015, and the proposed Conceptual Development Plan (CDP) and comments/response matrix, both dated May 22, 2015 for the above referenced application. This memorandum provides comments regarding impacts to park and recreation resources and levels of service of the proposed development in addition to comments previously provided in a memo dated March 31, 2015 regarding the subject property.

BACKGROUND

Park Authority staff appreciates the applicant's efforts towards planning for an integrated urban park system onsite within their proposed development adjacent to the Greensboro Metro station in the Tysons Central 7 District. The 4½ acres of proposed onsite urban park space includes several small pocket parks, a rooftop recreation-focused park, and a central common green urban park. However, some areas identified as "public park" are stairways leading from one park space to another or from the streetscape to a park space. Overall, the amount of new, usable public urban park space being provided is less than the need generated. In addition, the proposal generates a need for 0.81 athletic fields, but no athletic field is shown on the plan and the applicant has yet to demonstrate that an offsite athletic field can be provided.

ATHLETIC FIELD NEED

Comprehensive Plan Recommendation

The Comprehensive Plan provides guidance for provision of 20 new athletic fields to meet the needs of a growing Tysons Corner by the year 2050. This translates to one new field per every 4.5 million square feet of new GFA. Based on this Comprehensive Plan guidance, the proposed development, with about 4,250,000 million square feet of new GFA proposed, generates the need for 0.81 athletic fields.

The Plan suggests that "creative approaches can be used to ensure provision of recreational facilities, especially athletic fields that meet service level standards. This may include indoor and rooftop facilities."

The Comprehensive Plan also indicates a preference for new athletic field facilities to be provided onsite or in an area that serves the new development and provides a hierarchy of approaches, with onsite facilities being the most preferred option, followed by off-site dedication and facility construction within the same district and then, finally, other locations that serve Tysons Corner.

Analysis

Draft Proffer 60 indicates the applicant's intent to provide an offsite rectangular athletic field. The draft proffer, however, does not provide the details needed for the Park Authority to be able to evaluate whether it will effectively mitigate the recreational impacts of the proposed 4,250,000 square feet of development. The Park Authority staff has the following concerns:

1. Provision of the offsite field is dependent upon another zoning action by the Board of Supervisors. That action should be completed prior to or concurrently with action on the subject application. The comments/response matrix indicates a special exception application for the offsite field would be submitted in late May of this year. As of the date of this writing, the Park Authority has not yet received an SE plat to review.
2. The proffer does not include field dimensions. Without knowing the field dimensions, Park Authority staff cannot evaluate whether the proposed field will meet the need generated by the application.
3. The proffer states the offsite field will cover not only the need generated by this application, but also that of RZ 2013-PR-009. As the subject application generates a need for 0.81 fields and RZ 2013-PR-009 generates a need for 0.33 fields, the combined need is 1.14, which exceeds the capacity of a full size rectangular field.

   Full size rectangle field dimensions are 360' x 180' with 15 foot overruns on all sides. A rectangle field with dimensions of 210' x 360' with 15 foot overruns on all sides could be considered to meet the 1.14 field need. The extra width of 210' (beyond the 180' standard) would allow for overlay of three side-by-side U11 fields, thereby increasing the capacity of the field.
4. The proffer does not provide certainty with regard to timing of delivery as other rezoning applicants in Tysons have done. The draft proffer states the field shall be constructed prior to a building permit for more than 2,700,000 square feet to be constructed on the subject property. FDPs have been submitted for Blocks A, B, C & F, which generate a total of 1,865,000 square feet of new GFA. There is no indication if or when development of the remaining block E would occur. Therefore, construction of an athletic field could happen many decades after completion of Blocks A, B, & C or perhaps never if Block E does not redevelop. Blocks A, B, & C would generate a residential population of approximately 1,500 without offsetting resultant athletic field needs.

Recommendations

In order to be able to evaluate whether the applicant will effectively mitigate the recreational impacts of the proposed 4,250,000 square feet of development, the Park Authority staff requests additional details regarding the provision of an offsite athletic field, including field size dimensions and appropriate timing of delivery.

FCPA Reviewer: Andrea L. Dorlester
DPZ Coordinator: Bob Katai

Copy: Kirk Kincannon, Director
Sara K. Baldwin, Deputy Director/COO
Aimee Long Vosper, Deputy Director/CBD
Cindy Walsh, Director, Resource Management Division
David Bowden, Director, Planning & Development Division
Andrea L. Dorlester, Planner IV, Park Planning Branch, PDD
Bob Katai, Planner III, Zoning Evaluation Division, DPZ
Chron Binder
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FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD

DATE: March 31, 2015

SUBJECT: RZ 2010-PR-022, The Boro (formerly Solutions Plaza) – **Revised**
Tax Map Numbers: 29-3 ((15)) 4D, 4E, 4F, 7A, 7B, 7C, 7D, 7E

The Park Authority staff has reviewed the proposed Conceptual Development Plan (CDP) and draft proffers dated April 7, 2014 for the above referenced application. This memorandum provides comments regarding impacts to park and recreation resources and levels of service of the proposed development and is intended to replace all previous memoranda regarding the subject application.

BACKGROUND

The Development Plan shows up to 2,500,000 square feet of new residential uses (up to 2,035 new multi-family dwelling units), 2,469,770 square feet of new commercial uses, 595,840 square feet of existing office use, and a 17,000 square foot public facility (a total of 3,654,160 square feet of new development) on 18.12 acres in the immediate vicinity of the Greensboro Park Metro Station. Based on the average projected multi-family household size of 1.75 in the Tysons Corner Urban Center, the development could add up to 3,561 new residents to the Providence Supervisory District.

