

DEVELOPMENT CONDITIONS

November 17, 2015

FDP 2011-PR-011-3

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2011-PR-011-3 to allow an office building with retail as portion of a mixed used development associated with RZ 2011-PR-011 located on Tax Map 30-3 ((28)) C1, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These conditions are in addition to the proffered commitments approved with RZ 2011-PR-011.

1. Any plan submitted pursuant to this final development plan shall be in substantial conformance with the approved FDP entitled "Taylor Building C," prepared by VIKA Virginia LLC. And Smithgroup JJR, and dated April 30, 2015 as revised through October 14, 2015, and these conditions. Minor modifications may be permitted pursuant to Sect. 16-402 of the Zoning Ordinance.
2. Should the ultimate design of the Corner Park located at Colshire Meadow Drive and Colshire Drive as shown on Sheets A-7A and L-04A of the FDP not be included as part of the site plan, it shall be demonstrated to the satisfaction of DPWES that the Corner Park is included as part of the Public Improvement Plan for the straightening of Colshire Drive and will be constructed with those road improvements.
3. Parking for the office use, as shown on the FDP, shall be subject to a parking management plan administered by the building owner. The parking management plan shall ensure that parking spaces provided in excess of maximum allowable requirements, and used on an interim basis by the tenants of Taylor Office Building C, shall be utilized by tenants in Taylor Office Building B, when constructed.
4. It shall be demonstrated at site plan review that the SU-30 and the WB-50 vehicles shall back in and pull out entirely within the roadway and shall not overrun any curbs or sidewalks.
5. During site plan review, an alternative design of the curbs on the upper plaza shall be demonstrated to determine if mountable curbs can be provided in lieu of the curbs and bollards currently shown. Such changes will not require an interpretation or FDPA.
6. As depicted on Exhibit 1 attached, if this building is constructed after Colshire Drive is straightened, the glass portion of the building tower may be expanded, no further than 5 feet from the existing property line, to provide a larger space between the stairway corridor and the external wall of the building. If the building is constructed prior to the Colshire Drive realignment, the glass portion of the building tower may be expanded to the existing property line. In either scenario, this expansion may only occur so long

as the ground level dimensions, features and corner park remain in substantial conformance with the depiction on L-04A. Such changes will not require an interpretation or FDPA. In addition, the façade of the tower shall maintain the angled character that is depicted on the FDP.

FDP EXTERIOR LIMITS SKETCH

11/09/2015