COMPREHENSIVE PLAN GUIDANCE

The Park Authority analysis is based on the policies in the Parks and Recreation section of the Countywide Policy Plan, including Objective 2, Policies g, j, and k; Objective 5, Policies a and b; Objective 6, Policy c. and Appendix 2, Part B: Park Facility Service Level Standards. The evaluation is also based on guidance provided in the Tysons Corner Areawide Environmental Stewardship section of the Tysons Corner Comprehensive Plan. Specific Plan citations from the Areawide text are provided in the Analysis and Recommendations sections. Specific recommendations for land in the North Tysons Central 7 Subdistrict include the following (Tysons Corner Urban Center, District Recommendations, p. 134):

> "A Common Green type urban park of at least one acre in size should be provided in the area between Route 7 and Greensboro Drive as generally shown on the

> Land Use Concept Map. It should be large enough for open-air activities. Public art and water features are encouraged to make the space appealing and attractive. The Land Use Concept Map also shows that other open space amenities should be provided throughout the area."

ANALYSIS AND RECOMMENDATIONS

Urban Parkland Needs

The Plan for Tysons Corner calls for a comprehensive system of public open spaces to serve residents, visitors and workers. This system of public spaces should include parks of different types (pocket parks, civic plazas, common greens, recreation-focused parks, linear parks/trails, and natural resource areas) to enhance the quality of life, health and the environment for those who live, work and visit Tysons Corner. In the Tysons Corner Urban Center Areawide Recommendations, Environmental Stewardship Chapter, Parks and Recreation Section, Page 81, the Plan states the following:

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

Applying the urban parkland standard cited in the Comprehensive Plan to the proposed development and assuming an average household size of 1.75, there is a need for 6.01 acres of urban parkland onsite. Sheet L-3.0 of the development plan shows approximately 4.23 acres of space identified as "public urban park." In addition, some areas identified as "public urban park" are staircases leading from one park space to another or from the streetscape to a park space. Overall, the amount of new, usable public urban park space being provided is significantly less than the need generated and less than what was shown in earlier versions of this application.

The application proposes to provide the following onsite urban park spaces:

Onsite Public Parks

Blocks A & B – no public park spaces are provided in these blocks.

Block C – The plan shows about 1.44 acres of public parks in Block C that is divided into two distinct spaces.

- "Magnetic Park" (Public Park 5) – This 0.77 acre common green type urban park in Block C at the corner of Park Avenue and Madison Street is planned to include a combination of hardscape and softscape areas, including a large open lawn panel for public gatherings and a stage area for performances. Draft proffers indicate this area may also include a retail kiosk, interactive fountains, sculpture, landscaped areas and a variety of fixed and movable outdoor seating.
- "Atrium Park" (Public Park 6) – this 0.67 acre space consists of a lower arcade and an upper sky park, located three stories above grade atop the parking podium between an office building (Tower C3) and cinema (Building C2). The lower, atrium area will serve as an activated pedestrian connection from Magnetic Park to Solutions Drive. The upper sky park area will be accessible via a staircase, an elevator, and entrances into buildings C2 & C3. Draft proffers indicate the elevated portion of Atrium Park may include an overlook of Magnetic Park, a small outdoor exercise area, a lawn that

can also serve as outdoor seating for movie viewing, a variety of seating including movable furniture, and specialty landscaping.

Blocks E & F – The plan shows 3.1 acres of public parks in six distinct spaces in Blocks E & F.

- "Media Place" (Public Park 1) – This 0.16 acre pocket park at the corner of Route 7 and Station Place will be primarily a hardscape plaza area that will act as a landing area for Metro riders coming across the bridge and down the elevator to the street level. Draft proffers indicate this area will include hardscaping, landscaping, outdoor seating, a landmark elevator kiosk, potential bike share station and vendor kiosk, and sculptural elements. About two-thirds of the space is in VDOT right of way; therefore, appropriate easements will need to be obtained from VDOT in order for this park space to be realized.
- "Solutions Promenade" (Public Park 2) – This 1.67 acre plaza area extends from Route 7 up to Park Avenue to create a continuous pedestrian connection from the Metro station area to the center of the site. Draft proffers indicate this plaza will include a treed promenade, specialty paving, landscaping, a variety of outdoor seating, and interactive sculptural elements. An elevator in this space will provide access to a rooftop recreation area (see Energy Park below). Due to the odd and elongated shape of this space it is not likely to function well as an event space or social gathering area; its primary function will be as a pedestrian corridor.
- "Energy Park" (Public Park 3) – This 0.76 acre rooftop recreation-focused park provides the development's only active recreation opportunities. The development plan and draft proffers indicate the space may include active recreational facilities such as a playground, labyrinth, bocce court, game tables and sport court. Access to the park space is provided via an elevator to Solutions Promenade and the garage parking below as well as a stairway connection to Solutions Promenade.
- "Technology Plaza" (Public Park 4) – this 0.27 acre space is a combination of streetscape and stairway leading under Tower E2 up to Solutions Promenade. Draft proffers indicate this space will include hardscape, landscaping, seating and a water feature. Due to the location and configuration of the space, its primary function will be as a pedestrian corridor.
- "Ideation Park" (Public Park 8) – This 0.22 acre pocket park is a redesign of an existing traffic circle/dropoff area island intended to serve users of the existing buildings in Block F. Draft proffers indicate the space will include a mixture of hardscape, lawn panel, specialty plantings, sculptural elements, tables, chairs and benches. Wi-Fi capability will also be included as an activation element.

Evaluation – The application provides an integrated urban park system onsite with a diversity of urban park spaces that work well together to provide a pleasant continuous pedestrian experience through the site from the Metro Station up to the development blocks along Greensboro Drive. However, some areas identified as "public park" are stairways leading from one park space to another or from the streetscape to a park space. Overall, the amount of new, usable public urban park space being provided is significantly less than the need generated and less than what was

shown in earlier versions of this application. The difference could be made up through provision of land and construction of an offsite athletic field.

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 a need for 0.81 athletic field. No athletic field facilities are shown on the plan. The Comprehensive Plan sets forth a hierarchy of approaches to locating parks and facilities (such as athletic fields) in the Environmental Stewardship Chapter, Parks and Recreation Section, on Page 82:

> "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."

The applicant has not yet demonstrated sufficient attempts to meet the Plan recommendation for athletic field provision onsite or within Tysons. The draft proffers mention the possibility of providing an athletic field on parcels 30-2 ((1)) 39D and 39E in the southern most corner of Tysons. However, the applicant has not demonstrated to staff's satisfaction that a full size, full service athletic field can be accommodated at that location.

<u>Evaluation</u> – The proposed redevelopment plan generates a need for 0.81 athletic field. No athletic field facilities are shown on the plan and the applicant has not yet demonstrated that an offsite athletic field can be provided.

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 2 1/2 sport courts and one playground. The development plan identifies the approximately 0.76 acre "Energy Park" located on a garage rooftop in Block E as a location for sport courts, play equipment and physical activities. The development plan shows two full size sport courts, a bocce court, children's playground and covered seating areas in the park. The draft proffers suggest that "active recreational facilities such as a playground, labyrinth, bocce court, game tables and sport court" will be provided in Energy Park, with more specific details to be determined at the time of FDP submission and approval.

Evaluation – The proposed redevelopment plan generates a need for 2 1/2 sport courts and one playground. This need for small footprint recreational facilities will be met onsite in the proposed 0.76 acre "Energy Park" located on a garage rooftop in Block E.

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 $1,800 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 2,035 residential units. If no ADUs are provided, the Ordinance-required amount to be spent on-site would be $3,663,300. Any portion of this amount not spent onsite should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development.

Evaluation – Private rooftop amenity areas and indoor fitness facilities provided with each residential building will allow the applicant to meet the Zoning Ordinance requirement to spend $1,800 per non-ADU residential unit on onsite recreational facilities and amenities.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- The application generates a need for 6.01 acres of publicly accessible urban parkland onsite. The application estimates that about 4.23 acres of onsite public urban parkland will be provided. This is significantly less than the need generated and less than what was shown in earlier versions of this application. The difference could be made up through provision of land and construction of an offsite athletic field.
- The proposed redevelopment plan generates a need for 0.81 athletic field. No athletic field facilities are shown on the plan and the applicant has not yet demonstrated that an offsite athletic field can be provided.
- The proposed redevelopment plan generates a need for 2 1/2 sport courts and one playground. This need for small footprint recreational facilities will be met onsite in the proposed 0.76 acre "Energy Park" located on a garage rooftop in Block E.
- Private rooftop amenity areas and indoor fitness facilities provided with each residential building will allow the applicant to meet the Zoning Ordinance requirement to spend $1,800 per non-ADU residential unit on onsite recreational facilities and amenities.

Please note the Park Authority would like to review and comment on proffers and/or development conditions related to park and recreation issues. We request that draft and final proffers and/or development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Andrea L. Dorlester
DPZ Coordinator: Bob Katai

Copy: Kirk Kincannon, Director
Sara K. Baldwin, Deputy Director/COO
Aimee Long Vosper, Deputy Director/CBD
Cindy Walsh, Director, Resource Management Division
David Bowden, Director, Planning & Development Division
Andrea L. Dorlester, Planner IV, Park Planning Branch, PDD
Bob Katai, Planner III, Zoning Evaluation Division, DPZ
Chron Binder
File Copy

County of Fairfax, Virginia

MEMORANDUM

DATE: August 7, 2015

TO: Bobby Katai, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh C. Whitehead, Urban Forester III
Forest Conservation Branch, DPWES

SUBJECT: Solutions Plaza - Tysons Center, RZ 2010-PR-022

The following comments are based on review of the Conceptual Development Plan for RZ 2010-PR-022 and the Final Development Plan for Blocks A and B Phase I – Buildings A1, A2, A3 and B3 within the overall rezoning area; and draft proffers dated July 22, 2015. Both the CDP and FDP are also stamped as received by the Zoning Evaluation Division on July 22, 2015. A site visit was conducted during review of earlier submissions of this application.

1. **Comment:** Draft proffer 22.A(iv) currently reads: Soil volume for Category III and IV trees (as defined in Table 12.19 of the PFM) shall be 700 cubic feet per tree for single trees, but may be reduced to a minimum of 400 cubic feet where necessary, such as where paving above rooting zones or utility locations preclude greater soil volume.

   Structural cell technology and other urban planting space techniques have been specifically designed to support paving without compacting the soil. The draft proffer as written would effectively permit the applicant to provide a minimum soil volume of 400 cubic feet for trees throughout the project area.

   Recommendation: This draft proffer should be revised as follows for clarity: "Minimum soil volume for Category III and IV trees (as defined in Table 12.19 of the PFM) shall be 700 cubic feet per tree for single trees, but may be reduced where utility locations preclude meeting this requirement. Soil volume shall be as close to 700 cubic feet as possible, given the specific circumstances; and no less than 400 cubic feet."

If there are any questions, please contact me at (703)324-1770.

HCW/
UFMDID #: 157582

cc: DPZ File

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

FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

May 20, 2015

TO: Barbara Berlin, Director, Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Aimee Holleb, Assistant Director
Office of Facilities Planning Services

SUBJECT: RZ 2010-PR-022, Campus Point Realty/The Boro (Updated)

ACREAGE: 18.27 acres

TAX MAP: 29-3 ((15)) 4D1, 4E1, 4F1, 4G, 7A1, 7B1, 7C1 and 7E1

PROPOSAL:
The rezoning application proposed to rezone the property from the C-4, HC and SC Districts to the PTC, HC, SC Districts to permit a mixed use, transit oriented development with nine residential buildings containing between 1,085 to 2,035 multi-family units. Prior memos were issued for this rezoning application on February 3, 2011 and April 9, 2013.

ANALYSIS:
School Capacities
The schools serving this area are Westbriar Elementary, Kilmer Middle, and Marshall High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2014 / 2019	Enrollment (9/30/14)	Projected Enrollment 2015-16	Capacity Balance 2015-16	Projected Enrollment 2019-20	Capacity Balance 2019-20
Westbriar ES	447 / 900	690	794	-347	885	15
Kilmer MS	1,152 / 1,152	1,312	1,410	-258	1,733	-581
Marshall HS	1,990 / 1,990	1,910	2,015	-25	2,308	-318

Capacities based on 2016-2020 Capital Improvement Program (December 2014)
Project Enrollments based on 2014-15 to 2019-20 6-Year Projections (April 2014)

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 2019-20 and are updated annually. At this time, if development occurs within the next five years, Kilmer and Marshall are projected to have capacity deficits; Westbriar is projected to have sufficient capacity. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects
The 2016-20 Capital Improvement Program (CIP) includes funded capacity enhancements to be completed at Westbriar in FY 2016. The Proposed CIP also notes that the potential capacity deficits at Kilmer could potentially be addressed with programmatic changes, and capacity deficits at Marshall could potentially be address with a modular addition.

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

School level	Mid-High Rise Multi-Family Ratio	Proposed # of units	Proposed Student yield
Elementary	.056	1,085 to 2,035	61 to 114
Middle	.016	1,085 to 2,035	17 to 33
High	.028	1,085 to 2,035	30 to 57
			108 to 204 total

2013 Countywide student yield ratios (November 2014)

RECOMMENDATIONS:
Proffer Contribution
A net of 108 to 204 new students is anticipated (61 to 114 Elementary, 17 to 33 Middle and 30 to 57 High School). Based on the approved Residential Development Criteria, a proffer contribution of $1,268,892 (108 x $11,749) to $2,443,792 (208 x $11,749) 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].*

Staff has reviewed the proffers dated February 20, 2015. It is 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, a revised "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. As a result, an escalation proffer would allow for payment of the school proffer based on the current suggested per student proffer contribution in effect at the time of development. 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 modify the ratio of students per unit or the amount of contribution per student, the Applicant shall pay the modified contribution amount for that phase of development to reflect the then-current ratio and/or contribution.*

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.

Future Development Impacts
In addition, Kilmer and Marshall also are receiving schools for several other significant developments that are approved or pending approval. Student yields from these developments are likely to impact receiving schools. These developments include:

Application #	Application Name	Status	Proposed Units	Estimated Students
PCA/RZ 2004-PR-044	Tysons Corner Center	Approved	1345 MRHR	138
RZ 2006-PR-028	Towers Crescent	Approved	756 MRHR	58
RZ 2010-PR-021	Capital One	Approved	1,297 MRHR	113
RZ 2011-PR-005	NVC & Clyde's	Approved	428 to 1,546 MRHR	47 to 169
RZ 2011-PR-010 & 011	Cityline Partners	Approved	2,308 MRHR	254*
RZ 2011-HM-012 & 013	Dominion Square	Pending	1,260 to 2,000 MRHR	133 to 212
RZ 2011-PR-023	Arbor Row	Approved	685 to 1,174 MRHR	63 to 102
RZ 2011-HM-026	Q-R Spring Hill	Pending	341 MRHR	29
RZ 2011-HM-027	1587 Springhill Holdings	Pending	501 MRHR	45
RZ 2011-HM-032	Tysons West	Approved	425 to 669 MRHR	47 to 73
RZ 2012-PR-002	Greensboro Park	Approved	520 MRHR	58
RZ 2013-PR-009	Tysons Westpark	Pending	1,280 MRHR	136
RZ 2014-PR-017	Meridian Science 7980	Pending	330 to 465 MRHR	35 to 49
RZ 2014-PR-021	BIT Investment Fifty-Two	Pending	1,950 MRHR	207

**Only a portion of project in the Kilmer and Marshall Attendance Areas*

AJH/gjb

Attachment: Locator Map (From FDP 2010-PR-022-02)

cc: Patty Reed, School Board Member, Providence District
Jane Strauss, School Board Member, Dranesville District
Pat Hynes, School Board Member, Hunter Mill District
Ted Velkoff, Vice-Chairman, School Board Member, At-Large
Ilryong Moon, School Board Member, At-Large
Ryan McElveen, School Board Member, At-Large
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services
Fabio Zuluaga, Assistant Superintendent, Region 2
Kevin Sneed, Special Projects Administrator, Capital Projects and Planning
Jeffrey Litz, Principal, Marshall High School
Ronald James, Principal, Kilmer Middle School
Lisa Pilson, Principal, Westbriar Elementary School

County of Fairfax, Virginia

MEMORANDUM

DATE: April 2, 2013

TO: Bob Katai
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sharad Regmi, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

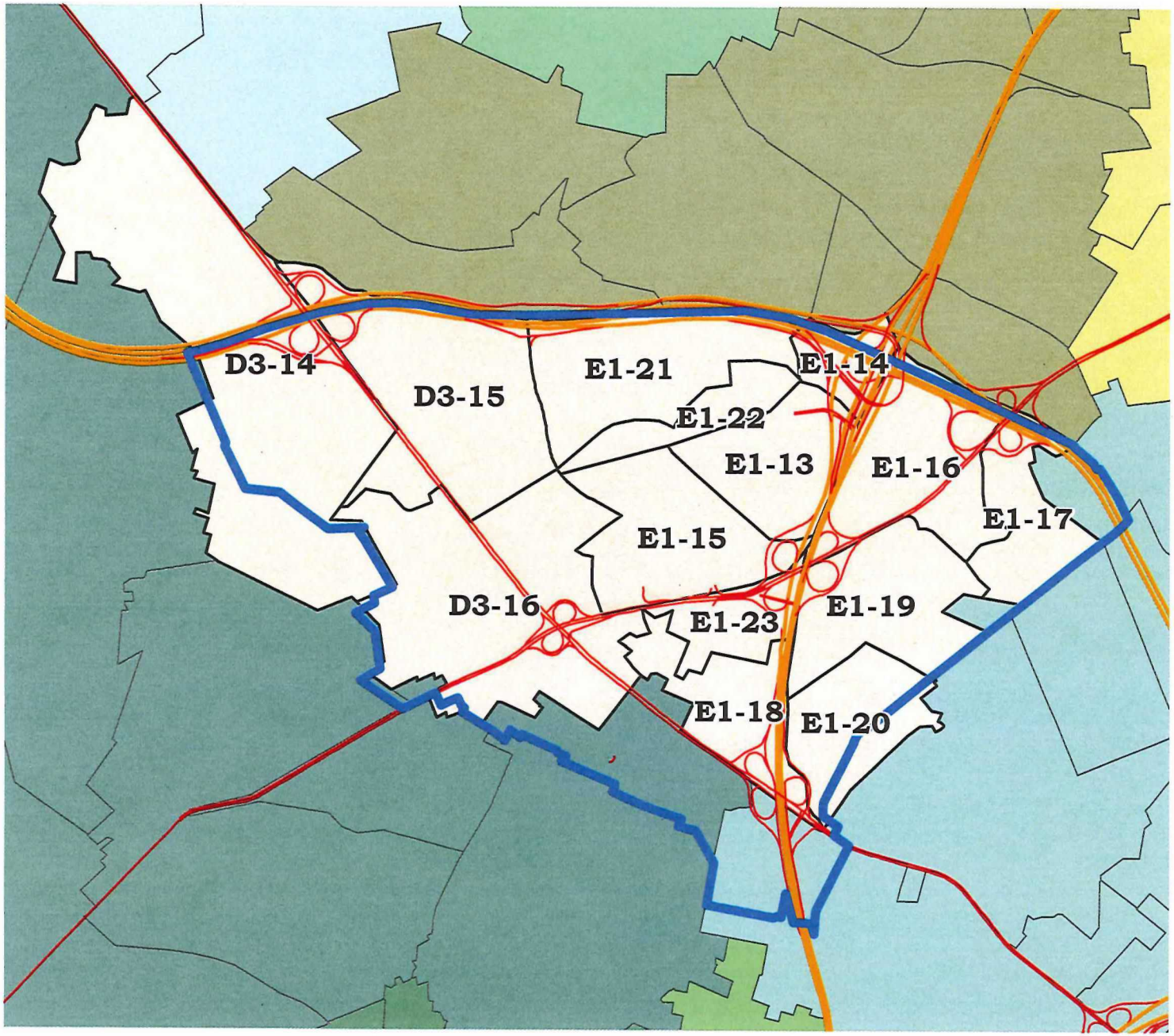
REF: **Application No. RZ 2010-PR-022**
Tax Map No. 029-3/15/ / 4D, 4E, 4F,7A, 7B, 7C, 7D, 7E

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.

Tyson's Area Subsheds



Tyson's Study Area

Tyson's Area Subsheds

SHED NAME	SUBSHED ID
DIFFICULT RUN	D3-14
DIFFICULT RUN	D3-15
DIFFICULT RUN	D3-16
SCOTTS RUN	E1-13
SCOTTS RUN	E1-14
SCOTTS RUN	E1-15
SCOTTS RUN	E1-16
SCOTTS RUN	E1-17
SCOTTS RUN	E1-18
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Miles

County of Fairfax, Virginia

MEMORANDUM

DATE: April 9, 2015

TO: Bob Katai
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. FDP 2010-PR-022**
Tax Map No. 029-3-((15)) – 0007-A1, 0007-B1, 0007-C1, 0007E1

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.

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
Phone: 703-324-5030, **Fax**: 703-803-3297
www.fairfaxcounty.gov/dpwes

County of Fairfax, Virginia

MEMORANDUM

DATE: March 31, 2015

TO: Bob Katai
Staff Coordinator, Zoning Evaluation Division
Department of Planning and Zoning

FROM: Laurie Stone
Strategic Planner
Fire and Rescue Department

SUBJECT: TMG Solutions Plaza Land, L.P. (The Boro)

REFERENCE: FDP 2010-PR-022

The Fire and Rescue Department (FRD) is providing the following comments on the referenced application.

Current Fire and Rescue Service Delivery
The proposed development (The Boro – Buildings A1, A2 , A3, and B3) is located in the emergency response area of the Tysons Corner Fire and Rescue Station 29 located in Tysons, Virginia. The next closest fire station is the Dunn Loring Volunteer Fire and Rescue Station 13 located in Dunn Loring, Virginia.

Emergency Response Impact of Proposed Development
The Boro development consisting of four new mixed residential and retail buildings with a maximum of 835 dwelling units will result in an additional residential population of 2,171.

FRD analyzes the historical rate of incidents per population in each fire station's response area across the county to determine each fire station's workload capacity. In CY2014, the Tysons Corner Fire and Rescue Station 29 responded to 2,764 incidents and the Dunn Loring Fire and Rescue Station 13 responded to 2,953 incidents, an average of eight calls per day for each. The potential impact on emergency services of an additional 2,171 residential population is about 332 incidents per year which currently can be handled by the existing fire stations. Although an increase in call volume from <u>one</u> rezoning case may <u>not</u> exceed a fire station's workload capacity, multiple rezoning cases in a station's response area could significantly impact that station's availability and response times to emergency incidents. The Department of Planning and Zoning should consider the <u>cumulative</u> impact of multiple rezoning applications in an area to determine the entire impact on Fire and Rescue emergency service delivery.

Residential occupancies are higher risk than commercial occupancies resulting in a greater number of emergency incidents. Residential units are occupied 24/7 and include high risk populations such as children and older adults which directly correlate with increases in all types of emergency calls.

Traffic Signal Preemption Equipment for Emergency Responders:
As Fairfax County increases in population density and roadways become more congested, it is a challenge for FRD to meet emergency response time goals. A strategy the FRD is aggressively pursuing to improve emergency response times is installing preemption equipment on traffic signals throughout the county. Traffic preemption also improves civilian and firefighter safety by reducing the potential for accidents at intersections. Therefore, the FRD requests the developer proffer the cost of preemption devices for traffic signals (about $10K each) located along the travel routes from the two closest fire stations to the proposed development. The attached map identifies the traffic signals needing preemption equipment.

In summary, the proposed development of up to 835 new residential units could have an impact on Fire and Rescue services of an additional 332 incidents per year. Although the Tysons Corner and Dun Loring Fire and Rescue Stations can absorb this higher call volume, multiple new developments in the station's coverage area could significantly impact response times to all emergency incidents. Therefore, the FRD is requesting the developer proffer preemption equipment on traffic signals located along the two primary travel routes to the proposed development.

Please contact me at 703-246-3889 if you have any questions regarding the comments.

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

April 5, 2013

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: RZ 2010-PR-022
Solutions Plaza –
Tysons Central 7
Tax Map: 29-3

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.

2. Adequate domestic water service is available at the site from an existing 12-inch water main located at the site. See the enclosed water system map.

3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

4. Please be aware that Fairfax Water operates a 24-inch transmission main in Leesburg Pike. In accordance with Fairfax Water policy (copy enclosed) all developer proposed relocations of Fairfax Water transmission mains greater than 16-inches in diameter require the approval of the Fairfax Water Board. If it is determined that the proposed construction requires relocation of this transmission main, the applicant must submit a letter to the attention of Ms. Jamie Bain Hedges, P.E., Director, Planning and Engineering, requesting permission to relocate the existing transmission main. Submission of such a request, if necessary, is recommended as soon as possible to avoid subsequent project delays or rework. Relocation of the transmission main, if approved, will be at the owner's expense. After staff review, the request will be forwarded to the Board for consideration.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

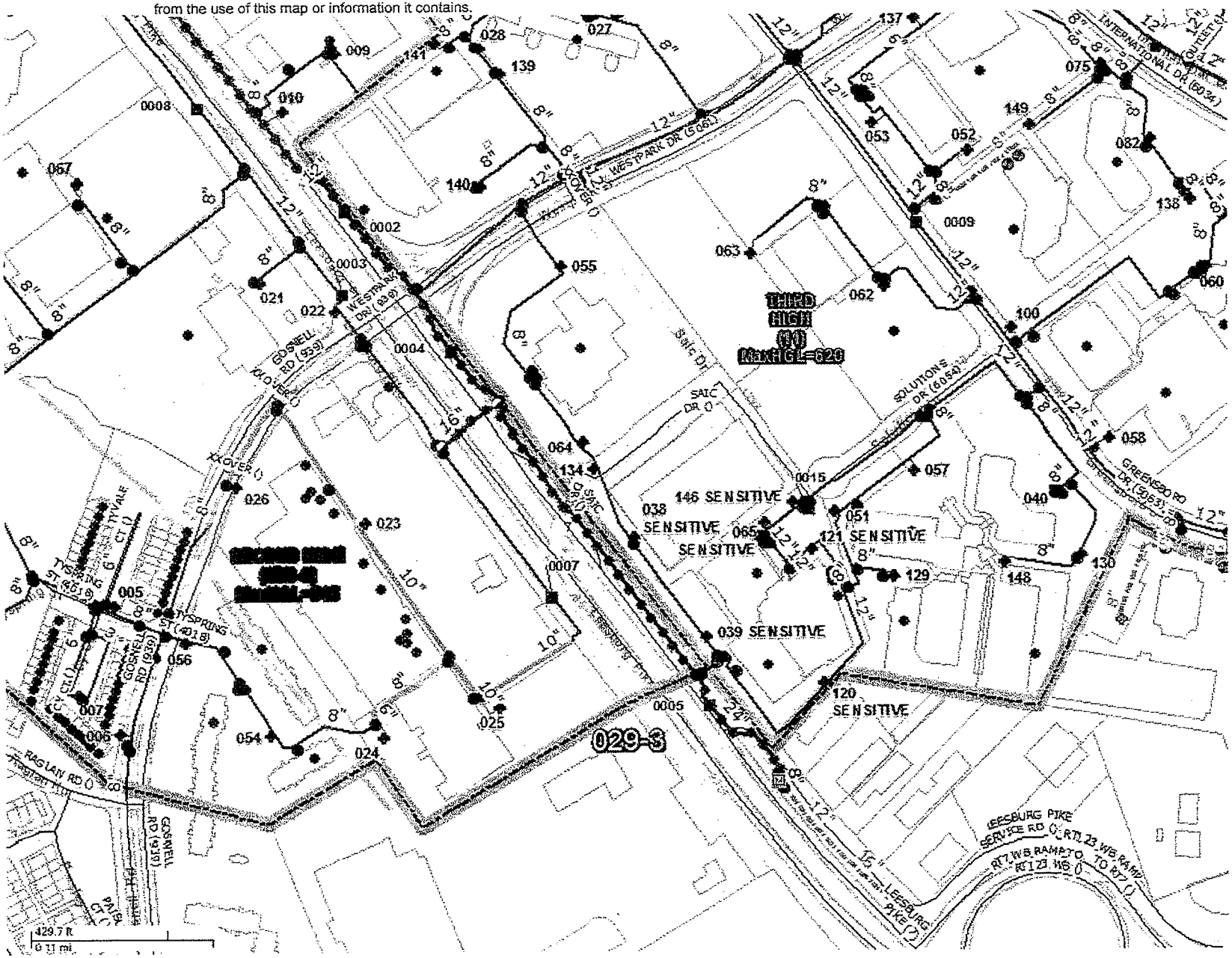
Sincerely,

Traci K. Goldberg

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosures

The information contained on this page is NOT to be construed or used as a "legal description". Fairfax Water does not provide any guaranty of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Technical Services Branch of the Planning and Engineering Division. In no event will Fairfax Water be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains.



(note: scalebar is approximate)

Transmission Main Relocation Policy

Adopted April 23, 2009

Water mains larger than 16-inches in diameter constitute the backbone of the Fairfax County Water Authority's (Authority) transmission system. Their continuous operation is necessary to best ensure adequate flow and pressure throughout the system for the provision of domestic service and fire protection. These transmission mains are located in easements benefitting the Authority and in state right-of-ways with approval of the Virginia Department of Transportation.

Occasionally, private land developers request permission to relocate portions of the Authority's transmission mains to facilitate best use of the developer's property. Given the significant risk and high degree of coordination necessary to effectively relocate transmission mains without compromising the integrity of the Authority's operations during these activities, all proposed relocations of water mains larger than 16-inches in diameter that are initiated by private development activity must be submitted to the Authority Board for approval

When reviewing proposed relocations, the Board will consider various factors, including but not limited to:

1) The extent of the relocation.
2) The anticipated transmission main outage duration during tie-ins.
3) The impact to the local service area and the overall system.
4) The level of staff effort required to effectively coordinate and execute the relocation.
5) The benefits to the Authority of the proposed relocation.

Upon a request from a private developer to relocate a water main larger than 16-inches in diameter, Authority staff will prepare an item discussing the above factors for the Board's consideration.

All such transmission relocations approved by the Authority shall be designed, constructed and completed at the sole cost and expense of the developer, including a reasonable fee to compensate the Authority for staff time devoted to the review, inspection and approval of such relocation. For all approved transmission relocations, the Authority shall require the developer to enter into a written agreement that obligates the developer to complete all work in accordance with the plans approved by the Authority for such relocation. Whether the subject property will be served by the Authority or by another public water utility shall not be a factor in the Board's consideration of whether to approve a relocation request.

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

March 23, 2015

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: FDP 201-PR-022
The Boro
Tax Map: 29-3

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.

2. Adequate domestic water service is available at the site from an existing 12-inch water main located in Westpark and Greensboro Drives. See the enclosed water system map.

3. The installation of a 24-inch water main will be required in conjunction with this site development. Refer to the attached Final Development Plan (Sheet C-3) for the conceptual alignment.

4. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

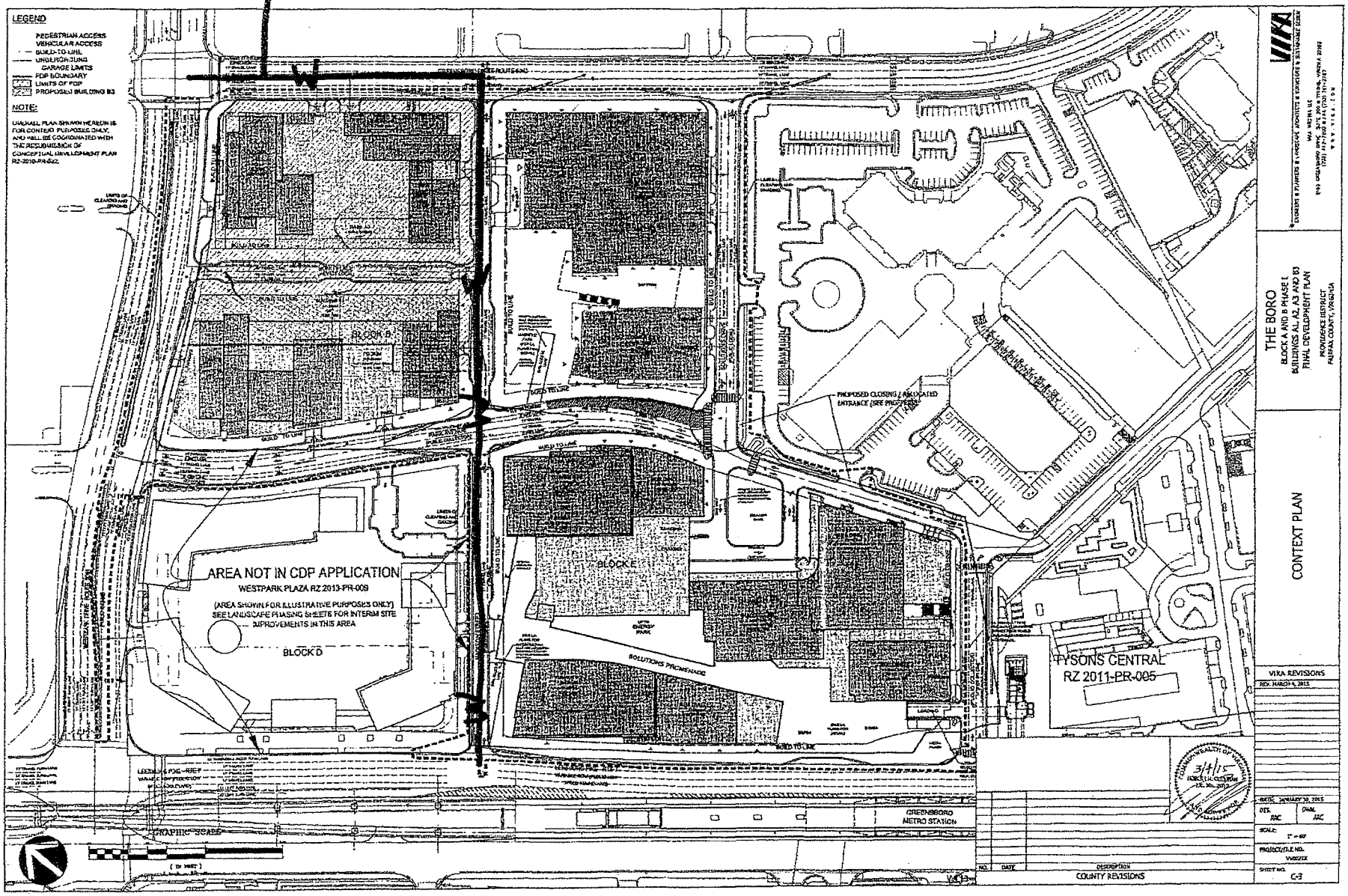
If you have any questions regarding this information please contact Ross Stilling, Chief, Site Plan Review at (703) 289-6385.

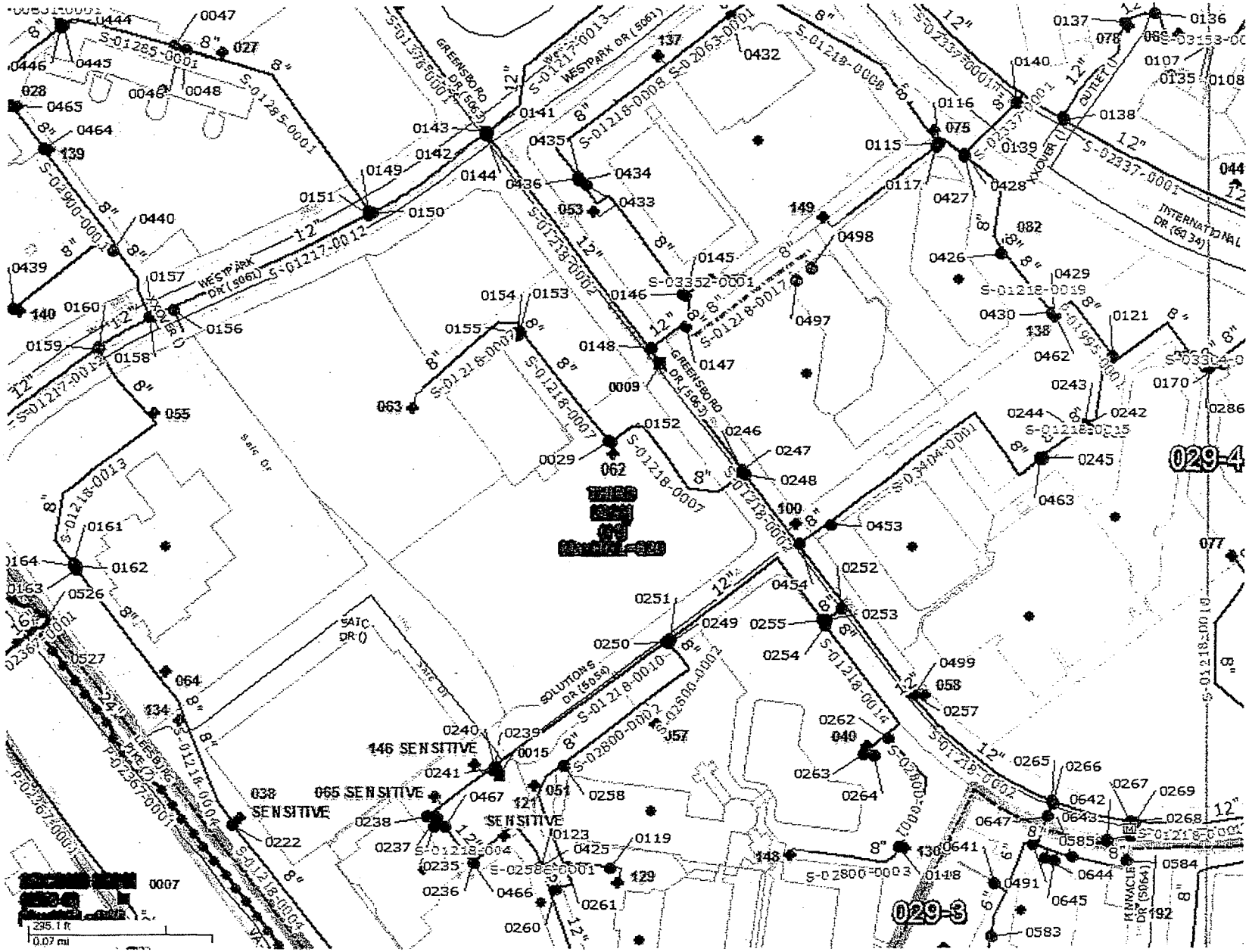
Sincerely,

Gregory J. Prelewicz, P.E.
Manager, Planning Department

Enclosure

MASTER PLANNED
24" WATER MAIN





(note: scalebar is approximate)

6-501 Purpose and Intent

The PTC District is established for the Tysons Corner Urban Center as defined in the adopted comprehensive plan to implement the mix of uses, densities and intensities under the redevelopment option set forth in the adopted comprehensive plan. The PTC District regulations are designed to provide the necessary flexibility to transform the designated Tysons Corner Urban Center area from a suburban office park and activity center into an urban, mixed-use, transit, bicycle and pedestrian oriented community to promote high standards in urban design, layout and construction and to otherwise implement the stated purpose and intent of this Ordinance. To create mixed-use downtowns near mass transit, higher development intensities are to occur within approximately one half (½) mile of the four Metrorail Station entrances, identified as Transit Oriented Development (TOD) Districts in the adopted comprehensive plan. The remaining areas, the Non-Transit Oriented Development (Non-TOD) Districts, are to be developed into lively urban neighborhoods that include an appropriate mix of uses, densities and intensities that are compatible to adjacent communities. In both TOD and Non-TOD Districts, development should be designed in an integrated manner that will enhance the urban character. Smaller, freestanding structures are generally discouraged and shall only be considered when such use is designed in an urban form that creates or enhances an appropriate street edge and implements the stated purpose and intent of the district.

To be granted this zoning district, the applicant shall demonstrate the development furthers the vision of the Tysons Corner Urban Center, as identified in the adopted comprehensive plan, by meeting, at a minimum, the following objectives.

1. Contribute to a tiered intensity of development having the highest intensities located closest to the transit stations and provide the mix of residential, office and commercial uses necessary to achieve a vibrant, urban environment.

2. Contribute to the network of open space and urban parks, to include stream valley parks, pocket parks, common greens, civic plazas and athletic fields for the workers and residents of Tysons.

3. Promote environmental stewardship by implementing green building design; efficient, renewable and sustainable energy practices; incorporating low impact development strategies, such as innovative stormwater management and green roofs; and achieving the tree canopy goals for Tysons.

4. Further the implementation of the urban grid of streets and the described street hierarchy for Tysons.

5. Reduce the amount of single occupant vehicle trips by limiting the amount of provided parking, encouraging shared parking arrangements among uses, permitting the inclusion of managed tandem parking spaces, and implementing various Transportation Demand Management strategies, such as transit

subsidies, carpool and vanpool services, employee shuttles, car-sharing programs and bicycle accommodations.

6. Contribute to the necessary public facilities to support the projected job and population growth, including schools, fire and police services, a library, public utilities, and an arts center.

7. Contribute to the specified streetscape and apply the urban design guidelines specified for build-to lines, building articulation, fenestration, ground floor transparency and parking design to create an integrated urban, pedestrian-friendly environment.

8. Contribute to implementing the workforce and affordable housing policies for Tysons to provide housing to various income levels.

To these ends, a development proposal within the Tysons Corner Urban Center that utilizes the redevelopment option as set forth in the adopted comprehensive plan shall only be considered by the Board in conjunction with a rezoning application to this district. Such rezoning to and development under this district will be permitted only in accordance with development plans prepared and approved in accordance with this Part and the provisions of Article 16.

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder,

deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

Appendix 18

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch