



PCA/CDPA/FDP APPLICATION ACCEPTED: April 22, 2015
PLANNING COMMISSION: February 4, 2016
BOARD OF SUPERVISORS: February 16, 2016

County of Fairfax, Virginia

January 21, 2016

STAFF REPORT

PCA/CDPA 2011-PR-023/FDP 2011-PR-023-4

PROVIDENCE DISTRICT

APPLICANT: Cityline Partners LLC and Renaissance Centro Tysons LLC

PRESENT ZONING: PTC

PARCEL(S): 29-4 ((7)) 2A

ACREAGE: 2.0

FAR/DENSITY: 3.09 over entire original RZ site, 2.33 for FDP site

PLAN MAP: Transit Station Mixed Use

PROPOSAL: Replace a previously approved hotel with residential use on Block D.

STAFF RECOMMENDATIONS:

Staff recommends denial of PCA 2011-PR-023.

Staff recommends denial of FDP 2011-PR-023-4.

Suzanne Wright

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

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

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

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

X:\DPZ\Tysons-Core\CASES\Arbor Row PCA 2011-PR-23\Staff Report\01--Cover Sheet.doc



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

ARBOR ROW - BLOCK D PROFFER CONDITION AMENDMENT & CONCEPTUAL DEVELOPMENT PLAN AMENDMENT

PCA/CDPA 2011-PR-023
PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA



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47	TOTAL SHEETS

APPLICANT:
Cityline Partners LLC
1651 OLD MEADOW ROAD
SUITE 650
McLEAN, VIRGINIA 22102
703.556.3777

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TRANSPORTATION:
Wells + Associates
1420 SPRING HILL ROAD
SUITE 610
TYSONS, VIRGINIA 22102
703.917.6620



A PORTION OF ORIGINAL CDP PLAN SHEETS HAVE BEEN INCLUDED WITH THIS AMENDMENT APPLICATION. REFER TO RZ/CDP 2011-PR-023 FOR ADDITIONAL INFORMATION SPECIFIC TO BLOCKS A, B, C, E, F.
BLOCKS A,B,C,E&F SHOWN HEREIN ARE FOR INFORMATION ONLY AND ARE NOT SUBJECT TO CHANGE WITH THIS CDPA.

DECEMBER 30, 2015
OCTOBER 5, 2015
JULY 30, 2015
MARCH 30, 2015

SHEET C1.0

NOTES:

1. THE SUBJECT PROPERTY OF THIS PCA/CDPA APPLICATION IS BLOCK D ONLY AND DESCRIBED AS FOLLOWS:

2015 TAX MAP #	OWNER	DEED BOOK / PAGE	APPROXIMATE ACREAGE
029-4-((7))-0002A	Grayson 7913 Westpark LLC Campbell-Scott Westpark LLC	22837/188B 23135/1582 (CORRECTED)	1.99 AC

AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THIS SUBJECT PROPERTY AND THE NATURE OF THE DEVELOPER'S INTEREST IN SAME IS PROVIDED IN AN AFFIDAVIT SUBMITTED SEPARATELY.
2. THE TOTAL SITE AREA OF THIS PCA/CDPA APPLICATION IS APPROXIMATELY 1.99 ACRES.
3. THE SUBJECT PROPERTY LIES WITHIN SUBAREA 2 (SOUTH WEST PARK) OF THE NORTH SUBDISTRICT OF THE TYSONS CENTRAL 123 DISTRICT OF THE TYSONS CORNER URBAN CENTER PLAN. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE 2014 COMPREHENSIVE PLAN AS DESCRIBED IN THE APPLICANT'S STATEMENT OF JUSTIFICATION.
4. THE SUBJECT PROPERTY IS CURRENTLY ZONED PTC (PLANNED TYSON CORNER URBAN CENTER), SUBJECT TO PROFFERS.
5. THE TOPOGRAPHY SHOWN ON THE PCA/CDPA IS AT A CONTOUR INTERVAL OF TWO (2) FEET BASED ON A FIELD RUN SURVEY PREPARED BY BOWMAN CONSULTING IN 2014, AND HIGH LEVEL AERIAL SURVEY PREPARED BY OTHERS.
6. THE BOUNDARY INFORMATION SHOWN ON THE PCA/CDPA IS BASED ON RECORDED PLATS AND DEEDS FROM THE 1970S AND MAY BE ADJUSTED BASED ON INFORMATION FROM RECENT FIELD SURVEYS AT THE TIME OF SITE PLAN.
7. THERE IS A PORTION OF AN EXISTING 3 STORY OFFICE BUILDING ("SCOTT BUILDING" CIRCA 1974) ON THE SUBJECT PROPERTY INCLUDING APPROXIMATELY 33,750 S.F. AND ASSOCIATED SURFACE PARKING LOTS. THE EXISTING BUILDING AND PARKING LOT WILL BE REMOVED WITH THIS PROPOSED APPLICATION.
8. THE COUNTY TRAILS MAP IDENTIFIES AN ON ROAD BIKE TRAIL WITHIN WESTPARK DRIVE ALONG A PORTION OF THE FRONTAGE OF PARCEL 2A. TRAILS AND BICYCLE LANES SHALL BE PROVIDED AS SHOWN ON THE PCA/CDPA AND IN ACCORDANCE WITH THE PROFFERS.
9. THE PROPERTY IS LOCATED IN THE BLUE PLAINS/SCOTT'S RUN E-1 SANITARY SEWER DISTRICT WATERSHED, AND THE SCOTT'S RUN STORM DRAINAGE WATERSHED.
10. THERE IS NO FLOODPLAIN OR RESOURCE PROTECTION AREA (RPA) LOCATED ON LOT 2A OF THE SUBJECT PROPERTY PER CURRENT FAIRFAX COUNTY GIS MAPPING.
11. THERE ARE NO KNOWN UTILITY EASEMENTS OF 25 FEET OR GREATER IN WIDTH ON THE SITE.
12. THERE ARE NO AREAS CONTAINING SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.
13. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY.
14. TO THE BEST OF OUR KNOWLEDGE THERE WILL BE NO ADVERSE IMPACTS ON ADJACENT AND NEIGHBORING PROPERTIES.
15. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE OR WILL BE EXTENDED OR IMPROVED BY THE APPLICANT, UTILITY COMPANY, COUNTY, VDOT, OR OTHERS AS MAY BE APPROPRIATE FOR THE PROPOSED DEVELOPMENT. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED FROM FIELD OBSERVATION, SURVEY, AVAILABLE RECORDS, AND COUNTY RECORD GIS INFORMATION.
16. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE EXCEPTIONS LISTED HEREIN.
17. STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THIS SITE ARE PROPOSED THROUGH THE USE OF ON-SITE UNDERGROUND FACILITIES AS CONCEPTUALLY SHOWN ON THE PCA/CDPA. APPLICANT RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES (I.E. PONDS, INFILTRATION SYSTEMS, UNDERGROUND VAULTS ETC) IF THE DEVELOPMENT IS TO OCCUR IN PHASES. SEE "SWM DEVIATION NARRATIVE" ON THIS SHEET FOR ADDITIONAL INFORMATION ASSOCIATED WITH POTENTIAL SWM MEASURES.
18. SITE AMENITIES, FEATURES AND FURNISHINGS REPRESENTED HEREIN ARE CONCEPTUAL AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL SELECTION MAY VARY AT THE TIME OF FINAL DEVELOPMENT PLAN AND SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREIN. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS PLANTERS, GAZEBOES, BENCHES, OTHER SEATING AREAS, WALKWAYS, TRELLISES, WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY AND MAINTENANCE STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREIN MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE GRAPHICS.
19. THE DEVELOPMENT SCHEDULE FOR THIS PROJECT IS DEPENDENT ON MARKET CONDITIONS AND THE SECURING OF ALL REQUIRED APPROVALS AND PERMITS.
20. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA OF THE ADOPTED COMPREHENSIVE PLAN AT THE TIME OF FILING, PARTICULARLY THROUGH APPROPRIATE SITE DESIGN, SIGNIFICANT LANDSCAPING, PROVISION OF SITE AMENITIES AND THE DESIGN OF AN APPROPRIATE STREETScape THAT COMPLEMENTS THE EXISTING COMMUNITY.
21. TO THE BEST OF OUR KNOWLEDGE NONE OF THE USES REPRESENTED ON THIS PLAN WILL GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280.
22. A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE FOR THE PROPOSED DEVELOPMENT SITE IS NOT REQUIRED AS THIS DEVELOPMENT IS NOT LOCATED NEAR THE PERIPHERY OF THE TYSONS URBAN CENTER AS DESCRIBED IN SECTION 16-102. OF THE ZONING ORDINANCE.
23.
 - a. PARKING MAY BE PROVIDED IN A COMBINATION OF ABOVE AND OR BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES AND IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 AND 6-509 OF THE ZONING ORDINANCE. THE APPLICANT AND/OR BLOCK OWNER RESERVES THE RIGHT TO PROVIDE MORE OR LESS THAN THE NUMBER OF PARKING SPACES PRESENTED HEREON PROVIDED THAT THE AMOUNT OF PARKING SPACES WILL BE SUFFICIENT TO COMPLY WITH ARTICLE 6-509 AND ARTICLE 11, PART 1 OF THE ZONING ORDINANCE. SEE PROFFERS.
 - b. APPLICANT/BLOCK OWNER RESERVES THE RIGHT TO PROVIDE TANDEM/VALET PARKING SPACES IN SOME INSTANCES AS MAY BE DEMONSTRATED ON CONCURRENT OR SUBSEQUENT FDP APPLICATION(S). SEE PROFFERS.
24. ARCHITECTURAL BUILDING AND LANDSCAPE ARCHITECTURAL FEATURES AND ILLUSTRATIONS PROVIDED HEREIN ARE SUBJECT TO CHANGE WITH FINAL DESIGN. 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 PCA/CDPA.
25. DEDICATION OF A PORTION OF THE APPLICATION AREA IS PROPOSED FOR THE WIDENING OF WESTPARK DRIVE. REFER TO PCA/CDPA. APPLICANT RESERVES THE RIGHT TO UTILIZE AREA OF DEDICATION IN THE CALCULATION OF PROPOSED DENSITY AND F.A.R. PER ARTICLE 2-308-4 OF THE ZONING ORDINANCE. FINAL AREAS OF DEDICATION OF RIGHT OF WAYS IS SUBJECT TO CHANGE WITH FINAL SITE PLANS.
26. PROPOSED JONES BRANCH DRIVE EXTENSION AS DESIGNED AND CONSTRUCTED UNDER SITE PLAN #25530-SP-03 HAS BEEN DESIGNED TO VDOT STANDARDS AND WILL BE PRIVATELY OWNED AND MAINTAINED UNTIL SUCH TIME AS IT MAY BE EXTENDED BY OTHERS THRU THE ADJACENT PROPERTY TO THE SOUTH (LERNER PROPERTY) FOR CONNECTION TO TYSONS BOULEVARD. AT SUCH TIME, THIS APPLICATION'S PORTION OF JONES BRANCH DRIVE WILL BE DEDICATED TO VDOT, REFER TO PROFFERS FOR ADDITIONAL INFORMATION.
27. PROPOSED SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR WITHIN ONE OR MORE COMPREHENSIVE SIGN PLANS, AS MAY BE APPROVED BY THE PLANNING COMMISSION.
28. TRANSITIONAL SCREENING IS NOT REQUIRED AS SET FORTH IN ARTICLE 6-510.C OF THE ZONING ORDINANCE.
29. APPLICANT RESERVES THE RIGHT TO UTILIZE EXISTING SURFACE PARKING AS INTERIM PARKING, CONSTRUCTION STAGING OR THE LIKE, IN AREAS RESERVED FOR FUTURE DEVELOPMENT, SEE PROFFERS.
30. FINAL GFA ALLOCATION WITHIN BLOCK D AS WELL AS FINAL PROPOSED BUILDING HEIGHT AND PARKING GARAGE HEIGHT, WILL BE DETERMINED WITH FINAL DEVELOPMENT PLAN (FDP) AND FINAL SITE PLAN APPLICATIONS, SEE PROFFERS.
31. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, PHASING, JOINT VENTURE. ANY PROPOSED SUBDIVISION SHOWN ON THE PCA/CDPA MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWES WITHOUT REQUIRING MODIFICATION OF THIS PCA/CDPA OR PRELIMINARY PLAT.

NOTES (CONTINUED):

32. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN, LANE TRANSITIONS ETC) MAY REQUIRE EXCEPTION/DEVIATION FROM VDOT 'ACCESS MANAGEMENT DESIGN STANDARDS' AND P.F.M.. (AS MAY BE DETERMINED AT FINAL DEVELOPMENT PLAN/FINAL SITE PLAN), IN ORDER TO CONFORM WITH THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER DATED SEPTEMBER 13, 2011 AS AMENDED. APPROVAL OF SUCH EXCEPTION/CHANGES SHALL NOT REQUIRE AMENDMENT TO THE CDPA/FDP.
33. PRIVATE ACCESS ROADS SHOWN ON THE PCA/CDPA SHALL NOT BE CONSIDERED 'STREETS', AND, AS SHOWN, MAY DEVIATE FROM THE TYSONS TRANSPORTATION DESIGN STANDARDS AND STREETScape RECOMMENDATIONS IN THE COMPREHENSIVE PLAN.
34. WITHIN THE BLOCK D SUBJECT PROPERTY, PURSUANT TO SECTION 6-502 OF THE ZONING ORDINANCE, IN ADDITION TO RESIDENTIAL, RETAIL AND OTHER USES IDENTIFIED ON THE SHEET C-2.1 TABULATIONS, THE FOLLOWING SECONDARY/ACCESSORY USES SHALL BE PERMITTED WITHOUT REQUIRING AN AMENDMENT TO THE CDPA AND LISTED ON INDIVIDUAL FDPs, INCLUDING BUT NOT LIMITED TO: ACCESSORY USES, ATMS, BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS, QUICK SERVICE FOOD STORES, FAST FOOD RESTAURANTS, HEALTH CLUBS AND SIMILAR COMMERCIAL RECREATIONAL USES, COMMUNITY USES, EATING ESTABLISHMENTS, FINANCIAL INSTITUTIONS, GARMENT CLEANING ESTABLISHMENTS, OFFICES, PERSONAL SERVICE ESTABLISHMENTS, PUBLIC AND QUASI PUBLIC USES (INCLUDING A CONFERENCE CENTER OPERATED BY A NON-PROFIT ORGANIZATION, AS PERMITTED UNDER THE COUNTY ZONING ORDINANCE), RETAIL SALES ESTABLISHMENTS AND SIMILAR USES.
 DRIVE-IN FINANCIAL INSTITUTIONS AND CHILD CARE CENTERS SHALL BE PERMITTED, SUBJECT TO APPROVAL AS SHOWN ON AN FDP OR SE, WITHOUT THE NEED FOR A PCA/CDPA.
 PURSUANT TO PARAGRAPH 20 OF SECTION 10-102 OF THE ZONING ORDINANCE, "LIVE-WORK UNITS" SHALL BE DEEMED A PERMITTED "ACCESSORY USE", SEE PROFFERS.
35. SATISFACTION OF THE MINIMUM PUBLICLY-ACCESSIBLE PARK REQUIREMENTS SHALL BE CALCULATED ON THE ENTIRETY OF "ARBOR ROW" (OVER BLOCKS A THROUGH F) AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BLOCK.
36. FINAL LOCATION AND DESIGN OF PROPOSED CROSSWALKS/PAVEMENT MARKINGS, ETC. IS SUBJECT TO CHANGE WITH VDOT APPROVAL OF FINAL SITE PLAN. ANY MODIFICATION TO THOSE DESIGN ELEMENTS CAN BE MADE WITHOUT REQUIRING AMENDMENT TO THIS CDPA/FDP.
37. ONE ELECTRIC CHARGING STATION SERVING TWO SPACES SHALL BE PROVIDED WITHIN THE BLOCK D GARAGE AS FURTHER DESCRIBED IN THE PROFFERS.

WAIVER / MODIFICATION REQUESTS: (REAFFIRMATION OF PREVIOUS APPROVALS AND NEW ITEMS)

- ZONING ORDINANCE ARTICLE 2 -- GENERAL REGULATIONS**
 - WAIVER OF SECTION 2-505 OF THE ZONING ORDINANCE 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.
 - 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.
- ZONING ORDINANCE ARTICLE 6 -- PLANNED DEVELOPMENT DISTRICT REGULATIONS**
 (REAFFIRM) - WAIVER OF ZONING ORDINANCE SECTION 6-505.7 REQUIRING THE DESIGNATION OF SPECIFIC OUTDOOR DINING AREAS ON THE CDPA/FDP, RATHER, OUTDOOR DINING MAY BE PROVIDED IN ANY AREA WHERE THE USE INCLUDES DINING ACTIVITY AND WILL BE INDICATED AT THE TIME OF FINAL SITE PLAN.
- ZONING ORDINANCE ARTICLE 11 -- PARKING AND LOADING**
 (REAFFIRM) - MODIFICATION OF ZONING ORDINANCE SECTION 11-102(12) AND SECTION 6-509(1) TO ALLOW FOR TANDEM SPACES AND VALET SPACES ASSOCIATED WITH 'FOR-SALE' RESIDENTIAL USES, AS CONTROLLED BY BUILDING MANAGEMENT, SUCH STACKED SPACES IN ACCORDANCE WITH SECTION 11-101(1) AND 6-509(1) MAY NOT COUNT TOWARD REQUIRED PARKING SPECIFIED IN THE ZONING ORDINANCE, AND SHALL BE PROVIDED IN ACCORDANCE WITH THE PARKING PLAN SUBMITTED WITH THIS APPLICATION.
 (REAFFIRM) - MODIFICATION OF ZONING ORDINANCE SECTION 11-201 AND SECTION 11-203 FOR THE REQUIRED NUMBER OF LOADING SPACES WITHIN MULTI-FAMILY, AND RETAIL/SERVICES USES IS REQUESTED IN FAVOR OF THOSE WHICH ARE SHOWN ON THE CDPA.
- ZONING ORDINANCE ARTICLE 13 -- LANDSCAPING**
 (REAFFIRM) - MODIFICATION/WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS SECTION 13-202-8, FOR ABOVE GRADE PARKING STRUCTURES AND INTERIM SURFACE LOTS, AS ALLOWED PER SECTION 13-202, PARA 6, TO THAT SHOWN ON THE CDPA AND DESCRIBED BELOW :
 - a. 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.
 - b. FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: INTERIOR LANDSCAPING MAY INCLUDE INNOVATIVE PLANTING DESIGN AND TECHNIQUES, INCLUDING BUT NOT LIMITED TO, OVERHEAD VEGETATIVE ARBORS.
 (REAFFIRM) - MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS SECTION 13-203-5, FOR ABOVE GRADE PARKING STRUCTURES AND INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13-203, PARA 3, TO THAT SHOWN ON THE CDPA AND DESCRIBED BELOW:
 - a. FOR INTERIM SURFACE PARKING LOTS: PERIPHERAL LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.
 - b. FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: PERIPHERAL LANDSCAPING WILL BE PROVIDED USING TREES WITHIN URBAN STREETScapeS (PER TYSONS URBAN DESIGN GUIDELINES) WHERE GARAGES ARE ADJACENT TO STREET FRONTAGE AND BY EXISTING TOPOGRAPHIC FEATURES OR OTHER URBAN DESIGN ELEMENTS WHERE GARAGES ARE ADJACENT TO NON STREET FRONTAGE.
- ZONING ORDINANCE ARTICLE 17 -- SITE PLAN**
 (REAFFIRM) - WAIVER OF SECTION 17-201-(3)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDPA).
- PUBLIC FACILITIES MANUAL**
 (REAFFIRM) - MODIFICATION OF PFM SECTION 7-0800 TO ALLOW TANDEM/VALET PARKING SPACES, CONTROLLED BY BUILDING MANAGEMENT, AND THAT SUCH SPACES MAY NOT COUNT TOWARD REQUIRED PARKING.
 (REAFFIRM) - MODIFICATION OF SECTION 7-0802.2 (PARKING GEOMETRIC STANDARDS), TO ALLOW FOR UP TO 1.5 FEET OF PROJECTION OF STRUCTURAL COLUMNS INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES FOR UP TO 10% OF THE TOTAL SPACES PROVIDED.
 (REAFFIRM) - MODIFICATION OF SECTION 12-0508 TREE PRESERVATION TARGET, AS ALLOWED BY DEVIATIONS DESCRIBED IN SECTION 12-0508.3A(1) THROUGH SECTION 12-0508.3A(3) AND AS DESCRIBED IN REQUEST LETTER ATTACHED ON SHEET C-2.2.

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Cityline PARTNERS
 A SUBSIDIARY OF
 DLJ Real Estate Capital Partners

COMMONWEALTH OF VIRGINIA
 Matthew J. Tauscher
 Lic. No. 000832
 LANDSCAPE ARCHITECT

GENERAL NOTES AND WAIVERS
ARBOR ROW - BLOCK D
 PROFFER CONDITIONAL/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
7/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/30/15	COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H:
JOB No.	
DATE :	MARCH 30, 2015
FILE No.	7403-07-001
C2.0	
SHEET	

NOTES:
 1. BLOCKS A,B,C,E,F ARE REFERENCED HERE FOR INFORMATION ONLY.



County of Fairfax, Virginia

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

October 31, 2011

Mr. Thomas D. Fleury
Executive Vice President
Cityline Partners LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, Virginia 22102

Dear Mr. Fleury:

In response to your letter of September 12, 2011, the Fairfax County Department of Transportation (FCDOT) has determined that participation in a Consolidated Traffic Impact Analysis (CTIA) is not required for the Arbor Row rezoning applications (RZ 2011-PR-23, PCA 88-D-005-07). The decision of CTIA applicability is made on a case-by-case basis. The Arbor Row development will be counted as background traffic in any future TIAs and/or CTIAs.

In the provisions of the aforementioned zoning applications, FCDOT expects that site traffic produced by the Arbor Row redevelopment shall be accurately depicted in the TIAs submitted to VDOT and FCDOT and that site traffic shall be appropriately mitigated through methods including, but not limited to: well executed site design, a robust transportation demand management (TDM) program, a mix of land uses that conforms to the County's Comprehensive plan, and proffer commitments.

If you have any questions, please call Dan Rathbone at (703) 877-5675 or me at (703) 877-5663.

Sincerely,

Tom Hightadny
Tom Hightadny
Director

cc: Dan Rathbone, FCDOT Fairfax County Department of Transportation
Jeff Hermann, FCDOT 4050 Legato Road, Suite 400
Fred Selden, DPZ Fairfax, VA 22033-3895
Jim Zook, DPZ Phone: (703) 877-5600 TTY: 711
Matt Ladd, DPZ Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot



February 13, 2015

Keith Cline - Director
Fairfax County Urban Forest Management Division
12000 Government Center Parkway
Fairfax, VA 22035

Re: Arbor Row Tree Preservation Target Deviation Request
RZ/CDP-2011-PR-023

Dear Mr. Knapp,

This letter is to request a deviation to the Tree Preservation Target requirements for the above referenced site, Fairfax County tax assessment map numbers 0294-07-0001, 0294-07-0002, 0294-07-0003, 0294-07-0009, 0294-07-0010 & 0294-07-0005A. The subject property lies within Sub-Area Two (South West Park) of the North Sub-District of the Tysons Central 123 District of the Tysons Corner Urban Center Planning District within Area II of the Fairfax County Comprehensive Plan. The subject property is currently zoned C-3 (Office), with portions of HC (Highway Corridor) and SC (Sign Control). Proposed zoning category is PTC.

According to the Existing Vegetation Map, prepared by Bowman Consulting Group, the property (19.32 acres) is currently covered by approximately 6.46 acres or 33% tree/shrub cover. The conceptual development plan proposes to clear approximately 5.91 acres for proposed grading and construction improvements. Per the Comprehensive Plan the 10-year tree canopy goal, 10% (1.93 acres) tree cover is required for the site. This can be satisfied by tree preservation, tree planting or a combination of both. According to these numbers, the site has a tree preservation target of .64 acres (1.93 acres x 33%). Since only .55 acres of preservation credit will be taken for tree save areas to remain, a tree preservation target deviation is hereby requested.

The deviation is based on the following three allowable deviation conditions as outlined in the Fairfax County Public Facilities Manual (PFM). They are as follows:

- (1) Section 12-0508.3A(1): Meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance.
- (2) Section 12-0508.3A(2): Meeting the tree preservation Target would require the preservation of trees that do not meet standards for health and condition and other vegetation and risk management requirements of 12-0400 et seq.
- (3) Section 12-0508.3A(3): 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 for a minimum of 10 years in accordance with the post-development standards for trees and forested areas provided in 12-0403 and 12-404.

Significant portions of the existing vegetation on the referenced site had been planted with the previous development of the property while other portions of the existing vegetation on the site are remnant wooded areas that were not cleared during the previous development process. Attempting to save any of these onsite trees would adversely impact development potential as envisioned by the Comprehensive Plan/PTC District and would result in unnecessary and unreasonable hardship to the developer.

Per field observation, the many of the existing trees and shrubs proposed to be removed are in fair/poor condition, displaying unsuitable health and/or structural conditions that may be hazardous to life or property, including unhealthy crowns, exaggerated leans, broken/dead scaffold branches, girdling, etc. Per Section 12-0403.3-4, trees that do not meet pre-development standards for structural integrity and health shall not be afforded tree canopy cover credits and shall be subject to removal.

In addition, proposed grading and construction improvements (roads, structures, utility infrastructure, etc.) will significantly impact existing trees and shrubs specified to be removed. Proposed construction will cause direct physical damage to root systems and above ground portions of trees that could result in or predispose trees to structural failure and health problems. Per PFM Section 12-0403.5B, trees determined to be dead, declining, hazardous or a maintenance issue due to impacts from construction or environmental changes resulting from construction shall be subject to removal.

The basis for this deviation is warranted as a result of the site engineering necessary within this portion of the Tysons Corner Urban Center redevelopment. The Tree Preservation Target vegetation requirements cannot be fulfilled with this redevelopment. Therefore, it is requested that UFMD deem the tree preservation requirement will be hereby satisfied with the planting of the 10-year tree canopy requirements that shall be planted with the redevelopment. Please refer to the project landscape plans.

Thank you for your assistance and cooperation in this matter. Please contact me at 703-464-1000 if you should have any questions regarding this matter.

Sincerely,

Gregg Eberly
Gregg Eberly, Applicant Representative
PLA, ISA Certified Arborist, MA#4616A
Bowman Consulting Group

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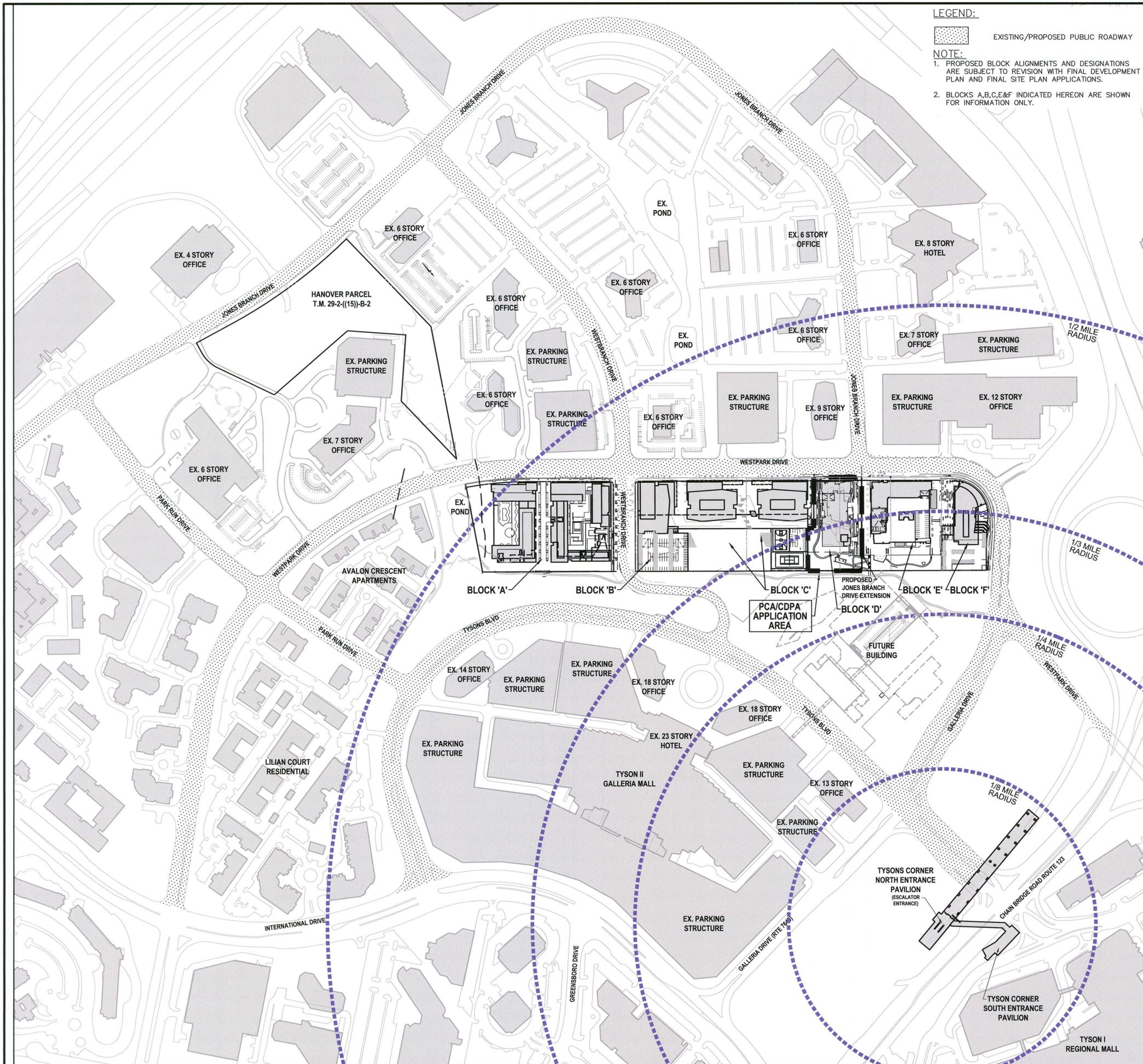
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COMMONWEALTH OF VIRGINIA
Matthew J. Tauscher
MATTHEW J. TAUSCHER
Lic. No. 000832
12.30.15
LANDSCAPE ARCHITECT

CORRESPONDENCE
ARBOR ROW - BLOCK D
PROFFER CONDITION/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS
7/30/15 COUNTY COMMENTS
10/05/15 COUNTY COMMENTS
12/30/15 COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H:
JOB No.	
DATE	MARCH 30, 2015
FILE No.	7403-07-001
SHEET	G2.2



LEGEND:

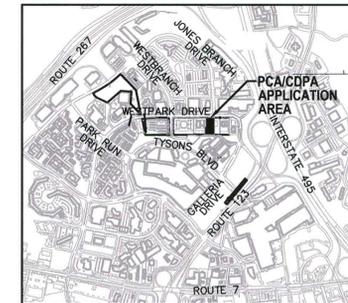
EXISTING/PROPOSED PUBLIC ROADWAY

NOTE:

1. PROPOSED BLOCK ALIGNMENTS AND DESIGNATIONS ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.
2. BLOCKS A,B,C,E&F INDICATED HEREON ARE SHOWN FOR INFORMATION ONLY.

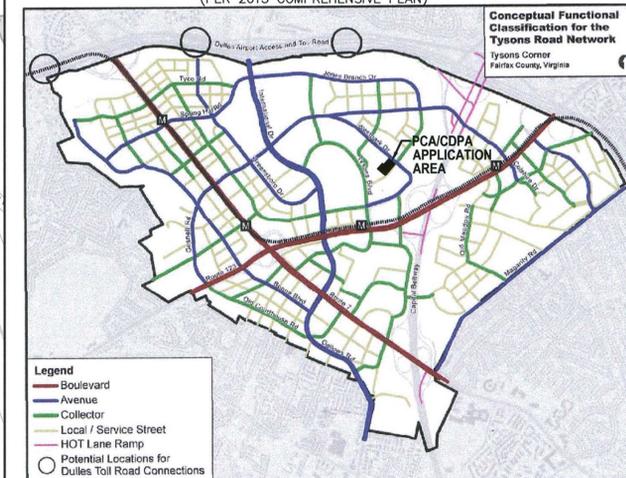
VICINITY MAP

SCALE: 1" = 2000' - 0"



TYSONS ROAD NETWORK

(PER 2013 COMPREHENSIVE PLAN)



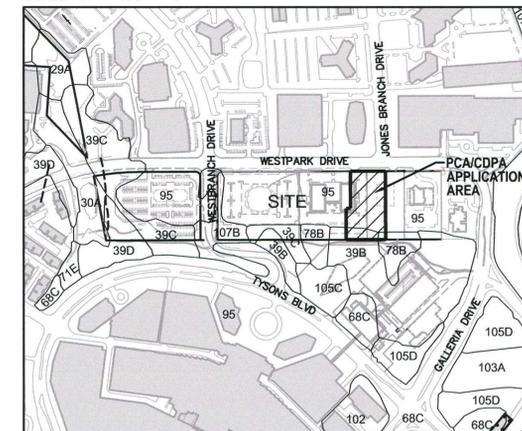
Legend
 Boulevard
 Avenue
 Collector
 Local / Service Street
 HOT Lane Ramp
 Potential Locations for Dulles Toll Road Connections

Note: The Tysons Road Network is subject to change pending results from more detailed analyses of the connections to the DAAR and the Grid of Streets.

MAP 7

SOILS MAP

SCALE: 1" = 500' - 0"

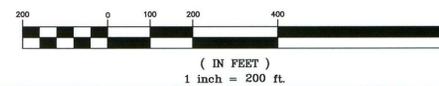


SOIL DATA TABLE (PER FAIRFAX COUNTY SOILS MAP REVISED 08-25-2011)

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	ERODABILITY	PROBLEM CLASS
30A	CODORUS AND HATBORO SOILS	POOR f,d,w	POOR f,w	LOW	III
39B	GLENELG SILT LOAM	GOOD	GOOD	HIGH	I
39C	GLENELG SILT LOAM	GOOD	GOOD	HIGH	I
39D	GLENELG SILT LOAM	GOOD	GOOD	HIGH	I
78B	MEADOWVILLE LOAM	FAIR d,w	MARGINAL w	MEDIUM	II
95	URBAN LAND	N/A	N/A	N/A	IVB
107B	WHEATON-MEADOWVILLE LOAM	FAIR d,w	MARGINAL s,w	MEDIUM	IVB

- A = 0-2 PERCENT SLOPE
- B = 2-7 PERCENT SLOPE
- C = 7-15 PERCENT SLOPE
- D = 15-25 PERCENT SLOPE
- b - LOW BEARING VALUES FOR FOUNDATION SUPPORT.
- f - FLOODING HAZARD FOLLOWING STORM EVENT
- s - SLOW PERMEABILITY
- w - HIGH SEASONAL GROUNDWATER TABLE IN DRAINAGE WAY OR LOW LYING AREAS

GRAPHIC SCALE



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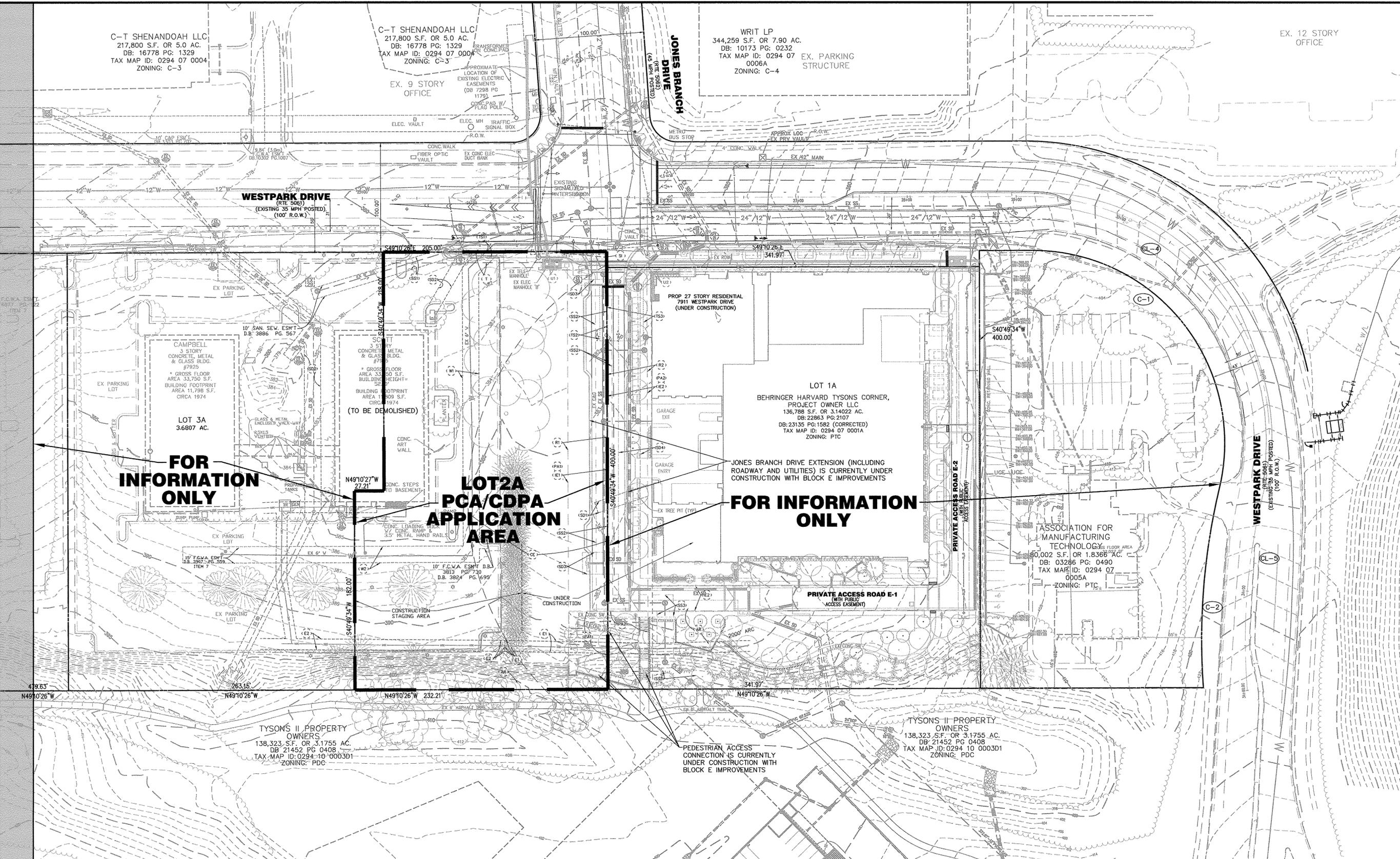
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 MATTHEW J. TAUSCHER
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 12-30-15

CONTEXT PLAN AND VICINITY MAP
ARBOR ROW - BLOCK D
 PROFFER CONDITION/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	DATE	DESCRIPTION
7/30/15	COUNTY COMMENTS	
10/05/15	COUNTY COMMENTS	
12/30/15	COUNTY COMMENTS	
DATE		DESCRIPTION
SCALE		H: 1"=200'
JOB No.		
DATE		MARCH 30, 2015
FILE No.		7403-07-001
SHEET		C3.0



C-T SHENANDOAH LLC
217,800 S.F. OR 5.0 AC.
DB: 16778 PG: 1329
TAX MAP ID: 0294 07 0004
ZONING: C-3

C-T SHENANDOAH LLC
217,800 S.F. OR 5.0 AC.
DB: 16778 PG: 1329
TAX MAP ID: 0294 07 0004
ZONING: C-3

WRIT LP
344,259 S.F. OR 7.90 AC.
DB: 10173 PG: 0232
TAX MAP ID: 0294 07
0006A
ZONING: C-4

EX. 12 STORY
OFFICE

WESTPARK DRIVE
(EXISTING 35 MPH POSTED)
(100' R.O.W.)

JONES BRANCH DRIVE
(AS SHOWN)

CAMPBELL
3 STORY
CONCRETE METAL
& GLASS BLDG.
#7925
* GROSS FLOOR
AREA 33,750 S.F.
BUILDING FOOTPRINT
AREA 11,789 S.F.
CIRCA 1974

FOR INFORMATION ONLY

SCIT
3 STORY
METAL
& GLASS BLDG.
#7925
* GROSS FLOOR
AREA 33,750 S.F.
BUILDING FOOTPRINT
AREA 11,789 S.F.
CIRCA 1974
(TO BE DEMOLISHED)

**LOT 2A
PCA/CDPA
APPLICATION
AREA**

PROP 27 STORY RESIDENTIAL
7911 WESTPARK DRIVE
(UNDER CONSTRUCTION)

JONES BRANCH DRIVE EXTENSION (INCLUDING
ROADWAY AND UTILITIES) IS CURRENTLY UNDER
CONSTRUCTION WITH BLOCK E IMPROVEMENTS

FOR INFORMATION ONLY

LOT 1A
BEHRINGER HARVARD TYSONS CORNER,
PROJECT OWNER LLC
136,788 S.F. OR 3.14022 AC.
DB: 22863 PG: 2107
DB: 23135 PG: 1582 (CORRECTED)
TAX MAP ID: 0294 07 0001A
ZONING: PTC

ASSOCIATION FOR
MANUFACTURING
TECHNOLOGY
40,002 S.F. OR 1.8366 AC.
DB: 03286 PG: 0490
TAX MAP ID: 0294 07
0005A
ZONING: PTC

TYSONS II PROPERTY
OWNERS
138,323 S.F. OR 3.1755 AC.
DB: 21452 PG 0408
TAX MAP ID: 0294 10 0003D1
ZONING: PDC

TYSONS II PROPERTY
OWNERS
138,323 S.F. OR 3.1755 AC.
DB: 21452 PG 0408
TAX MAP ID: 0294 10 0003D1
ZONING: PDC

LEGEND (EXISTING)

- | | | | | | | | |
|---|--------------------|--------|---------------------------------|-----------|--------------------------|---------|------------------|
| ⊕ | SIGN | CONC. | CONCRETE | — EX_SS — | EXISTING SANITARY SEWER | ☀ | EXISTING TREES |
| ⊕ | TELEPHONE PEDESTAL | ⊕ | SIAMASE CONNECTION | — EX_SD — | EXISTING STORM SEWER | ☀ | EXISTING TREES |
| ⊕ | TELEPHONE MANHOLE | — x — | HANDICAP RAMP AND PARKING SPACE | — C&G — | EXISTING CURB AND GUTTER | — 365 — | EXISTING CONTOUR |
| ⊕ | SANITARY MANHOLE | — UU — | FENCE | — 365 — | EXISTING CURB AND GUTTER | — 365 — | EXISTING CONTOUR |
| ⊕ | STORM MANHOLE | — G — | UNDERGROUND ELECTRIC/UTILITY | — 365 — | EXISTING CURB AND GUTTER | — 365 — | EXISTING CONTOUR |
| ⊕ | CATCH BASIN | — T — | GAS LINE | — 365 — | EXISTING CURB AND GUTTER | — 365 — | EXISTING CONTOUR |
| ⊕ | WATER VALVE | — W — | UNDERGROUND TELEPHONE | — 365 — | EXISTING CURB AND GUTTER | — 365 — | EXISTING CONTOUR |
| ⊕ | FIRE HYDRANT | — W — | EXISTING WATERLINE | — 365 — | EXISTING CURB AND GUTTER | — 365 — | EXISTING CONTOUR |
| ⊕ | LIGHT POLE | | | — 365 — | EXISTING CURB AND GUTTER | — 365 — | EXISTING CONTOUR |

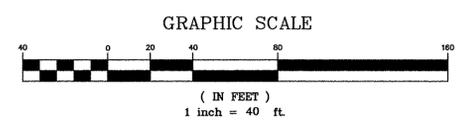
EXISTING ROADWAY CENTERLINE DATA

ROADWAY	CL-#	EXISTING CENTERLINE RADIUS
WESTPARK DRIVE	CL-4	221'
WESTPARK DRIVE	CL-5	550'

CURVE TABLE: LOT 5A

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	176.00	318.49	S 02°39'26" W	276.78	103°41'00"	223.99
C2	580.87	183.74	S 45°35'25" W	183.00'	17°49'01"	92.62'

- NOTE:**
- BLOCKS A,B,C,E&F SHOWN HERE ARE FOR INFORMATION ONLY.
 - PLAN DEPICTS EXISTING CONDITIONS OF BLOCK D AS OF FEBRUARY, 2015.
 - EXISTING BUILDING WITHIN LOTS 2A AND 3A IS TO BE DEMOLISHED WITH THIS PCA/CDPA APPLICATION.



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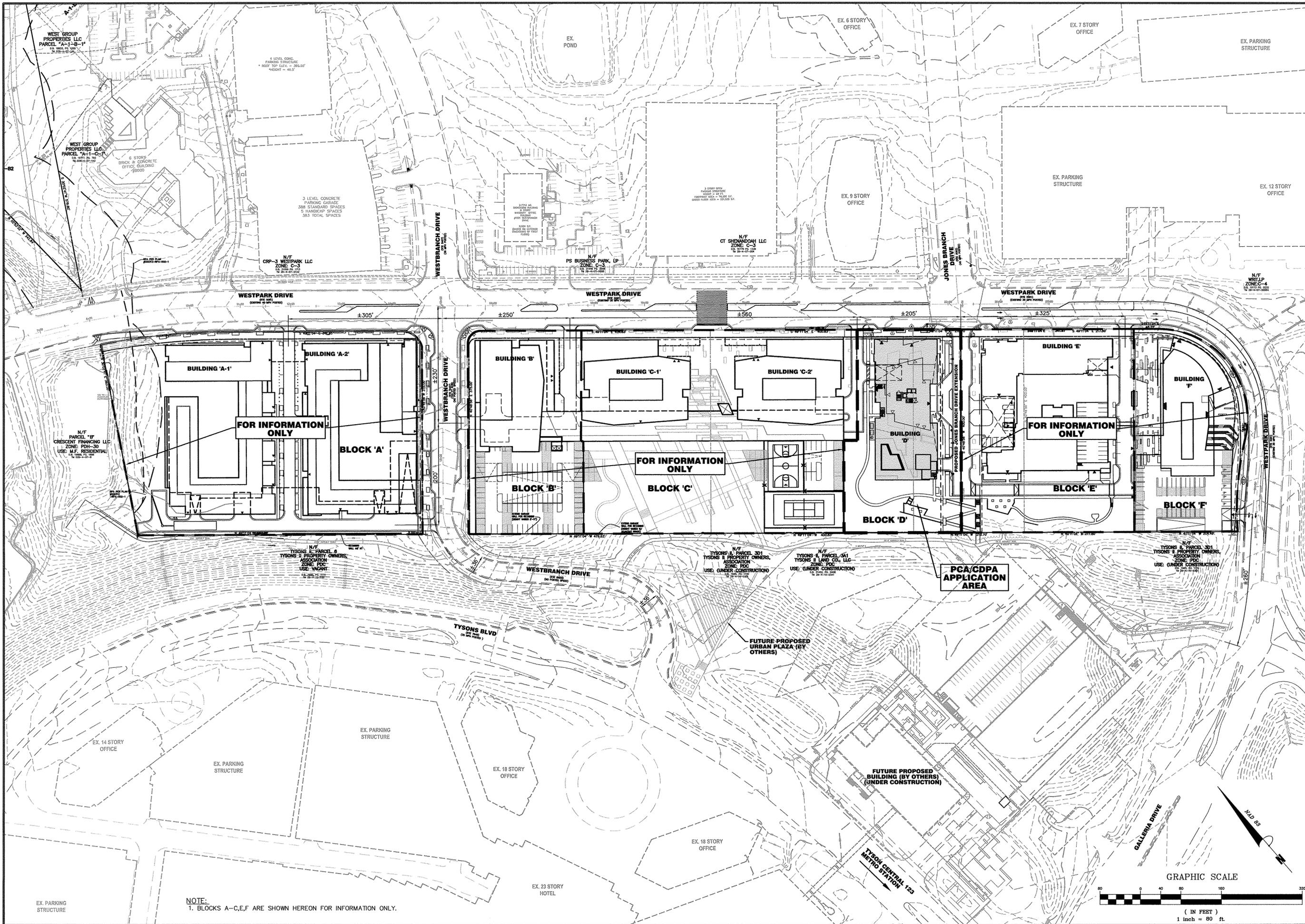
COMMONWEALTH OF VIRGINIA
COMMISSIONER OF REVENUE
MATTHEW J. TAUSCHER
Lic. No. 000832
12/30/15
LANDSCAPE ARCHITECT

EXISTING CONDITIONS PLAN
ARBOR ROW - BLOCK D
PROFFER CONDITION/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS
7/30/15 COUNTY COMMENTS
10/05/15 COUNTY COMMENTS
12/30/15 COUNTY COMMENTS

DATE DESCRIPTION
SCALE H:1" = 40'
JOB No.
DATE : MARCH 30, 2015
FILE No. 7403-07-001

SHEET **C4.1**



NOTE:
1. BLOCKS A-C,E,F ARE SHOWN HEREON FOR INFORMATION ONLY.

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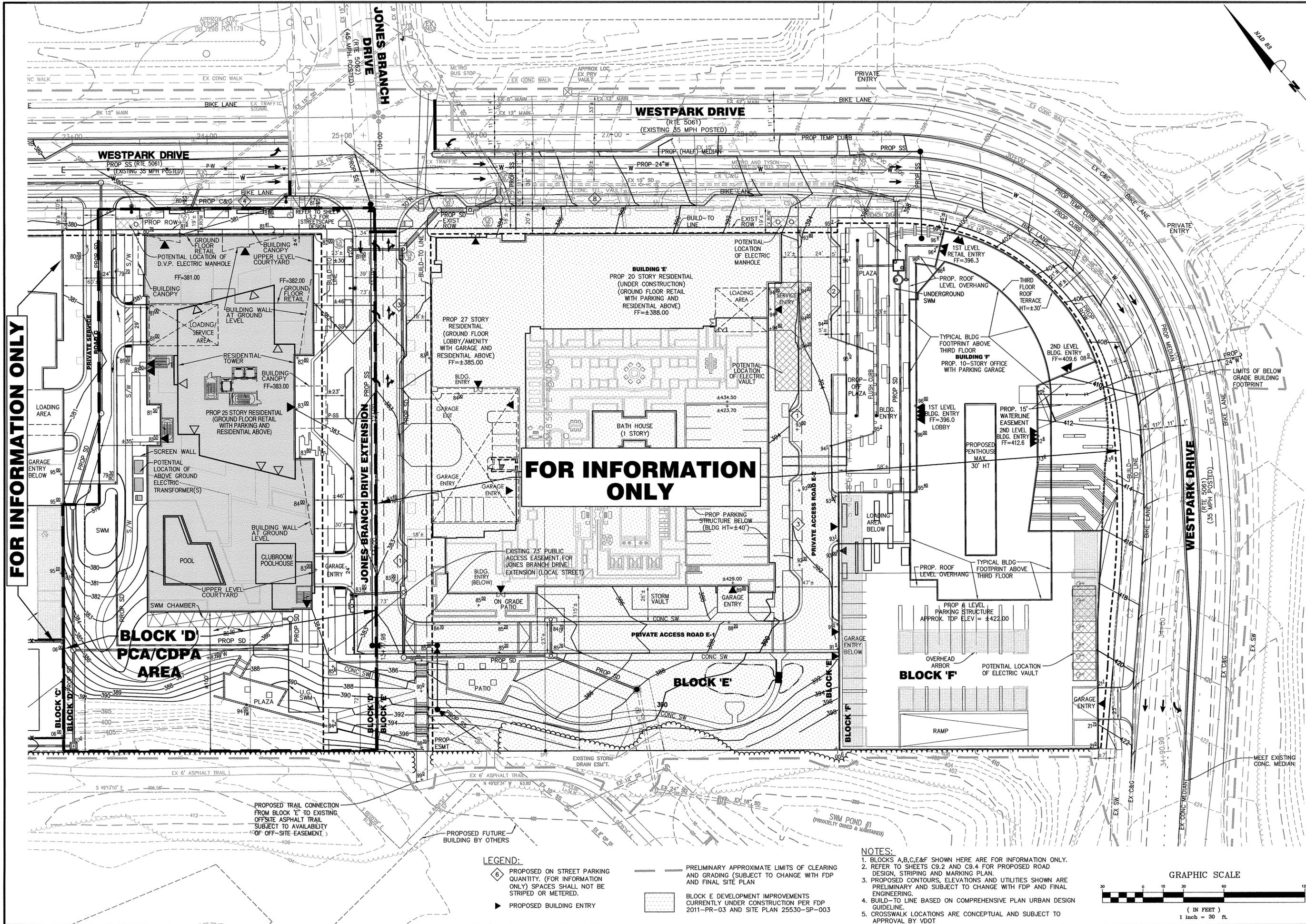
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OVERALL CONCEPTUAL DEVELOPMENT
PLAN
ARBOR ROW - BLOCK D
PROFFER CONDITION/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
7/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/30/15	COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: 1" = 80'
JOB No.	
DATE	MARCH 30, 2015
FILE No.	7403-07-001
SHEET	C5.0

P:\7403 - West Group Properties\7403-07-001 (PLN) - Tyson West Park\Planning\Rezoning Amendment\Block D\Current\7403-01-REV BLK D-OVRL.dwg, 12/21/2015 8:56:52 AM, KSR:at

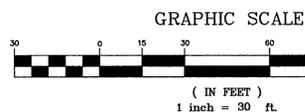


FOR INFORMATION ONLY

FOR INFORMATION ONLY

- LEGEND:**
- B PROPOSED ON STREET PARKING QUANTITY. (FOR INFORMATION ONLY) SPACES SHALL NOT BE STRIPED OR METERED.
 - PROPOSED BUILDING ENTRY
 - PRELIMINARY APPROXIMATE LIMITS OF CLEARING AND GRADING (SUBJECT TO CHANGE WITH FDP AND FINAL SITE PLAN)
 - B BLOCK E DEVELOPMENT IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION PER FDP 2011-PR-03 AND SITE PLAN 2530-SP-003

- NOTES:**
1. BLOCKS A,B,C,E&F SHOWN HERE ARE FOR INFORMATION ONLY.
 2. REFER TO SHEETS C9.2 AND C9.4 FOR PROPOSED ROAD DESIGN, STRIPING AND MARKING PLAN.
 3. PROPOSED CONTOURS, ELEVATIONS AND UTILITIES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FDP AND FINAL ENGINEERING.
 4. BUILD-TO LINE BASED ON COMPREHENSIVE PLAN URBAN DESIGN GUIDELINE.
 5. CROSSWALK LOCATIONS ARE CONCEPTUAL AND SUBJECT TO APPROVAL BY VDOT



CONCEPTUAL DEVELOPMENT PLAN
BLOCK 'D'
ARBOR ROW - BLOCK D
 PROFFER CONDITION/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS

7/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/30/15	COUNTY COMMENTS

PLAN STATUS

DATE **DESCRIPTION**

SCALE H:1"=30'

JOB No.

DATE : MARCH 30, 2015

FILE No. 7403-07-001

SHEET **C8.0**

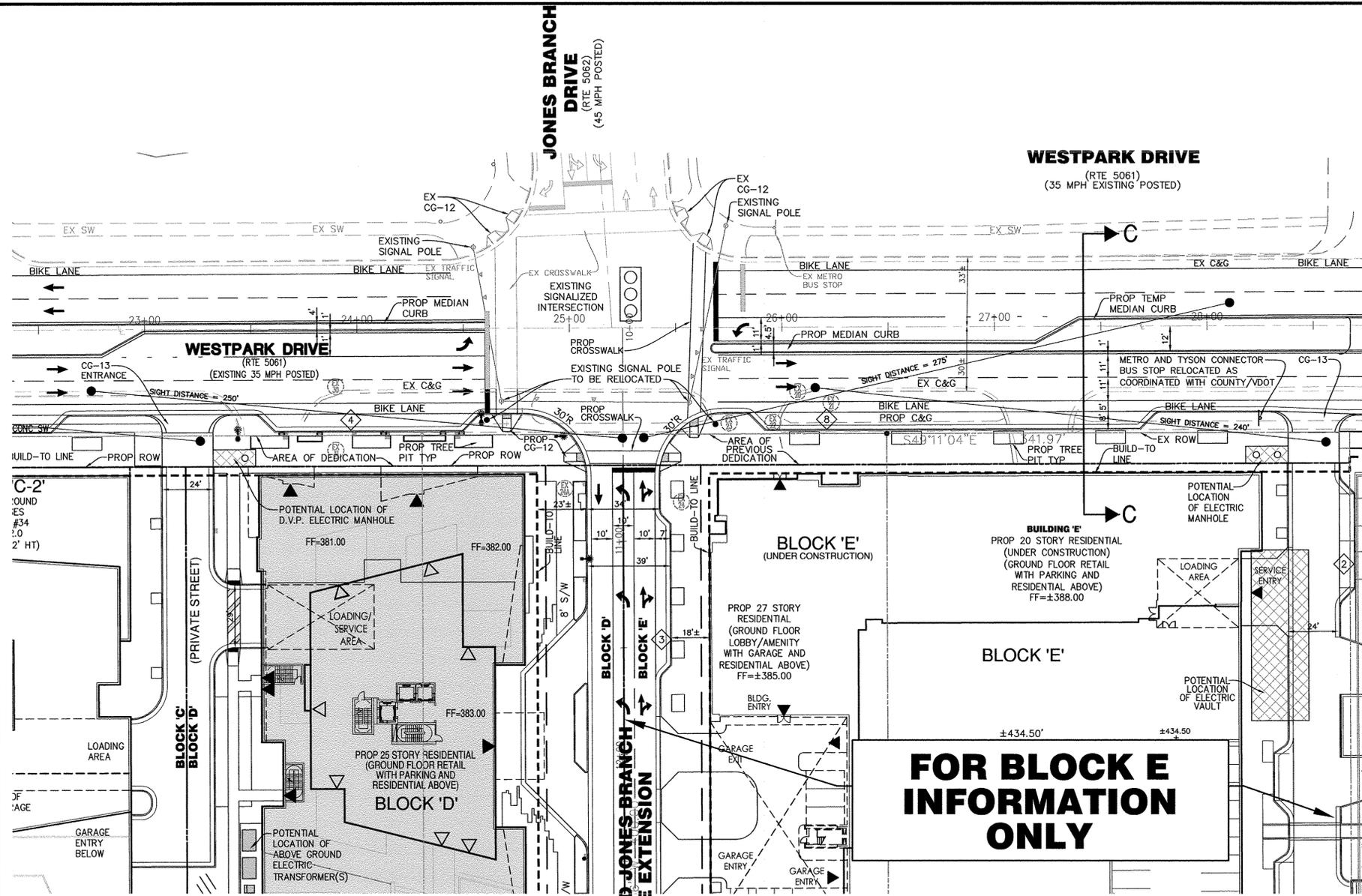
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 wdc@wdcarch.com

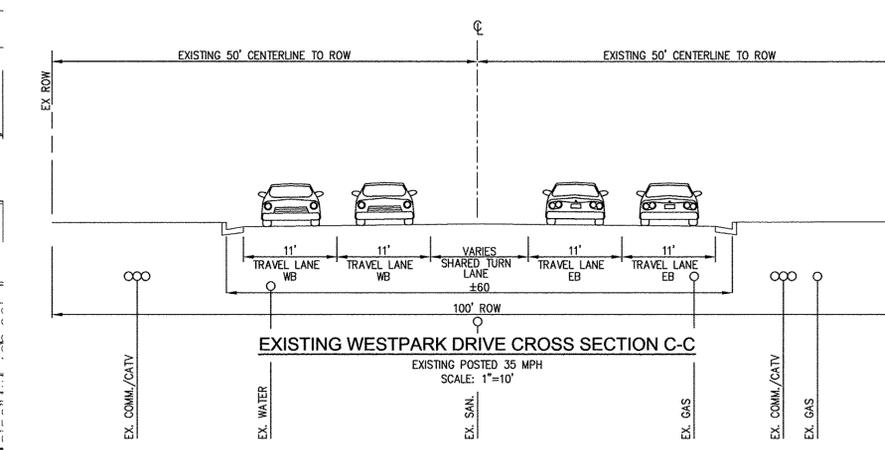
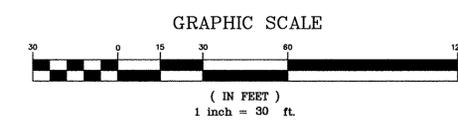
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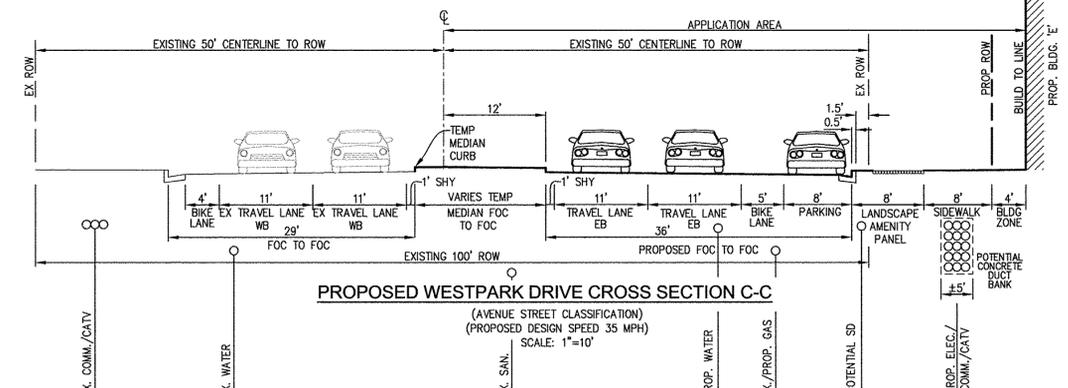
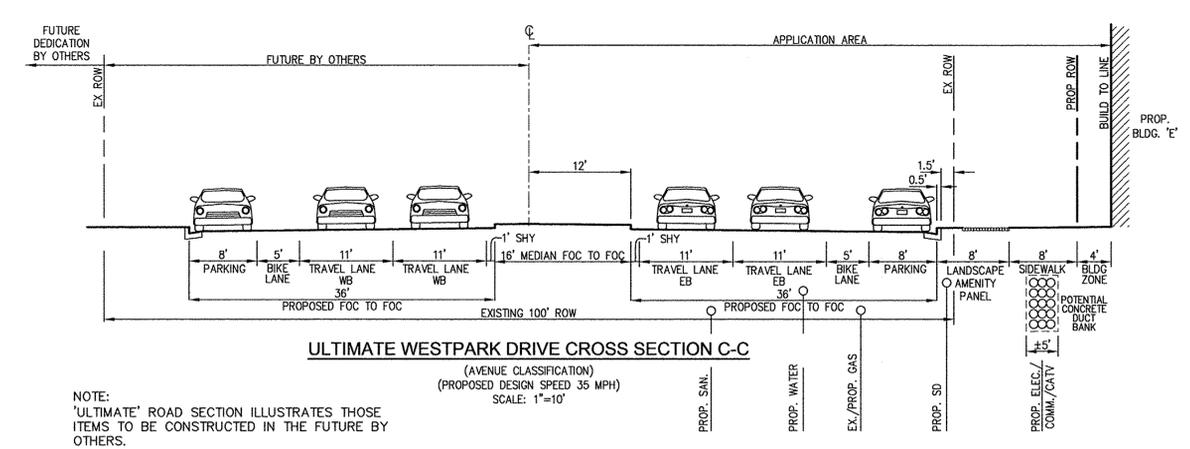
- NOTES:**
- FINAL ROAD, CURB, CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLAN AND FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
 - REFER TO SHEETS L4.0 - L4.1 FOR STREETScape DESIGN ELEMENTS.
 - AREA OF RIGHT OF WAY DEDICATION SHOWN ON THIS PCA/CDPA IS APPROXIMATE. FINAL AREAS, LOCATION AND QUANTITIES OF STREET RIGHT OF WAY DEDICATION ARE TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
 - REFER TO SHEETS L3.0-L3.2 FOR ILLUSTRATION OF NORTH SIDE WESTPARK DRIVE ULTIMATE ROAD DESIGN.
 - SIGHT DISTANCE DIMENSION IS BASED ON PROPOSED DESIGN SPEED LIMITS AS OUTLINED IN THE VDOT TRANSPORTATION DESIGN STANDARDS FOR TYSON CORNER (TABLE 12). SEE PLAN VIEW FOR PROPOSED POSTED SPEED LIMITS.
 - PROPOSED UTILITY LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FDP AND FINAL SITE PLAN ENGINEERING DESIGN AND COORDINATION WITH UTILITY PROVIDERS.
 - ON-STREET PARKING SHOWN FOR INFORMATION ONLY. SPACES SHALL NOT BE STRIPED OR METERED.
 - BUS STOP RELOCATION, IF ANY, IS TO BE COORDINATED WITH COUNTY/VDOT AT TIME OF SITE PLAN APPLICATION.
 - PROPOSED DRIVEWAY/ENTRANCE SHALL CONFORM TO THE TYSON T.D.S. AND ARE NOT SUBJECT TO THE P.F.M..

- LEGEND:**
- ← EXISTING LANE DIRECTION
 - PROPOSED LANE DIRECTION



WESTPARK DRIVE - ROUTE 5061
 (AVENUE CLASSIFICATION)
 100' ROW
 EXISTING POSTED SPEED = 35 MPH
 PROPOSED DESIGN SPEED = 35 MPH

WESTPARK DRIVE APPROXIMATE AREA OF R.O.W. DEDICATION:
 BLOCKS 'B,C,D&E' FRONTAGE = ±18,920s.f.



NOTE:
 'ULTIMATE' ROAD SECTION ILLUSTRATES THOSE ITEMS TO BE CONSTRUCTED IN THE FUTURE BY OTHERS.

NOTE:
 'PROPOSED' ROAD SECTION INCLUDES THOSE ITEMS TO BE CONSTRUCTED WITH ARBOR ROW APPLICATION.

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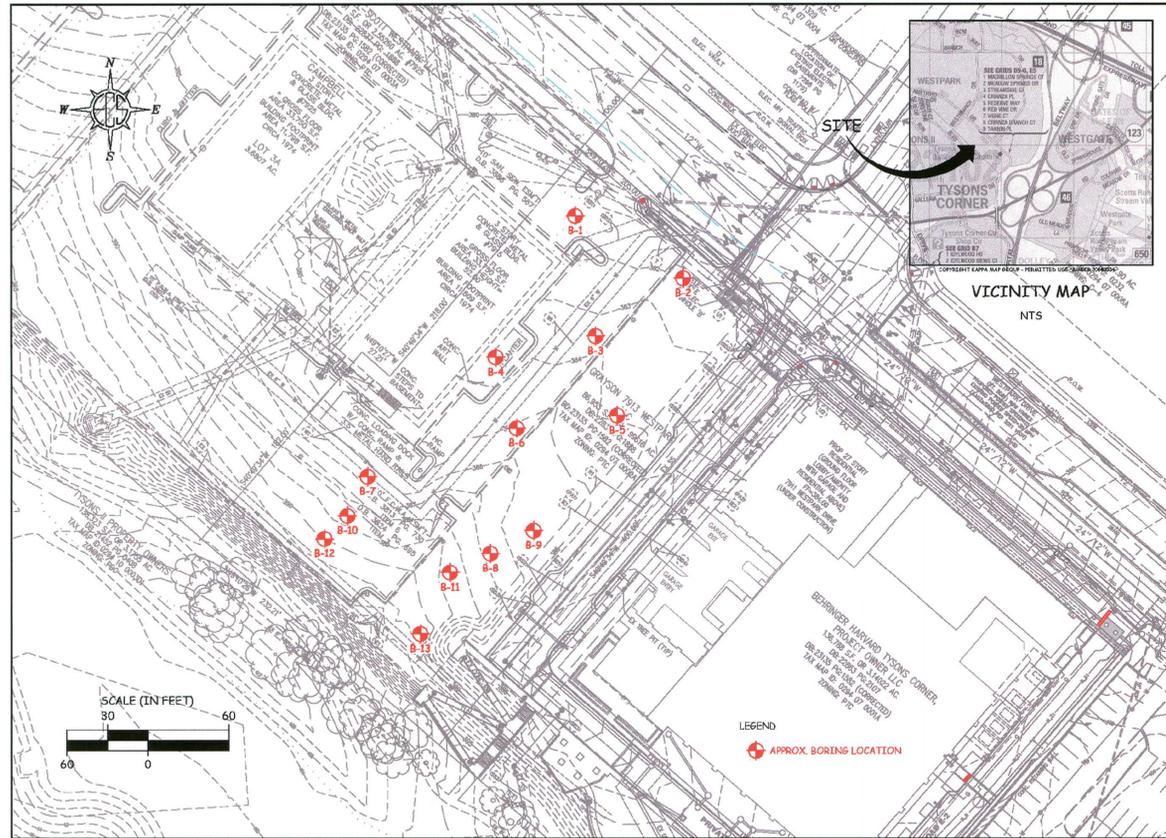
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 Matthew J. Tauscher
 Lic. No. 000832
 12-30-15
 LANDSCAPE ARCHITECT

ROADWAY STRIPING AND MARKING PLAN
 ARBOR ROW - BLOCK D
 OFFER CONDITION/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS
7/30/15 COUNTY COMMENTS
10/05/15 COUNTY COMMENTS
12/30/15 COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H:1"=30'
JOB No.	
DATE	MARCH 30, 2015
FILE No.	7403-07-001



**ARBOR ROW
BLOCK D
MCEAN, VA**



**BORING LOCATION
DIAGRAM**
RENAISSANCE CENTRO, LLC

ECS REVISIONS	
ENGINEER	DRAFTING
BWM	RAC
SCALE 1"=60'	
PROJECT NO. 23956	
SHEET 1 OF 1	
DATE 03-09-15	

PRELIMINARY SOIL INVESTIGATION RESULTS

Summary of Preliminary Infiltration Recommendations

Boring No.	Approximate Existing Surface Elevation (ft)	Proposed Facility Invert Elevation (ft)	Preliminary Infiltration Test Elevation (ft)	Field Infiltration Rate (in/hr)	Recommended Infiltration Rate (in/hr)
B-9/I-9A	385.5	Not Specified	379.6	1.38	0.69
B-9/I-9B	385.5	Not Specified	379.5	2.00	1.00
B-10/I-10A	388.5	Not Specified	382.9	FAIL	FAIL
B-10/I-10B	388.5	Not Specified	382.7	FAIL	FAIL
B-11/I-11A	388.5	Not Specified	382.4	2.97	1.48
B-11/I-11B	388.5	Not Specified	382.3	2.19	1.09
B-12/I-12A	390.0	Not Specified	384.1	FAIL	FAIL
B-12/I-12B	390.0	Not Specified	384.3	0.25	FAIL
B-13/I-13A	391.0	Not Specified	385.1	2.56	1.28
B-13/I-13B	391.0	Not Specified	385.1	3.12	1.56

STORMWATER MANAGEMENT ALTERNATIVE DESIGN NARRATIVE:

WITH THE PROPOSED DESIGN, THE APPLICANT IS CURRENTLY MEETING ALL OF THE REQUIRED STORMWATER GOALS: LEED CREDITS SS6.1 AND SS6.2, PFM FLOOD CONTROL AND VELOCITY CONTROL REQUIREMENTS, FAIRFAX STORMWATER MANAGEMENT ORDINANCE WATER QUALITY AND QUANTITY REQUIREMENTS, AND TYSON'S CORNER 1" RETENTION REQUIREMENT.

THE APPLICANT IS REQUESTING REPRIEVE FROM PFM SECTION 6-1306.3F, WHICH REQUIRES ALL WEATHER VEHICULAR ACCESS (12-FOOT WIDE) TO ALL STORMWATER FACILITIES. THE APPLICANT HAS CONTACTED SEVERAL INDUSTRY MAINTENANCE COMPANIES WHO HAVE COLLECTIVELY INDICATED THE STORMWATER MANAGEMENT FACILITIES CAN BE SERVICED BY EXTENSION OF A HOSE FROM THE ADJACENT JONES PARK DRIVE. THE PROVISION OF A 12-FOOT PAVED VEHICULAR MAINTENANCE ACCESS WAY IS NOT IN CONFORMANCE WITH THE GENERAL INTENT AND CHARACTER OF THE PROPOSED STREETScape AND OUTDOOR SPACE GIVEN THAT THE AREA AROUND THE SWM FACILITIES (ABOVE-GRADE DETENTION FACILITY AND INFILTRATION FACILITY) IS PROPOSED TO BE SCREENED AND PLANTED BY LANDSCAPING.

THE APPLICANT IS REQUESTING REPRIEVE FROM PFM SECTION 6-1303.1A IN THE EVENT THAT FURTHER GEOTECHNICAL ANALYSIS REVEALS UNEXPECTED RESULTS WHEREBY THE OBSERVED INFILTRATION RATES VARY GREATLY FROM WHAT IS CURRENTLY REPORTED. THE APPLICANT REQUESTS THE OPTION TO DESIGN INFILTRATION FACILITIES WITH DESIGN INFILTRATION RATES LESS THAN 0.5 IN/HR AS AN ALTERNATIVE APPROACH TO MEETING THE TYSON'S CORNER 1" REDUCTION REQUIREMENT.

THE APPLICANT IS REQUESTING REPRIEVE FROM PFM SECTION 6-1303.2I TO ALLOW SETBACKS FROM THE PROPOSED BUILDING FOR INFILTRATION FACILITIES TO BE REDUCED TO ZERO. WHILE THE CURRENT DESIGN IS IN GENERAL CONFORMANCE WITH DEQ SPECIFICATIONS AND PFM REQUIREMENTS, UPON FURTHER GEOTECHNICAL INVESTIGATION AND FINAL ENGINEERING DESIGN IT MAY BE NECESSARY TO ADJUST THE SURFACE AREA OF THE PROPOSED FACILITIES. DUE TO THE SIGNIFICANT HIGH DENSITY URBAN DESIGN, REQUIREMENTS OF URBAN PARK OPEN SPACE AND PREFERENCE OF INFILTRATION TYPE SWM FACILITIES, THE LOCATION OF THOSE FACILITIES MAY REQUIRE RELIEF FROM THE STRICT SETBACK CRITERIA. APPROPRIATE ARCHITECTURAL AND STRUCTURAL ACCOMMODATION TO ANY ADJACENT STRUCTURE WILL BE PROVIDED TO ACCOUNT FOR NECESSARY WATERPROOFING.

AS THE URBAN NATURE OF THIS REDEVELOPMENT IS DESCRIBED ABOVE, THE APPLICANT IS REQUESTING REPRIEVE FROM PFM SECTION 6-1307.2F TO ALLOW SETBACKS FROM THE PROPOSED BUILDING FOR BIO-RETENTION/URBAN-BIORETENTION FACILITIES TO BE REDUCED TO ZERO. AN IMPERMEABLE LINER AND AN UNDERDRAIN WILL BE PROPOSED AS IS REQUIRED BY DEQ SPECIFICATION 9-A.

THE APPLICANT REQUESTS REPRIEVE FROM PFM SECTION 6-1307.2D TO ALLOW FOR INFILTRATION BIO-RETENTION FACILITIES TO BE INSTALLED ON IN-SITU FILL MATERIAL. THE SUBSURFACE GEOTECHNICAL CHARACTERISTICS IN TYSON'S CORNER HAVE INHERENTLY BEEN ALTERED THROUGHOUT ITS DEVELOPMENT. WHILE THE INFILTRATION FACILITY IS PROPOSED TO BE SUBSTANTIALLY BELOW THE FINAL GRADE OF THE SITE, IT IS DIFFICULT TO ENSURE THAT NO PART OF THE FACILITY WILL BE OVER AREAS THAT HAVE BEEN FILLED IN OVER THE PAST 50 YEARS. IF INFILTRATION RATES ARE PROVEN TO BE ACCEPTABLE WHEN TESTED IN ITS CURRENT STATE, INFILTRATING BIO-RETENTION FACILITIES SHOULD BE ALLOWED.

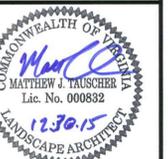
THE APPLICANT REQUESTS REPRIEVE FROM PFM SECTION 6-1303.2G TO ALLOW FOR INFILTRATION FACILITIES TO BE INSTALLED ON IN-SITU FILL MATERIAL. THE SUBSURFACE GEOTECHNICAL CHARACTERISTICS IN TYSON'S CORNER HAVE INHERENTLY BEEN ALTERED THROUGHOUT ITS DEVELOPMENT. WHILE THE INFILTRATION FACILITY IS PROPOSED TO BE SUBSTANTIALLY BELOW THE FINAL GRADE OF THE SITE, IT IS DIFFICULT TO ENSURE THAT NO PART OF THE FACILITY WILL BE OVER AREAS THAT HAVE BEEN FILLED IN OVER THE PAST 50 YEARS. IF INFILTRATION RATES ARE PROVEN TO BE ACCEPTABLE WHEN TESTED IN ITS CURRENT STATE, INFILTRATING BIO-RETENTION FACILITIES SHOULD BE ALLOWED.

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ALTERNATIVE DESIGN NARRATIVE AND
GEOTECHNICAL BORING LOG
ARBOR ROW - BLOCK D
PROFFER CONDITION/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
7/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/16/15	COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H: AS SHOWN
JOB No.	
DATE	MARCH 30, 2015
FILE No.	7403-07-001
SHEET	C10.02

BLOCK D LEED v2.2 COMPUTATIONS:

LEED SS6.1

PER LEED SS6.1 CASE 2 - EXISTING IMPERVIOUSNESS IS GREATER THAN 50% THE VOLUME OF STORMWATER RUNOFF FROM THE 2-YEAR 24-HOUR STORM MUST BE REDUCED BY 25%.

THE TWO-YEAR 24-HOUR PRE-DEVELOPMENT PEAK DISCHARGE RATE IS CALCULATED TO BE 6.11 CFS. THEREFORE, THE FLOW DURING THE 2-YEAR 24-HOUR STORM IN THE DEVELOPED CONDITION MUST BE REDUCED TO 4.58 CFS OR LESS. THE PROPOSED STORMWATER MANAGEMENT PLAN WILL REDUCE THE RUNOFF FOR THE TWO-YEAR 24-HOUR DESIGN STORM TO BE 1.00 CFS. SEE THE COMPUTATIONS BELOW.

EXISTING CONDITIONS:

DA=1.66 ACRES=0.0026 MI²
CN=92
Tc=0.083 HRS

S= 1000 / CN = -10

S= 1000 / 92 = -10.87

Ia=0.25
Ia=0.2(0.87)
Ia=0.17

$Q_2 = \frac{(P-0.25)^2}{2(P+0.85)}$
 $Q_2 = \frac{(3.2-0.2(0.87))^2}{2(3.2+0.8(0.87))}$
Q₂=2.35 IN

q_p = q_uA_rP_f
q_{p2} = 1000(0.0026)(2.35)(1)
q_{p2} = 6.11 CFS
V₂ = 6.11 CFS * (0.083 HR * 3600 SEC) = 1826 CF

PROPOSED CONDITIONS:

INFILTRATION FACILITY RELEASE

q_{p2} = 0.00 CFS

(SEE COMPUTATIONS FOR INFILTRATION FACILITY 2-YEAR STORM DISCHARGE RATE ON SHEET #####)

URBAN BIORETENTION DISCHARGE

DA=0.11 ACRES=0.0002 MI²
CN=95
Tc=0.083 HRS
S=0.53

Ia=0.11
Q₂ = 2.63 IN
q_{p2} = 0.53 CFS

ONSITE UNDETAINED FLOW

DA=0.13 ACRES=0.0002 MI²
CN=92
Tc=0.083 HRS
S=0.87

Ia=0.17
Q₂ = 2.35 IN
q_{p2} = 0.47 CFS

LEED COMPLIANCE:

SITE FLOW = ONSITE UNDETAINED + URBAN BIO RETENTIONS + VAULT

q₂ POST = 0.47 + 0.53 + 0.00 = 1.00 CFS
V₂ POST = 1.00 CFS * (0.083 HR * 3600 SEC) = 299 CF

q₂ POST < (0.75 * PRE)
0.75 * q₂ PRE = 0.75 * 6.11 CFS = 4.58 CFS
q₂ POST = 1.00 < 4.58 CFS

V₂ POST < (0.75 * PRE)
0.75 * V₂ PRE = 0.75 * 1826 CF = 1370 CF
V₂ POST = 299 CF < 1370 CF

LEED SS6.2

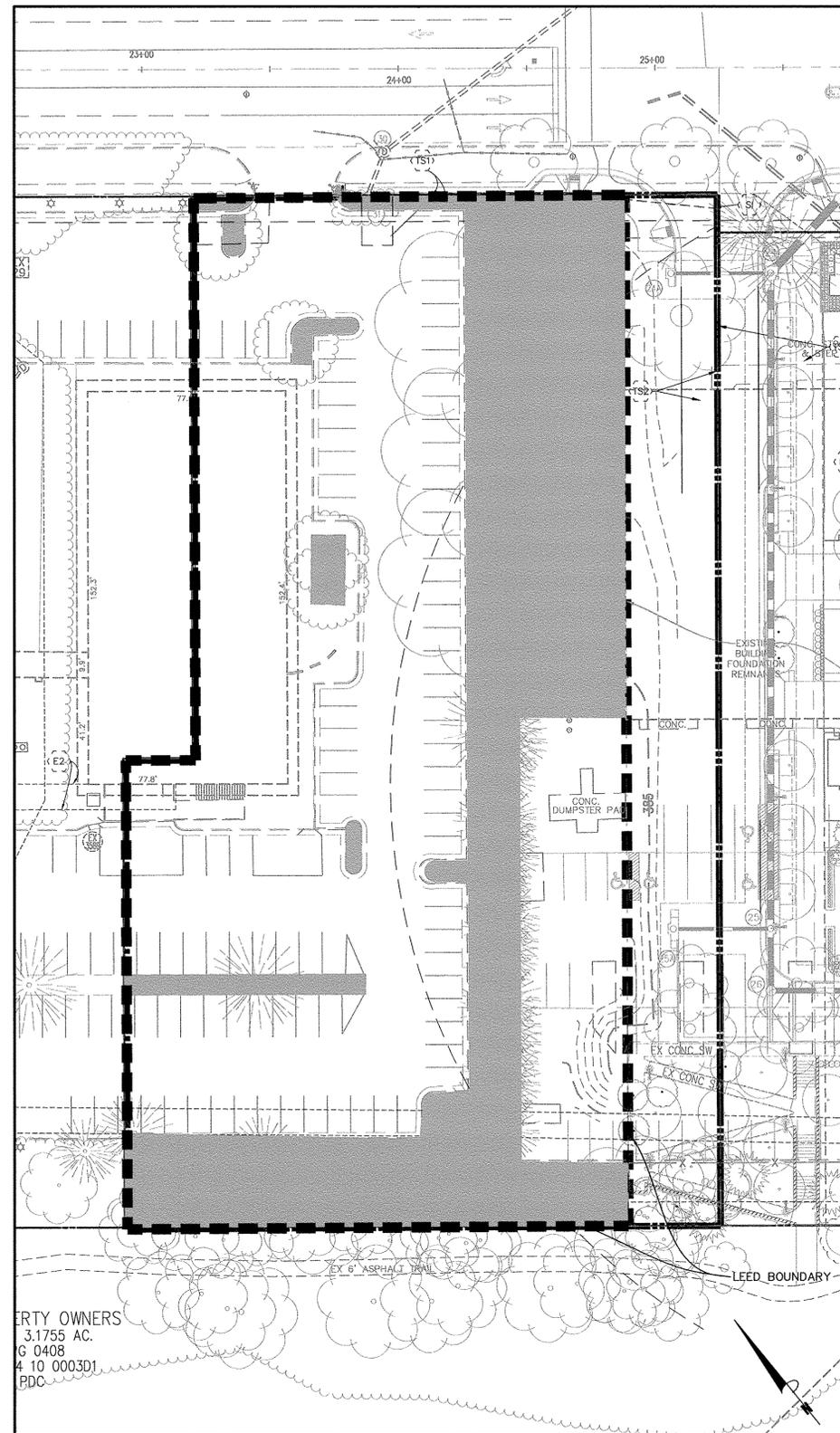
PER LEED SS6.2, 90% OF THE AVERAGE ANNUAL RAINFALL MUST BE CAPTURED AND TREATED WITHIN THE DEFINED LEED BOUNDARY (1.66 ACRES). BMPs MUST THEN BE USED TO REMOVE 80% OF THE TOTAL SUSPENDED SOLIDS (TSS) LOAD FROM THE CAPTURED RUNOFF.

THE SITE CAPTURES 92% (1.53 AC) OF THE AVERAGE ANNUAL RAINFALL WITHIN THE LEED BOUNDARY AND TREATS THE STORMWATER RUNOFF WITH BMPs DESIGNED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS AS SET FORTH BY THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY. THESE PRACTICES INCLUDE VEGETATED ROOF, MANUFACTURED TREATMENT DEVICE, ABOVE-GRADE DETENTION, INFILTRATION, URBAN BIORETENTION, AND BIORETENTION. PLEASE REFER TO THE TABLE BELOW FOR TSS REMOVAL WITHIN THE LEED BOUNDARY. MORE DETAILED COMPUTATIONS WILL BE PROVIDED WITH THE SITE PLAN.

BMP Type	Site Area Treated by BMP	TSS Removal Efficiency (%)	Weighted Average TSS Removal Efficiency (%)
Manufactured Treatment Device	0.57	80%	27.5%
Vegetated Roof	0.19	85%	9.7%
Infiltration Trench	0.68	80%	32.8%
Bioretention	0.18	90%	9.8%
Urban Bio	0.09	90%	4.9%
Total weighted average TSS removal efficiency:			84.61%

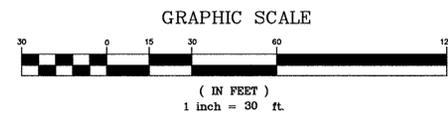
NOTE:
TSS REMOVAL EFFICIENCIES ARE ACCORDING TO THE NEW JERSEY STORMWATER BEST MANAGEMENT PRACTICES MANUAL.

EXISTING LEED SITE PERVIOUS AREA:

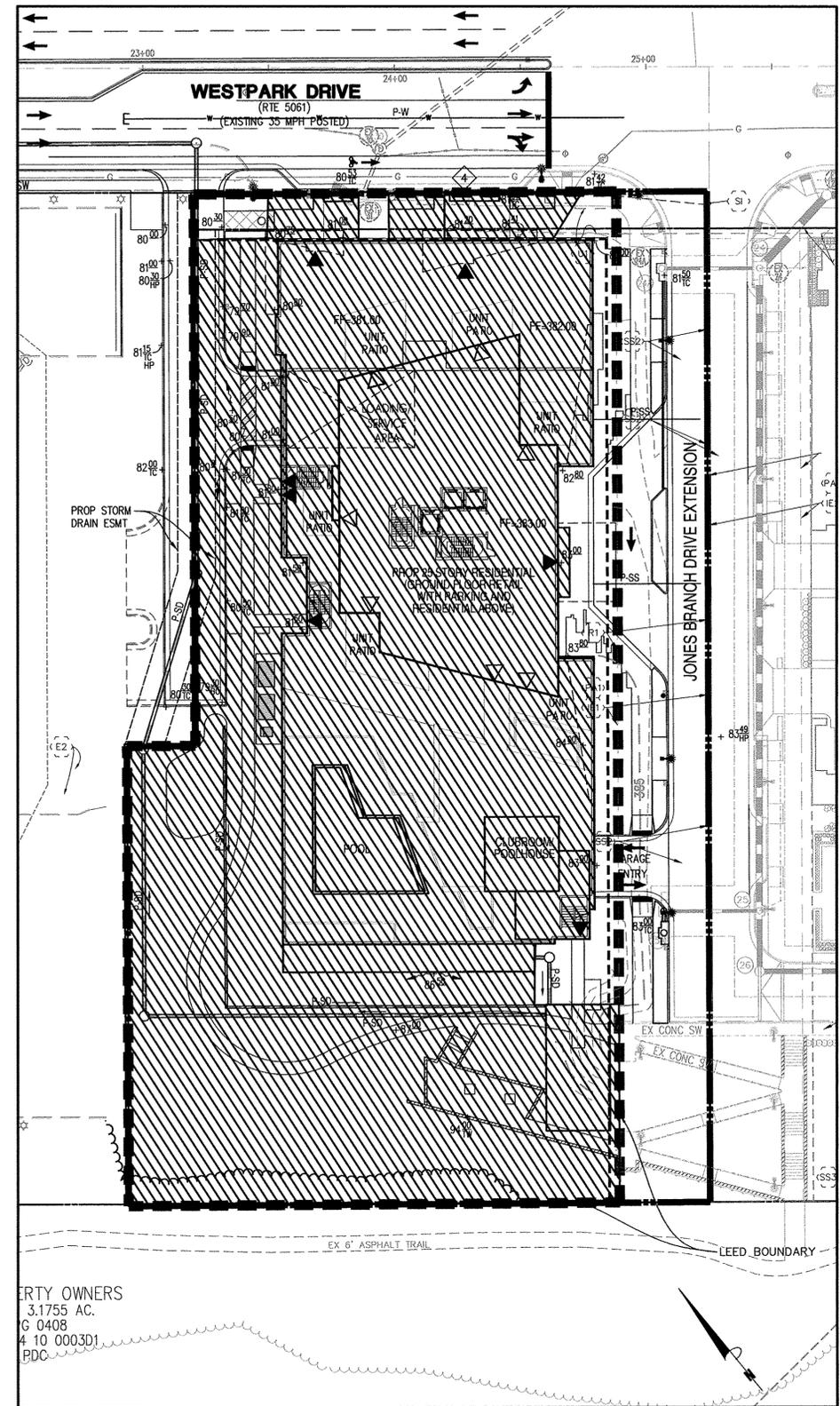


LEGEND

- EXISTING PERVIOUS AREAS (0.57 AC)
- LEED SITE BOUNDARY (1.66 AC)
- APPLICATION AREA (1.99 AC)

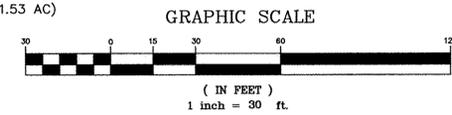


PROPOSED LEED BMP TREATMENT AREA:



LEGEND

- SITE AREAS TREATED BY A STORMWATER BMP (1.53 AC)
- LEED SITE BOUNDARY (1.66 AC)
- APPLICATION AREA (1.99 AC)



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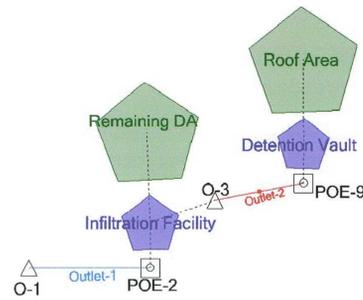
LEED COMPLIANCE COMPUTATIONS
ARBOR ROW - BLOCK D
PROFFER CONDITION/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS
7/30/15 COUNTY COMMENTS
10/05/15 COUNTY COMMENTS
12/30/15 COUNTY COMMENTS

DATE DESCRIPTION
SCALE H:AS SHOWN
JOB No.
DATE : MARCH 30, 2015
FILE No. 7403-07-001

SHEET **C10.03**

NETWORK DIAGRAM



MASTER SUMMARY

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
Remaining DA	Post-Development 2-Year	2	0.117	715.000	2.21
Roof Area	Post-Development 2-Year	2	0.191	715.000	3.20

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
O-1	Post-Development 2-Year	2	0.000	0.000	0.00

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
Detention Vault (IN)	Post-Development 2-Year	2	0.191	715.000	3.20	(N/A)	(N/A)
Detention Vault (OUT)	Post-Development 2-Year	2	0.070	950.000	0.06	389.42	0.135
Infiltration Facility (IN)	Post-Development 2-Year	2	0.187	715.000	2.25	(N/A)	(N/A)
Infiltration Facility (OUT)	Post-Development 2-Year	2	0.000	0.000	0.00	380.92	0.115

ABOVE-GRADE DETENTION VAULT OUTLET STRUCTURE

Subsection: Outlet Input Data
Label: Vault Outlet Structure

Return Event: 2 years
Storm Event: 2-year

Requested Pond Water Surface Elevations	
Minimum (Headwater)	384.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	391.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - 2	Forward	TW	384.00	391.00
Orifice-Circular	Orifice - 1	Forward	TW	390.00	391.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

Structure ID: Orifice - 1	
Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	390.00 ft
Orifice Diameter	12.0 in
Orifice Coefficient	0.600

Structure ID: Orifice - 2	
Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	384.00 ft
Orifice Diameter	1.0 in
Orifice Coefficient	0.600

INFILTRATION FACILITY OUTLET STRUCTURE

Requested Pond Water Surface Elevations	
Minimum (Headwater)	379.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	383.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Culvert-Circular	Culvert - 1	Forward	TW	381.00	383.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

Subsection: Outlet Input Data
Label: Infiltration Outlet Structure

Return Event: 2 years
Storm Event: 2-year

Structure ID: Culvert - 1	
Structure Type: Culvert-Circular	
Number of Barrels	1
Diameter	15.0 in
Length	157.76 ft
Length (Computed Barrel)	157.76 ft
Slope (Computed)	0.005 ft/ft

Outlet Control Data	
Manning's n	0.013
Ke	0.200
Kb	0.023
Kr	0.200
Convergence Tolerance	0.00 ft

Inlet Control Data	
Equation Form	Form 1
K	0.0045
M	2.0000
C	0.0317
Y	0.6900
T1 ratio (HW/D)	1.093
T2 ratio (HW/D)	1.195
Slope Correction Factor	-0.500

Use unsubmerged inlet control 0 equation below T1 elevation.
Use submerged inlet control 0 equation above T2 elevation

In transition zone between unsubmerged and submerged inlet control, interpolate between flows at T1 & T2...

	T1 Elevation	T2 Elevation	T1 Flow	T2 Flow
	382.37 ft	382.49 ft	4.80 ft ³ /s	5.49 ft ³ /s

Structure ID: TW	
Structure Type: TW Setup, DS Channel	
Tailwater Type: Free Outfall	
Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft ³ /s
Flow Tolerance (Maximum)	10.000 ft ³ /s

2-YEAR ABOVE-GRADE DETENTION VAULT ROUTING

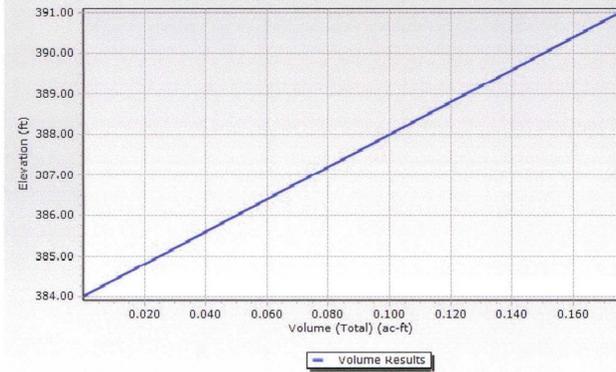
Subsection: Interconnected Pond Routing Summary
Label: Detention Vault

Return Event: 2 years
Storm Event: 2-year

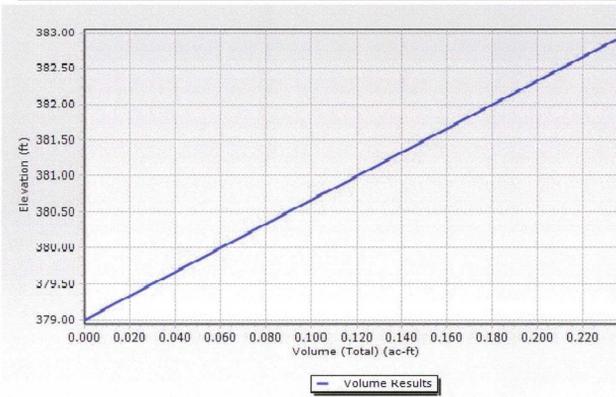
Infiltration	
Infiltration Method (Computed)	No Infiltration
Initial Conditions	
Elevation (Starting Water Surface Computed)	384.00 ft
Volume (Starting)	0.000 ac-ft
Outflow (Starting)	0.00 ft ³ /s
Calculation Tolerances	
Flow Tolerance (Minimum)	0.000 ft ³ /s
Maximum Iterations	35
ICPM Time Step	5.000 min

	Time to Peak (min)	Forward Flow Peaks Flow (Peak) (ft ³ /s)	Time to Peak (min)	Reverse Flow Peaks Flow (Peak) (ft ³ /s)	Maximum Storage	
					Elevation (ft)	Volume (ac-ft)
Pond Inflow....	715.000	2.25	0.000	0.00	950.000	389.42
Pond Outflow...	0.000	0.00	0.000	0.00		
Total Volume In		Total Volume Out				
Pond Inflow....	0.187	Forward	0.000	Reverse		
Pond Outflow...	0.000	Reverse	0.000	Forward		
Mass Balance (ac-ft)						
Volume (Initial ICPM)	0.000 ac-ft					
Volume (Total In ICPM)	0.191 ac-ft					
Volume (Total Out ICPM)	0.070 ac-ft					
Volume (Ending)	0.121 ac-ft					
Elevation (Ending)	388.94 ft					
Difference	0.000 ac-ft					
Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.1 %					

ABOVE-GRADE DETENTION VAULT VOLUME



INFILTRATION FACILITY VOLUME



2-YEAR INFILTRATION FACILITY ROUTING

Subsection: Interconnected Pond Routing Summary
Label: Infiltration Facility

Return Event: 2 years
Storm Event: 2-year

Infiltration	
Infiltration Method (Computed)	Average Infiltration Rate
Infiltration Rate (Average)	1.0900 in/h
Initial Conditions	
Elevation (Starting Water Surface Computed)	379.00 ft
Volume (Starting)	0.000 ac-ft
Infiltration (Starting ICPM)	0.00 ft ³ /s
Outflow (Starting)	0.00 ft ³ /s
Calculation Tolerances	
Flow Tolerance (Minimum)	0.000 ft ³ /s
Maximum Iterations	35
ICPM Time Step	5.000 min
Output Increment	5.000 min

	Time to Peak (min)	Forward Flow Peaks Flow (Peak) (ft ³ /s)	Time to Peak (min)	Reverse Flow Peaks Flow (Peak) (ft ³ /s)	Maximum Storage	
					Elevation (ft)	Volume (ac-ft)
Pond Inflow....	715.000	2.25	0.000	0.00	1,440.000	380.92
Infiltration...	715.000	0.00	0.000	0.00		
Pond Outflow...	0.000	0.00	0.000	0.00		
Total Volume In		Total Volume Out				
Pond Inflow....	0.187	Forward	0.000	Reverse		
Infiltration...	0.000	Reverse	0.071	Forward		
Pond Outflow...	0.000	Reverse	0.000	Forward		
Mass Balance (ac-ft)						
Volume (Initial ICPM)	0.000 ac-ft					
Volume (Total In ICPM)	0.187 ac-ft					
Volume (Total Out ICPM)	0.071 ac-ft					
Volume (Ending)	0.115 ac-ft					
Elevation (Ending)	380.92 ft					
Difference	0.000 ac-ft					
Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.1 %					

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BLOCK D SWM COMPUTATIONS (2 OF 4)
ARBOR ROW - BLOCK D
PROFFER CONDITIONAL/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS
7/30/15 COUNTY COMMENTS
10/05/15 COUNTY COMMENTS
12/30/15 COUNTY COMMENTS

DATE DESCRIPTION
SCALE H: AS SHOWN
JOB No.
DATE : MARCH 30, 2015
FILE No. 7403-07-001
SHEET **C10.05**

10-YEAR MASTER SUMMARY

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
Remaining DA	Post-Development 10-Year	10	0.224	715.000	4.20
Roof Area	Post-Development 10-Year	10	0.301	715.000	4.95

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
O-1	Post-Development 10-Year	10	0.182	750.000	0.92

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
Detention Vault (IN)	Post-Development 10-Year	10	0.301	715.000	4.95	(N/A)	(N/A)
Detention Vault (OUT)	Post-Development 10-Year	10	0.158	725.000	1.26	390.61	0.165
Infiltration Facility (IN)	Post-Development 10-Year	10	0.382	715.000	4.26	(N/A)	(N/A)
Infiltration Facility (OUT)	Post-Development 10-Year	10	0.182	750.000	0.92	381.53	0.152

10-YEAR ABOVE-GRADE DETENTION VAULT ROUTING

Subsection: Interconnected Pond Routing Summary
Label: Detention Vault

Return Event: 10 years
Storm Event: 10-year

Infiltration	
Infiltration Method (Computed)	No Infiltration
Initial Conditions	
Elevation (Starting Water Surface Computed)	384.00 ft
Volume (Starting)	0.000 ac-ft
Outflow (Starting)	0.00 ft ³ /s
Calculation Tolerances	
Flow Tolerance (Minimum)	0.000 ft ³ /s
Maximum Iterations	35
ICPM Time Step	5.000 min

	Forward Flow Peaks		Reverse Flow Peaks	
	Time to Peak (min)	Flow (Peak) (ft ³ /s)	Time to Peak (min)	Flow (Peak) (ft ³ /s)
Pond Inflow....	715.000	4.26	0.000	0.00
Pond Outflow....	750.000	0.92	0.000	0.00

	Total Volume In		Total Volume Out	
	Volume (ac-ft)	Direction	Volume (ac-ft)	Direction
Pond Inflow....	0.382	Forward	0.000	Reverse
Pond Outflow....	0.000	Reverse	0.182	Forward

Mass Balance (ac-ft)	
Volume (Initial ICPM)	0.000 ac-ft
Volume (Total In ICPM)	0.301 ac-ft
Volume (Total Out ICPM)	0.158 ac-ft
Volume (Ending)	0.144 ac-ft
Elevation (Ending)	389.74 ft
Difference	0.000 ac-ft
Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.1 %

10-YEAR INFILTRATION FACILITY ROUTING

Subsection: Interconnected Pond Routing Summary
Label: Infiltration Facility

Return Event: 10 years
Storm Event: 10-year

Infiltration	
Infiltration Method (Computed)	Average Infiltration Rate
Infiltration Rate (Average)	1.0900 in/h
Initial Conditions	
Elevation (Starting Water Surface Computed)	379.00 ft
Volume (Starting)	0.000 ac-ft
Infiltration (Starting ICPM)	0.00 ft ³ /s
Outflow (Starting)	0.00 ft ³ /s
Calculation Tolerances	
Flow Tolerance (Minimum)	0.000 ft ³ /s
Maximum Iterations	35
ICPM Time Step	5.000 min
Output Increment	5.000 min

	Forward Flow Peaks		Reverse Flow Peaks	
	Time to Peak (min)	Flow (Peak) (ft ³ /s)	Time to Peak (min)	Flow (Peak) (ft ³ /s)
Pond Inflow....	715.000	4.26	0.000	0.00
Infiltration...	700.000	0.00	0.000	0.00
Pond Outflow....	750.000	0.92	0.000	0.00

	Total Volume In		Total Volume Out	
	Volume (ac-ft)	Direction	Volume (ac-ft)	Direction
Pond Inflow....	0.382	Forward	0.000	Reverse
Infiltration...	0.000	Reverse	0.078	Forward
Pond Outflow....	0.000	Reverse	0.182	Forward

Mass Balance (ac-ft)	
Volume (Initial ICPM)	0.000 ac-ft
Volume (Total In ICPM)	0.382 ac-ft
Volume (Total Out ICPM)	0.260 ac-ft
Volume (Ending)	0.122 ac-ft
Elevation (Ending)	381.03 ft
Difference	0.000 ac-ft
Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.1 %

100-YEAR MASTER SUMMARY

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
Remaining DA	Post-Development 100-Year	100	0.464	715.000	8.44
Roof Area	Post-Development 100-Year	100	0.531	715.000	8.58

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
O-1	Post-Development 100-Year	100	0.559	725.000	5.58

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
Detention Vault (IN)	Post-Development 100-Year	100	0.531	715.000	8.58	(N/A)	(N/A)
Detention Vault (OUT)	Post-Development 100-Year	100	0.309	715.000	2.74	391.00	0.175
Infiltration Facility (IN)	Post-Development 100-Year	100	0.773	715.000	11.18	(N/A)	(N/A)
Infiltration Facility (OUT)	Post-Development 100-Year	100	0.559	725.000	5.58	382.83	0.230

100-YEAR ABOVE-GRADE DETENTION VAULT ROUTING

Subsection: Interconnected Pond Routing Summary
Label: Detention Vault

Return Event: 100 years
Storm Event: 100-year

Infiltration	
Infiltration Method (Computed)	No Infiltration
Initial Conditions	
Elevation (Starting Water Surface Computed)	384.00 ft
Volume (Starting)	0.000 ac-ft
Outflow (Starting)	0.00 ft ³ /s
Calculation Tolerances	
Flow Tolerance (Minimum)	0.000 ft ³ /s
Maximum Iterations	35
ICPM Time Step	5.000 min

	Forward Flow Peaks		Reverse Flow Peaks	
	Time to Peak (min)	Flow (Peak) (ft ³ /s)	Time to Peak (min)	Flow (Peak) (ft ³ /s)
Pond Inflow....	715.000	11.18	0.000	0.00
Pond Outflow....	725.000	5.58	0.000	0.00

	Total Volume In		Total Volume Out	
	Volume (ac-ft)	Direction	Volume (ac-ft)	Direction
Pond Inflow....	0.773	Forward	0.000	Reverse
Pond Outflow....	0.000	Reverse	0.559	Forward

Mass Balance (ac-ft)	
Volume (Initial ICPM)	0.000 ac-ft
Volume (Total In ICPM)	0.531 ac-ft
Volume (Total Out ICPM)	0.309 ac-ft
Volume (Ending)	0.150 ac-ft
Elevation (Ending)	390.01 ft
Difference	0.073 ac-ft
Percent of Inflow Volume (Interconnected Pond Mass Balance)	13.7 %

100-YEAR INFILTRATION FACILITY ROUTING

Subsection: Interconnected Pond Routing Summary
Label: Infiltration Facility

Return Event: 100 years
Storm Event: 100-year

Infiltration	
Infiltration Method (Computed)	Average Infiltration Rate
Infiltration Rate (Average)	1.0900 in/h
Initial Conditions	
Elevation (Starting Water Surface Computed)	379.00 ft
Volume (Starting)	0.000 ac-ft
Infiltration (Starting ICPM)	0.00 ft ³ /s
Outflow (Starting)	0.00 ft ³ /s
Calculation Tolerances	
Flow Tolerance (Minimum)	0.000 ft ³ /s
Maximum Iterations	35
ICPM Time Step	5.000 min
Output Increment	5.000 min

	Forward Flow Peaks		Reverse Flow Peaks	
	Time to Peak (min)	Flow (Peak) (ft ³ /s)	Time to Peak (min)	Flow (Peak) (ft ³ /s)
Pond Inflow....	715.000	11.18	0.000	0.00
Infiltration...	595.000	0.00	0.000	0.00
Pond Outflow....	725.000	5.58	0.000	0.00

	Total Volume In		Total Volume Out	
	Volume (ac-ft)	Direction	Volume (ac-ft)	Direction
Pond Inflow....	0.773	Forward	0.000	Reverse
Infiltration...	0.000	Reverse	0.090	Forward
Pond Outflow....	0.000	Reverse	0.559	Forward

Mass Balance (ac-ft)	
Volume (Initial ICPM)	0.000 ac-ft
Volume (Total In ICPM)	0.773 ac-ft
Volume (Total Out ICPM)	0.649 ac-ft
Volume (Ending)	0.123 ac-ft
Elevation (Ending)	381.06 ft
Difference	0.001 ac-ft
Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.1 %

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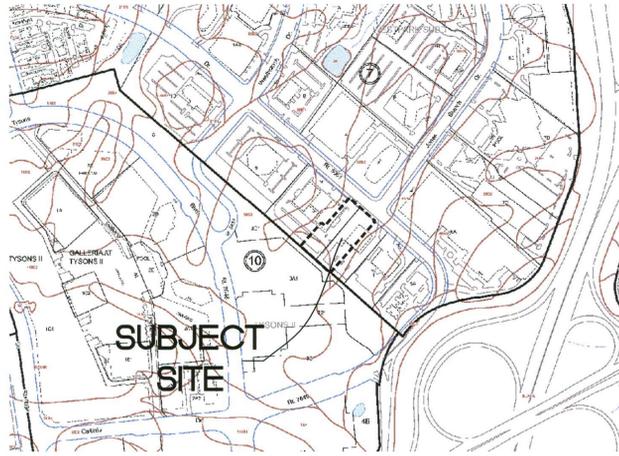
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BLOCK D SWM COMPUTATIONS (3 OF 4)
ARBOR ROW - BLOCK D
PROFFER CONDITION/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	DATE	DESCRIPTION
7/30/15	COUNTY COMMENTS	
10/05/15	COUNTY COMMENTS	
12/30/15	COUNTY COMMENTS	

DATE	DESCRIPTION
SCALE	H: AS SHOWN
JOB No.	
DATE :	MARCH 30, 2015
FILE No.	7403-07-001

SHEET **C10.06**



SUBJECT SITE

SOILS MAP
SCALE: 1"=500'

*ALL SOILS OF SUBJECT SITES ARE OF HYDROLOGIC GROUP B IN SITU; HOWEVER, GIVEN THAT THE SITE IS PREVIOUSLY DEVELOPED A HYDROLOGIC SOILS GROUP D IS USED FOR ALL NEW DEVELOPMENT VRRM CALCULATIONS.

VIRGINIA RUNOFF REDUCTION METHOD:

Virginia Runoff Reduction Method Worksheet

Virginia Runoff Reduction Method New Development Worksheet - v2.8 - June 2014

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	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.78	0.78	33.33
Impervious (acres)	0.00	0.00	0.00	1.56	1.56	66.67
					2.34	100.00

Site Rv	0.72
Post Development Treatment Volume (ft ³)	6088
Post Development TP Load (lb/yr)	3.82
Post Development TN Load (lb/yr)	27.36
Total TP Load Reduction Required (lb/yr)	2.87

Total Runoff Volume Reduction (ft ³)	4246
Total TP Load Reduction Achieved (lb/yr)	3
Total TN Load Reduction Achieved (lb/yr)	15.10
Adjusted Post Development TP Load (lb/yr)	0.93
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)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.71	0.05	0.00	0.00	0.00	0.76
Impervious (acres)	1.23	0.34	0.00	0.00	0.00	1.57
						2.34

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)	2.47	0.43	0.00	0.00	0.00	2.89
TN Load Red. (lb/yr)	9.57	5.54	0.00	0.00	0.00	15.10

Virginia Runoff Reduction Method Worksheet

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.71	0.71	36.74
Impervious (acres)	0.00	0.00	0.00	1.23	1.23	63.26
					1.94	

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
1.b. Vegetated Roof #2 (Spec #5)	0.19 acres of green roof	14. Manufactured Device
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	Impervious: 0.06	7.b. Infiltration #2
	Turf (Pervious): 0.49	7.b. Infiltration #2
7.b. Infiltration #2 (Spec #8)	Impervious: 0.18	
	Turf (Pervious): 0.22	
14. CONTECH FILTER	Impervious: 0.57	7.b. Infiltration #2
	Turf (Pervious): 0	

Total Impervious Cover Treated (acres)	1.00
Total Turf Area Treated (acres)	0.71
Total TP Load Reduction Achieved in D.A. A (lb/yr)	2.47
Total TN Load Reduction Achieved in D.A. A (lb/yr)	9.57

INFILTRATION SIZING COMPUTATIONS:

INFILTRATION FACILITY DESIGN	
1. Given the infiltration rate, calculate the design infiltration rate:	
$f_d = 0.5 * f$	
$f = 2.00$ in/hr	
$f_d = 0.08$ ft/hr	
2. Calculate the maximum design depth for the infiltration trench:	
$d_{max} = f_d * T_{max} / V_i$	
$T_{max} = 48.00$ hr	
$V_i = 0.40$	
$d_{max} = 10.00$ ft	
3. Calculate the water quality volume requirements for the trench:	
$T_v = (R_v * A / 12) * 43560$	
Drainage Area = 0.96 Ac	
$R_v = 0.83$	
$T_v = 2,892$ cf	
4. Calculate the minimum surface area for the bottom of the infiltration trench:	
$SA_{min} = T_v / (V_i * d_{max} + f_d * t_v)$	
$t_v = 2.00$ hr	
$SA_{min} = 708$ sf	
Design Length = 50.00 ft	
Design Width = 50.00 ft	
Design SA = 2,500 sf	
Design Depth = 5.00 ft	
Design Depth is Less than Max	
5. Compare provided volume to required volume:	
Required Volume = $T_v * V_i$	
Provided Volume = Design Length * Design Width * Design Depth	
Required Volume = 7,231 ft ³	
Provided Volume = 12,500 ft ³	
Design Volume is Sufficient	

BIORETENTION FACILITY COMPUTATIONS:

COMPOSITE RUNOFF COEFFICIENT (Rv)

$R_{v,composite} = (R_{v1} * \%I_1) + (R_{v2} * \%I_2) + (R_{v3} * \%I_3) + (R_{v4} * \%I_4)$
 $R_{v,composite} = 0.29$

BIORETENTION LEVEL 1 TREATMENT VOLUME (T_v)

$T_v = [(1.0 \text{ in.}) / (R_v)] * (A) / 12]$
 $T_v = 341$

BIORETENTION LEVEL 1 STORAGE DEPTH

- 0.5 FEET OF PONDING ($V_p=1.0$)
 - 2 FEET OF FILTER MEDIA ($V_f=0.25$)
 - 1 FEET OF STONE RESERVOIR ($V_r=0.4$)
- EFFECTIVE STORAGE DEPTH = 1.4 FEET

REQUIRED BIORETENTION LEVEL 1 SURFACE AREA (SA)

$SA = \{T_v\} / (\text{EFFECTIVE STORAGE DEPTH})$
 $SA = 244$ SF

PROVIDED BIORETENTION LEVEL 1 SURFACE AREA (SA)

$SA = 877$ SF

URBAN BIORETENTION COMPUTATIONS:

	Contributing Drainage Area	Onsite DA	Offsite Drainage Area	Land Cover Runoff Coefficient	Treatment Volume Required	Treatment Volume Provided	Surface Area Required	Surface Area Provided	Ponding Depth	Soil Media Depth	Soil Media Void Ratio	Gravel Depth	Gravel Void Ratio
Urban Bioretention 1	1154	424	730	0.9	87	177.5	43	100	0.75	2.5	0.25	1	0.4
Urban Bioretention 2	507	285	222	0.9	38	46.15	19	26	0.75	2.5	0.25	1	0.4
Urban Bioretention 2A	2346	454	1892	0.9	176	177.5	88	100	0.75	2.5	0.25	1	0.4
Urban Bioretention 2B	886	531	355	0.9	66	79.875	33	45	0.75	2.5	0.25	1	0.4
Urban Bioretention 2C	1809	442	1367	0.9	136	177.5	68	100	0.75	2.5	0.25	1	0.4
Urban Bioretention 3	2076	2076	0	0.9	156	239.625	78	135	0.75	2.5	0.25	1	0.4
Urban Bioretention 4	1793	1793	0	0.9	134	177.5	67	100	0.75	2.5	0.25	1	0.4
Urban Bioretention 5	1476	1466	10	0.9	111	248.5	55	140	0.75	2.5	0.25	1	0.4
Urban Bioretention 6	1113	1059	54	0.9	83	177.5	42	100	0.75	2.5	0.25	1	0.4
Urban Bioretention 7	4128	2958	1170	0.9	310	511.2	155	288	0.75	2.5	0.25	1	0.4
TOTAL	17288	11488	5800		1297	2013	648	1134					

NOTE: A TOTAL OF 4566 SF OF VDOT RIGHT OF WAY WILL BE TREATED BY URBAN BIORETENTIONS 1, 2, 2A, 2B, AND 2C.

Drainage Area B Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.05	0.05	12.68
Impervious (acres)	0.00	0.00	0.00	0.34	0.34	87.32
					0.39	

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	Impervious: 0.34	
	Turf (Pervious): 0.05	

Total Impervious Cover Treated (acres)	0.34
Total Turf Area Treated (acres)	0.05
Total TP Load Reduction Achieved in D.A. A (lb/yr)	0.43
Total TN Load Reduction Achieved in D.A. A (lb/yr)	5.54

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	91	84	84	86
D.A. B CN	96	92	92	93
D.A. C CN	0	43	#N/A	#N/A
D.A. D CN	0	43	#N/A	#N/A
D.A. E CN	0	43	#N/A	#N/A

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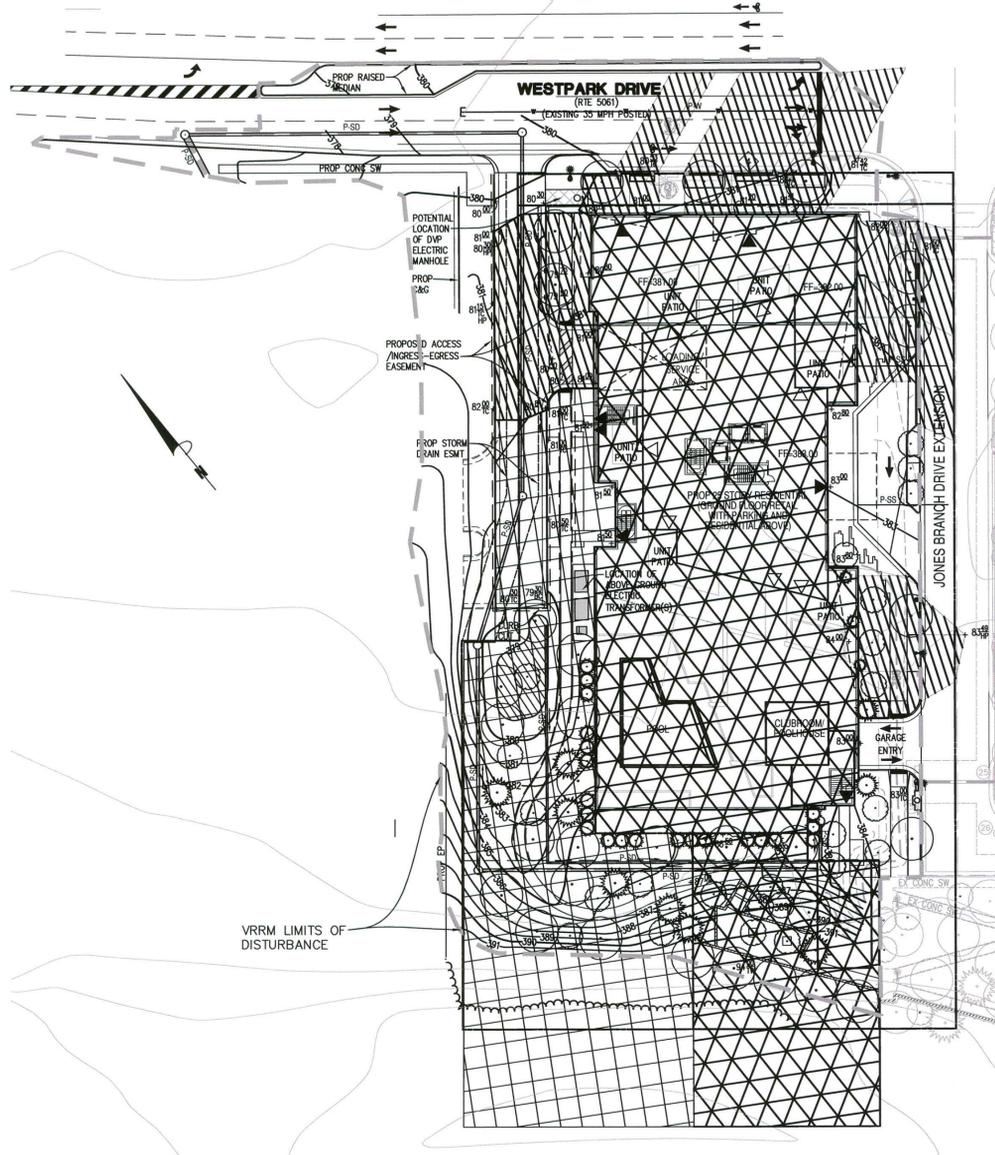
BLOCK D SWM COMPUTATIONS (4 OF 4)
ARBOR ROW - BLOCK D
PROFFER CONDITIONAL/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	DATE	DESCRIPTION
7/30/15	COUNTY COMMENTS	
10/05/15	COUNTY COMMENTS	
12/30/15	COUNTY COMMENTS	

DATE	H: N/A
JOB No.	
DATE	MARCH 30, 2015
FILE No.	7403-07-001

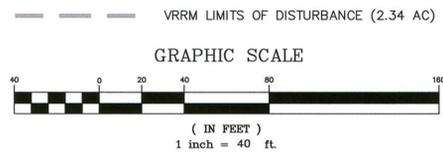
SHEET **C10.07**

PROPOSED VRRM BMP DRAINAGE AREAS:



LEGEND

- DRAINAGE AREA TREATED BY BIORETENTION - LEVEL 1
0.55 ACRES
- DRAINAGE AREA TREATED BY URBAN BIORETENTION FACILITIES
0.39 ACRES
- DRAINAGE AREA TO ABOVE-GRADE DETENTION/INFILTRATION
1.06 ACRES
(INCLUDES 0.19 ACRES OF VEGETATED ROOF - LEVEL 2
AND TREATMENT OF ENTIRE ROOF BY MTD)



Drainage Area A

Drainage Area A Land Cover (acres)						
	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.00	0.00	0.71	0.71	0.25
Impervious Cover (acres)	0.00	0.00	0.00	1.23	1.23	0.95
Total					1.94	

Post Development Treatment Volume (cf) **4890**

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Practice	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
1. Vegetated Roof													
1.a. Vegetated Roof #1 (Spec #5)	acres of green roof	45% runoff volume reduction	0.45	0.00	0	0	0	0	0.00	0.00	0.00	0.00	
1.b. Vegetated Roof #2 (Spec #5)	acres of green roof	60% runoff volume reduction	0.60	0.19	0	393	262	0	0.00	0.41	0.25	0.16	14. Manufactured Device
6. Bioretention													
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.06	0	83	124	25	0.00	0.13	0.07	0.06	7.b. Infiltration #2
	turf acres draining to bioretention	40% runoff volume reduction	0.40	0.49	0	179	269	25	0.00	0.28	0.15	0.13	7.b. Infiltration #2
6.b. Bioretention #2 (Spec #9)	impervious acres draining to bioretention	80% runoff volume reduction	0.80	0.00	0	0	0	50	0.00	0.00	0.00	0.00	
	turf acres draining to bioretention	80% runoff volume reduction	0.80	0.00	0	0	0	50	0.00	0.00	0.00	0.00	
7. Infiltration													
7.a. Infiltration #1 (Spec #8)	impervious acres draining to infiltration	50% runoff volume reduction	0.50	0.00	0	0	0	25	0.00	0.00	0.00	0.00	
	turf acres draining to infiltration	50% runoff volume reduction	0.50	0.00	0	0	0	25	0.00	0.00	0.00	0.00	
7.b. Infiltration #2 (Spec #8)	impervious acres draining to infiltration	90% runoff volume reduction	0.90	0.18	2352	2675	297	25	0.76	0.39	1.06	0.09	
	turf acres draining to infiltration	90% runoff volume reduction	0.90	0.22	269	422	47	25	0.13	0.13	0.23	0.02	
14. Manufactured BMP													
14. CONTECH FILTER	impervious acres draining to device	0% runoff volume reduction	0.00	0.57	262	0	2228	50	0.16	1.23	0.70	0.70	7.b. Infiltration #2
	turf acres draining to device	0% runoff volume reduction	0.00	0.00	0	0	0	50	0.00	0.00	0.00	0.00	

TOTAL IMPERVIOUS COVER TREATED (ac) **1.00**
 TOTAL TURF AREA TREATED (ac) **0.71**

AREA CHECK OK.

PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A **0.70**
 TOTAL PHOSPHORUS REMOVAL IN D.A. A (lb/yr) **2.47**

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A **0.00**
 TOTAL NITROGEN REMOVAL IN D.A. A (lb/yr) **9.57**

Drainage Area B

Drainage Area B Land Cover (acres)						
	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.00	0.00	0.05	0.05	0.25
Impervious Cover (acres)	0.00	0.00	0.00	0.34	0.34	0.95
Total					0.39	

Post Development Treatment Volume (cf) **1233**

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area B

Practice	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.34	0	475	713	25	0.00	0.75	0.41	0.34	
	turf acres draining to bioretention	40% runoff volume reduction	0.40	0.05	0	18	27	25	0.00	0.03	0.02	0.01	

TOTAL IMPERVIOUS COVER TREATED (ac) **0.34**
 TOTAL TURF AREA TREATED (ac) **0.05**

AREA CHECK OK.

TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr) **2.87**
 TOTAL RUNOFF REDUCTION IN D.A. B (cf) **493**
 PHOSPHORUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. B (lb/yr) **0.43**

NOTE: DRAINAGE AREA B REPRESENTS THE URBAN BIORETENTION FACILITIES AND DOES NOT OUTFALL INTO THE INFILTRATION FACILITY.

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 12/30/15

VIRGINIA RUNOFF REDUCTION AREAS
ARBOR ROW - BLOCK D
 PROFFER CONDITION/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
7/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/30/15	COUNTY COMMENTS

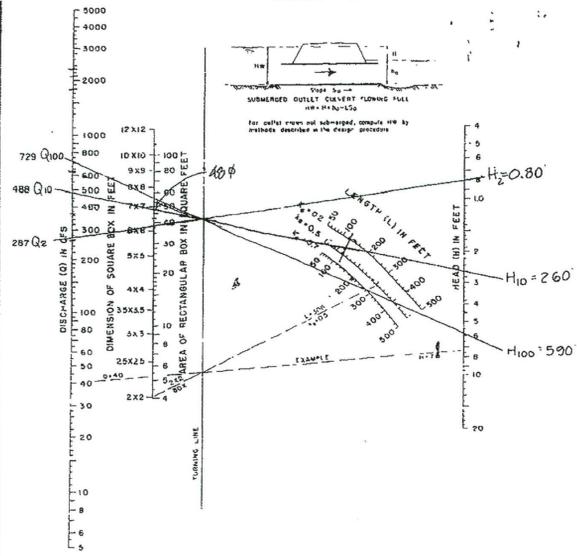
DATE	DESCRIPTION
SCALE	H: AS SHOWN
JOB No.	
DATE	MARCH 30, 2015
FILE No.	7403-07-001

SHEET **C10.08**

BOX CULVERT COMPUTATIONS

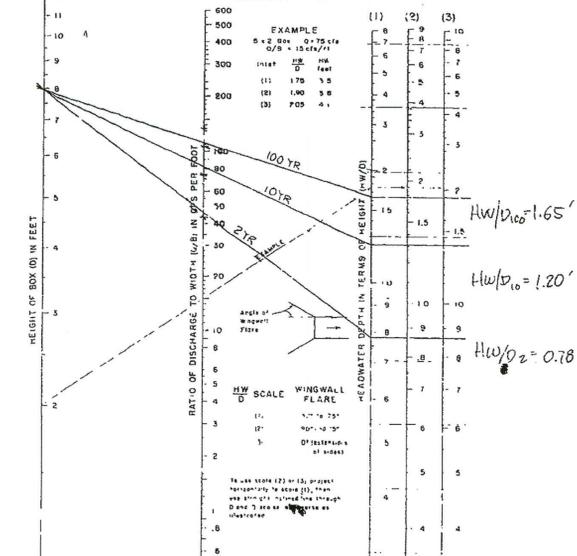
HEAD WATER COMP FOR EX. 6' x 8' DOBLE BOX CULVERT UNDER DULLES-ACCESS RAMP

CHART 8



DOUBLE 6'(S)X8'(E) BOX CULVERT (EX.)
 n = 0.012
 S = 1% L = 125' L50 = 1.25'
 Ks = 0.40 D = 6' D = 8'
 Cc = 3.40 Cc10 = 4.30 Cc100 = 6.20
 H2 = 0.80 H10 = 2.60 H100 = 5.90
 Q2 = 574 Q10 = 976 Q100 = 1459
 Q2/2 = 287 Q10/2 = 488 Q100/2 = 729
 HW2 = 0.80 + 5.70 - 1.25 = 5.25 + 274.7 = 279.95
 HW10 = 2.60 + 6.15 - 1.25 = 7.50 + 274.7 = 282.20
 HW100 = 5.90 + 7.10 - 1.25 = 11.75 + 274.7 = 286.45

CHART 1



DOUBLE 6'(S)X8'(E) BOX CULVERT (EX.)
 n = 0.012
 S = 1% L = 125' L50 = 1.25'
 Ks = 0.40 D = 6' D = 8'
 Cc = 3.40 Cc10 = 4.30 Cc100 = 6.20
 H2 = 0.80 H10 = 2.60 H100 = 5.90
 Q2 = 574 Q10 = 976 Q100 = 1459
 Q2/2 = 287 Q10/2 = 488 Q100/2 = 729
 HW2 = 8' x 0.78 = 6.24' + 274.7 = 280.94'
 HW10 = 8' x 1.20 = 9.6' + 274.7 = 284.30'
 HW100 = 8' x 1.65 = 13.2' + 274.7 = 287.90'

* CONTROL IS AT THE INLET END OF EXISTING BOX CULVERT

OUTFALL NARRATIVE

SITE DESCRIPTION:

THE SUBJECT SITE IS LOCATED IN TYSONS CORNER, SOUTH OF THE DULLES TOLL ROAD (RT. 267), WEST OF THE CAPITAL BELTWAY (I-495), AND NORTH OF CHAIN BRIDGE RD. (RT. 123). THE SUBJECT SITE INCLUDES THE PREVIOUS AREA OF THE GRAYSON BUILDING, AND APPROXIMATELY HALF OF THE EXISTING SCOTT BUILDING, AND IS LOCATED ON FFX CO.TAX MAP PARCEL #029-4-(7)-0002A. THE SUBJECT SITE HAS EXISTING OFFICE BUILDINGS WITH SURFACE PARKING AND LANDSCAPE ISLANDS. THE SITE IS FRONTED BY WESTPARK DR. (RT. 5061) TO THE NORTH, JONES BRANCH DRIVE EXT. TO THE EAST AND IS WOODED ALONG ITS SOUTHERN PROPERTY LINE. THE TOTAL SITE AREA OF THIS PARCEL IS APPROXIMATELY 1.99 ACRES.

REACH DESCRIPTION:

REACH B- STORM WATER LEAVES THE NORTHWEST CORNER OF THE SUBJECT SITE VIA A PROPOSED UNDERGROUND STORM SEWER AND TIES INTO THE EXISTING STORM SEWER MANHOLE (IDENTIFIED AS STR. #8 ON 'REACH B OUTFALL MAP', SHEET C8.1) LOCATED DIRECTLY IN FRONT OF THE CAMPBELL BUILDING, WITHIN WESTPARK DR. (RT. 5061). FROM THIS MANHOLE, WATER THEN FLOWS NORTHWEST BENEATH WESTPARK DR. AND CONTINUES WITHIN A PIPE SYSTEM FLOWING NORTH BETWEEN THE SHENADOAH AND DICKENSON BUILDINGS UNTIL IT OUTFALLS INTO POND "A". STORM WATER THEN EXITS POND "A" AND FLOWS NORTHEAST TO POND "B" VIA AN OPEN CHANNEL. FROM POND "B" WATER ENTERS AN UNDERGROUND STORM SEWER SYSTEM AND FLOWS NORTH INTO A STORM SEWER PIPE SYSTEM BENEATH JONES BRANCH DR. (RT. 5062) WHERE IT THEN OUTFALLS INTO POND "C". PRELIMINARY ANALYSIS OF THE EXISTING DOWNSTREAM PIPE SYSTEM INTO POND "A" HAS BEEN COMPUTED AND IS INCLUDED ON SHEET C10.10. THE COMPUTATIONS SHOW THAT THE Qcap IS GREATER THAN THE Qinflow IN ALL EXISTING PIPES DOWNSTREAM OF THE PROPOSED IMPROVEMENTS. APPLICANT WILL PROVIDE A FULL ANALYSIS OF THE DOWNSTREAM PIPE SYSTEM WITH THE FINAL SITE PLAN SUBMITTAL, AND IF DEFICIENCIES ARE FOUND AT THAT TIME, THE APPLICANT WILL TAKE STEPS TO ENSURE THE OUTFALL IS MADE ADEQUATE.

REACH C- STORM WATER LEAVES THE SITE AND ENTERS TWO (2) SEPARATE CURB INLETS, ONE LOCATED DIRECTLY IN FRONT OF THE SITE WITHIN WESTPARK DR. (RT.5061) (IDENTIFIED AS STR.# 31 ON SHEET C4.1), AND THE OTHER LOCATED AT THE NORTHEAST PROPERTY CORNER, WITHIN JONES BRANCH DR EXTENSION (JBE) (IDENTIFIED AS STR.# 24A ON SHEET C4.1). THE STORM WATER FROM STR.# 31 FLOWS NORTHEAST, ACROSS WESTPARK DR. AND CONNECTS TO A STORM DRAIN INLET (IDENTIFIED AS STR.#2413 ON SHEET C4.1 AND STR. #7 ON SHEET C10.10) WITHIN JONES BRANCH DR., LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION. THE SECOND STORM WATER INLET FLOWS EAST ALONG WESTPARK DR. THEN FLOWS NORTHWEST ACROSS WESTPARK DRIVE. AT THIS POINT, THE TWO (2) STORM SEWER SYSTEMS CONVERGE AT STR.#7 (EX. STR. #2413), AND FLOW WITHIN THE UNDERGROUND STORM SEWER SYSTEM OF JONES BRANCH DR. (RT. 5062)(SEE 'REACH C OUTFALL MAP' ON SHEET C10.10). WATER FLOWS WITHIN JONES BRANCH DR. NORTHEAST FOR APPROXIMATELY 1100 FEET, THEN THE PIPE SYSTEM TURNS NORTH TO FOLLOW THE BEND IN THE ROAD. FROM THIS POINT, STORM WATER WITHIN THE SYSTEM FLOWS NORTH UNTIL IT OUTFALLS INTO POND "C". THE EXISTING POND OUTFALLS INTO A DUAL 72" RCP CULVERT SYSTEM. THE EXISTING DRAINAGE CHANNEL FLOWS INTO AN EXISTING DOUBLE BARREL 6'X8' BOX CULVERT SYSTEM UNDER THE RAMP FROM THE WASHINGTON-DULLES ACCESS ROAD ONTO THE CAPITAL BELTWAY.

REACH E- THE STORM WATER FLOW PATH OF REACH E TRAVELS FROM POND "C" TO POINT X. WATER EXITS POND "C" VIA TWO (2) 72" RCP PIPES LOCATED AT THE EASTERN PORTION OF THE POND AND DAYLIGHTS INTO AN OPEN CHANNEL JUST PAST THE DAM EMBANKMENT. FROM THERE WATER CONTINUES NORTHEAST AND ENTERS A CULVERT WHICH TRAVELS UNDER THE DULLES TOLL ROAD (RT. 267) EASTBOUND ACCESS RAMP TO CAPITAL BELTWAY I-495. ONCE PAST THE ACCESS RAMP WATER AGAIN DAYLIGHTS AND CONTINUES NORTHEAST UNTIL IT ENTERS A SECOND CULVERT AND CROSSES UNDER THE DULLES TOLL ROAD (RT. 267) EAST AND WEST BOUND LANES. WATER THEN DAYLIGHTS BEYOND THE WESTBOUND LANE OF DULLES TOLL ROAD (RT. 267) INTO AN OPEN CHANNEL WHERE IT CONTINUES NORTHEAST TO POINT X.

POINT X- THE DRAINAGE AREA TO POINT X IS APPROXIMATELY 328.2 ACRES, AND ENCOMPASSES THE SUBJECT SITE. FROM POINT X, WATER TRAVELS EAST UNTIL IT ENTERS INTO SCOTTS RUN WHICH FLOWS NORTHEAST, PARALLEL TO CAPITAL BELTWAY I-495.

ADEQUATE OUTFALL ANALYSIS:

FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE (SWMO) SECTION 124-4-4(B.1a) STATES THAT "WHEN STORMWATER FROM A DEVELOPMENT IS DISCHARGED TO A MANMADE CONVEYANCE SYSTEM...THE MANMADE STORMWATER CONVEYANCE SYSTEM SHALL CONVEY THE POSTDEVELOPMENT PEAK FLOW RATE FROM THE TWO-YEAR 24-HOUR STORM EVENT WITHOUT CAUSING EROSION OF THE SYSTEM." SECTION 124-4-4(B.5a) STATES THAT THE "STORMWATER CONVEYANCE SYSTEMS SHALL BE ANALYZED FOR COMPLIANCE WITH CHANNEL PROTECTION CRITERIA TO A POINT WHERE BASED ON LAND AREA, THE SITE'S CONTRIBUTING DRAINAGE AREA IS LESS THAN OR EQUAL TO 1.0% OF THE TOTAL WATERSHED AREA..."

THE SITE CONTRIBUTING DRAINAGE AREA IS 1.99 ACRES. IT WAS DETERMINED THAT THE POINT OF CONFLUENCE FOR THE SITE'S DRAINAGE SHED IS LOCATED AT EXISTING 'POND C'. THE SITE'S DRAINAGE AREA AT 'POND C' IS APPROXIMATELY 187.9 AC AND IT IS JOINED BY A CONTRIBUTING DRAINAGE AREA OF 140.3 AC. THIS TOTALS TO 328.2 ACRES, WHICH MEETS THE SWMO CRITERIA FOR LIMITS OF ANALYSIS.

RUNOFF TO REACH 'C' WAS ANALYZED AT EXISTING STRUCTURE 7 (EX. #2413). THE CONSTRUCTED IMPROVEMENTS FOR BLOCK 'E' REDUCED THE RUNOFF AT EXISTING STRUCTURE 7 (EX. #2413) FROM 59.57 CFS TO 51.59 CFS. THE IMPROVEMENTS PROPOSED IN THIS APPLICATION WILL FURTHER REDUCE THE RUNOFF AT EXISTING STRUCTURE 7 (EX. #2413) BY 1.35 CFS AND 2.13 CFS DURING THE 2-AND 10-YEAR STORM EVENTS, RESPECTIVELY. SEE STORM SEWER COMPUTATIONS ON SHEET C10.10.

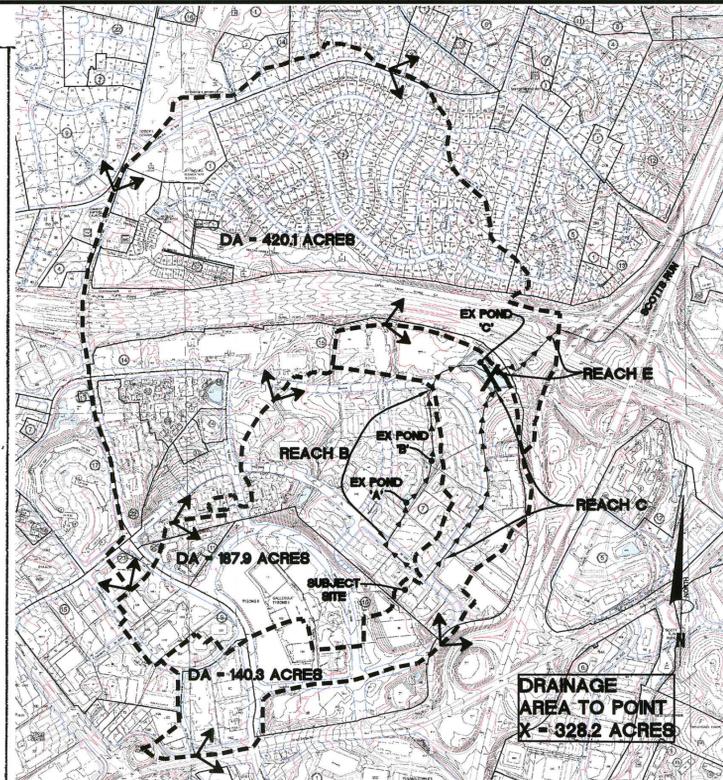
RUNOFF TO REACH 'B' WAS ALSO CALCULATED AT THE CURRENT POINT OF DISCHARGE FROM THE SITE. CURRENTLY, THERE IS 2.02 CFS AND 2.66 CFS DISCHARGING TO REACH 'B' DURING THE 2- AND 10-YEAR HYDROLOGIC EVENTS, RESPECTIVELY. THE PROPOSED INFILTRATION FACILITY INFILTRATES 100% OF THE RUNOFF FROM THE 2-YEAR STORM. IN ADDITION, THE PROPOSED IMPROVEMENTS REDUCE THE 10-YEAR STORM FLOW TO REACH 'B' TO 0.92 CFS. THE INFILTRATION TRENCH DETAINS THE ROOFTOP AND A PORTION OF THE SITE RUNOFF WHICH RESULT IN THE DECREASE OF FLOW DISCHARGING FROM THE SITE. THE EXISTING UNDERGROUND SEWER HAS ADEQUATE CAPACITY TO CONVEY THE PRESENT FLOW. SEE STORM SEWER COMPUTATIONS ON SHEETS C10.09 AND C10.10.

THE DISCHARGE FROM THE DUAL 72" RCP CULVERT SYSTEM (REACH 'E') OUTFALLS INTO A NATURAL CHANNEL BELOW THE DAM EMBANKMENT ALONG THE WASHINGTON-DULLES ACCESS ROAD RIGHT-OF-WAY. THE 2YR STORM EVENT WAS ANALYZED THROUGH THE CHANNEL TO DEMONSTRATE THAT THE FLOW WILL NOT ERODE THE BED OR BANKS OF THE CHANNEL AND THE 10YR STORM EVENT WAS ANALYZED TO SHOW THAT THE FLOW IS ABLE TO BE CONTAINED WITHIN THE EMBANKMENT. THE 2YR STORM HAS A VELOCITY OF 2.33 FT/SEC WHICH IS DETERMINED NON EROSION PER THE VESCH TABLE 5-22. THE 10YR STORM EVENT HAS A NORMAL DEPTH OF 5.65' WHICH IS ABLE TO BE CONTAINED WITHIN THE CHANNEL. PLEASE SEE DRAINAGE CHANNEL COMPUTATIONS ON THIS SHEET.

THE EXISTING DRAINAGE CHANNEL FLOWS INTO AN EXISTING DOUBLE BARREL 6'X8' BOX CULVERT SYSTEM UNDER THE RAMP FROM THE WASHINGTON-DULLES ACCESS ROAD ONTO THE CAPITAL BELTWAY. THIS SYSTEM WAS ANALYZED USING THE 10YR STORM AND IT WAS DETERMINED THAT THE BOX CULVERT SYSTEM IS ADEQUATELY SIZED TO CONVEY THE 10 YR STORM EVENT. PLEASE SEE BOX CULVERT COMPUTATIONS ON THIS SHEET AS TAKEN FROM THE PREVIOUSLY APPROVED "STUDY OF THE EXISTING WEST PARK STORM WATER DETENTION FACILITIES INCLUDING PONDS A, B, D & C" (FFX PLAN #6377-PI-01).

CONCLUSION:

BASED ON THE DOWNSTREAM REVIEW AND THE REQUIREMENTS SET FORTH IN SECTION 6-0203 OF THE PFM, IT IS THE OPINION OF THE SUBMITTING ENGINEER (BOWMAN CONSULTING GROUP) THAT THE EXISTING DOWNSTREAM HYDRAULIC SYSTEM IS ADEQUATE AND THAT THERE WILL BE NO ADVERSE IMPACTS ON THE DOWNSTREAM PROPERTIES WITH THE DEVELOPMENT OF THIS SITE. AT FINAL SITE PLAN, THE APPLICANT WILL FURTHER DEMONSTRATE COMPLIANCE WITH THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS OF SWMO 124-4-4.



OUTFALL MAP
SCALE: 1"=100'

DRAINAGE CHANNEL COMPUTATIONS

DRAINAGE CHANNEL COMPUTATIONS 2 YR

Project Description	Friction Method: Manning Formula	Solve For: Normal Depth	Input Data: Channel Slope: 0.01000 ft/ft, Discharge: 574.00 ft³/s	Results: Normal Depth: 5.06 ft, Elevation Range: 278.00 to 284.00 ft, Flow Area: 246.67 ft², Wetted Perimeter: 182.71 ft, Hydraulic Radius: 1.35 ft, Top Width: 181.12 ft, Normal Depth: 5.06 ft, Critical Depth: 3.47 ft, Critical Slope: 0.07967 ft/ft, Velocity: 2.33 ft/s, Velocity Head: 0.08 ft, Specific Energy: 5.15 ft, Froude Number: 0.35, Flow Type: Subcritical
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DRAINAGE CHANNEL COMPUTATIONS 10 YR

Project Description	Friction Method: Manning Formula	Solve For: Normal Depth	Input Data: Channel Slope: 0.01000 ft/ft, Discharge: 976.00 ft³/s	Results: Normal Depth: 5.65 ft, Elevation Range: 278.00 to 284.00 ft, Flow Area: 362.97 ft², Wetted Perimeter: 216.50 ft, Hydraulic Radius: 1.68 ft, Top Width: 214.89 ft, Normal Depth: 5.65 ft, Critical Depth: 4.38 ft, Critical Slope: 0.08150 ft/ft, Velocity: 2.69 ft/s, Velocity Head: 0.11 ft, Specific Energy: 5.76 ft, Froude Number: 0.36, Flow Type: Subcritical
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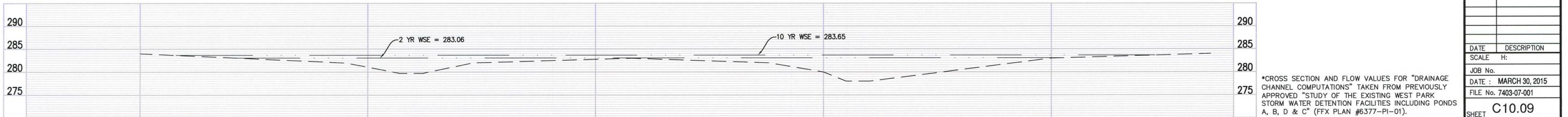
POND 'C' OUTFALL COMPUTATIONS

STORM SEWER DESIGN COMPUTATIONS												
FROM POINT	TO POINT	AREA DRAIN ACRES	RUN-OFF COEFF.	CA	INLET TIME MIN.	RAINFALL IN/HR.	RUNOFF C.F.S.	INVERT ELEVATIONS	LENGTH	SLOPE	DIAM.	
1A	E+2						993.6	219.01	278.18	64	0.0100	24

DRAINAGE CHANNEL CROSS SECTION A-A

(SEE SHEET C10.11)

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



*CROSS SECTION AND FLOW VALUES FOR "DRAINAGE CHANNEL COMPUTATIONS" TAKEN FROM PREVIOUSLY APPROVED "STUDY OF THE EXISTING WEST PARK STORM WATER DETENTION FACILITIES INCLUDING PONDS A, B, D & C" (FFX PLAN #6377-PI-01).

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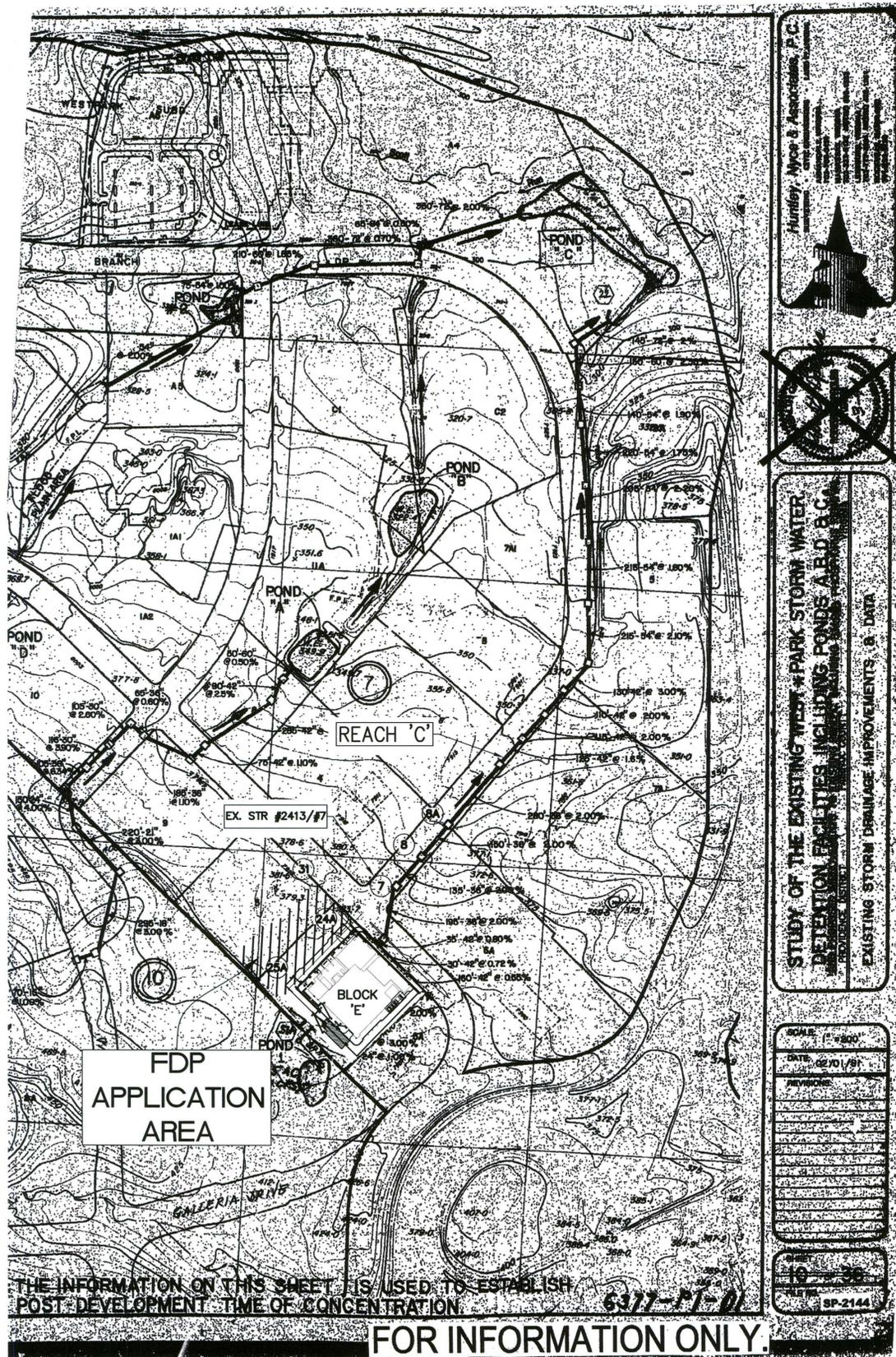
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 12.30.15

ADEQUATE OUTFALL NARRATIVE AND COMPUTATIONS
ARBOR ROW - BLOCK D
 PROFFER CONDITION/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

DATE	DESCRIPTION
7/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/30/15	COUNTY COMMENTS

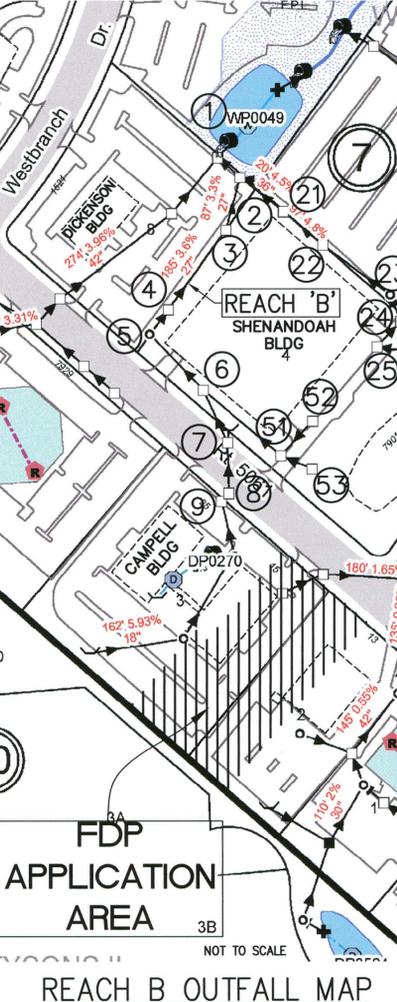
DATE: MARCH 30, 2015
 FILE No. 7403-07-001
 SHEET **C10.09**



STUDY OF THE EXISTING WEST-PARK STORM WATER RETENTION FACILITIES INCLUDING PONDS A, B, & C. EXISTING STORM DRAINAGE IMPROVEMENTS & DATA.

SCALE: 1"=200'
DATE: 02/10/15
REVISIONS:

REACH C OUTFALL MAP



REACH B OUTFALL MAP

PROPOSED REACH 'C' STORM SEWER COMPUTATIONS

FROM POINT	TO POINT	AREA DRAIN "A" (ACRES)		RUN-OFF COEF. (C)	CA		INLET TIME (7)	RAIN FALL (8)	RUN-OFF Q (9)	INVERT ELEVATIONS		LENGTH (12)	n	ACTUAL SLOPE		DIA. (14)	CAPACITY (15)	FULL FLOW VEL. (16)	ACTUAL VEL. (17)	REMARKS (18)	
		INCR- MENT (3)	ACCUM- ULATED (4)		INCR- MENT (5)	ACCUM- ULATED (6)				LOWER END (10)	UPPER END (11)			% (13)	% (13)						
EX 2387	EX 2389						2.22	5.00	7.27	16.14	381.25	383.93	48.81	0.013	5.49	0.51	24	53.01	16.87	15.30	10-yr flow from Pond 1 - Plan # 6773-PI-01
EX 2389	28	0.00	0.00	0.00	0.00	2.22	5.00	7.27	16.14	380.32	380.85	76.55	0.013	0.69	0.51	24	18.82	5.99	6.80		
28	27	0.00	0.00	0.00	0.00	2.22	5.00	7.27	16.14	377.50	378.00	68.79	0.013	0.73	0.51	24	19.29	6.14	6.80		
27	26B	0.65	0.81	0.45	0.29	3.13	5.00	7.27	22.74	377.23	377.40	21.83	0.013	0.78	1.01	24	19.96	6.35	6.30	Adds flow from Str. 27A and Str. 40 (VAULT)	
26B	26	0.00	0.97	0.00	0.00	3.32	5.00	7.27	24.16	376.25	377.13	109.52	0.013	0.80	1.14	24	20.28	6.45	6.40		
26	25	0.00	0.97	0.00	0.00	3.32	5.00	7.27	24.16	375.92	376.15	24.11	0.013	0.95	1.14	24	22.09	7.03	7.00	Adds flow from Str. 25A	
25	24	0.08	1.54	0.90	0.07	3.40	5.00	7.27	24.88	374.16	375.42	254.33	0.013	0.50	0.36	30	28.87	5.98	6.60	Adds flow from Str. 88 -> Str. 84	
24	23	0.20	1.99	0.90	0.18	3.70	5.00	7.27	26.90	373.36	373.68	39.39	0.013	0.76	0.16	36	58.22	8.24	8.20	Adds flow from Str. 83 -> Str. 79 & Str. 24A (Block D)	
23	22	0.00	1.99	0.00	0.00	3.70	5.00	7.27	26.90	373.03	373.26	23.08	0.013	1.00	0.16	36	66.58	9.42	9.10		
22	21	0.05	2.27	0.90	0.05	3.95	5.00	7.27	28.74	372.70	372.93	22.90	0.013	1.00	0.19	36	66.84	9.46	9.10	Adds flow from Str. 71 -> Str. 60	
21	20	0.00	4.25	0.00	0.00	5.44	5.00	7.27	39.56	372.50	372.60	10.35	0.013	0.97	0.35	36	65.56	9.28	9.80		
20	7 (EX 2413)	0.00	4.25	0.00	0.00	5.44	5.00	7.27	39.56	370.44	372.01	134.31	0.013	1.17	0.15	42	108.78	11.31	10.60		
7 (EX 2413)	8	0.13	5.14	0.85	0.11	5.99	5.00	7.27	43.56				0.013	3.20		36	119.27	16.88	15.80		
8	8A	0.33	5.47	0.85	0.28	6.27	5.00	7.27	45.60				0.013	3.73		36	128.77	18.22	17.10		
8A	9	1.59	7.06	0.89	1.42	7.69	5.00	7.27	55.89				0.013	3.73		36	128.77	18.22	17.60		
9	10	0.99	8.05	0.54	0.53	8.22	5.00	7.27	59.78				0.013	3.78		36	129.63	18.35	18.30		
10	11	0.07	8.12	0.80	0.06	8.28	5.00	7.27	63.97				0.013	3.40		36	129.94	17.40	17.70		
11	12	0.73	8.85	0.55	0.40	8.68	5.00	7.27	66.89				0.013	4.17		36	136.15	19.27	19.20		
12	20	1.98	10.83	0.72	1.43	10.11	5.00	7.27	77.25				0.013	2.62		42	162.79	16.93	16.90		
20	EX13 (8)	1.17	12.00	0.76	0.89	11.00	5.00	7.27	83.71				0.013	2.62		42	162.79	16.93	17.20		
EX13 (8)	15	1.13	13.13	0.80	0.90	11.90	5.00	7.27	90.28				0.013	3.01		42	174.49	18.14	18.50		
15	15A	2.53	15.66	0.72	1.82	13.72	5.00	7.27	103.52				0.013	4.02		42	201.65	20.97	21.30		
15A	14	0.45	16.11	0.72	0.32	14.05	5.00	7.27	105.88				0.013	3.00		42	174.20	18.11	19.20		
14	13	0.00	16.11	0.00	0.00	14.05	5.00	7.27	105.88				0.013	2.09		54	284.19	17.88	16.80		
13	16 (EX22)	3.59	19.70	0.67	2.41	16.45	5.00	7.27	123.37				0.013	2.09		54	294.19	17.88	17.30		
16 (EX22)	17	1.00	21.30	0.73	1.17	17.62	5.00	7.27	131.86				0.013	2.02		54	279.39	17.57	17.50		
17	18	1.90	23.20	0.81	1.54	19.16	5.00	7.27	143.06				0.013	2.05		54	281.46	17.70	18.00		
18	19	1.19	24.39	0.80	0.95	20.11	5.00	7.27	149.97				0.013	1.84		54	266.65	16.77	17.40		
19	20	3.15	27.54	0.82	2.58	22.69	5.00	7.27	168.75				0.013	2.02		54	279.39	17.57	18.60		
20	21	2.05	29.59	0.83	1.70	24.39	5.00	7.27	181.12				0.013	2.46		60	408.35	20.80	20.10		
21	22	2.00	31.59	0.84	1.68	26.07	5.00	7.27	193.33				0.013	1.53		72	523.67	18.53	17.40		

* FLOW FROM EX. STR. 31 ADDED

EXISTING FLOW FROM BLOCK 'D' TO REACH 'C'

	TOTAL AREA	IMPERVIOUS AREA	TURF AREA	WEIGHTED C-VALUE	INTENSITY	Q (CFS)
2-YEAR	1.50	0.99	0.51	0.71	5.25	5.61
10-YEAR	1.50	0.99	0.51	0.71	7.27	7.77

PROPOSED UNCONTROLLED FLOW FROM BLOCK 'D' TO REACH 'C' (@ STR. 24A)

	TOTAL AREA	IMPERVIOUS AREA	TURF AREA	C-VALUE	INTENSITY	Q (CFS)
2-YEAR	0.53	0.48	0.05	0.84	5.5	2.482
10-YEAR	0.53	0.48	0.05	0.84	7.27	3.280

PROPOSED FLOW FROM URBAN BIORETENTIONS FROM BLOCK 'D' TO REACH 'C' (@ STR. 24A)

	TOTAL AREA	IMPERVIOUS AREA	TURF AREA	C-VALUE	INTENSITY	Q (CFS)
2-YEAR	0.39	0.34	0.05	0.82	5.5	1.785
10-YEAR	0.39	0.34	0.05	0.82	7.27	2.360

EXISTING FLOW 'B' STORM SEWER COMPUTATIONS

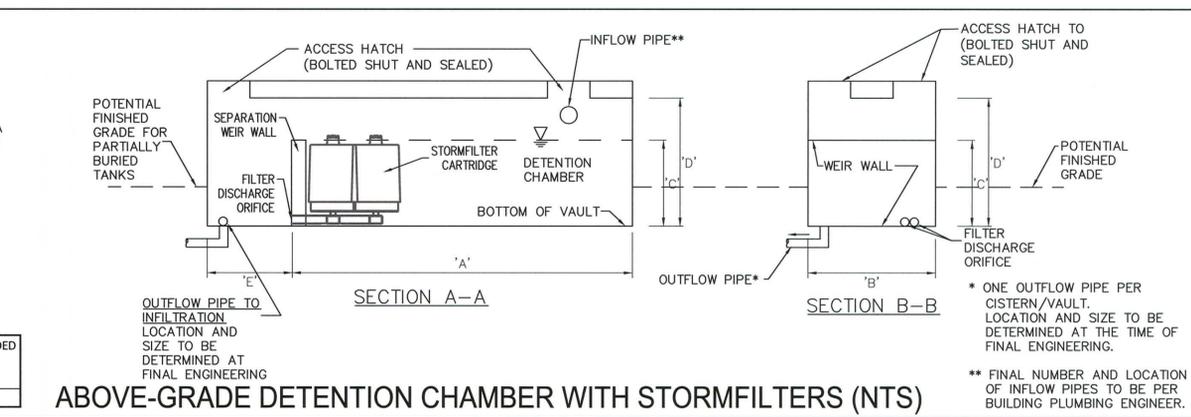
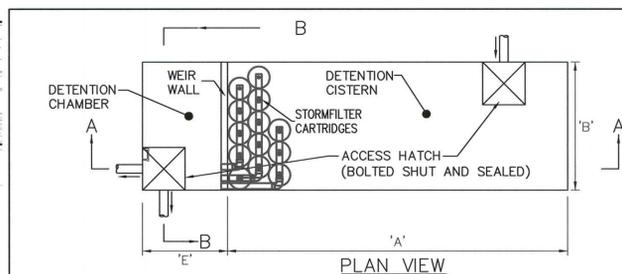
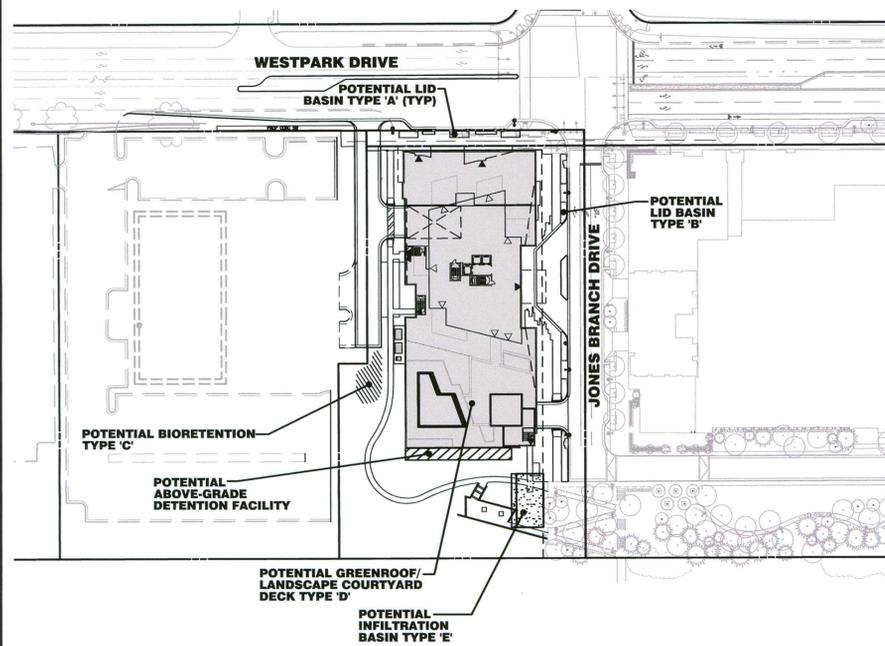
FROM POINT	TO POINT	AREA DRAIN "A" (ACRES)		RUN-OFF COEF. (C)	CA		INLET TIME (7)	RAIN FALL (8)	RUN-OFF Q (9)	INVERT ELEVATIONS		LENGTH (12)	n	ACTUAL SLOPE		DIA. (14)	CAPACITY (15)	FULL FLOW VEL. (16)	ACTUAL VEL. (17)	REMARKS (18)		
		INCR- MENT (3)	ACCUM- ULATED (4)		INCR- MENT (5)	ACCUM- ULATED (6)				LOWER END (10)	UPPER END (11)			% (13)	% (13)							
25	24	0.83	0.83	0.8	0.66	0.66	5.00	7.27	4.83	362.10	-	59	0.013	1.00	0.56	15	6.46	5.26	5.00	5.00	assumed slope of 1.0%	
24	23	0.18	1.01	0.9	0.16	0.82	5.00	7.27	6.00	359.85	361.20	31	0.013	4.41	0.86	15	13.56	11.05	10.70	0.05	5.05	
23	22	0.00	1.01	0	0.00	0.82	5.05	7.27	6.00	353.58	359.50	162	0.013	3.65	0.86	15	12.35	10.06	10.00	0.27	5.32	
22	21	1.20	2.21	0.85	1.02	1.84	5.32	7.27	13.40	348.55	353.16	97	0.013	4.80	4.31	15	14.15	11.53	13.20	0.12	5.44	
21	2	0.74	2.94	0.85	0.63	2.47	5.44	8.27	20.43	347.96	348.84	43	0.013	2.03	3.78	18	14.96	8.46	8.40	0.09	5.53	
53	51	0.27	0.27	0.8	0.21	0.21	5.00	7.27	1.56			62	0.013	1.00	0.06	15	6.46	5.26	4.30	5.00	5.00	assumed slope of 1.0%
52	51	0.14	0.14	0.7	0.10	0.10	5.00	7.27	0.73			86	0.013	1.00	0.01	15	6.46	5.26	3.80	0.38	5.38	assumed slope of 1.0%
51	5	0.74	1.15	0.5	0.37	0.68	5.00	7.27	4.97			43	0.013	1.00	0.59	15	6.46	5.26	5.80	0.12	5.50	adds flow from 53--51
9	8	3.75	3.75	0.8	3.00	3.00	5.00	7.27	21.81	372.12	372.94	20	0.013	4.10	0.11	36	135.05	19.11	14.90	5.00	5.00	
8	7	0.63	4.38	0.9	0.57	3.57	5.00	7.27	25.92	368.50	370.69	87	0.013	2.53	0.35	30	65.26	13.30	12.50	0.12	5.12	
7	6	0.41	4.79	0.85	0.35	3.91	5.00	7.27	28.45	363.17	366.68	104	0.013	3.37	0.84	27	56.90	14.31	14.60	0.12	5.23	
6	5		5.94		0.00	4.60	5.00	7.27	33.42	359.33	362.32	114	0.013	2.62	1.16	27	50.16	12.61	13.60	0.14	5.37	adds flow from 51--5189
5	4		5.94		0.00	4.60	5.00	7.27	33.42	357.35	359.08	68	0.013	2.55	1.05	27	49.47	12.44	13.10	0.09	5.47	
4	3	0.21	6.15	0.8	0.17	4.77	5.00	7.27	34.67	350.83	356.75	177	0.013	3.34	1.25	27	56.64	14.25	14.80	0.20	5.65	
3	2	0.24	6.39	0.4	0.10	4.87	5.00	7.27	35.37	346.87	349.42	86	0.013	2.98	1.18	27	53.49	13.45	15.10	0.10	5.75	
2	1	0.14	9.48	0.4	0.06	7.39	5.00	7.27	53.74	345.96		114	0.013	1.00	0.85	36	66.70	9.44	10.50	0.18	5.93	adds flow from 21--5184

EXISTING FLOW FROM BLOCK 'D' TO REACH 'B'

	TOTAL AREA	IMPERVIOUS AREA	TURF AREA	WEIGHTED C-VALUE	INTENSITY	Q (CFS)
2-YEAR	0.49	0.35	0.14	0.75	5.50	2.02
10-YEAR	0.49	0.35	0.14	0.75	7.27	2.66

PROPOSED REACH 'B' STORM SEWER COMPUTATIONS

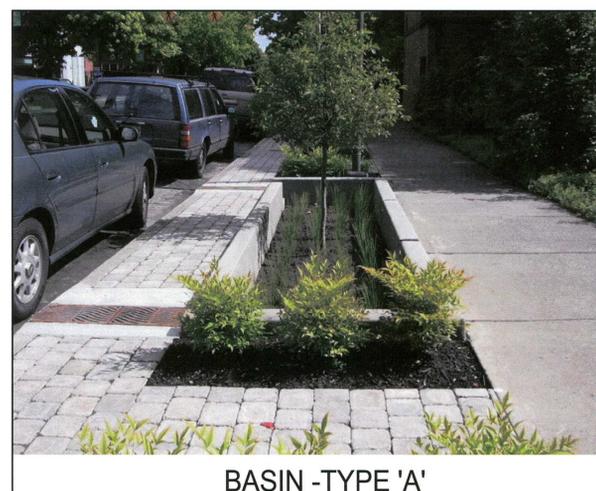
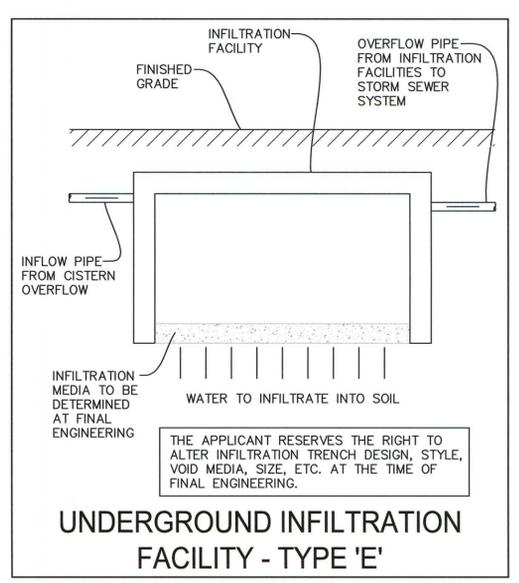
FROM POINT	TO POINT	AREA DRAIN "A" (ACRES)		RUN-OFF COEF. (C)	CA		INLET TIME (7)	RAIN FALL (8)	RUN-OFF Q (9)	INVERT ELEVATIONS		LENGTH (12)	n	ACTUAL SLOPE		DIA. (14)	CAPACITY (15)	FULL FLOW VEL. (16)	ACTUAL VEL. (17)	REMARKS (18)	
		INCR- MENT (3)	ACCUM- ULATED (4)		INCR- MENT (5)	ACCUM- ULATED (6)				LOWER END (10)	UPPER END (11)			% (13)	% (13)						
25	24	0.83	0.83	0.8	0.66	0.66	5.00	7.27	4.83	362.10	-	59	0.013	1.00	0.56	15	6.46	5.26	5.00	5.00	assumed slope of 1.0%
24	23	0.18	1.01	0.9	0.16	0.82	5.00	7.27	6.00	359.85	361.20	31	0.013	4.41	0.86	15	13.56	11.05	10.70	0.05	5.05
23	22	0.00	1.01	0	0.00	0.82	5.05	7.27	6.00	353.58	359.50	162	0.013	3.65	0.86						



SWM SUMMARY

VAULT ID NAME	REQUIRED VOLUME (CF)	LENGTH (FT) A	WIDTH (FT) B	STORAGE DEPTH (FT) D	DET. CHAMBER SIZE (FT) E	VOLUME PROVIDED (CF)
BLOCK D	4,010	96	11	7	4	7,700

- NOTES:**
- 1) FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF SWM VAULTS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 - 2) SUPPORT AND REINFORCING FOR VAULTS TO BE PROVIDED WITH STRUCTURAL ENGINEERING PLANS.
 - 3) PUMPS SHALL BE INTEGRATED INTO VAULTS AT THE TIME OF FINAL ENGINEERING ON A CASE BY CASE BASIS.
 - 4) DETENTION VAULT WILL BE LOCATED ABOVE GROUND.



LOW IMPACT DEVELOPMENT TECHNIQUES - CONCEPT PLAN (NTS)

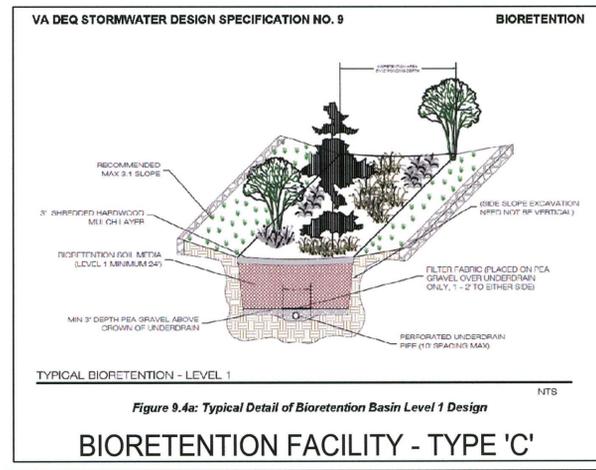
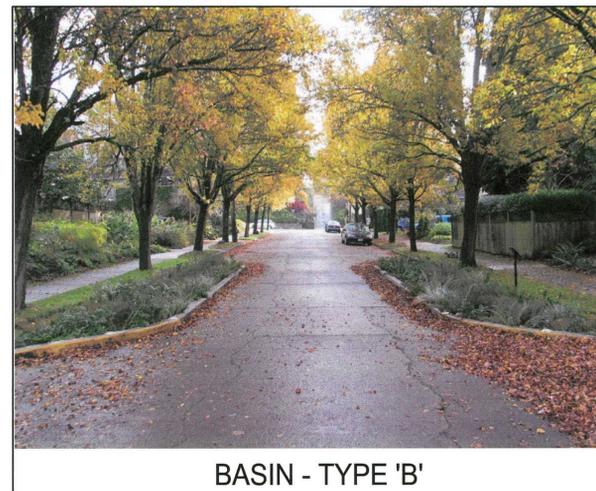
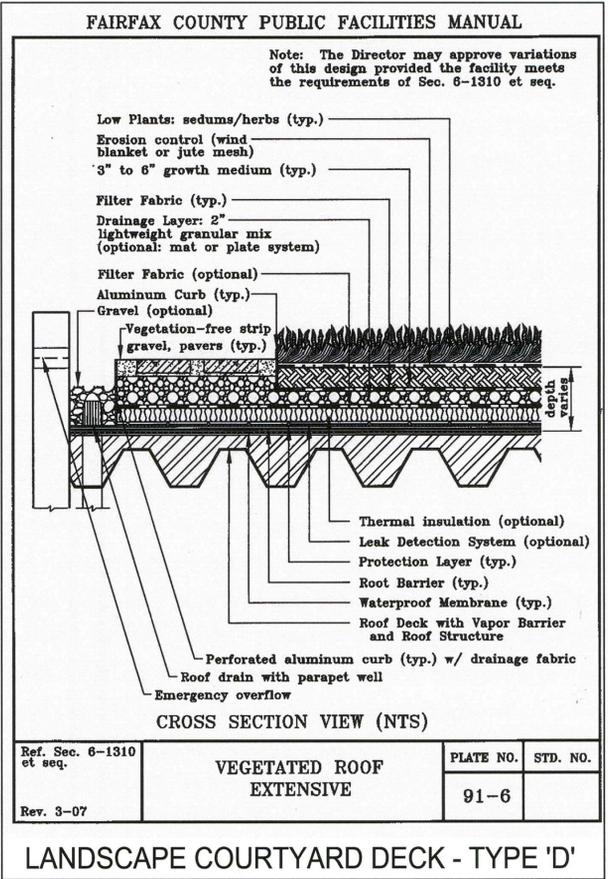
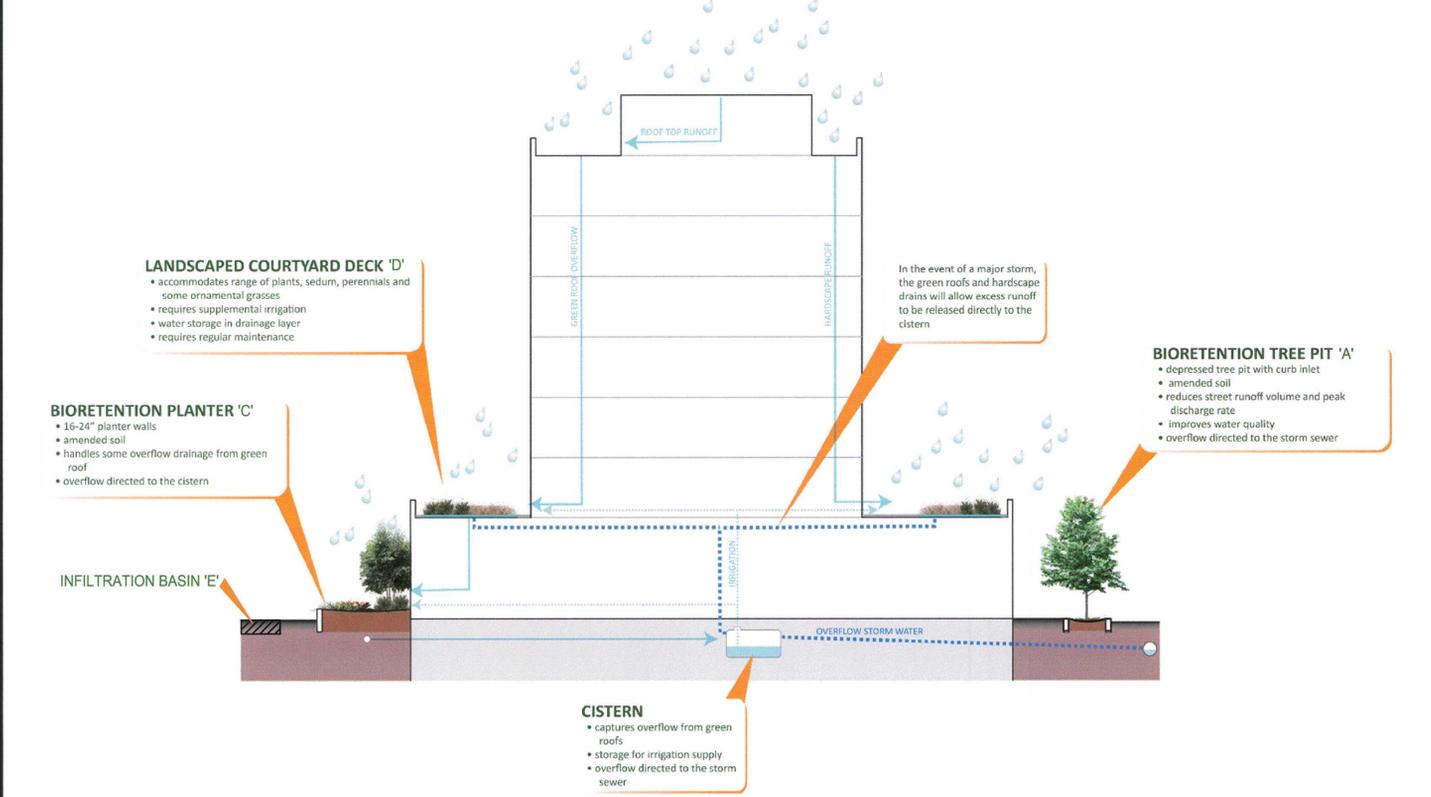
- NOTE:**
1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED FDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
 2. THE APPLICANT RESERVES THE RIGHT TO VARY THE TYPE, NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.
 3. MAINTENANCE ACCESS TO THE ABOVE-GRADE DETENTION FACILITY IS PROVIDED VIA JONES BRANCH DRIVE. BOWMAN COMMUTATING GROUP CONTACTED STORMWATER FACILITIES MAINTENANCE COMPANIES WHO CONFIRMED THE ABOVE-GRADE FACILITY COULD BE ADEQUATELY SERVICED FROM A VEHICLE PARKED ALONG JONES BRANCH DRIVE.
 5. UPON RESULTS OF FURTHER GEOTECHNICAL TESTING AND ANALYSIS, THE APPLICANT RESERVES THE RIGHT TO MODIFY THE UNDERGROUND INFILTRATION FACILITY TO AN UNDERGROUND DETENTION/INFILTRATION FACILITY.
 6. THE APPLICANT RESERVES THE RIGHT TO SELECT AN ALTERNATE MANUFACTURED TREATMENT DEVICE IF AT FINAL ENGINEERING IT IS MORE ADVANTAGEOUS TO DO SO. THE APPLICANT ACKNOWLEDGES THAT THE TOTAL POLLUTANT LOAD REDUCTION REQUIRED BY THE VIRGINIA RUNOFF REDUCTION MUST BE ACHIEVED

Flow-Based StormFilter Design

Water Quality Flowrate (cfs)*	0.532
Cartridge Height (in)	27
Cartridge Specific Flow Rate (gpm/ft ²)	1.67
Treatment Flowrate per Cartridge (gpm)	18.79
Number of 27" Cartridges Required*	13
WQ, Drawdown Time (hours)	1.409
Vault Size	8'x11'

*Based on 0.7 cfs per acre.

Contech Engineered Solutions, LLC • 605 Global Way Suite 113, Linthicum, MD 21090
1.866-740-3318 • www.contechES.com



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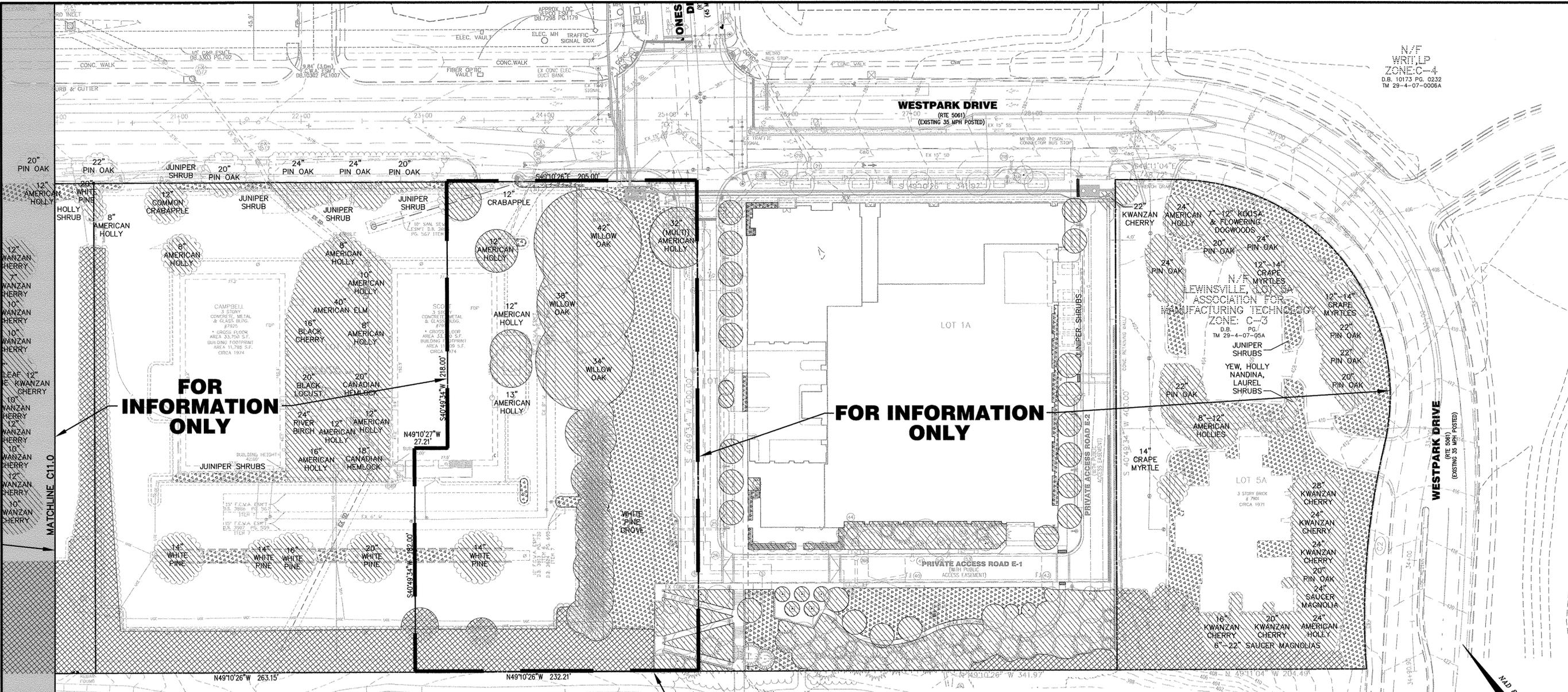
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MATTHEW J. TAUSCHER
Lic. No. 000832
12/30/15
LANDSCAPE ARCHITECT

LOW IMPACT DEVELOPMENT CONCEPT PLAN AMENDMENT
ARBOR ROW - BLOCK D
PROFFER CONDITION/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	DATE	DESCRIPTION
7/30/15	COUNTY COMMENTS	
10/05/15	COUNTY COMMENTS	
12/30/15	COUNTY COMMENTS	
DATE	DESCRIPTION	
SCALE	H: AS SHOWN	
JOB No.		
DATE	MARCH 30, 2015	
FILE No.	7403-07-001	
SHEET	C10.12	



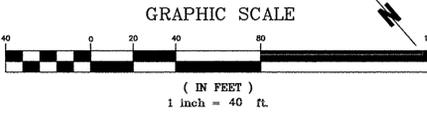
FOR INFORMATION ONLY

FOR INFORMATION ONLY

PCA/CDPA APPLICATION AREA

LEGEND

- EXISTING INDIVIDUAL TREE LINE
- EXISTING TREE CANOPY LINE



LOT 3A COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	*TULIP POPLAR, BLACK CHERRY, SASSAFRAS, OSAGE, ORANGE, WHITE OAK, WHITE PINE, BLACK LOCUST, RED MAPLE	EARLY	FAIR	.30 AC.
	DEVELOPED LAND	N/A	N/A	N/A	1.69 AC.
	LANDSCAPE TREE CANOPY	SEE EVM	MID-LATE	FAIR TO GOOD	.54 AC.
	MISC. SHRUB AND GROUND COVER	N/A	N/A	FAIR TO GOOD	.04 AC.

LOT 2A COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	*OSAGE, ORANGE, BLACK LOCUST, BLACK CHERRY, RED MAPLE, WHITE PINE, TULIP POPLAR	EARLY	FAIR TO POOR	.16 AC.
	DEVELOPED LAND	N/A	N/A	N/A	.87 AC.
	LANDSCAPE TREE CANOPY	SEE EVM	MID-LATE	FAIR TO GOOD	.61 AC.
	MISC. SHRUB AND GROUND COVER	N/A	N/A	FAIR TO GOOD	.35 AC.

LOT 1A COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	*OSAGE, ORANGE, BLACK LOCUST, BLACK CHERRY, NORWAY SPRUCE, PIN OAK, WHITE PINE, TULIP POPLAR	EARLY	FAIR TO POOR	.03 AC.
	DEVELOPED LAND	N/A	N/A	N/A	2.56 AC.
	LANDSCAPE TREE CANOPY	SEE EVM	MID-LATE	FAIR TO GOOD	** .40 AC.
	MISC. SHRUB AND GROUND COVER	N/A	N/A	FAIR TO GOOD	.15 AC.

LOT 5A COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	*BLACK LOCUST, RED MAPLE, BLACK CHERRY, TULIP POPLAR, SHORLEAF PINE	EARLY	FAIR TO POOR	.14 AC.
	DEVELOPED LAND	N/A	N/A	N/A	.74 AC.
	LANDSCAPE TREE CANOPY	SEE EVM	MID-LATE	FAIR TO GOOD	.55 AC.
	MISC. SHRUB AND GROUND COVER	N/A	N/A	FAIR TO GOOD	.40 AC.

***OVERALL COVER TYPE**

*OVERALL COVER INCLUDES LOTS 1A, 2A, 3A, 5A, 9, & 10

KEY	COVER TYPE	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	2.84 AC.
	DEVELOPED LAND	11.05 AC.
	BOTTOMLAND FOREST	0.55 AC.
	LANDSCAPE TREE CANOPY	3.08 AC.
	MISCELLANEOUS (SHRUB AND GROUND COVER)	1.80 AC.

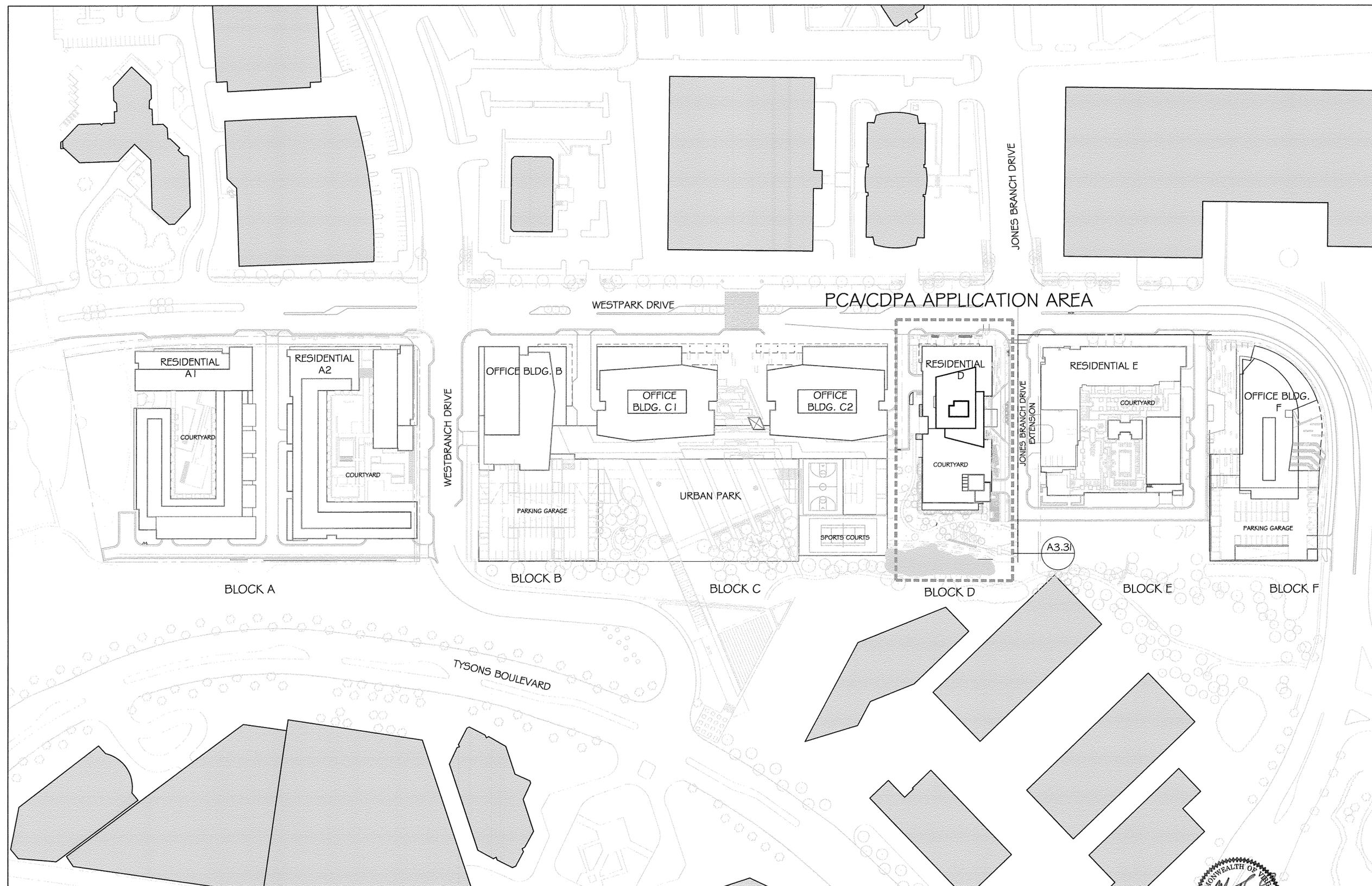
* DOMINANT TREE SPECIES
TOTAL SITE AREA = 2.57 AC.
EXISTING TREE CANOPY = 36,566 S.F. OR .84 AC.
(.54 AC. OR 23,470 S.F. LANDSCAPE TREE CANOPY + .30 AC. OR 13,096 S.F. FOREST)

* DOMINANT TREE SPECIES
TOTAL SITE AREA = 1.99 AC.
EXISTING TREE CANOPY = 33,661 S.F. OR .77 AC.
(.61 AC. OR 26,572 S.F. LANDSCAPE TREE CANOPY + .16 AC. OR 7,089 S.F. FOREST)

*DOMINANT TREE SPECIES
TOTAL SITE AREA = 3.14 AC.
EXISTING TREE CANOPY = 18,686 S.F. OR .43 AC.
(.40 AC. OR 17,350 S.F. LANDSCAPE TREE CANOPY + .03 AC. OR 1,336 S.F. FOREST)

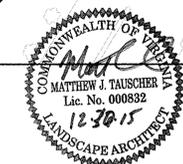
*DOMINANT TREE SPECIES
TOTAL SITE AREA = 1.83 AC.
EXISTING TREE CANOPY = 30,121 S.F. OR .69 AC.
(.55 AC. OR 23,973 S.F. LANDSCAPE TREE CANOPY + .14 AC. OR 6,148 S.F. FOREST)

TOTAL SITE AREA = ±19.32 AC.
EXISTING TREE CANOPY = 281,327 S.F. OR 6.46 AC.
(3.08 AC. OR 133,920 S.F. LANDSCAPE TREE CANOPY + 2.84 AC. OR 123,640 S.F. EARLY SUCCESSIONAL FOREST + .55 AC. OR 23,767 S.F. BOTTOMLAND FOREST)



01 OVERALL ROOF PLAN - BLOCKS A THROUGH F
 SCALE: 1" = 80'-0"

Architectural plans, elevations, illustrations, materials, building heights etc are conceptual and are subject to revision with Final Development Plan and Final Site Plan applications.
 * See Civil/Landscape drawings for proposed site information
 Block A, B, C, E and F are shown for information only.



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KEY PLAN (BLOCKS A - F)
ARBOR ROW - BLOCK D
 PROFFER CONDITIONAL/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	DATE	DESCRIPTION
7/30/15	COUNTY COMMENTS	
10/05/15	COUNTY COMMENTS	
12/10/15	County Check	

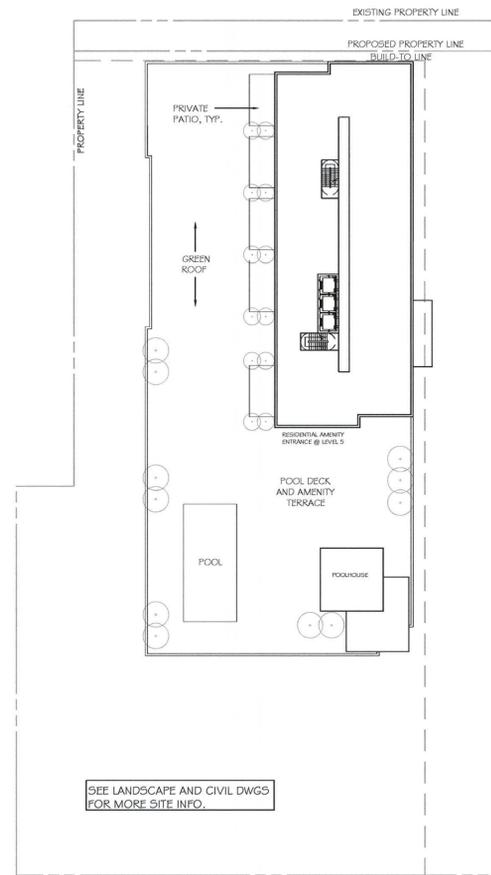
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DATE	MARCH 30, 2015
FILE No.	7403-18-D-RZ-002
SHEET	A1.0



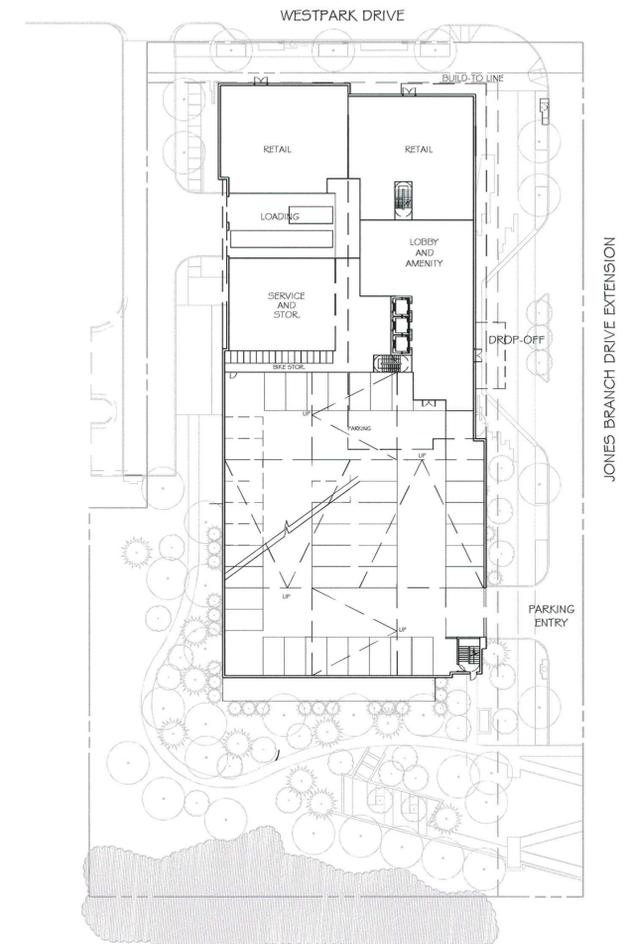
03 MASSING STUDY



04 MASSING STUDY



02 TYPICAL LEVEL - ALT



01 GROUND LEVEL/P1 - ALT



SCALE: 1"=40'-0"

*Additional full or partial below grade parking level may be possible per final parking count .See FDP for more information.

*Architectural plans, elevations, illustrations, materials, building heights etc are conceptual and are subject to revision with Final Development Plan and Final Site Plan applications.

*See Civil/Landscape drawings for proposed site information

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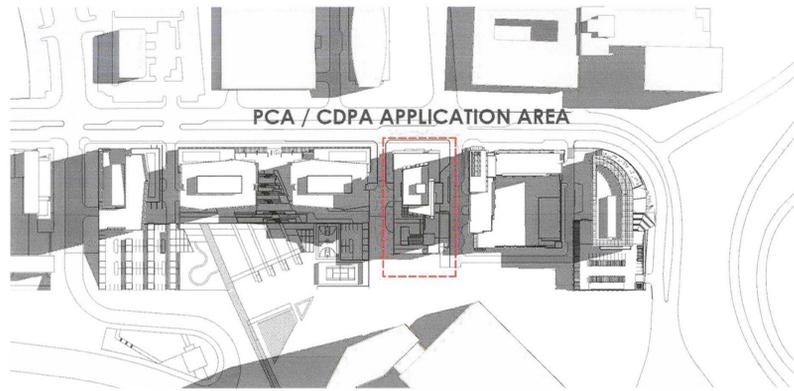
BLOCK D FLOOR PLANS - ALT
ARBOR ROW - BLOCK D
PROFFER CONDITION/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	DATE	DESCRIPTION
7/30/15	COUNTY COMMENTS	
10/05/15	COUNTY COMMENTS	
12/30/15	COUNTY COMMENTS	

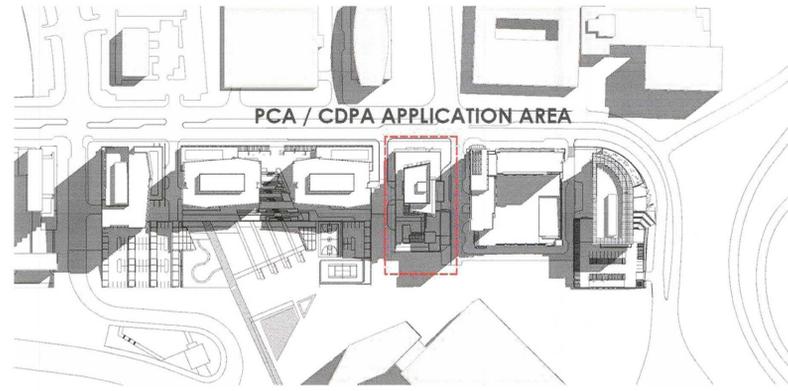
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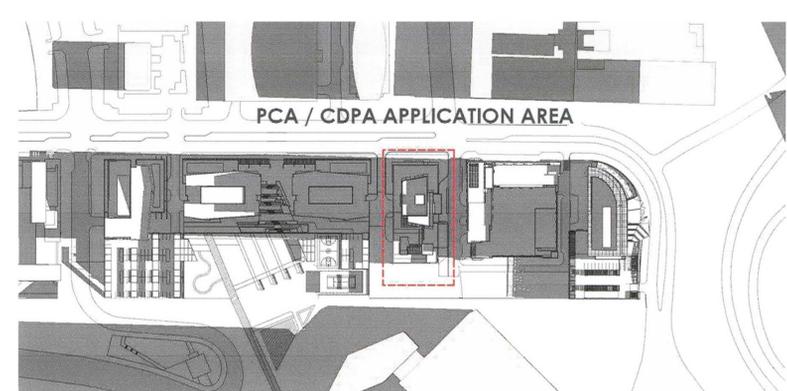
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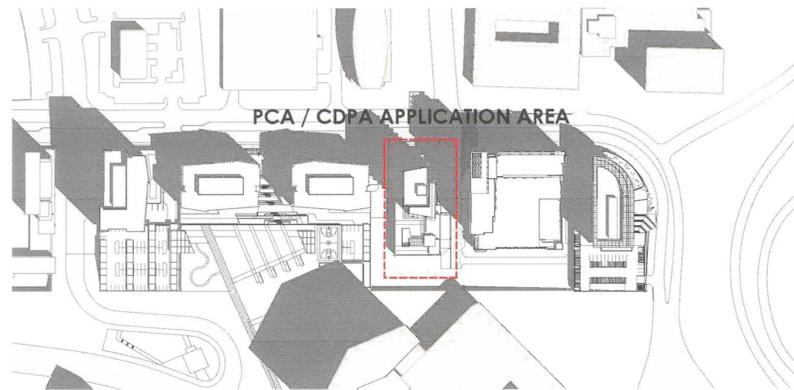
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NTS



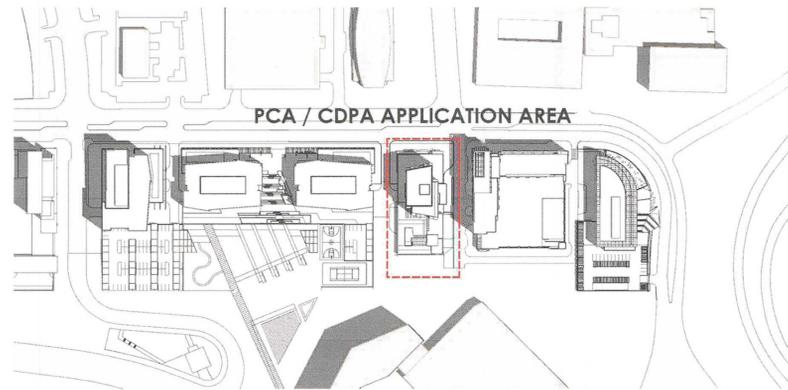
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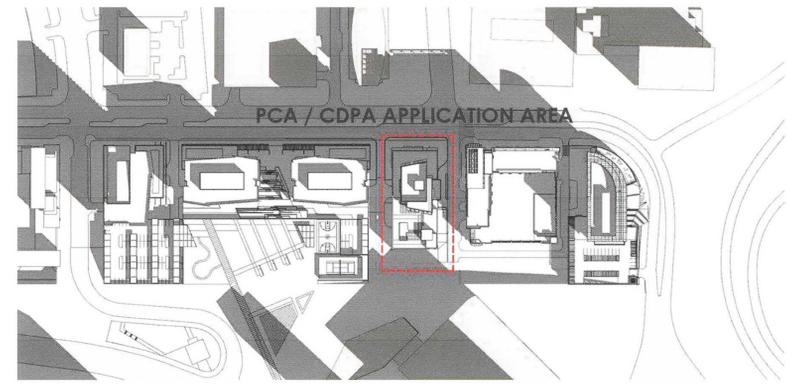
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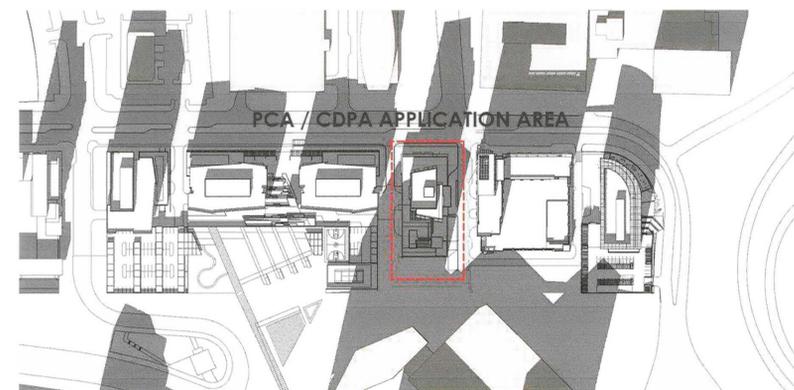
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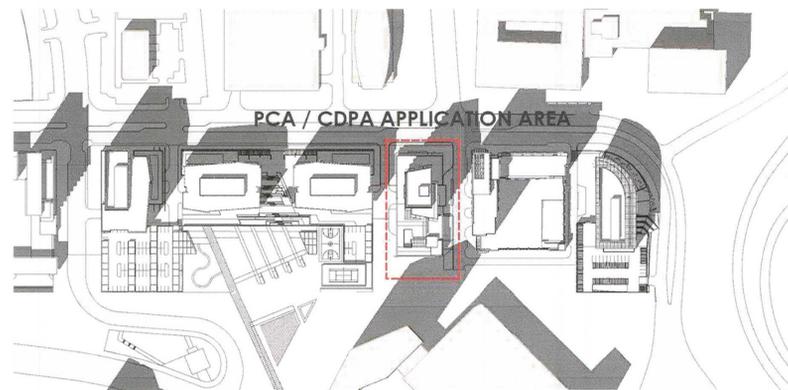
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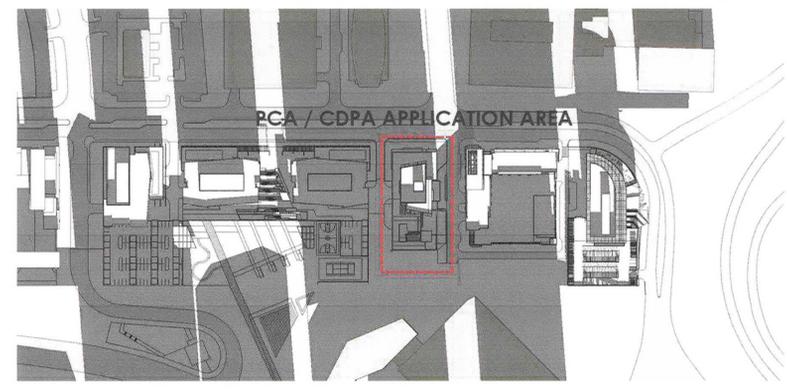
08 DECEMBER 21 @ 12:00 PM
NTS



03 MARCH 21/SEPTEMBER 21 @ 3:00 PM
NTS



06 JUNE 21 @ 3:00 PM
NTS



09 DECEMBER 21 @ 3:00 PM
NTS



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SHADOW ANALYSIS
ARBOR ROW - BLOCK D
PROFFER CONDITION/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS
7/30/15 COUNTY COMMENTS
10/05/15 COUNTY COMMENTS
12/01/15 County Comm

DATE	DESCRIPTION
SCALE	H:
JOB No.	7403-18-002
DATE :	MARCH 30, 2015
FILE No.	7403-18-D-RZ-002

SHEET A5.0

ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC. ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH THE FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.

BLOCKS 'A,' 'B,' 'C,' 'E,' AND 'F' ARE SHOWN FOR INFORMATION ONLY



BUILDING 'D'

BUILDING 'C-2'

BUILDING 'C-1'

BUILDING 'B'

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ARCHITECTURE

Cityline
PARTNERS
A SUBSIDIARY OF
DLJ Real Estate Capital Partners

PERSPECTIVES
ARBOR ROW - BLOCK D
PROFFER CONDITION/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
7/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/30/15	County Comm

DATE	DESCRIPTION
SCALE	H:
JOB No.	7403-18-002
DATE	March 30, 2015
FILE No.	7403-18-D-RZ-002
SHEET	A6.1



ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC. ARE CONCEPTUAL AND SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.

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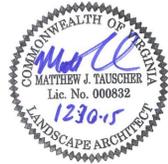
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PERSPECTIVES
ARBOR ROW - BLOCK D
 PROFFER CONDITION/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
7/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/10/15	County Comm

DATE	DESCRIPTION
SCALE	H:
JOB No.	7403-18-002
DATE	March 30, 2015
FILE No.	7403-18-D-RZ-002
SHEET	A6.2



ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC. ARE CONCEPTUAL AND SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.

BLOCKS 'A,' 'B,' 'C,' 'E,' AND 'F' ARE SHOWN FOR INFORMATION ONLY.



BUILDING 'D'

BUILDING 'E'

ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC. ARE CONCEPTUAL AND SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.

BLOCKS 'A,' 'B,' 'C,' 'E,' AND 'F' ARE SHOWN FOR INFORMATION ONLY.



PERSPECTIVES
ARBOR ROW - BLOCK D
 PROFFER CONDITION/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

DATE	DESCRIPTION
7/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/30/15	County Comm

DATE	DESCRIPTION
JOB No. 7403-18-002	
DATE : March 30, 2015	
FILE No. 7403-18-D-RZ-002	

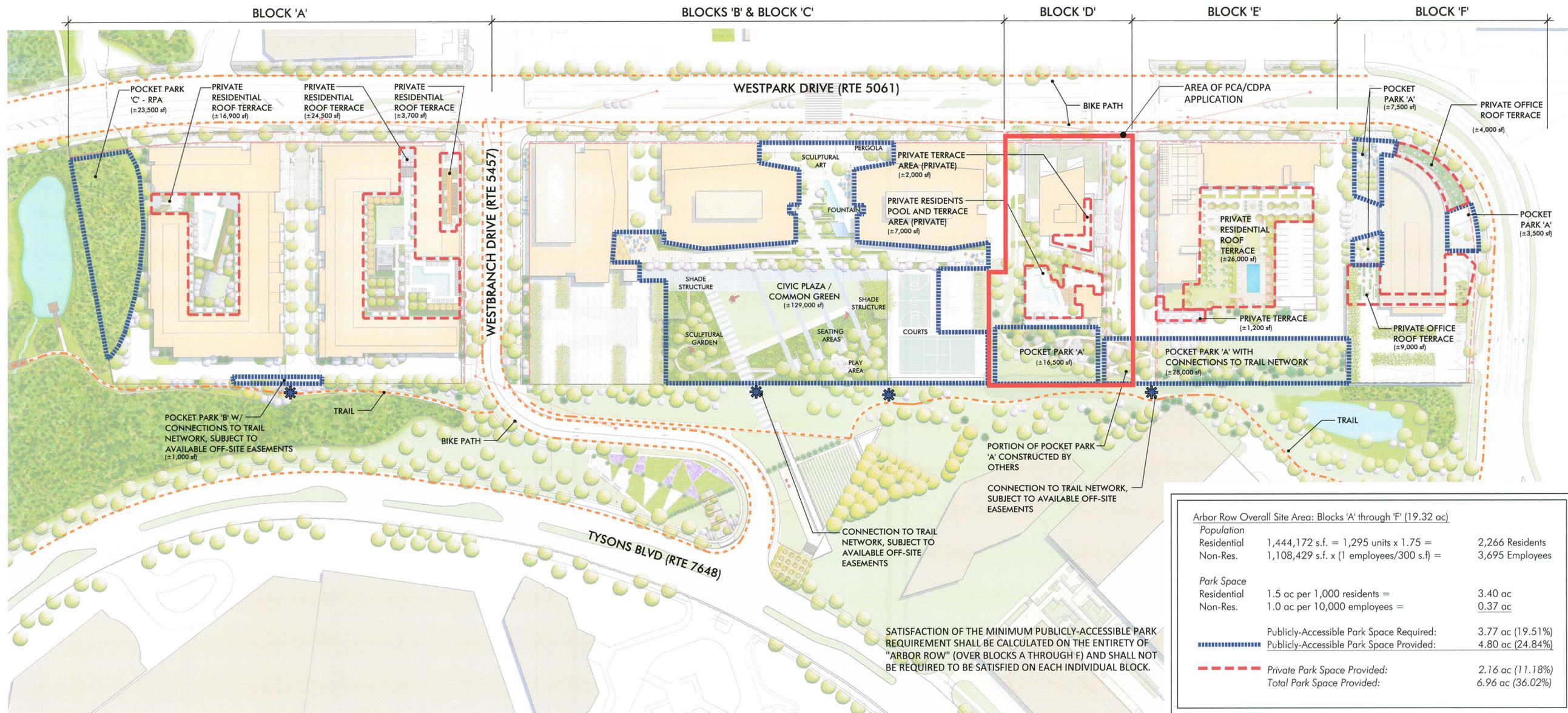
SHEET **A6.4**



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Arbor Row Overall Site Area: Blocks 'A' through 'F' (19.32 ac)

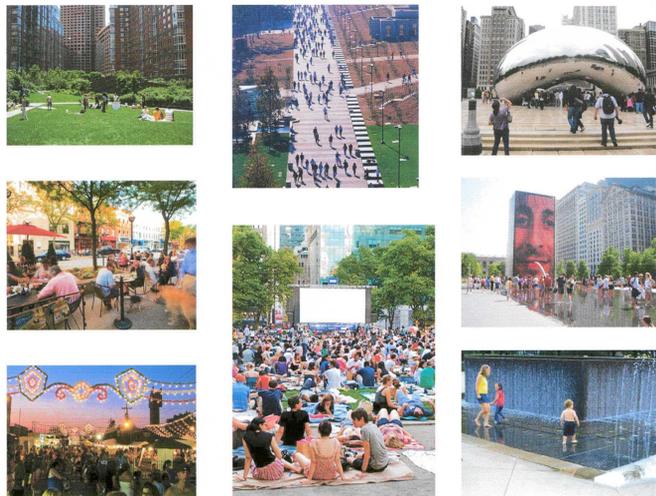
Population			
Residential	1,444,172 s.f. = 1,295 units x 1.75 =		2,266 Residents
Non-Res.	1,108,429 s.f. x (1 employees/300 s.f.) =		3,695 Employees
Park Space			
Residential	1.5 ac per 1,000 residents =		3.40 ac
Non-Res.	1.0 ac per 10,000 employees =		0.37 ac
	Publicly-Accessible Park Space Required:		3.77 ac (19.51%)
	Publicly-Accessible Park Space Provided:		4.80 ac (24.84%)
	Private Park Space Provided:		2.16 ac (11.18%)
	Total Park Space Provided:		6.96 ac (36.02%)

SATISFACTION OF THE MINIMUM PUBLICLY-ACCESSIBLE PARK REQUIREMENT SHALL BE CALCULATED ON THE ENTIRETY OF "ARBOR ROW" (OVER BLOCKS A THROUGH F) AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BLOCK.

COMMON GREEN / CIVIC PLAZA - a flexible open space with open lawn areas, serving as the recreation and social focus of a neighborhood or larger area. centrally located civic gathering plaza including public art and large enough to support casual unprogrammed use as well as community events. Serves as a focal point and unique placemaking plazas for civic purposes and commercial supporting activities.

Potential Activities:

- Interactive Sculpture Garden
- Performance and Special Event Space
- Outdoor Movie Lawn
- Picnicking and Gathering Area
- Frisbee and Kite Flying Green
- Outdoor Exercise Classes
- Concerts / Festivals
- Outdoor Basketball & Tennis Court
- Off-Leash Dog Areas
- Sunbathing and Lounging
- Seasonal Decorations Programs
- Bosque of Trees
- Board Games
- Fountain Feature
- Special Events
- Outdoor Dining
- Ambient Sound System
- Food and Beverage Cart Vendors



POCKET PARKS - small scale open spaces designed for casual use by people working and living in the immediate area.

Pocket Park 'A' Potential Activities:

- Picnicking and Gathering Area
- Seating Area
- Landscape Areas



Pocket Park 'B' Potential Activities:

- Rain Garden
- Interpretive Signage
- Picnicking and Gathering Area
- Seating Area



Pocket Park 'C' - Resource Protection Area:

- Undisturbed open space with no park improvements
- See Proffers



PRIVATE AMENITY ROOF TERRACES - provides outdoor amenity space for residents and workers of residential building and office complexes.

Residential Amenity Roof Terrace Potential Activities:

- Pool - Recreational Swimming
- Sunbathing and Lounging
- Outdoor Kitchen and Dining
- Picnicking and Gathering Area
- Firepit Area
- Fountain Features
- Bocce Courts
- Outdoor Ping Pong Tables
- Outdoor Billiard
- Community Gardens
- Interactive Sculpture



Office Amenity Roof Terrace Potential Activities:

- Sunbathing and Lounging
- Lunch Hour Picnic Tables and Gathering Area
- Fountain Features
- Interactive Sculpture



INDIVIDUAL BLOCK TABULATIONS (BLOCK A-C, E & F SHOWN FOR INFORMATION ONLY)

Block 'A'
Publicly-Accessible Park Space: ±24,500 sf (0.61 ac)
Private Open Space Provided*: ±45,100 sf (1.04 ac)

Blocks 'B' - 'C'
Publicly-Accessible Park Space: ±129,000 sf (2.96 ac)

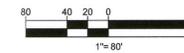
Block 'D' - AREA OF PCA/CDPA APPLICATION
Publicly-Accessible Park Space: ±16,500 sf (.38 ac)
Private Open Space Provided*: ±9,000 sf (0.21 ac)

Block 'E'
Publicly-Accessible Park Space: ±28,000 sf (0.64 ac)
Private Open Space Provided*: ±27,200 sf (0.62 ac)

Block 'F'
Publicly-Accessible Park Space: ±11,000 sf (0.25 ac)
Private Open Space Provided*: ±13,000 sf (0.30 ac)

Total Open Space Provided*: ±303,300 sf (7.01 ac)
*For reference only. (36.28%)

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN. BLOCKS/ BUILDINGS A,B,C,E & F ARE SHOWN FOR INFORMATION ONLY.



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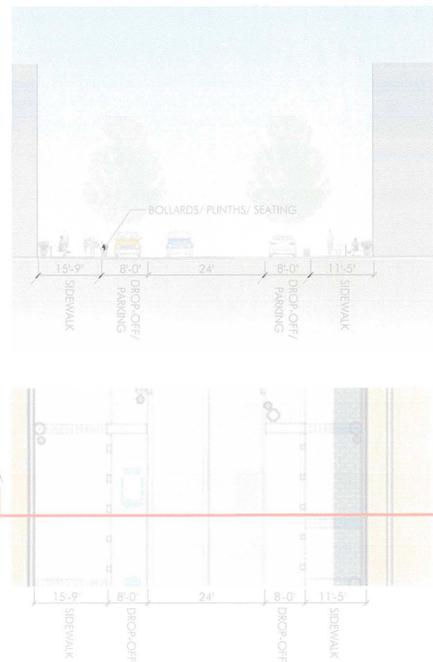
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COMMONWEALTH OF VIRGINIA
Matthew J. Tauscher
Lic. No. 000832
12-30-15
LANDSCAPE ARCHITECT

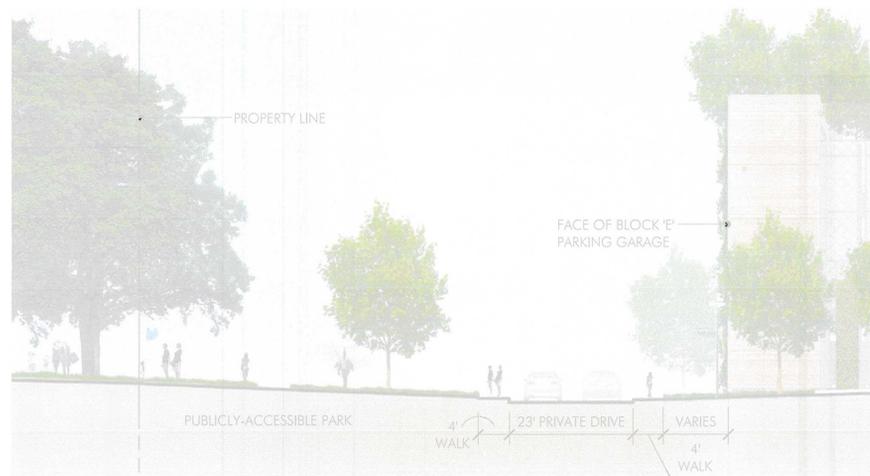
URBAN PARKS PLAN
ARBOR ROW - BLOCK D
PROFFER CONDITION/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07.30.15	COUNTY COMMENTS
10.05.15	COUNTY COMMENTS
12.30.15	County Comm
DATE	DESCRIPTION
SCALE	H: 1" = 80'-0"
JOB No.	
DATE :	
FILE No.	MARCH 30, 2015
SHEET	L2.4



04 BLOCK 'A' - PRIVATE STREET
SCALE: 1/16" = 1'-0"

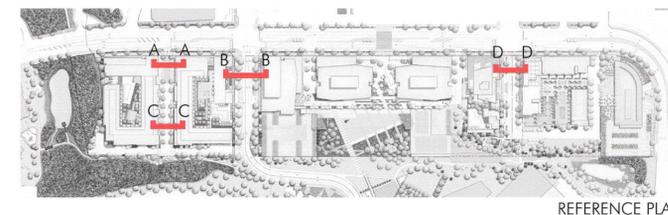
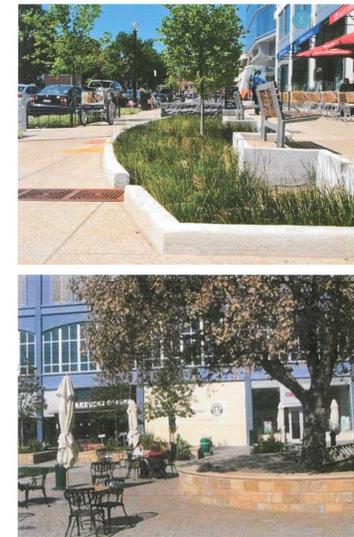
SECTION A-A



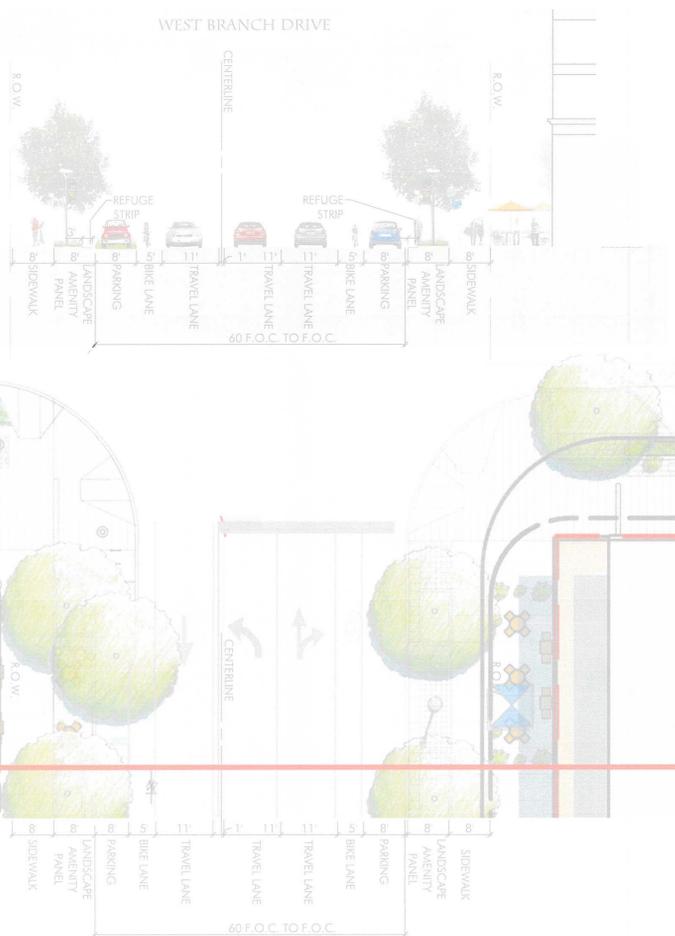
05 BLOCK 'E' - PRIVATE STREET (CONNECTOR TO JONES BRANCH)
SCALE: 1/16" = 1'-0"

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

SITE SECTIONS PRESENTED ON THIS SHEET ARE PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

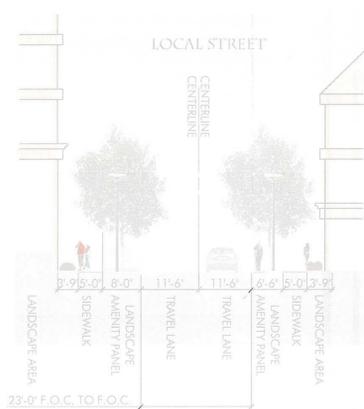


REFERENCE PLAN



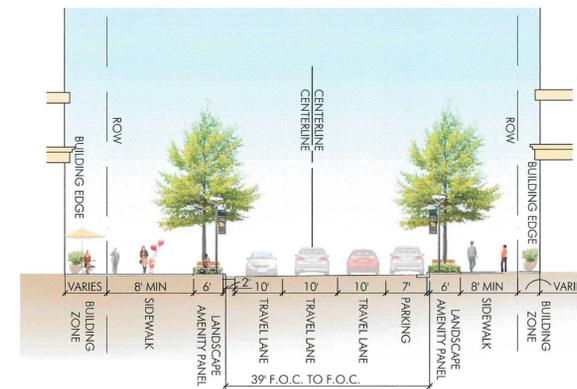
01 WEST BRANCH DRIVE (RTE 5457) - STREET SECTION (COLLECTOR)
SCALE: 1/16" = 1'-0"

SECTION B-B



02 SERVICE STREET SECTION - TYPE 'A'
SCALE: 1/16" = 1'-0"

SECTION C-C



03 LOCAL STREET SECTION - JONES BRANCH EXTENSION
SCALE: 1/16" = 1'-0"

SECTION D-D

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COMMONWEALTH OF VIRGINIA
Matthew J. Tauscher
Lic. No. 000832
12.30.15
LANDSCAPE ARCHITECT

TYPICAL STREET SECTIONS
ARBOR ROW - BLOCK D
PROFFER CONDITION/CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

DATE	DESCRIPTION
07.30.15	COUNTY COMMENTS
10.05.15	COUNTY COMMENTS
12.30.15	COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: AS NOTED
JOB No.	
DATE :	
FILE No.	MARCH 30, 2015
SHEET	L4.1

ARBOR ROW - BLOCK D

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN

FDP 2011-PR-023-04

(CONCURRENT WITH PCA/CDPA 2011-PR-023)



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C2.0	GENERAL NOTES AND CORRESPONDANCE
C2.1	SITE TABULATIONS
C3.0	CONTEXT PLAN AND VICINITY MAP
C4.0	OVERALL DEVELOPMENT PLAN
C5.0	EXISTING CONDITIONS PLAN
C6.0	FINAL DEVELOPMENT PLAN
C6.1	PRELIMINARY UTILITY AND GRADING PLAN
C7.0	WESTPARK DRIVE ROADWAY STRIPING AND CROSS SECTION
C7.1	JONES BRANCH DRIVE EXTENSION ROADWAY STRIPING AND CROSS SECTIONS
C7.2	FIRE VEHICULAR ACCESS EXHIBIT
C8.0	ADEQUATE OUTFALL ANALYSIS
C8.1	ADEQUATE OUTFALL MAPS AND COMPUTATIONS
C8.15	POND 'C' MAP
C8.2	SWM & BMP NARRATIVE
C8.3	ALTERNATIVE DESIGN NARRATIVE AND GEOTECHNICAL BORING LOG
C9.0	PRELIMINARY SWM PLAN & CHECKLIST
C9.1	BLOCK D SWM COMPUTATIONS (1 OF 4)
C9.2	BLOCK D SWM COMPUTATIONS (2 OF 4)
C9.3	BLOCK D SWM COMPUTATIONS (3 OF 4)
C9.4	BLOCK D SWM COMPUTATIONS (4 OF 4)
C9.5	VIRGINIA RUNOFF REDUCTION AREAS
C9.6	LEED COMPLIANCE COMPUTATIONS
C10.0	LOW IMPACT DEVELOPMENT CONCEPTUAL TECHNIQUES
C11.0	EXISTING VEGETATION MAP

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A-1.1	FLOOR PLANS
A-2.0	SECTIONS
A-4.0	ELEVATIONS
A-4.1	ENLARGED ELEVATIONS
A-5.0	SHADOW ANALYSIS
A-6.1	PERSPECTIVES
A-6.2	PERSPECTIVES
A-6.3	PERSPECTIVES
A-6.4	PERSPECTIVES
A-6.5	PERSPECTIVES
A-6.6	PERSPECTIVES
A-6.7	PERSPECTIVES
A-6.8	PERSPECTIVES
A-6.9	PERSPECTIVES

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L0.02	ILLUSTRATIVE PLAN
L0.03	LANDSCAPE PLAN - REFERENCE PLAN
L1.01	LANDSCAPE PLAN - STREET LEVEL
L1.02	LANDSCAPE PLAN - STREET LEVEL
L1.03	LANDSCAPE PLAN - ROOF TERRACES
L2.01	SITE SECTION
L2.02	STREET SECTIONS
L2.03	SITE SECTIONS
L3.01	PLANTING DETAILS
L3.02	PLANTING DETAILS AND SCHEDULE
L5.01	STREETSCAPE ELEMENTS
52	TOTAL SHEETS

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703.556.3777

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DECEMBER 30, 2015
DECEMBER 16, 2015
OCTOBER 5, 2015
JULY 30, 2015
MARCH 30, 2015
SHEET C1.0



County of Fairfax, Virginia

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

SEP 9 2015

RECEIVED

SEP 9 2015

Matthew J. Tauscher, PLA
Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, Virginia 20151

Subject: Arbor Row Block D FDP; Zoning Plan #FDP-2015-0105
Tax Map #029-4 (7)-2A, Providence District, Scotts Run Watershed

Reference: Fire Truck Vehicular Access Modification Request
#25530-WPFM-002-1

Dear Mr. Tauscher:

Your request to modify certain fire truck vehicular access requirements of Fairfax County Public Facilities Manual (PFM) Section 9-0202.2J (4) & (6) has been reviewed and coordinated with the Fire Prevention Services, Fairfax County Fire and Rescue Department, and is hereby approved with the following conditions:

- 1. Notches shall be provided in the lower podium walls to provide access to portions of the tower that meet the spirit and intent of PFM Section 9-0202.2J(4).
2. A fire truck staging position off of the fire access road shall be provided to allow additional space to turn apparatus around as generally shown on the FDP.

This waiver shall automatically expire, without notice, twenty-four (24) months after the approval date of this waiver, unless the subject plan has been approved.

If you have any questions or need additional information, please contact Bin Zhang, Engineer IV, Site Development and Inspections Division (SDID) at 703-324-1720.

Sincerely,

[Signature]

Durga Kharel, P.E.
Chief, Central Branch
SDID

cc: Bin Zhang, Engineer IV, SDID, LDS, DPWES
Waiver File

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5303
Phone 703-324-1720 • TTY 711 • FAX 703-653-1782



MARCH 30, 2015

KEITH W. CLINE - DIRECTOR
FAIRFAX COUNTY URBAN FOREST MANAGEMENT DIVISION
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VA 22035

RE: ARBOR ROW BLOCK "D" TREE PRESERVATION TARGET DEVIATION REQUEST

DEAR MR. CLINE,

THIS LETTER IS TO REQUEST A DEVIATION TO THE TREE PRESERVATION TARGET REQUIREMENTS FOR THE ABOVE REFERENCED SITE, FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 0294-07-0002A. THE TOTAL APPLICATION AREA IS 1.99 ACRES, CURRENTLY ZONED PTC (PLANNED TYSON CORNER) HC AND SC SUBJECT TO PROFFERS, AND CONSTITUTES "BLOCK D" OF THE ARBOR ROW DEVELOPMENT. THE SUBJECT PROPERTY LIES WITHIN "SUBAREA TWO SOUTH WEST PARK" OF THE NORTH TYSONS CENTRAL 123 SUBDISTRICT OF THE TYSONS CORNER URBAN CENTER PLAN. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AS DESCRIBED IN THE APPLICANT'S STATEMENT OF JUSTIFICATION. THE SUBJECT PROPERTY IS PART OF CONCURRENT ZONING AMENDMENT APPLICATION CDPA 2015-PR-023 WITH AN EXISTING ZONING CATEGORY OF PTC, AND IS INCLUDED AS PART OF PENDING APPLICATION PCA-88-D-005.

ACCORDING TO THE EXISTING VEGETATION MAP, PREPARED BY BOWMAN CONSULTING GROUP, THE PROPERTY (1.99 ACRES) IS CURRENTLY COVERED BY APPROXIMATELY 0.77 ACRES OR 39% TREE/SHRUB COVER. THE FINAL DEVELOPMENT PLAN PROPOSES TO CLEAR APPROXIMATELY 0.68 ACRES FOR PROPOSED GRADING AND CONSTRUCTION IMPROVEMENTS. PER THE COMPREHENSIVE PLAN THE 10-YEAR TREE CANOPY GOAL, 10% (0.20 ACRES) TREE COVER IS REQUIRED FOR THE SITE. THIS CAN BE SATISFIED BY TREE PRESERVATION, TREE PLANTING OR A COMBINATION OF BOTH. ACCORDING TO THESE NUMBERS, THE SITE HAS A TREE PRESERVATION TARGET OF .078 ACRES (0.20 ACRES X 39% TREE PRESERVATION CREDIT) WILL BE TAKEN FOR TREE SAVE AREAS TO REMAIN, A TREE PRESERVATION TARGET DEVIATION IS HEREBY REQUESTED.

THE DEVIATION IS BASED ON THE FOLLOWING THREE ALLOWABLE DEVIATION CONDITIONS AS OUTLINED IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM). THEY ARE AS FOLLOWS:

- (1) SECTION 12-0508.3A(1): MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE.
(2) SECTION 12-0508.3A(2): MEETING THE TREE PRESERVATION TARGET WOULD REQUIRE THE PRESERVATION OF TREES THAT DO NOT MEET STANDARDS FOR HEALTH AND CONDITION AND OTHER VEGETATION AND RISK MANAGEMENT REQUIREMENTS OF 12-0400 ET SEQ.
(3) SECTION 12-0508.3A(3): 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 FOR A MINIMUM OF 10-YEARS IN ACCORDANCE WITH THE POST-DEVELOPMENT STANDARDS FOR TREES AND FORESTED AREAS PROVIDED IN 12-0403 AND 12-404.

SIGNIFICANT PORTIONS OF THE EXISTING VEGETATION ON THE REFERENCED SITE HAD BEEN PLANTED WITH THE PREVIOUS DEVELOPMENT OF THE PROPERTY WHILE OTHER PORTIONS OF THE EXISTING VEGETATION ON THE SITE ARE REMNANT WOODED AREAS THAT WERE NOT CLEARED DURING THE PREVIOUS DEVELOPMENT PROCESS. ATTEMPTING TO SAVE ANY OF THESE ON-SITE TREES WOULD ADVERSELY IMPACT DEVELOPMENT POTENTIAL AS ENVISIONED BY THE COMPREHENSIVE PLAN/PTC DISTRICT AND WOULD RESULT IN UNNECESSARY AND UNREASONABLE HARDSHIP TO THE DEVELOPER.

PER FIELD OBSERVATION, THE MANY OF THE EXISTING TREES AND SHRUBS PROPOSED TO BE REMOVED ARE IN FAIR/POOR CONDITION, DISPLAYING UNSUITABLE HEALTH AND/OR STRUCTURAL CONDITIONS THAT MAY BE HAZARDOUS TO EITHER LIFE OR PROPERTY, INCLUDING UNHEALTHY CROWNS, ENLARGED LEANS, BROKEN/DEAD SCAFFOLD BRANCHES, GRIDLING, ETC. PER SECTION 12-0403.3-4, TREES THAT DO NOT MEET PRE-DEVELOPMENT STANDARDS FOR STRUCTURAL INTEGRITY AND HEALTH SHALL NOT BE AFFORDED TREE CANOPY COVER CREDITS AND SHALL BE SUBJECT TO REMOVAL.

IN ADDITION, PROPOSED GRADING AND CONSTRUCTION IMPROVEMENTS (ROADS, STRUCTURES, UTILITY INFRASTRUCTURE, ETC) WILL SIGNIFICANTLY IMPACT EXISTING TREES AND SHRUBS SPECIFIED TO BE REMOVED. PROPOSED CONSTRUCTION WILL CAUSE DIRECT PHYSICAL DAMAGE TO ROOT SYSTEMS AND ABOVE GROUND PORTIONS OF TREES THAT COULD RESULT IN OR PREDISPOSE TREES TO STRUCTURAL FAILURE AND HEALTH PROBLEMS. PER PFM SECTION 12-0403.5B, TREES DETERMINED TO BE DEAD, DECLINING, HAZARDOUS OR A MAINTENANCE ISSUE DUE TO IMPACTS FROM CONSTRUCTION OR ENVIRONMENTAL CHANGES RESULTING FROM CONSTRUCTION SHALL BE SUBJECT TO REMOVAL.

THE BASIS FOR THIS DEVIATION IS WARRANTED AS A RESULT OF THE SITE ENGINEERING NECESSARY WITHIN THIS PORTION OF THE TYSONS CORNER URBAN CENTER REDEVELOPMENT. THE TREE PRESERVATION TARGET REQUIREMENTS CANNOT BE FULFILLED WITH THIS REDEVELOPMENT. THEREFORE, IT IS REQUESTED THAT UFMD DEEM THE TREE PRESERVATION REQUIREMENT WILL BE HEREBY SATISFIED WITH THE PLANTING OF THE 10-YEAR TREE CANOPY REQUIREMENTS THAT SHALL BE PLANTED WITH THE REDEVELOPMENT. PLEASE REFER TO THE PROJECT LANDSCAPE PLANS.

THANK YOU FOR YOUR ASSISTANCE AND COOPERATION IN THIS MATTER. PLEASE CONTACT ME AT 703-464-1000 IF YOU SHOULD HAVE ANY QUESTIONS REGARDING THIS MATTER.

SINCERELY,

[Signature]

GREGG EBERLY - APPLICANT
PLA, ISA CERTIFIED ARBORIST, MA-4616A
BOWMAN CONSULTING GROUP

AGREED AND APPROVED BY KEITH W. CLINE, DIRECTOR, FAIRFAX COUNTY URBAN FORESTRY MANAGEMENT DIVISION

DATE:
KEITH W. CLINE

NOTES:

1. THE SUBJECT PROPERTY OF THIS FDP APPLICATION IS BLOCK D ONLY AND IS DESCRIBED AS FOLLOWS:

TAX MAP # OWNERS DEED BOOK / PAGE APPROXIMATE ACREAGE
029-4-(7)-0002A Grayson 7913 Westpark LLC 22837/1888 1.99 AC
Campbell-Scott Westpark LLC 23135/1582 (CORRECTED)

AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THIS SUBJECT PROPERTY AND THE NATURE OF THE DEVELOPER'S INTEREST IN SAME IS PROVIDED IN AN AFFIDAVIT SUBMITTED SEPARATELY.

- 2. THE TOTAL APPLICATION AREA IS APPROXIMATELY 1.99 ACRES, CURRENTLY ZONED PTC (PLANNED TYSON CORNER) SUBJECT TO PROFFERS, AND CONSTITUTES "BLOCK D" OF THE ARBOR ROW DEVELOPMENT.
3. THE SUBJECT PROPERTY LIES WITHIN "SUBAREA TWO SOUTH WEST PARK" OF THE NORTH TYSONS CENTRAL 123 SUBDISTRICT OF THE TYSONS CORNER URBAN CENTER PLAN. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE 2014 COMPREHENSIVE PLAN AS DESCRIBED IN THE APPLICANT'S STATEMENT OF JUSTIFICATION.
4. THE SUBJECT PROPERTY IS PART OF A CONCURRENT PROFFER CONDITION AMENDMENT AND CONCEPTUAL DEVELOPMENT PLAN AMENDMENT APPLICATION PCA/CDPA 2011-PR-023 WITH AN EXISTING ZONING CATEGORY OF PTC.
5. THE TOPOGRAPHIC INFORMATION ASSOCIATED WITH LOT 2A IS AT A CONTOUR INTERVAL OF TWO (2) FEET BASED ON A PARTIAL FIELD RUN SURVEY COMPLETED BY BOWMAN CONSULTING IN 2014.
6. THE BOUNDARY INFORMATION ASSOCIATED WITH LOT 2A IS BASED ON RECORDED PLATS AND DEEDS AND A FIELD RUN SURVEY PREPARED BY BOWMAN CONSULTING GROUP COMPLETED IN SEPTEMBER 2014.
7. THERE IS A PORTION OF AN EXISTING 3 STORY OFFICE BUILDING ("SCOTT BUILDING" CIRCA 1974) ON THE SUBJECT PROPERTY, INCLUDING APPROXIMATELY 33,750 S.F. OF ASSOCIATED SURFACE PARKING LOTS. THE EXISTING BUILDING AND PARKING LOT WILL BE REMOVED WITH THIS PROPOSED REDEVELOPMENT.
8. THE COUNTY TRAILS MAP IDENTIFIES AN ON ROAD BIKE TRAIL ALONG THE WESTPARK DRIVE FRONTAGE OF THE SUBJECT PROPERTY. TRAILS AND BICYCLE LANES SHALL BE PROVIDED AS SHOWN ON THE FDP AND IN ACCORDANCE WITH THE PROFFERS.
9. THE PROPERTY IS LOCATED IN THE BLUE PLAINS/SCOTT'S RUN E-1 SANITARY SEWER DISTRICT WATERSHED, AND THE SCOTT'S RUN STORM DRAINAGE WATERSHED.
10. THERE ARE NO AREAS OF THE APPLICATION PROPERTY (LOT 2A) WITHIN A RPA OR FLOODPLAIN ACCORDING TO FAIRFAX COUNTY GIS CHESAPEAKE BAY MAPS.
11. THERE ARE NO KNOWN UTILITY EASEMENTS OF 25 FEET OR GREATER IN WIDTH ON THE SITE.
12. THERE ARE NO AREAS CONTAINING SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.
13. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY.
14. TO THE BEST OF OUR KNOWLEDGE THERE WILL BE NO ADVERSE IMPACTS ON ADJACENT AND NEIGHBORING PROPERTIES.
15. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE OR WILL BE EXTENDED OR IMPROVED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE FOR THE PROPOSED DEVELOPMENT. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED FROM FIELD OBSERVATION/SURVEY AVAILABLE RECORDS, AND COUNTY RECORD GIS INFORMATION.
16. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE EXCEPTION OF THOSE ITEMS LISTED HEREIN.
17. STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THIS SITE ARE MET SOLELY THROUGH THE USE OF ON-SITE FACILITIES AS GENERALLY SHOWN ON THE FDP. THE APPLICANT RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES (I.E. PONDS, INFILTRATION SYSTEMS, UNDERGROUND VAULTS ETC) IF THE DEVELOPMENT IS TO OCCUR IN PHASES. REFER TO 'SWM DEVIATION NARRATIVE' ON SHEET C9.0 FOR DEVIATION FROM THE CURRENT P.F.M. THAT MAY BE NECESSARY TO IMPLEMENT THE TYSONS SWM/BMP INITIATIVES.
18. SITE AMENITIES, FEATURES AND FURNISHINGS REPRESENTED HEREIN ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL SELECTION MAY VARY AT THE TIME OF SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREIN. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS PLANTERS, GAZEBOS, BENCHES OTHER SEATING AREAS, WALKWAYS, TRELLISES, WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREIN MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE GRAPHICS.
19. THE DEVELOPMENT SCHEDULE FOR THIS PROJECT IS DEPENDENT ON MARKET CONDITIONS AND THE SECURING OF ALL REQUIRED APPROVALS AND PERMITS.
20. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA OF THE ADOPTED COMPREHENSIVE PLAN AT THE TIME OF FILING, PARTICULARLY THROUGH APPROPRIATE SITE DESIGN, SIGNIFICANT LANDSCAPING, PROVISION OF SITE AMENITIES AND THE DESIGN OF AN APPROPRIATE STREETScape THAT COMPLEMENTS THE EXISTING COMMUNITY.
21. TO THE BEST OF OUR KNOWLEDGE NONE OF THE USES REPRESENTED ON THIS PLAN WILL GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280.
22. A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE FOR THE PROPOSED DEVELOPMENT SITE IS NOT REQUIRED AS THIS DEVELOPMENT IS NOT LOCATED NEAR THE PERIPHERY OF THE TYSONS URBAN CENTER AS DESCRIBED IN SECTION 16-102. OF THE ZONING ORDINANCE.
23. PARKING MAY BE PROVIDED IN AN ABOVE GRADE AND BELOW GRADE PARKING STRUCTURE AND SURFACE (ROADWAY) SPACES AND IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 AND 6-509 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE OR LESS THAN THE NUMBER OF PARKING SPACES PRESENTED HEREON PROVIDED THAT THE AMOUNT OF PARKING SPACES WILL BE SUFFICIENT TO COMPLY WITH ARTICLE 6-509 AND ARTICLE 11, PART 1 OF THE ZONING ORDINANCE. SEE PROFFERS.
24. ARCHITECTURAL DESIGN AND LANDSCAPE FEATURES SHOWN ARE SUBJECT TO MODIFICATIONS, PROVIDED THAT THE GENERAL DESIGN STRATEGY, QUALITY AND CHARACTERISTICS OF THE PROJECT ARE MAINTAINED AND IN SUBSTANTIAL CONFORMANCE WITH THE CDPA. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING(S), WINDOWS, BALCONIES, 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 FDP
25. DEDICATION OF A PORTION OF THE APPLICATION AREA IS PROPOSED FOR A PORTION OF WESTPARK DRIVE. APPLICANT RESERVES THE RIGHT TO UTILIZE AREA OF DEDICATION IN THE CALCULATION OF PROPOSED DENSITY AND F.A.R. PER ARTICLE 2-308-4 OF THE ZONING ORDINANCE.
26. PROPOSED SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN AS MAY BE APPROVED BY THE PLANNING COMMISSION.
27. TRANSITIONAL SCREENING IS NOT REQUIRED AS SET FORTH IN ARTICLE 6-510.C OF THE ZONING ORDINANCE.
28. APPLICANT RESERVES THE RIGHT TO UTILIZE EXISTING SURFACE PARKING FOR INTERIM CONDITION IN AREAS RESERVED FOR FUTURE DEVELOPMENT. SEE PROFFERS.
29. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, PHASING, OR JOINT VENTURE. ANY PROPOSED SUBDIVISION SHOWN ON THE FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWES WITHOUT REQUIRING AN AMENDMENT OF THE FDP.
30. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN, LANE TRANSITIONS ETC) MAY REQUIRE EXCEPTION FROM VDOT 'ACCESS MANAGEMENT DESIGN STANDARDS', VDOT DESIGN MANUAL, AND P.F.M.. (AS MAY BE DETERMINED AT FINAL SITE PLAN APPLICATION) IN ORDER TO CONFORM WITH THE TYSONS TRANSPORTATION DESIGN STANDARDS FOR THE TYSON URBAN CENTER, VDOT DESIGN MANUAL, AND P.F.M.. APPROVAL OF SUCH EXCEPTIONS SHALL NOT REQUIRE AMENDMENT TO THE FDP.

NOTES (CONTINUED):

- 31. BUILDING HEIGHT AND NUMBER OF FLOORS/STORIES SHOWN MAY BE CHANGED PROVIDED THE PROPOSED MAXIMUM BUILDING HEIGHT AND GARAGE HEIGHT IS NOT EXCEEDED, AND ARE IN SUBSTANTIAL CONFORMANCE WITH THE FDP
32. ACCESSORY AND SECONDARY USES AS IDENTIFIED WITHIN ARTICLE 6-502 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING AMENDMENT TO THE FDP, INCLUDING BUT NOT LIMITED TO: ACCESSORY USES, ATMS, BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS, QUICK SERVICE FOOD STORES, FAST FOOD RESTAURANTS, HEALTH CLUBS AND SIMILAR COMMERCIAL RECREATIONAL USES, COMMUNITY USES, EATING ESTABLISHMENTS, FINANCIAL INSTITUTIONS, GARMENT CLEANING ESTABLISHMENTS, OFFICES, PERSONAL SERVICE ESTABLISHMENTS, PUBLIC AND QUASI PUBLIC USES, RETAIL SALES ESTABLISHMENTS AND SIMILAR USES.
DRIVE-IN FINANCIAL INSTITUTIONS AND CHILD CARE CENTERS SHALL BE PERMITTED, SUBJECT TO APPROVAL OF A FDP OR S.E., WITHOUT THE NEED FOR A PCA/CDPA.
PURSUANT TO PARAGRAPH 20 OF SECTION 10-102 OF THE ZONING ORDINANCE, "LIVE-WORK UNITS" SHALL BE DEEMED A PERMITTED "ACCESSORY USE", SEE PROFFERS.
33. 'PRIVATE ACCESS ROADS' SHOWN ON THE FDP SHALL NOT BE CONSIDERED "STREETS" AND, AS SHOWN, MAY DEVIATE FROM THE TYSONS TRANSPORTATION DESIGN STANDARDS AND STREETScape RECOMMENDATIONS OF THE COMPREHENSIVE PLAN.
34. SATISFACTION OF THE MINIMUM PUBLICLY-ACCESSIBLE PARK REQUIREMENT SHALL BE CALCULATED ON THE ENTIRETY OF 'ARBOR ROW' (OVER BLOCKS A THROUGH F) AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BLOCK.
35. ONE ELECTRIC CHARGING STATION SERVING TWO SPACES SHALL BE PROVIDED WITHIN THE GARAGE.
36. FINAL PAVEMENT MARKINGS, CROSSWALKS, LANE TRANSITIONAL/DESIGNATIONS ETC. SHOWN HEREON ARE SUBJECT TO CHANGE WITH FINAL VDOT APPROVAL. ANY MODIFICATION TO THOSE DESIGN ELEMENTS CAN BE MADE WITHOUT REQUIRING AMENDMENT TO THIS FDP.

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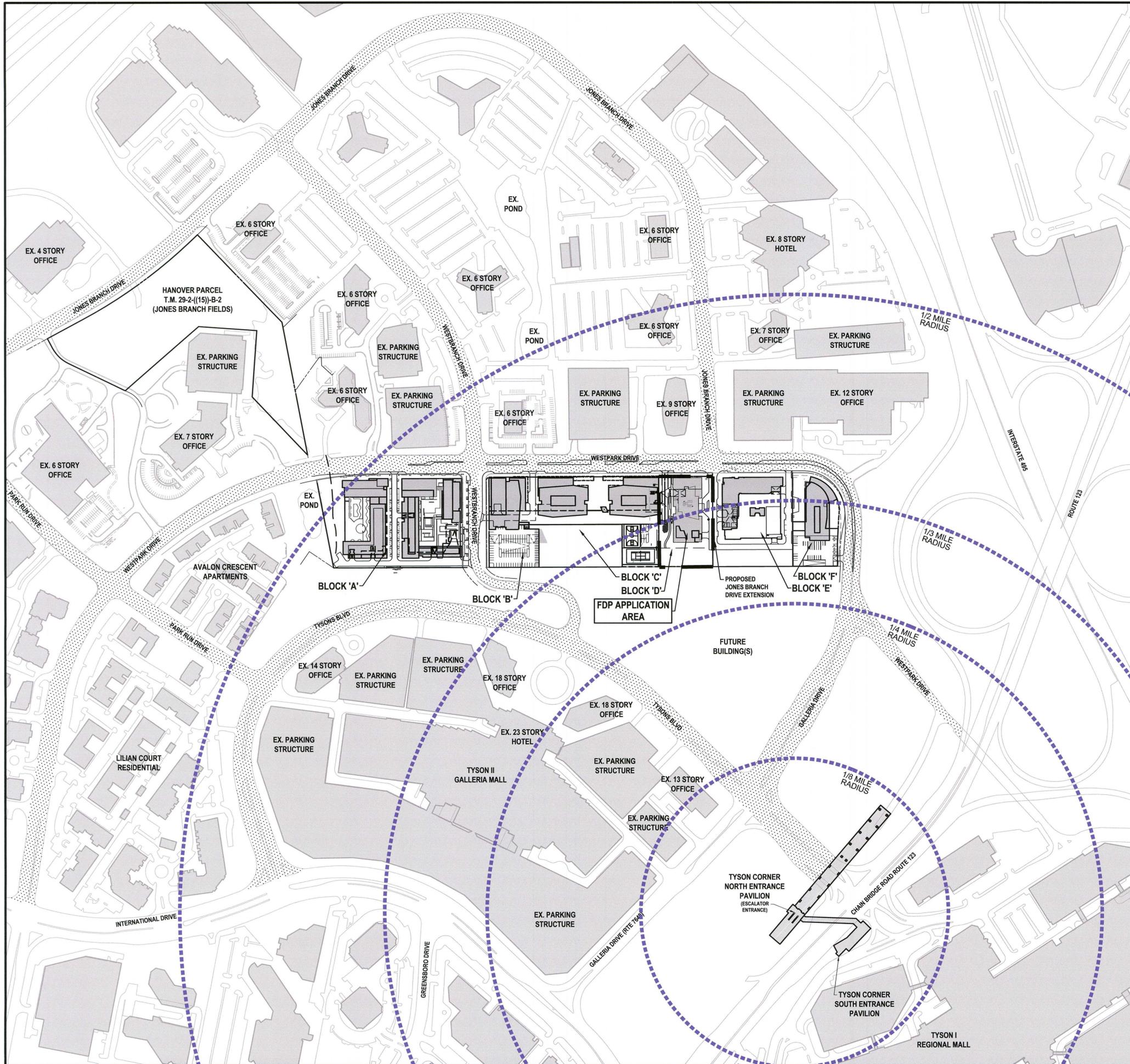
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GENERAL NOTES AND CORRESPONDANCE
ARBOR ROW - BLOCK 'D'
FINAL DEVELOPMENT PLAN 2011-PR-023-04
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

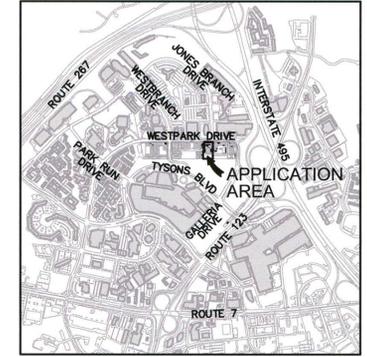
Table with columns: PLAN STATUS, DATE, DESCRIPTION, SCALE, JOB No., DATE, FILE No. Includes dates 7/30/15, 10/05/15, 12/16/15 and job number 7403-18-002.





VICINITY MAP

SCALE: 1" = 2000' - 0"



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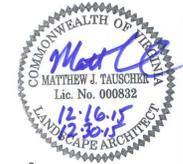
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CONTEXT PLAN AND VICINITY MAP
ARBOR ROW - BLOCK 'D'
 FINAL DEVELOPMENT PLAN 2011-PR-025-04
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

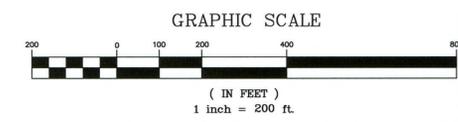


LEGEND:

EXISTING/PROPOSED PUBLIC ROADWAY

NOTE:

ARBOR ROW BLOCKS A,B,C,E&F ARE SHOWN FOR INFORMATION ONLY AS ASSOCIATED WITH OVERALL ARBOR ROW REZONING APPLICATION #RZ/CDP 2011-PR-023.



DATE	DESCRIPTION
7/30/15	PLAN STATUS
10/05/15	COUNTY COMMENTS
12/16/15	COUNTY COMMENTS
12/30/15	REV
DATE	DESCRIPTION
SCALE	H: 1"=200'
JOB No.	7403-18-002
DATE	March 30, 2015
FILE No.	7403-18-D-RZ-002
SHEET	C3.0

C-T SHENANDOAH LLC
217,800 S.F. OR 5.0 AC.
DB: 16778 PG: 1329
TAX MAP ID: 0294 07 0004
ZONING: C-3

C-T SHENANDOAH LLC
217,800 S.F. OR 5.0 AC.
DB: 16778 PG: 1329
TAX MAP ID: 0294 07 0004
ZONING: C-3

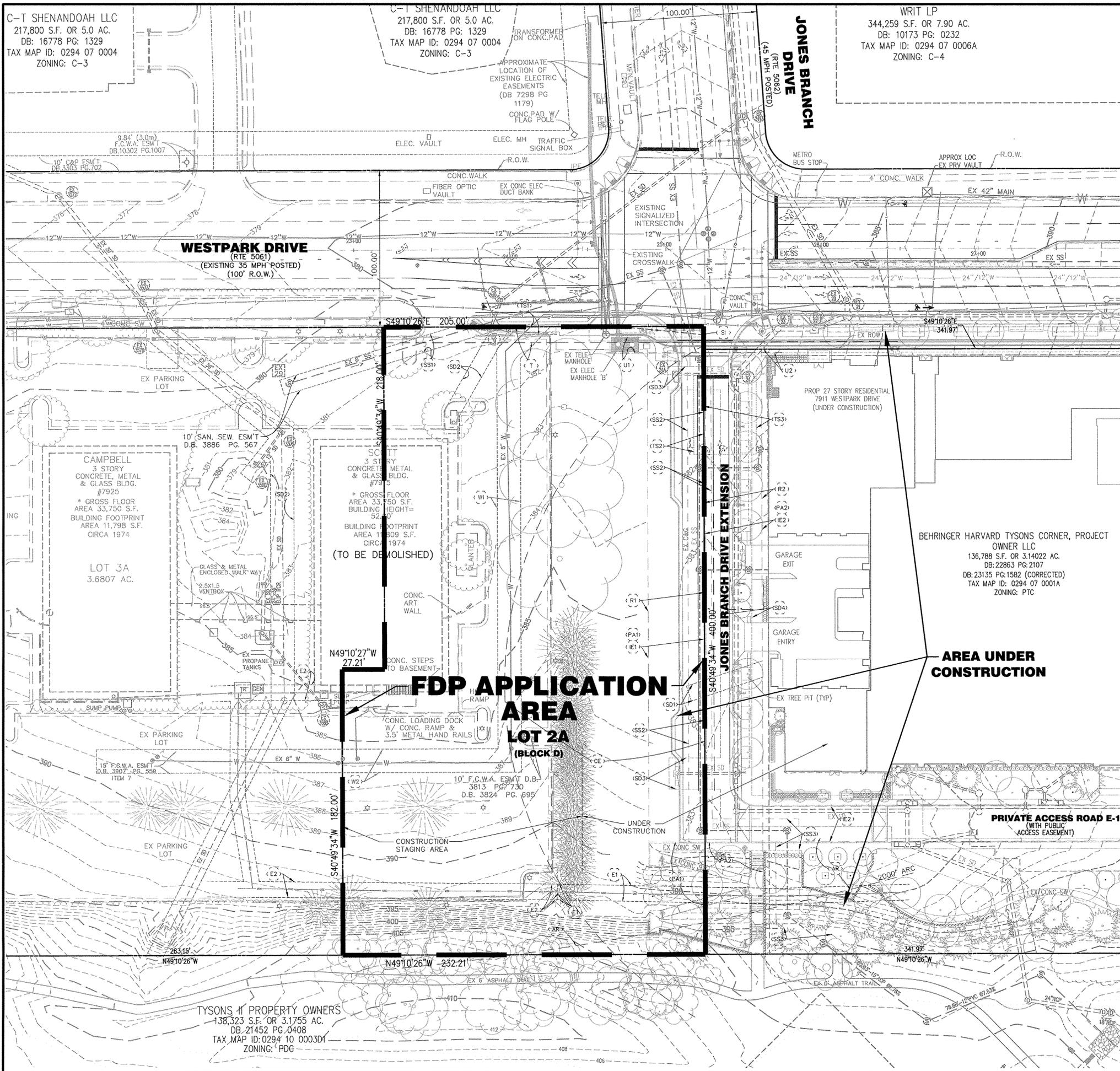
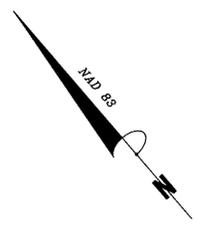
WRIT LP
344,259 S.F. OR 7.90 AC.
DB: 10173 PG: 0232
TAX MAP ID: 0294 07 0006A
ZONING: C-4

EASEMENT LEGEND

- (AR) AERIAL COVENANT, 2000' ARC
D.B. 9806, PG. 1132
- (CE) EX. TEMPORARY CRANE SWING EASEMENT
D.B. 23144, PG. 600
- (E1) EX. 10' VEPCO EASEMENT
D.B. 3576, PG. 591
- (E2) EX. 10' VEPCO EASEMENT
D.B., 3948, PG. 608
- (IE1) EX. INGRESS/EGRESS EASEMENT
D.B. 23562, PG. 8
- (IE2) EX. INGRESS/EGRESS EASEMENT
D.B. 23562, PG. 60
- (PA1) EX. PUBLIC ACCESS EASEMENT
D.B. 23562, PG. 8
- (PA2) EX. PUBLIC ACCESS EASEMENT
D.B. 23562, PG. 60
- (R1) RESERVATION FOR FUTURE DEDICATION OF
JONES BRANCH DRIVE D.B. 23562, PG. 8
- (R2) RESERVATION FOR FUTURE DEDICATION OF
JONES BRANCH DRIVE D.B. 23562, PG. 60
- (SD1) EX. 10' STORM SEWER EASEMENT
D.B. 3617 PG. 367
- (SD2) EX. STORM SEWER EASEMENT
D.B. 3813, PG. 730
- (SD3) EX. STORM SEWER EASEMENT
D.B. 23562, PG. 8
- (SD4) EX. STORM SEWER EASEMENT
D.B. 23562, PG. 60
- (SI) EX. SIGHT DISTANCE EASEMENT
D.B. 23562, PG. 8
- (SS1) EX. SANITARY SEWER EASEMENT
D.B. 3886, PG. 567
- (SS2) EX. SANITARY SEWER EASEMENT
D.B. 23562, PG. 8
- (SS3) EX. SANITARY SEWER EASEMENT
D.B. 23562, PG. 60
- (T) EX. 10' C & P EASEMENT
D.B. 3432, PG. 316
- (TS1) EX. TRAFFIC SIGNAL EASEMENT
D.B. 23562, PG. 1
- (TS2) EX. TRAFFIC SIGNAL EASEMENT
D.B. 23562, PG. 8
- (TS3) EX. TRAFFIC SIGNAL EASEMENT
D.B. 23562, PG. 60
- (U1) EX. UTILITY EASEMENT
D.B. 23562, PG. 8
- (U2) EX. UTILITY EASEMENT
D.B. 23562, PG. 60
- (W1) EX. F.C.W.A. WATERLINE EASEMENT
D.B. 3824, PG. 695
- (W2) EX. F.C.W.A. WATERLINE EASEMENT
D.B. 3907, PG. 559

LEGEND

- SIGN
- ⊕ TELEPHONE PEDESTAL
- ⊙ TELEPHONE MANHOLE
- ⊖ SANITARY MANHOLE
- ⊗ STORM MANHOLE
- ⊘ WATCH BASIN
- WATER VALVE
- ⊙ FIRE HYDRANT
- ☆ LIGHT POLE
- CONC. CONCRETE
- ⊕ SIAMASE CONNECTION
- ♿ HANDICAP RAMP AND PARKING SPACE
- FENCE
- UG UNDERGROUND ELECTRIC/UTILITY
- G GAS LINE
- T UNDERGROUND TELEPHONE
- W EXISTING WATERLINE
- EX_SS EXISTING SANITARY SEWER
- EX_SD EXISTING STORM SEWER
- C&G EXISTING CURB AND GUTTER
- 385 EXISTING CONTOUR
- EXISTING DIRECTIONAL TRAVEL ARROW
- EXISTING TREELINE
- ☀ EXISTING TREES
- FDP APPLICATION AREA



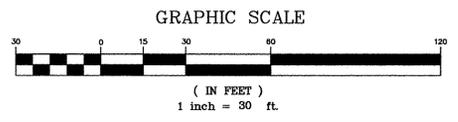
BEHRINGER HARVARD TYSONS CORNER, PROJECT
OWNER LLC
136,788 S.F. OR 3.14022 AC.
DB: 22863 PG: 2107
DB: 23135 PG: 1582 (CORRECTED)
TAX MAP ID: 0294 07 0001A
ZONING: PTC

AREA UNDER CONSTRUCTION

FDP APPLICATION AREA LOT 2A (BLOCK D)



NOTE:
1. PLAN DEPICTS EXISTING CONDITION WITHIN THE FDP APPLICATION AREA AS OF FEBRUARY 2015.



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EXISTING CONDITIONS PLAN
ARBOR ROW - BLOCK 'D'
FINAL DEVELOPMENT PLAN 2011-PR-023-04
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
7/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/16/15	COUNTY COMMENTS
12/30/15	Lev
DATE	DESCRIPTION
SCALE	H:1" = 30'
JOB No.	7403-18-002
DATE	March 30, 2015
FILE No.	7403-18-D-RZ-002
SHEET C5.0	

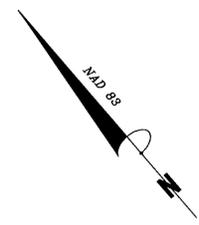
C-T SHENANDOAH LLC
217,800 S.F. OR 5.0 AC.
DB: 16778 PG: 1329
TAX MAP ID: 0294 07 0004
ZONING: C-3

EX. 9 STORY
OFFICE

C-T SHENANDOAH LLC
217,800 S.F. OR 5.0 AC.
DB: 16778 PG: 1329
TAX MAP ID: 0294 07 0004
ZONING: C-3

WRIT LP
344,259 S.F. OR 7.90 AC.
DB: 10173 PG: 0232
TAX MAP ID: 0294 07
0006A
ZONING: C-4

EX. PARKING
STRUCTURE



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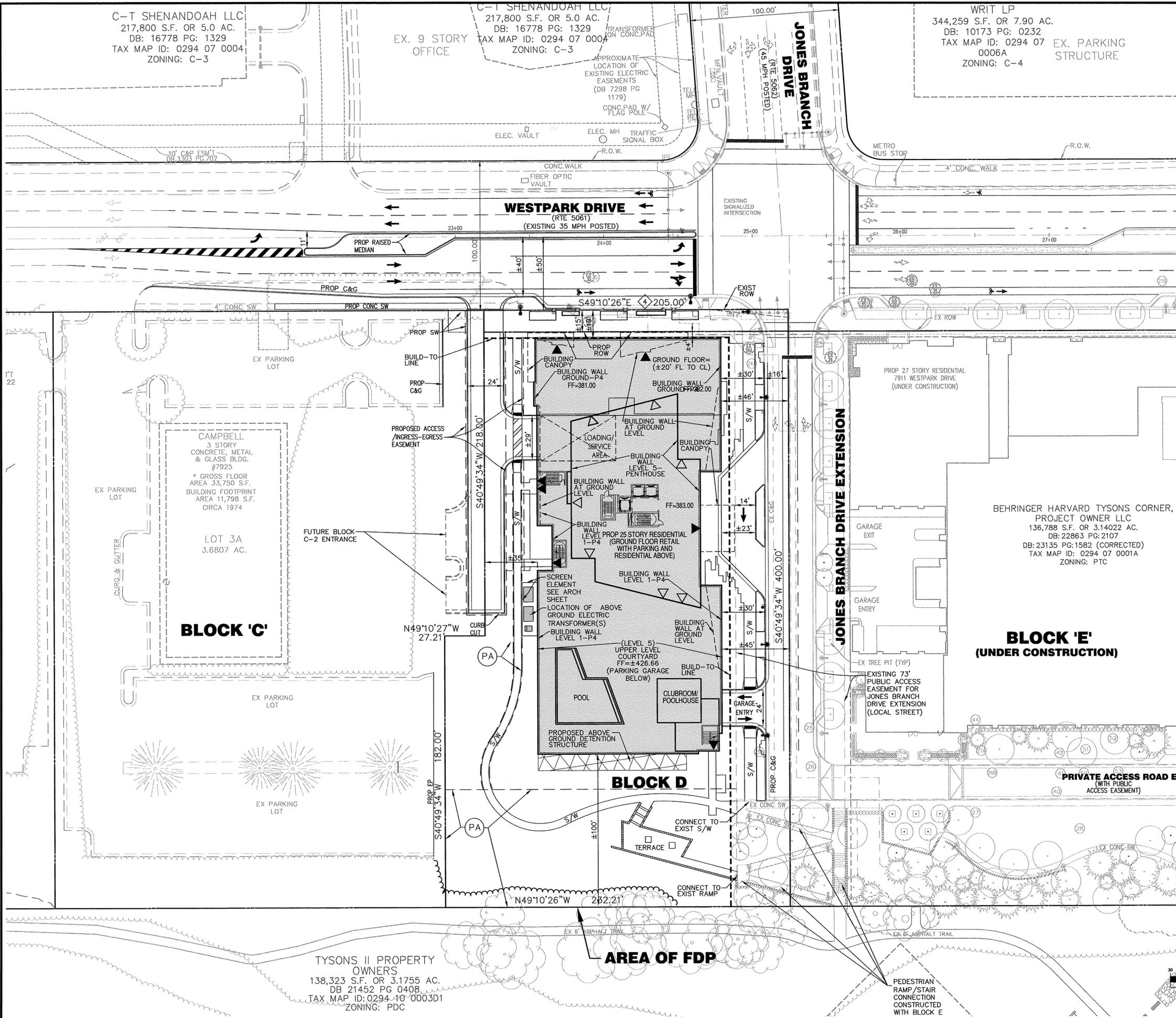
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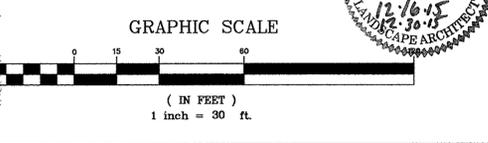
FINAL DEVELOPMENT PLAN
ARBOR ROW - BLOCK 'D'
FINAL DEVELOPMENT PLAN 2011-PR-023-04
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
7/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/16/15	COUNTY COMMENTS
12/30/15	REV
DATE DESCRIPTION	
SCALE	H: 1" = 30'
JOB No. 7403-18-002	
DATE: March 30, 2015	
FILE No. 7403-18-D-RZ-002	
SHEET C6.0	

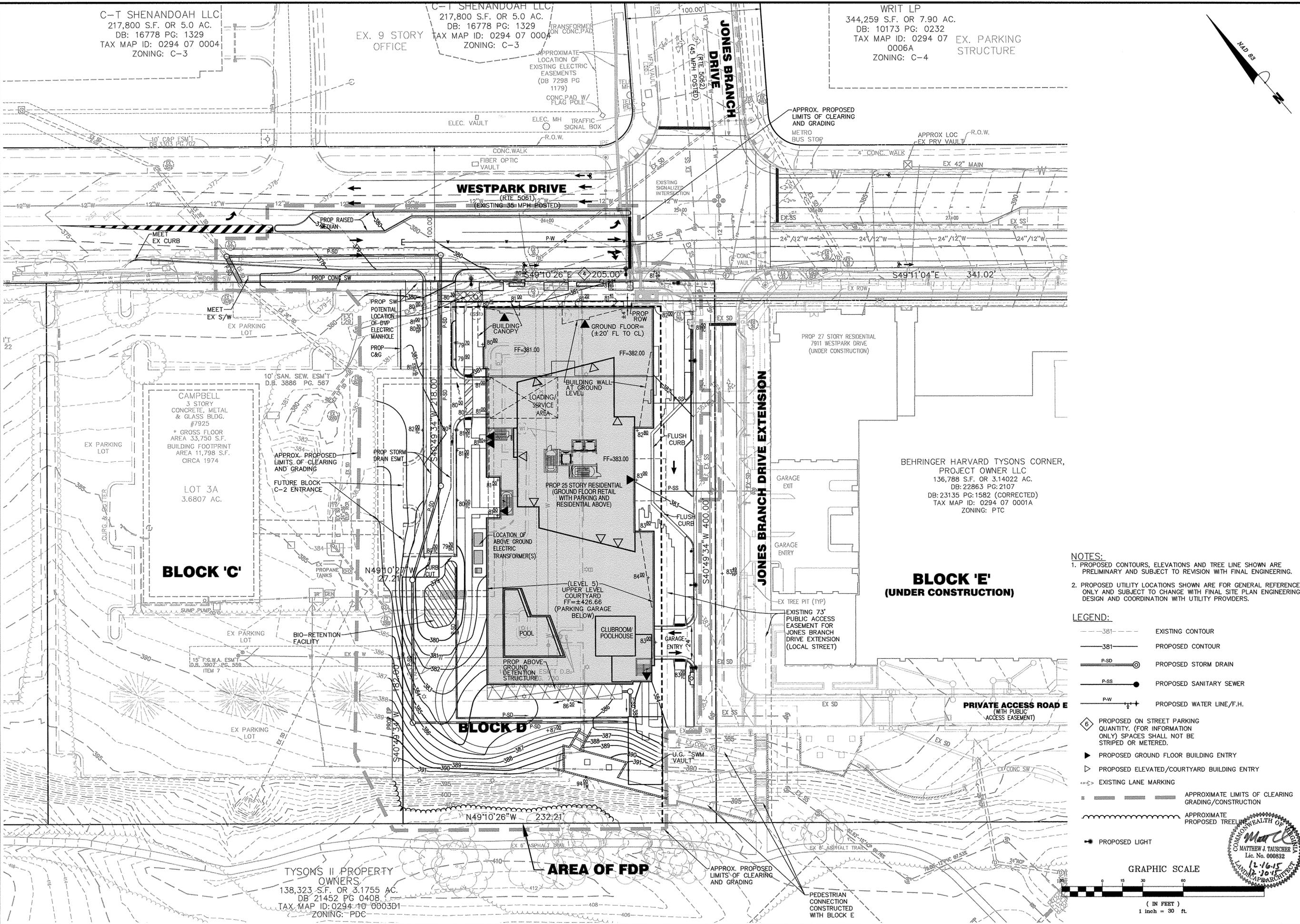


- NOTES:**
- REFER TO SHEETS C7.0-C7.1 FOR PROPOSED ROAD DESIGN, STRIPING AND MARKING PLAN
 - REFER TO SHEET L1.01 FOR STREETScape/LANDSCAPE DESIGN.
 - BUILD-TO LINE BASED ON TYSON CORNER URBAN DESIGN GUIDELINES.
 - THIS PLAN DEMONSTRATES PROPOSED DEVELOPMENT OF BLOCK 'D' PRIOR TO THE DEVELOPMENT OF ADJACENT BLOCK 'C'.
 - CROSSWALK LOCATIONS ARE CONCEPTUAL AND SUBJECT TO APPROVAL BY VDOT.
 - ALL REQUIRED EASEMENT(S) WILL BE DEMONSTRATED AND PROVIDED WITH FINAL SITE PLAN DOCUMENTS.

- LEGEND:**
- PROPOSED ON STREET PARKING QUANTITY. (FOR INFORMATION ONLY) SPACES SHALL NOT BE STRIPED OR METERED.
 - PROPOSED GROUND FLOOR BUILDING ENTRY
 - PROPOSED ELEVATED/COURTYARD BUILDING ENTRY
 - EXISTING LANE MARKING
 - APPROXIMATE PROPOSED TREELINE
 - PROPOSED LIGHT
 - APPROXIMATE LOCATION OF PROPOSED PUBLIC ACCESS EASEMENT (SUBJECT TO CHANGE WITH FINAL DESIGN AND PLAN)



COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
12-16-15
LANDSCAPE ARCHITECT



C-T SHENANDOAH LLC
 217,800 S.F. OR 5.0 AC.
 DB: 16778 PG: 1329
 TAX MAP ID: 0294 07 0004
 ZONING: C-3

EX. 9 STORY OFFICE
 C-T SHENANDOAH LLC
 217,800 S.F. OR 5.0 AC.
 DB: 16778 PG: 1329
 TAX MAP ID: 0294 07 0004
 ZONING: C-3

WRIT LP
 344,259 S.F. OR 7.90 AC.
 DB: 10173 PG: 0232
 TAX MAP ID: 0294 07 0006A
 ZONING: C-4
 EX. PARKING STRUCTURE

BLOCK 'C'
 CAMPBELL
 3 STORY CONCRETE, METAL & GLASS BLDG.
 #7925
 * GROSS FLOOR AREA 33,750 S.F.
 BUILDING FOOTPRINT AREA 11,798 S.F.
 CIRCA 1974
 LOT 3A
 3.6807 AC.

TYSONS II PROPERTY OWNERS
 138,323 S.F. OR 3.1755 AC.
 DB: 21452 PG 0408
 TAX MAP ID: 0294 10 0003D1
 ZONING: PDC

BLOCK 'D'

BLOCK 'E'
 (UNDER CONSTRUCTION)

WESTPARK DRIVE
 (RIE 5061)
 (EXISTING 35 MPH POSTED)

JONES BRANCH DRIVE

JONES BRANCH DRIVE EXTENSION

BEHRINGER HARVARD TYSONS CORNER,
 PROJECT OWNER LLC
 136,788 S.F. OR 3.14022 AC.
 DB: 22863 PG: 2107
 DB: 23135 PG: 1582 (CORRECTED)
 TAX MAP ID: 0294 07 0001A
 ZONING: PTC

AREA OF FDP

NOTES:
 1. PROPOSED CONTOURS, ELEVATIONS AND TREE LINE SHOWN ARE PRELIMINARY AND SUBJECT TO REVISION WITH FINAL ENGINEERING.
 2. PROPOSED UTILITY LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FINAL SITE PLAN ENGINEERING DESIGN AND COORDINATION WITH UTILITY PROVIDERS.

LEGEND:

- 381 --- EXISTING CONTOUR
- 381 — PROPOSED CONTOUR
- P-SD (circle with cross) PROPOSED STORM DRAIN
- P-SS (circle with dot) PROPOSED SANITARY SEWER
- P-W (line with cross) PROPOSED WATER LINE/F.H.
- ◻ PROPOSED ON STREET PARKING QUANTITY, (FOR INFORMATION ONLY) SPACES SHALL NOT BE STRIPED OR METEDED.
- ▶ PROPOSED GROUND FLOOR BUILDING ENTRY
- ▷ PROPOSED ELEVATED/COURTYARD BUILDING ENTRY
- EXISTING LANE MARKING
- APPROXIMATE LIMITS OF CLEARING GRADING/CONSTRUCTION
- APPROXIMATE PROPOSED TREELINE WEALTH OF LANDSCAPE ARCHITECT
- ★ PROPOSED LIGHT

GRAPHIC SCALE
 0 15 30 60
 (IN FEET)
 1 inch = 30 ft.

PLAN STATUS

7/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/16/15	COUNTY COMMENTS
12/29/15	REV

DATE: 12-16-15
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SHEET C6.1

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Cityline PARTNERS
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PRELIMINARY UTILITY AND GRADING PLAN
ARBOR ROW - BLOCK 'D'
 FINAL DEVELOPMENT PLAN 2011-PR-023-04
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

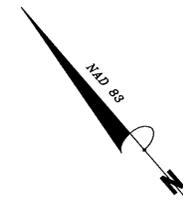
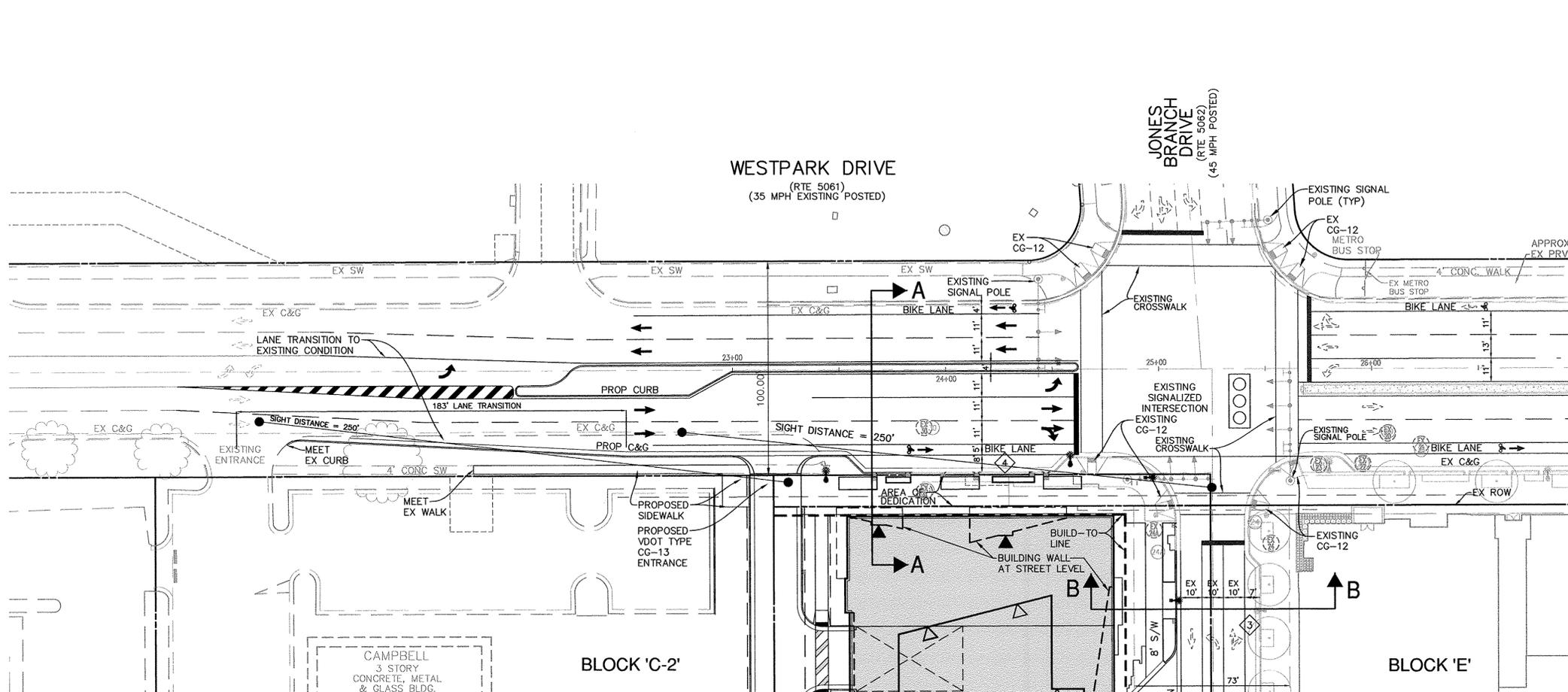
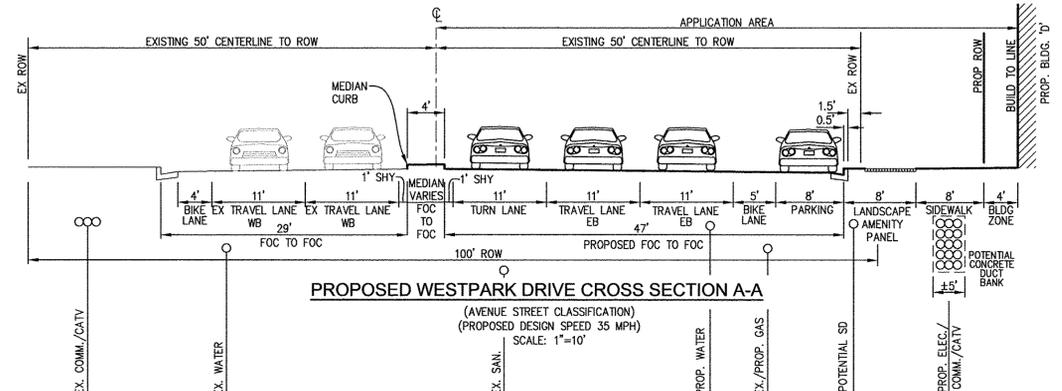
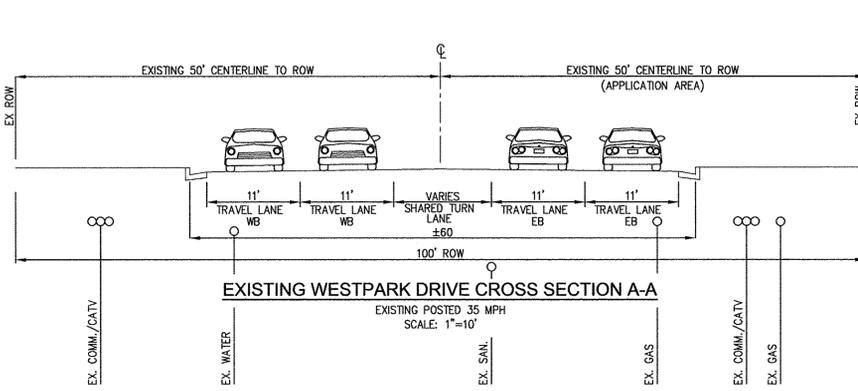
COMMISSIONER OF LANDSCAPE ARCHITECTURE
 MATTHEW J. TAUSCHER
 Lic. No. 000832

LEGEND:

- EXISTING LANE DIRECTION
- PROPOSED LANE DIRECTION

NOTES:

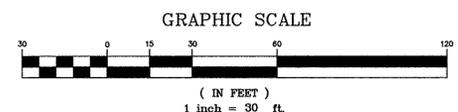
1. FINAL ROAD, CURB, CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, LANE TRANSITIONS, ETC.) IS SUBJECT TO CHANGE WITH FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
2. REFER TO SHEET L1.01 FOR STREETScape DESIGN ELEMENTS.
3. AREA OF RIGHT OF WAY DEDICATION SHOWN ON THIS FDP IS APPROXIMATE. FINAL AREAS, LOCATION AND QUANTITIES OF STREET RIGHT OF WAY DEDICATION IS TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
4. REFER TO SHEET L0.01 FOR ILLUSTRATION OF NORTH SIDE WESTPARK DRIVE ULTIMATE ROAD DESIGN.
5. EXISTING UTILITIES REPRESENTED HERE ARE APPROXIMATE IN LOCATION AND DESCRIPTION AND ARE INCLUDED FOR REFERENCE ONLY OF EXISTING CONDITIONS.
6. PROPOSED UTILITY LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FINAL SITE PLAN ENGINEERING DESIGN AND COORDINATION WITH UTILITY PROVIDERS.
7. ON-STREET PARKING SHOWN FOR INFORMATION ONLY. SPACES SHALL NOT BE STRIPED OR METERED.
8. BUS STOP RELOCATION IF ANY, IS TO BE COORDINATED WITH COUNTY/VDOT AT TIME OF SITE PLAN APPLICATION.
9. PROPOSED DRIVEWAY/ENTRANCE SHALL CONFORM TO THE TYSON T.D.S. AND ARE NOT SUBJECT TO THE P.F.M..



WESTPARK DRIVE APPROXIMATE AREA OF R.O.W. DEDICATION:
BLOCK 'D' FRONTAGE = ±3,010 s.f.

WESTPARK DRIVE - ROUTE 5061
(AVENUE CLASSIFICATION)
100' ROW
EXISTING POSTED SPEED = 35 MPH
PROPOSED DESIGN SPEED = 35 MPH

EXISTING JONES
BRANCH DRIVE
EXTENSION



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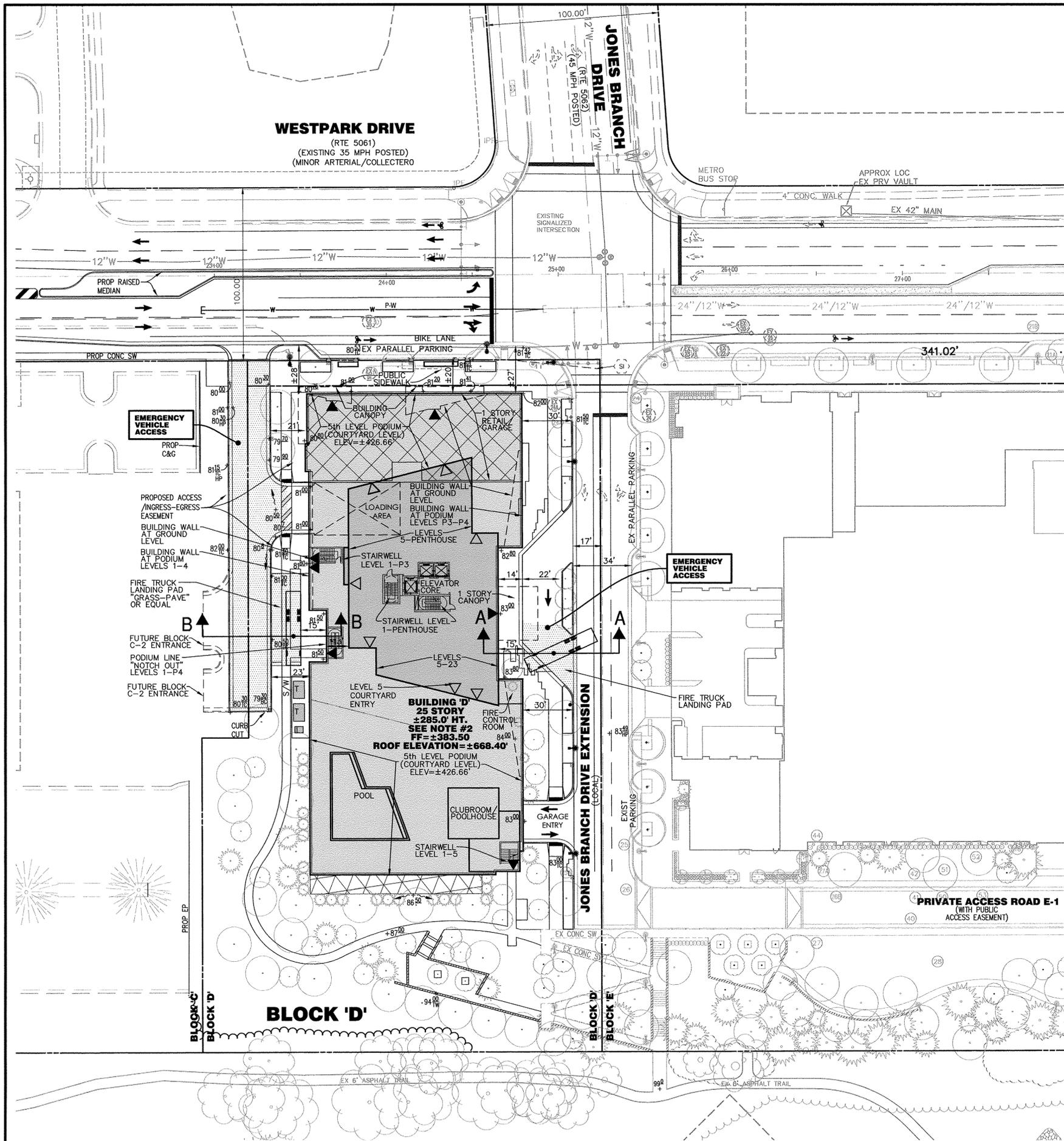
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WESTPARK DRIVE ROADWAY
STRIPING AND CROSS SECTION
ARBOR ROW - BLOCK 'D'
FINAL DEVELOPMENT PLAN 2011-PR-023-04
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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	10/05/15	COUNTY COMMENTS
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	12/30/15	Lev
DATE	DESCRIPTION	
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SHEET	C7.0	



NOTE:

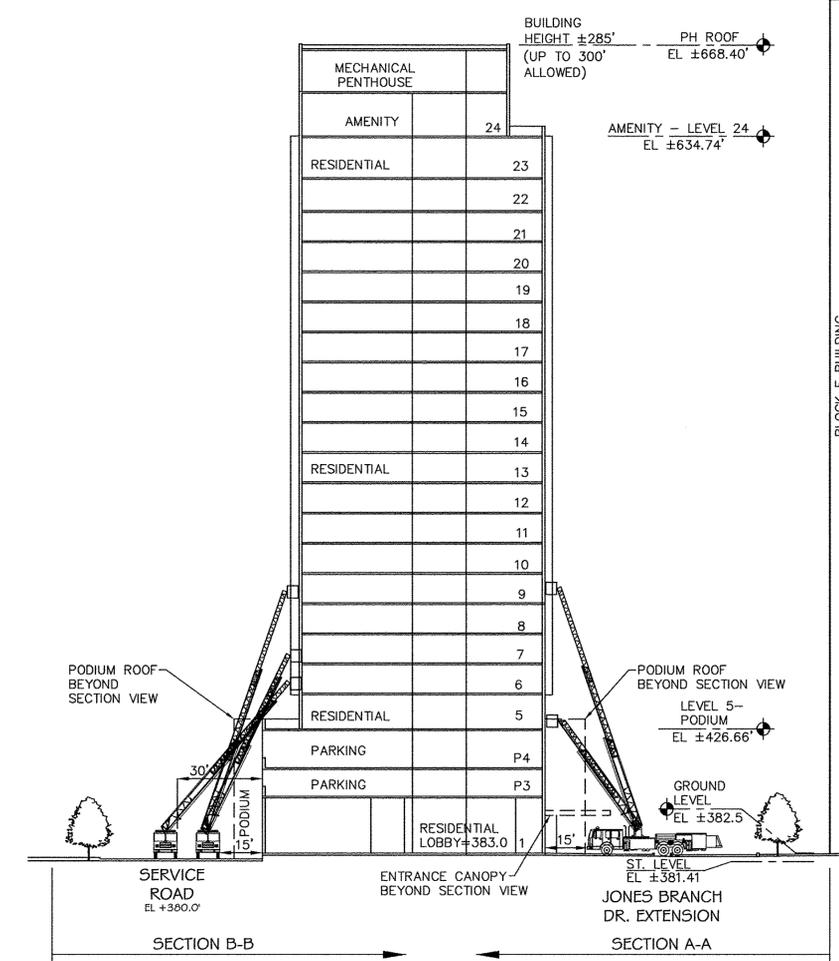
1. **BUILDING D**
 CONSTRUCTION TYPE: 1A MODIFIED TO 1B PER TABLE 601 (EXCEPTION 403.2.1.1)
- USE GROUPS: R-2 (CONDOMINIUM)(PRIMARY)
 A-3 (AMENITIES)(GROUND FLOOR, LEVEL 5 COURTYARD, LEVEL 24)
 B (LEASING)
 S-2 (PARKING GARAGE)
 S-1 (RESIDENTIAL STORAGE)
 M (MERCANTILE/RETAIL)

NOTES:

1. THIS SHEET IS FOR GENERAL REPRESENTATION OF EMERGENCY AERIAL APPARATUS VEHICLE ACCESS ONLY.
 2. LOCATION OF BUILDING CORE ELEMENTS ARE SUBJECT TO REVISION WITH FINAL ARCHITECTURAL DESIGN.

LEGEND:

- PEDESTRIAN ACCESS**
- ▶ PROPOSED GROUND LEVEL EXTERIOR BUILDING ENTRY
 - ▽ PROPOSED INTERIOR/ELEVATED COURTYARD BUILDING ENTRY
 - ▽ PROPOSED GARAGE LEVEL ENTRY
 - PROPOSED TREE
 - ±0.00 PROPOSED SPOT ELEVATION
- ◻ PROPOSED GROUND FLOOR RETAIL (1 STORY WITHIN PODIUM)
- ◻ EMERGENCY VEHICLE ACCESS ROUTE
- ◻ PROPOSED ELEVATOR CORE
- ◻ PROPOSED STAIRWELL

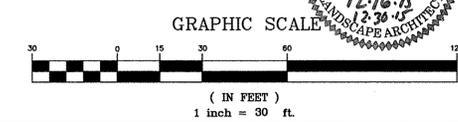


NOTES:

1. TRUCK IMAGE DEMONSTRATES A 95ft MID-MOUNT AERIAL PLATFORM CONFIGURATION.

NOTE:

1. THIS SHEET IS FOR INFORMATION ONLY. SUBSEQUENT ADJUSTMENTS TO PLAN BASED ON FIRE MARSHAL REVIEW OF SITE PLAN WILL NOT REQUIRE SUBMISSION OR APPROVAL OF FDPA, CDPA, PCA ETC..
2. REFER TO SHEET C2.0 FOR FIRE MARSHAL ACCESS WAIVER APPROVAL.



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FIRE VEHICULAR ACCESS EXHIBIT
ARBOR ROW - BLOCK 'D'
 FINAL DEVELOPMENT PLAN 2011-PR-023-04
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

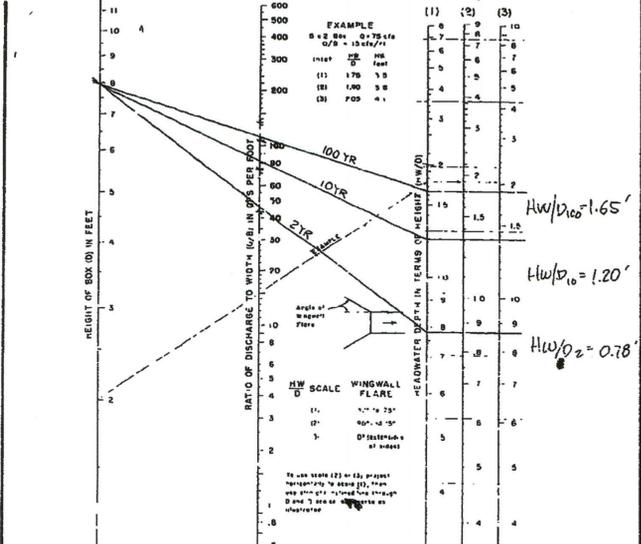
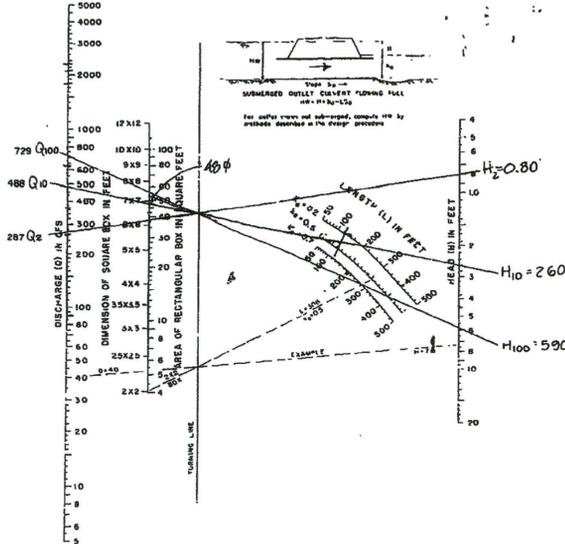
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SHEET C7.2	

BOX CULVERT COMPUTATIONS

HEAD WATER COMP FOR EX. 6' x 8' DOBLE BOX CULVERT UNDER DULLES-ACCESS RAMP

CHART 8

CHART 1



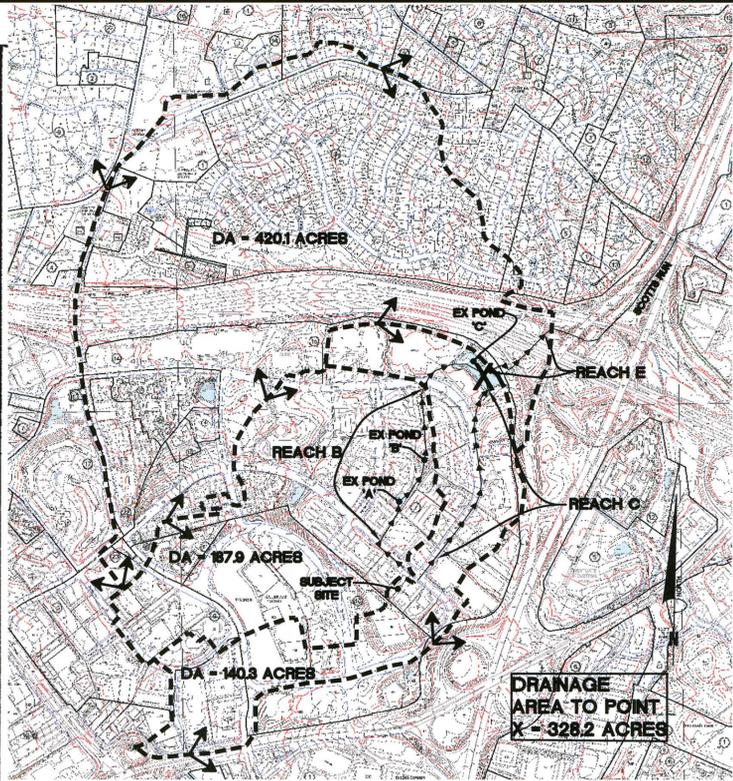
DOUBLE 6'(S) X 8'(R) BOX CULVERT (EX.)
 INLET CONTROL HW
 $Q_2 = 574$ $Q_{10} = 976$ $Q_{100} = 1,459$
 $Q_{1/2} = 287$ $Q_{1/2} = 488$ $Q_{1/2} = 729$
 $S = 1\%$ $L = 1.25'$ $L_{50} = 1.25'$
 $K_s = 0.40$ $D = 6'$ $D = 8'$
 $C_{10} = 3.40$ $C_{100} = 4.30$ $C_{100} = 6.20$
 $H_{0.8} = 5.70'$ $H_{2.6} = 6.5'$ $H_{5.9} = 11.0'$

DOUBLE 6'(S) X 8'(R) BOX CULVERT (EX.)
 INLET CONTROL HW
 $Q_2 = 574$ $Q_{10} = 976$ $Q_{100} = 1,459$
 $Q_{1/2} = 287$ $Q_{1/2} = 488$ $Q_{1/2} = 729$
 $V = 8'$
 $Q_2/B_1 = 47.8$ $Q_{10}/B_1 = 81.3$ $Q_{100}/B_1 = 121.5$

OUTLET CONTROL HW
 $HW_2 = 0.80 + 5.70 - 1.25 = 5.25 + 274.7 = 279.95$
 $HW_{10} = 2.60 + 6.15 - 1.25 = 7.50 + 274.7 = 282.20$
 $HW_{100} = 5.90 + 7.10 - 1.25 = 11.75 + 274.7 = 286.45$

INLET CONTROL HW
 $HW_2 = 8' \times 0.78 = 6.24' + 274.7 = 280.94'$
 $HW_{10} = 8' \times 1.20 = 9.6' + 274.7 = 284.30'$
 $HW_{100} = 8' \times 1.65 = 13.2' + 274.7 = 287.90'$

* CONTROL IS AT THE INLET END OF EXISTING BOX CULVERT



OUTFALL MAP
SCALE: 1"=100'

OUTFALL NARRATIVE

SITE DESCRIPTION:

THE SUBJECT SITE IS LOCATED IN TYSONS CORNER, SOUTH OF THE DULLES TOLL ROAD (RT. 267), WEST OF THE CAPITAL BELTWAY (I-495), AND NORTH OF CHAIN BRIDGE RD. (RT. 123). THE SUBJECT SITE INCLUDES THE PREVIOUS AREA OF THE GRAYSON BUILDING, AND APPROXIMATELY HALF OF THE EXISTING SCOTT BUILDING, AND IS LOCATED ON FFX CO.TAX MAP PARCEL #029-4-(7)-0002A. THE SUBJECT SITE HAS EXISTING OFFICE BUILDINGS WITH SURFACE PARKING AND LANDSCAPE ISLANDS. THE SITE IS FRONTED BY WESTPARK DR. (RT. 5061) TO THE NORTH, JONES BRANCH DRIVE EXT. TO THE EAST AND IS WOODED ALONG ITS SOUTHERN PROPERTY LINE. THE TOTAL SITE AREA OF THIS PARCEL IS APPROXIMATELY 1.99 ACRES.

REACH DESCRIPTION:

REACH B- STORM WATER LEAVES THE NORTHWEST CORNER OF THE SUBJECT SITE VIA A PROPOSED UNDERGROUND STORM SEWER AND TIES INTO THE EXISTING STORM SEWER MANHOLE (IDENTIFIED AS STR. #8 ON 'REACH B OUTFALL MAP', SHEET C8.1) LOCATED DIRECTLY IN FRONT OF THE CAMPBELL BUILDING, WITHIN WESTPRK DR. (RT. 5061). FROM THIS MANHOLE, WATER THEN FLOWS NORTHWEST BENEATH WESTPARK DR. AND CONTINUES WITHIN A PIPE SYSTEM FLOWING NORTH BETWEEN THE SHENANDOAH AND DICKENSON BUILDINGS UNTIL IT OUTFALLS INTO POND "A". STORM WATER THEN EXITS POND "A" AND FLOWS NORTHEAST TO POND "B" VIA AN OPEN CHANNEL. FROM POND "B" WATER ENTERS AN UNDERGROUND STORM SEWER SYSTEM AND FLOWS NORTH INTO A STORM SEWER PIPE SYSTEM BENEATH JONES BRANCH DR. (RT. 5062) WHERE IT THEN OUTFALLS INTO POND "C". PRELIMINARY ANALYSIS OF THE EXISTING DOWNSTREAM PIPE SYSTEM INTO POND "A" HAS BEEN COMPUTED AND IS INCLUDED ON SHEET C8.1. THE COMPUTATIONS SHOW THAT THE Q_{cap} IS GREATER THAN THE Q_{inflow} IN ALL EXISTING PIPES DOWNSTREAM OF THE PROPOSED IMPROVEMENTS. APPLICANT WILL PROVIDE A FULL ANALYSIS OF THE DOWNSTREAM PIPE SYSTEM WITH THE FINAL SITE PLAN SUBMITTAL, AND IF DEFICIENCIES ARE FOUND AT THAT TIME, THE APPLICANT WILL TAKE STEPS TO ENSURE THE OUTFALL IS MADE ADEQUATE.

REACH C- STORM WATER LEAVES THE SITE AND ENTERS TWO (2) SEPARATE CURB INLETS, ONE LOCATED DIRECTLY IN FRONT OF THE SITE WITHIN WESTPARK DR. (RT.5061) (IDENTIFIED AS STR. #31 ON SHEET C6.1), AND THE OTHER LOCATED AT THE NORTHEAST PROPERTY CORNER, WITHIN JONES BRANCH DR EXTENSION (JDBE) (IDENTIFIED AS STR. #24A ON SHEET C6.1). THE STORM WATER FROM STR. #31 FLOWS NORTHEAST, ACROSS WESTPARK DR. AND CONNECTS TO A STORM DRAIN INLET (IDENTIFIED AS STR. #2413 ON SHEET C6.1 AND STR. #7 ON SHEET C8.1) WITHIN JONES BRANCH DR., LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION. THE SECOND STORM WATER INLET FLOWS EAST ALONG WESTPARK DR. THEN FLOWS NORTHWEST ACROSS WESTPARK DRIVE. AT THIS POINT, THE TWO (2) STORM SEWER SYSTEMS CONVERGE AT STR. #7 (EX. STR. #2413), AND FLOW WITHIN THE UNDERGROUND STORM SEWER SYSTEM OF JONES BRANCH DR. (RT. 5062) (SEE 'REACH C OUTFALL MAP' ON SHEET C8.1). WATER FLOWS WITHIN JONES BRANCH DR. NORTHEAST FOR APPROXIMATELY 1100 FEET, THEN THE PIPE SYSTEM TURNS NORTH TO FOLLOW THE BEND IN THE ROAD. FROM THIS POINT, STORM WATER WITHIN THE SYSTEM FLOWS NORTH UNTIL IT OUTFALLS INTO POND "C". THE EXISTING POND OUTFALLS INTO A DUAL 72" RCP CULVERT SYSTEM. THE EXISTING DRAINAGE CHANNEL FLOWS INTO AN EXISTING DOUBLE BARREL 6'X8' BOX CULVERT SYSTEM UNDER THE RAMP FROM THE WASHINGTON-DULLES ACCESS ROAD ONTO THE CAPITAL BELTWAY.

REACH E- THE STORM WATER FLOW PATH OF REACH E TRAVELS FROM POND "C" TO POINT X. WATER EXITS POND "C" VIA TWO (2) 72" RCP PIPES LOCATED AT THE EASTERN PORTION OF THE POND AND DAYLIGHTS INTO AN OPEN CHANNEL JUST PAST THE DAM EMBANKMENT. FROM THERE WATER CONTINUES NORTHEAST AND ENTERS A CULVERT WHICH TRAVELS UNDER THE DULLES TOLL ROAD (RT. 267) EASTBOUND ACCESS RAMP TO CAPITAL BELTWAY I-495. ONCE PAST THE ACCESS RAMP WATER AGAIN DAYLIGHTS AND CONTINUES NORTHEAST UNTIL IT ENTERS A SECOND CULVERT AND CROSSES UNDER THE DULLES TOLL ROAD (RT. 267) EAST AND WEST BOUND LANES. WATER THEN DAYLIGHTS BEYOND THE WESTBOUND LANE OF DULLES TOLL ROAD (RT. 267) INTO AN OPEN CHANNEL WHERE IT CONTINUES NORTHEAST TO POINT X.

POINT X- THE DRAINAGE AREA TO POINT X IS APPROXIMATELY 328.2 ACRES, AND ENCOMPASSES THE SUBJECT SITE. FROM POINT X, WATER TRAVELS EAST UNTIL IT ENTERS INTO SCOTTS RUN WHICH FLOWS NORTHEAST, PARALLEL TO CAPITAL BELTWAY I-495.

ADEQUATE OUTFALL ANALYSIS:

FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE (SWMO) SECTION 124-4-4(B.1c) STATES THAT "WHEN STORMWATER FROM A DEVELOPMENT IS DISCHARGED TO A MANMADE CONVEYANCE SYSTEM...THE MANMADE STORMWATER CONVEYANCE SYSTEM SHALL CONVEY THE POSTDEVELOPMENT PEAK FLOW RATE FROM THE TWO-YEAR 24-HOUR STORM EVENT WITHOUT CAUSING EROSION OF THE SYSTEM." SECTION 124-4-4(B.5a) STATES THAT "THE STORMWATER CONVEYANCE SYSTEMS SHALL BE ANALYZED FOR COMPLIANCE WITH CHANNEL PROTECTION CRITERIA TO A POINT WHERE BASED ON LAND AREA, THE SITE'S CONTRIBUTING DRAINAGE AREA IS LESS THAN OR EQUAL TO 1.0% OF THE TOTAL WATERSHED AREA..."

THE SITE CONTRIBUTING DRAINAGE AREA IS 1.99 ACRES. IT WAS DETERMINED THAT THE POINT OF CONFLUENCE FOR THE SITE'S DRAINAGE SHED IS LOCATED AT EXISTING 'POND C'. THE SITE'S DRAINAGE AREA AT 'POND C' IS APPROXIMATELY 187.9 AC AND IT IS JOINED BY A CONTRIBUTING DRAINAGE AREA OF 140.3 AC. THIS TOTALS TO 328.2 ACRES, WHICH MEETS THE SWMO CRITERIA FOR LIMITS OF ANALYSIS.

RUNOFF TO REACH 'C' WAS ANALYZED AT EXISTING STRUCTURE 7 (EX. #2413). THE CONSTRUCTED IMPROVEMENTS FOR BLOCK 'E' REDUCED THE RUNOFF AT EXISTING STRUCTURE 7 (EX. #2413) FROM 59.57 CFS TO 51.59 CFS. THE IMPROVEMENTS PROPOSED IN THIS APPLICATION WILL FURTHER REDUCE THE RUNOFF AT EXISTING STRUCTURE 7 (EX. #2413) BY 1.35 CFS AND 2.13 CFS DURING THE 2-AND 10-YEAR STORM EVENTS, RESPECTIVELY. SEE STORM SEWER COMPUTATIONS ON SHEET C8.1.

RUNOFF TO REACH 'B' WAS ALSO CALCULATED AT THE CURRENT POINT OF DISCHARGE FROM THE SITE. CURRENTLY, THERE IS 2.02 CFS AND 2.66 CFS DISCHARGING TO REACH 'B' DURING THE 2- AND 10-YEAR HYDROLOGIC EVENTS, RESPECTIVELY. THE PROPOSED INFILTRATION FACILITY INFILTRATES 100% OF THE RUNOFF FROM THE 2-YEAR STORM. IN ADDITION, THE PROPOSED IMPROVEMENTS REDUCE THE 10-YEAR STORM FLOW TO REACH 'B' TO 0.92 CFS. THE INFILTRATION TRENCH DETAINS THE ROOFTOP AND PORTION OF THE SITE RUNOFF WHICH RESULT IN THE DECREASE OF FLOW DISCHARGING FROM THE SITE. THE EXISTING UNDERGROUND SEWER HAS ADEQUATE CAPACITY TO CONVEY THE PRESENT FLOW. SEE STORM SEWER COMPUTATIONS ON SHEETS C8.0 AND C8.1.

THE DISCHARGE FROM THE DUAL 72" RCP CULVERT SYSTEM (REACH 'E') OUTFALLS INTO A NATURAL CHANNEL BELOW THE DAM EMBANKMENT ALONG THE WASHINGTON-DULLES ACCESS ROAD RIGHT-OF-WAY. THE 2YR STORM EVENT WAS ANALYZED THROUGH THE CHANNEL TO DEMONSTRATE THAT THE FLOW WILL NOT ERODE THE BED OR BANKS OF THE CHANNEL AND THE 10YR STORM EVENT WAS ANALYZED TO SHOW THAT THE FLOW IS ABLE TO BE CONTAINED WITHIN THE EMBANKMENT. THE 2YR STORM HAS A VELOCITY OF 2.33 FT/SEC WHICH IS DEEMED NON EROSIIVE PER THE VESCH TABLE 5-22. THE 10YR STORM EVENT HAS A NORMAL DEPTH OF 5.65' WHICH IS ABLE TO BE CONTAINED WITHIN THE CHANNEL. PLEASE SEE DRAINAGE CHANNEL COMPUTATIONS ON THIS SHEET.

THE EXISTING DRAINAGE CHANNEL FLOWS INTO AN EXISTING DOUBLE BARREL 6'X8' BOX CULVERT SYSTEM UNDER THE RAMP FROM THE WASHINGTON-DULLES ACCESS ROAD ONTO THE CAPITAL BELTWAY. THIS SYSTEM WAS ANALYZED USING THE 10YR STORM AND IT WAS DETERMINED THAT THE BOX CULVERT SYSTEM IS ADEQUATELY SIZED TO CONVEY THE 10 YR STORM EVENT. PLEASE SEE BOX CULVERT COMPUTATIONS ON THIS SHEET AS TAKEN FROM THE PREVIOUSLY APPROVED "STUDY OF THE EXISTING WEST PARK STORM WATER DETENTION FACILITIES INCLUDING PONDS A, B, D & C" (FFX PLAN #6377-PI-01).

CONCLUSION:

BASED ON THE DOWNSTREAM REVIEW AND THE REQUIREMENTS SET FORTH IN SECTION 6-0203 OF THE PFM, IT IS THE OPINION OF THE SUBMITTING ENGINEER (BOWMAN CONSULTING GROUP) THAT THE EXISTING DOWNSTREAM HYDRAULIC SYSTEM IS ADEQUATE AND THAT THERE WILL BE NO ADVERSE IMPACTS ON THE DOWNSTREAM PROPERTIES WITH THE DEVELOPMENT OF THIS SITE. AT FINAL SITE PLAN, THE APPLICANT WILL FURTHER DEMONSTRATE COMPLIANCE WITH THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS OF SWMO 124-4-4.

DRAINAGE CHANNEL COMPUTATIONS

DRAINAGE CHANNEL COMPUTATIONS 2 YR

DRAINAGE CHANNEL COMPUTATIONS 10 YR

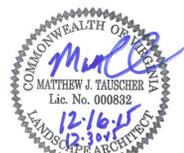
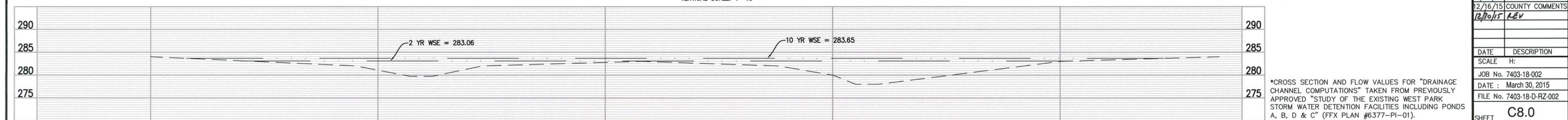
Project Description		Project Description	
Friction Method	Manning Formula	Friction Method	Manning Formula
Solve For	Normal Depth	Solve For	Normal Depth
Input Data		Input Data	
Channel Slope	0.01000 ft/ft	Channel Slope	0.01000 ft/ft
Discharge	574.00 ft ³ /s	Discharge	976.00 ft ³ /s
Results		Results	
Normal Depth	5.06 ft	Normal Depth	5.65 ft
Elevation Range	278.00 to 284.00 ft	Elevation Range	278.00 to 284.00 ft
Flow Area	246.67 ft ²	Flow Area	362.97 ft ²
Wetted Perimeter	182.71 ft	Wetted Perimeter	216.50 ft
Hydraulic Radius	1.35 ft	Hydraulic Radius	1.68 ft
Top Width	181.12 ft	Top Width	214.89 ft
Normal Depth	5.06 ft	Normal Depth	5.65 ft
Critical Depth	3.47 ft	Critical Depth	4.38 ft
Critical Slope	0.07967 ft/ft	Critical Slope	0.08150 ft/ft
Velocity	2.33 ft/s	Velocity	2.69 ft/s
Velocity Head	0.08 ft	Velocity Head	0.11 ft
Specific Energy	5.15 ft	Specific Energy	5.76 ft
Froude Number	0.35	Froude Number	0.36
Flow Type	Subcritical	Flow Type	Subcritical

POND 'C' OUTFALL COMPUTATIONS

STORM SEWER DESIGN COMPUTATIONS												PROJ. DISTRICT			
FROM POINT	TO POINT	AREA ACRES	RUN-OFF COEFF.	CA	INLET FACE	RAIN FALL	RUNOFF Q	INVERT ELEVATIONS	LENGTH	SLOPE	DIA.	CAPACITY	W.L.	FLOW TIME	REMARKS
1-1	2-2	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
1A	E-C	187.9	0.7	131.43		1.0	993.6	279.0	278.18	64'	20.00%	54"	1,000	16.4	4.0

DRAINAGE CHANNEL CROSS SECTION A-A

(SEE SHEET C8.15)
 HORIZONTAL SCALE: 1"=10'
 VERTICAL SCALE: 1"=10'



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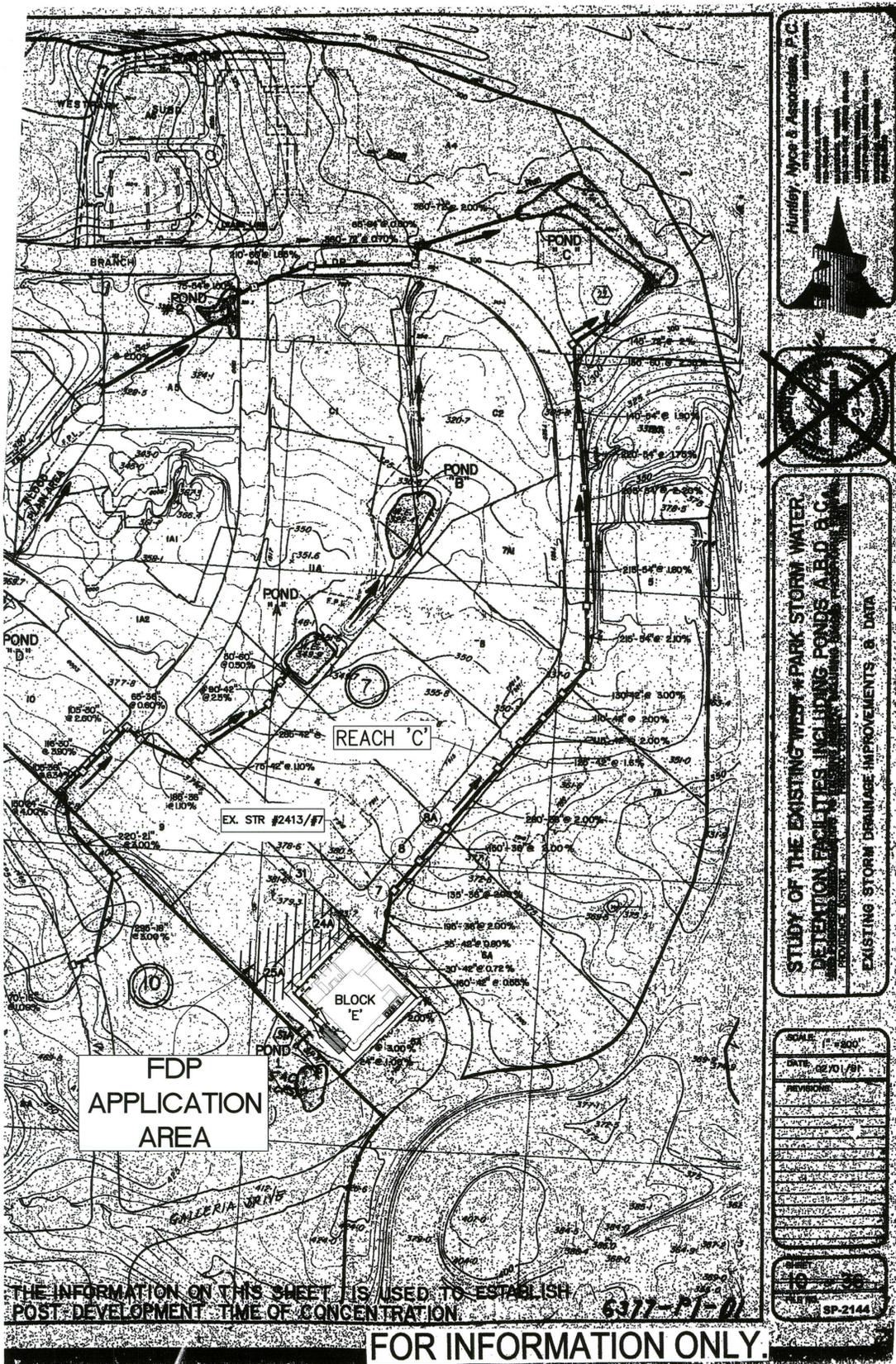
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 A SUBSIDIARY OF
 DLJ Real Estate Capital Partners

ADEQUATE OUTFALL ANALYSIS
ARBOR ROW - BLOCK 'D'
 FINAL DEVELOPMENT PLAN 2011-PR-023-04
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
7/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/16/15	COUNTY COMMENTS
12/20/15	REV
DATE	DESCRIPTION
SCALE:	H:
JOB No.	7403-18-002
DATE :	March 30, 2015
FILE No.	7403-18-D-RZ-002
SHEET	C8.0



REACH C OUTFALL MAP

PROVIDED FOR INFORMATION ONLY!
FROM FFX PLAN #6028-SP-018-2

PROPOSED REACH 'C' STORM SEWER COMPUTATIONS

FROM POINT (1)	TO POINT (2)	AREA DRAIN "A" (ACRES)		RUN-OFF COEF. (4)	CA		INLET TIME MIN-UTES (7)	RAIN FALL IN. / HR. (8)	RUN-OFF Q. C.F.S. (9)	INVERT ELEVATIONS		LENGTH FT. (12)	n	ACTUAL SLOPE % (13)	MIN. SLOPE % (14)	DIA. IN. (14)	CAPA-CITY C.F.S. (15)	FULL FLOW VEL. F.P.S. (16)	ACTUAL VEL. F.P.S. (16)	REMARKS (18)
		INCRE-MENT (3)	ACCUM-ULATED (3)		INCRE-MENT (5)	ACCUM-ULATED (6)				LOWER END (10)	UPPER END (11)									
EX 2387	EX 2389					2.22	5.00	7.27	16.14	381.25	383.93	48.81	0.013	5.49	0.51	24	53.01	16.87	15.30	10-yr flow from Pond 1 - Plan # 6773-PI-01
EX 2389	28	0.00	0.00	0.00	0.00	2.22	5.00	7.27	16.14	380.32	380.85	76.55	0.013	0.69	0.51	24	18.82	5.99	6.80	
28	27	0.00	0.00	0.00	0.00	2.22	5.00	7.27	16.14	377.50	378.00	68.79	0.013	0.73	0.51	24	19.29	6.14	6.80	
27	26B	0.65	0.81	0.45	0.29	3.13	5.00	7.27	22.74	377.23	377.40	21.83	0.013	0.78	1.01	24	19.96	6.35	6.30	Adds flow from Str. 27A and Str. 40 (VAULT)
26B	26	0.00	0.97	0.00	0.00	3.32	5.00	7.27	24.16	375.25	377.13	108.52	0.013	0.80	1.14	24	20.28	6.45	6.40	Adds flow from Str. 25A
26	25	0.00	0.97	0.00	0.00	3.32	5.00	7.27	24.16	375.92	376.15	24.11	0.013	0.95	1.14	24	22.09	7.03	7.00	Adds flow from Str. 88 -> Str. 84
25	24	0.08	1.54	0.90	0.07	3.40	5.00	7.27	24.68	374.16	375.42	254.33	0.013	0.50	0.36	30	28.87	5.89	6.60	Adds flow from Str. 83 -> Str. 79 & Str. 24A (Block D)
24	23	0.20	1.99	0.90	0.18	3.70	5.00	7.27	26.90	373.36	373.66	39.38	0.013	0.76	0.16	36	58.22	8.24	8.20	Adds flow from Str. 71 -> Str. 60
23	22	0.00	1.99	0.00	0.00	3.70	5.00	7.27	26.90	373.03	373.26	23.08	0.013	1.00	0.16	36	66.58	9.42	9.10	
22	21	0.05	2.27	0.90	0.05	3.95	5.00	7.27	28.74	372.70	372.93	22.90	0.013	1.00	0.19	36	66.84	9.46	9.10	
21	20	0.00	4.25	0.00	0.00	5.44	5.00	7.27	39.56	372.50	372.60	10.35	0.013	0.97	0.35	36	65.56	9.28	9.80	
20	7 (EX 2413)	0.00	4.25	0.90	0.00	5.44	5.00	7.27	39.56	370.44	372.01	134.31	0.013	1.17	0.15	42	108.78	11.31	10.60	
7 (EX 2413)	8	0.13	5.14	0.85	0.11	5.99	5.00	7.27	43.66				0.013	3.20		36	119.27	16.88	15.80	
8	8A	0.33	5.47	0.85	0.28	6.27	5.00	7.27	45.60				0.013	3.73		36	128.77	18.22	17.10	
8A	9	1.59	7.06	0.89	1.42	7.69	5.00	7.27	55.89				0.013	3.73		36	128.77	18.22	17.60	
9	10	0.99	8.05	0.54	0.53	8.22	5.00	7.27	59.78				0.013	3.78		36	129.63	18.35	18.30	
10	11	0.07	8.12	0.80	0.06	8.28	5.00	7.27	63.97				0.013	3.40		36	12.94	17.40	17.70	
11	12	0.73	8.85	0.55	0.40	8.68	5.00	7.27	66.89				0.013	4.17		36	136.15	19.27	19.20	
12	20	1.98	10.83	0.72	1.43	10.11	5.00	7.27	77.25				0.013	2.62		42	162.79	16.93	16.90	
20	EX13 (8)	1.17	12.00	0.76	0.89	11.00	5.00	7.27	83.71				0.013	2.62		42	162.79	16.93	17.20	
EX13 (8)	15	1.13	13.13	0.80	0.90	11.90	5.00	7.27	90.28				0.013	3.01		42	174.49	18.14	18.50	
15	15A	2.53	15.66	0.72	1.82	13.72	5.00	7.27	103.52				0.013	4.02		42	201.65	20.97	21.30	
15A	14	0.45	16.11	0.72	0.32	14.05	5.00	7.27	105.88				0.013	3.00		42	174.20	18.11	19.20	
14	13	0.00	16.11	0.00	0.00	14.05	5.00	7.27	105.88				0.013	2.09		54	284.19	17.88	16.80	
13	16 (EX22)	3.59	19.70	0.67	2.41	16.45	5.00	7.27	123.37				0.013	2.09		54	284.19	17.88	17.30	
16 (EX22)	17	1.60	21.30	0.73	1.17	17.62	5.00	7.27	131.96				0.013	2.02		54	279.39	17.57	17.50	
17	18	1.90	23.20	0.81	1.54	19.16	5.00	7.27	143.05				0.013	2.05		54	281.48	17.70	18.00	
18	19	1.19	24.39	0.80	0.95	20.11	5.00	7.27	149.97				0.013	1.84		54	266.65	16.77	17.40	
19	20	3.15	27.54	0.82	2.58	22.69	5.00	7.27	168.75				0.013	2.02		54	279.39	17.57	18.60	
20	21	2.05	29.59	0.83	1.70	24.39	5.00	7.27	181.12				0.013	2.46		60	408.35	20.80	20.10	
21	22	2.00	31.59	0.84	1.68	26.07	5.00	7.27	193.33				0.013	1.53		72	523.67	18.53	17.40	

* FLOW FROM EX. STR. 31 ADDED

EXISTING FLOW FROM BLOCK 'D' TO REACH 'C'

2-YEAR	TOTAL AREA	IMPERVIOUS AREA	TURF AREA	WEIGHTED C-VALUE	INTENSITY	Q (CFS)
2-YEAR	1.50	0.99	0.51	0.71	5.25	5.61
10-YEAR	1.50	0.99	0.51	0.71	7.27	7.77

PROPOSED UNCONTROLLED FLOW FROM BLOCK 'D' TO REACH 'C' (@ STR. 24A)

2-YEAR	TOTAL AREA (ACRES)	IMPERVIOUS AREA	TURF AREA	C-VALUE	INTENSITY	Q (CFS)
2-YEAR	0.53	0.48	0.05	0.84	5.5	2.482
10-YEAR	0.53	0.48	0.05	0.84	7.27	3.280

PROPOSED FLOW FROM URBAN BIOTENTIONS FROM BLOCK 'D' TO REACH 'C' (@ STR. 24A)

2-YEAR	TOTAL AREA	IMPERVIOUS AREA	TURF AREA	C-VALUE	INTENSITY	Q (CFS)
2-YEAR	0.39	0.34	0.05	0.82	5.5	1.785
10-YEAR	0.39	0.34	0.05	0.82	7.27	2.360

EXISTING REACH 'B' STORM SEWER COMPUTATIONS

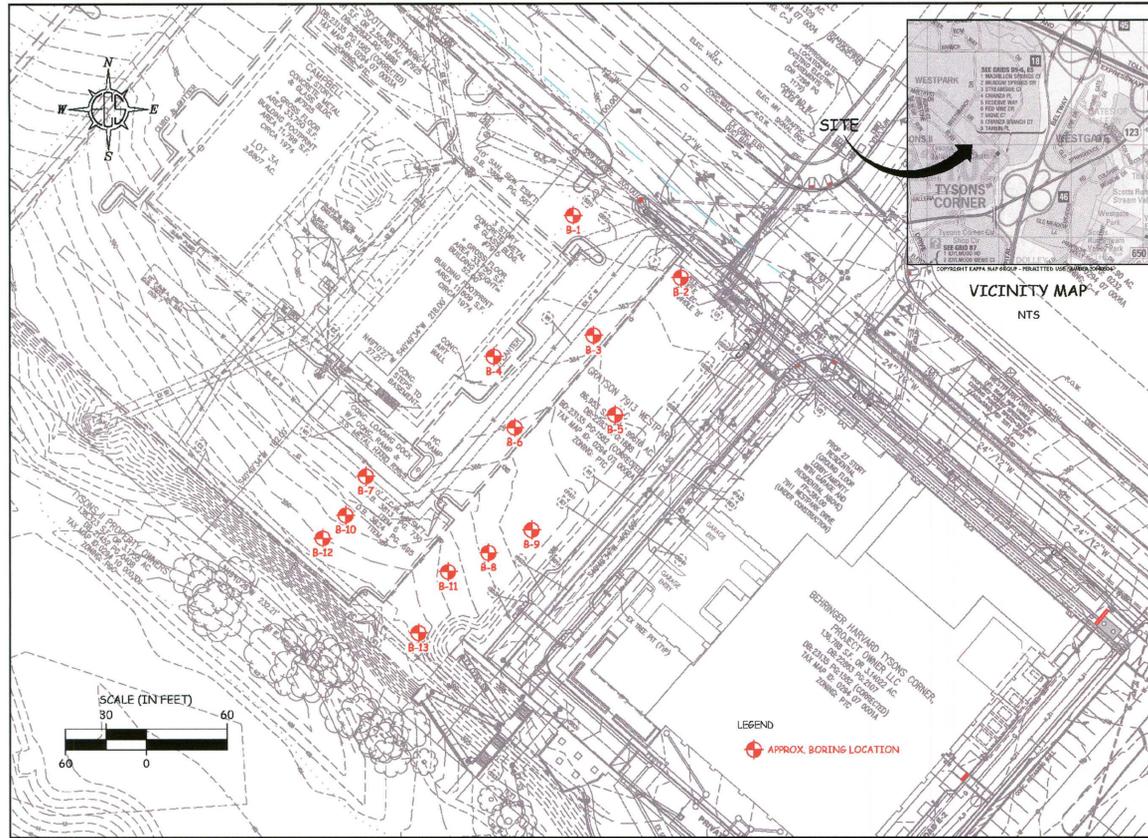
FROM POINT (1)	TO POINT (2)	AREA DRAIN "A" (ACRES)		RUN-OFF COEF. (4)	CA		INLET TIME MIN-UTES (7)	RAIN FALL IN. / HR. (8)	RUN-OFF Q. C.F.S. (9)	INVERT ELEVATIONS		LENGTH FT. (12)	n	ACTUAL SLOPE % (13)	MIN. SLOPE % (14)	DIA. IN. (14)	CAPA-CITY C.F.S. (15)	FULL FLOW VEL. F.P.S. (16)	ACTUAL VEL. F.P.S. (16)	FLOW TIME MINUTES (17)	REMARKS (18)	
		INCRE-MENT (3)	ACCUM-ULATED (3)		INCRE-MENT (5)	ACCUM-ULATED (6)				LOWER END (10)	UPPER END (11)											
25	24	0.83	0.83	0.8	0.66	0.66	5.00	7.27	4.83	362.10		59	0.013	1.00	0.56	15	6.46	5.26	5.70	5.00	5.00	*assumed slope of 1.0%
24	23	0.18	1.01	0.16	0.82	0.82	5.00	7.27	6.00	359.85	361.20	31	0.013	4.41	0.86	15	13.56	11.05	10.70	0.05	5.05	
23	22	0.00	1.01	0	0.00	0.82	5.00	7.27	6.00	353.58	359.50	162	0.013	3.65	0.86	15	12.35	10.06	10.00	0.27	5.32	
22	21	1.20	2.21	0.85	1.02	1.84	5.32	7.27	13.40	348.55	353.16	97	0.013	4.80	4.31	15	14.15	11.53	13.20	0.12	5.44	*slope & length from FFX SW Map
21	2	0.74	2.94	0.85	0.63	2.47	5.44	8.27	20.43	347.96	348.84	43	0.013	2.03	3.78	18	14.96	8.46	8.40	0.09	5.43	
53	51	0.27	0.27	0.8	0.21	0.21	5.00	7.27	1.56			62	0.013	1.00	0.06	15	6.46	5.26	4.30	5.00	5.00	*assumed slope of 1.0%
52	51	0.14	0.14	0.7	0.10	0.10	5.00	7.27	0.73			86	0.013	1.00	0.01	15	6.46	5.26	3.80	0.38	5.38	*assumed slope of 1.0%
51	5	0.74	1.15	0.5	0.37	0.68	5.00	7.27	4.97			43	0.013	1.00	0.59	15	6.46	5.26	5.80	0.12	5.50	*adds flow from 53--51
9	8	3.75	3.75	0.8	3.00	3.00	5.00	7.27	21.81	372.12	372.94	20	0.013	4.10	0.11	36	135.05	19.11	14.90	5.00	5.00	
8	7	0.63	4.38	0.9	0.57	3.57	5.00	7.27	25.92	368.50	370.69	87	0.013	2.53	0.40	30	65.26	13.30	12.50	0.12	5.12	
7	6	0.41	4.79	0.85	0.35	3.91	5.00	7.27	28.45	363.17	366.68	104	0.013	3.37	0.84	27	56.90	14.31	14.60	0.12	5.23	
6	5	5.94	0	0.00	4.60	4.60	5.00	7.27	33.42	359.33	362.32	114	0.013	2.62	1.16	27	50.15	12.61	13.50	0.14	5.37	*adds flow from 51--5189
5	4	5.94	0	0.00	4.60	4.60	5.00	7.27	33.42	357.35	359.08	68	0.013	2.55	1.16	27	49.47	12.44	13.40	0.09	5.46	
4	3	0.21	6.15	0.8	0.17	4.77	5.00	7.27	34.67	350.83	356.75	177	0.013	3.34	1.25	27	56.64	14.25	15.10	0.20	5.65	
3	2	0.24	6.39	0.4	0.10	4.87	5.00	7.27	35.37	346.87	349.42	86	0.013	2.98	1.30	27	53.49	13.45	14.50	0.10	5.75	*adds flow from 21--5184
2	1	0.14	9.48	0.4	0.06	7.39	5.00	7.27	53.74	345.96		114	0.013	1.00	0.65	36	66.70	9.44	10.40	0.18	5.95	

EXISTING FLOW FROM BLOCK 'D' TO REACH 'B'

2-YEAR	TOTAL AREA	IMPERVIOUS AREA	TURF AREA	WEIGHTED C-VALUE	INTENSITY	Q (CFS)
2-YEAR	0.49	0.35	0.14	0.75	5.50	2.02
10-YEAR	0.49	0.35	0.14	0.75	7.27	2.66

PROPOSED REACH 'B' STORM SEWER COMPUTATIONS

FROM POINT (1)	TO POINT (2)	AREA DRAIN "A" (ACRES)		RUN-OFF COEF. (4)	CA		INLET TIME MIN-UTES (7)	RAIN FALL IN. / HR. (8)	RUN-OFF Q. C.F.S. (9)	INVERT ELEVATIONS		LENGTH FT. (12)	n	ACTUAL SLOPE % (13)	MIN. SLOPE % (14)	DIA. IN. (14)	CAPA-CITY C.F.S. (15)	FULL FLOW VEL. F.P.S. (16)	ACTUAL VEL. F.P.S. (16)	FLOW TIME MINUTES (17)	REMARKS (18)	
		INCRE-MENT (3)	ACCUM-ULATED (3)		INCRE-MENT (5)	ACCUM-ULATED (6)				LOWER END (10)	UPPER END (11)											
25	24	0.83	0.83	0.8	0.66	0.66	5.00	7.27	4.83	362.10		59	0.013	1.00	0.56	15	6.46	5.26	5.70	5.00	5.00	*assumed slope of 1.0%
24	23	0.18	1.01	0.16	0.82	0.82	5.00	7.2														



**ARBOR ROW
BLOCK D
MCEAN, VA**



**BORING LOCATION
DIAGRAM**
RENAISSANCE CENTRO, LLC

ECS REVISIONS	
ENGINEER	DRAFTING
BMM	RAC
SCALE 1"=60'	
PROJECT NO. 23956	
SHEET 1 OF 1	
DATE 02-04-15	

PRELIMINARY SOIL INVESTIGATION RESULTS

Summary of Preliminary Infiltration Recommendations

Boring No.	Approximate Existing Surface Elevation (ft)	Proposed Facility Invert Elevation (ft)	Preliminary Infiltration Test Elevation (ft)	Field Infiltration Rate (in/hr)	Recommended Infiltration Rate (in/hr)
B-9/I-9A	385.5	Not Specified	379.6	1.38	0.69
B-9/I-9B	385.5	Not Specified	379.5	2.00	1.00
B-10/I-10A	388.5	Not Specified	382.9	FAIL	FAIL
B-10/I-10B	388.5	Not Specified	382.7	FAIL	FAIL
B-11/I-11A	388.5	Not Specified	382.4	2.97	1.48
B-11/I-11B	388.5	Not Specified	382.3	2.19	1.09
B-12/I-12A	390.0	Not Specified	384.1	FAIL	FAIL
B-12/I-12B	390.0	Not Specified	384.3	0.25	FAIL
B-13/I-13A	391.0	Not Specified	385.1	2.56	1.28
B-13/I-13B	391.0	Not Specified	385.1	3.12	1.56

STORMWATER MANAGEMENT ALTERNATIVE DESIGN NARRATIVE:

WITH THE PROPOSED DESIGN, THE APPLICANT IS CURRENTLY MEETING ALL OF THE REQUIRED STORMWATER GOALS: LEED CREDITS SS6.1 AND SS6.2, PFM FLOOD CONTROL AND VELOCITY CONTROL REQUIREMENTS, FAIRFAX STORMWATER MANAGEMENT ORDINANCE WATER QUALITY AND QUANTITY REQUIREMENTS, AND TYSON'S CORNER 1" RETENTION REQUIREMENT.

THE APPLICANT IS REQUESTING REPRIEVE FROM PFM SECTION 6-1306.3F, WHICH REQUIRES ALL WEATHER VEHICULAR ACCESS (12-FOOT WIDE) TO ALL STORMWATER FACILITIES. THE APPLICANT HAS CONTACTED SEVERAL INDUSTRY MAINTENANCE COMPANIES WHO HAVE COLLECTIVELY INDICATED THE STORMWATER MANAGEMENT FACILITIES CAN BE SERVICED BY EXTENSION OF A HOSE FROM THE ADJACENT JONES PARK DRIVE. THE PROVISION OF A 12-FOOT PAVED VEHICULAR MAINTENANCE ACCESS WAY IS NOT IN CONFORMANCE WITH THE GENERAL INTENT AND CHARACTER OF THE PROPOSED STREETScape AND OUTDOOR SPACE GIVEN THAT THE AREA AROUND THE SWM FACILITIES (ABOVE-GRADE DETENTION FACILITY AND INFILTRATION FACILITY) IS PROPOSED TO BE SCREENED AND PLANTED BY LANDSCAPING.

THE APPLICANT IS REQUESTING REPRIEVE FROM PFM SECTION 6-1303.1A IN THE EVENT THAT FURTHER GEOTECHNICAL ANALYSIS REVEALS UNEXPECTED RESULTS WHEREBY THE OBSERVED INFILTRATION RATES VARY GREATLY FROM WHAT IS CURRENTLY REPORTED. THE APPLICANT REQUESTS THE OPTION TO DESIGN INFILTRATION FACILITIES WITH DESIGN INFILTRATION RATES LESS THAN 0.5 IN/HR AS AN ALTERNATIVE APPROACH TO MEETING THE TYSON'S CORNER 1" REDUCTION REQUIREMENT.

THE APPLICANT IS REQUESTING REPRIEVE FROM PFM SECTION 6-1303.2I TO ALLOW SETBACKS FROM THE PROPOSED BUILDING FOR INFILTRATION FACILITIES TO BE REDUCED TO ZERO. WHILE THE CURRENT DESIGN IS IN GENERAL CONFORMANCE WITH DEQ SPECIFICATIONS AND PFM REQUIREMENTS, UPON FURTHER GEOTECHNICAL INVESTIGATION AND FINAL ENGINEERING DESIGN IT MAY BE NECESSARY TO ADJUST THE SURFACE AREA OF THE PROPOSED FACILITIES. DUE TO THE SIGNIFICANT HIGH DENSITY URBAN DESIGN, REQUIREMENTS OF URBAN PARK OPEN SPACE AND PREFERENCE OF INFILTRATION TYPE SWM FACILITIES, THE LOCATION OF THOSE FACILITIES MAY REQUIRE RELIEF FROM THE STRICT SETBACK CRITERIA. APPROPRIATE ARCHITECTURAL AND STRUCTURAL ACCOMMODATION TO ANY ADJACENT STRUCTURE WILL BE PROVIDED TO ACCOUNT FOR NECESSARY WATERPROOFING.

AS THE URBAN NATURE OF THIS REDEVELOPMENT IS DESCRIBED ABOVE, THE APPLICANT IS REQUESTING REPRIEVE FROM PFM SECTION 6-1307.2F TO ALLOW SETBACKS FROM THE PROPOSED BUILDING FOR BIO-RETENTION/URBAN-BIORETENTION FACILITIES TO BE REDUCED TO ZERO. AN IMPERMEABLE LINER AND AN UNDERDRAIN WILL BE PROPOSED AS IS REQUIRED BY DEQ SPECIFICATION 9-A.

THE APPLICANT REQUESTS REPRIEVE FROM PFM SECTION 6-1307.2D TO ALLOW FOR INFILTRATION BIO-RETENTION FACILITIES TO BE INSTALLED ON IN-SITU FILL MATERIAL. THE SUBSURFACE GEOTECHNICAL CHARACTERISTICS IN TYSON'S CORNER HAVE INHERENTLY BEEN ALTERED THROUGHOUT ITS DEVELOPMENT. WHILE THE INFILTRATION FACILITY IS PROPOSED TO BE SUBSTANTIALLY BELOW THE FINAL GRADE OF THE SITE, IT IS DIFFICULT TO ENSURE THAT NO PART OF THE FACILITY WILL BE OVER AREAS THAT HAVE BEEN FILLED IN OVER THE PAST 50 YEARS. IF INFILTRATION RATES ARE PROVEN TO BE ACCEPTABLE WHEN TESTED IN ITS CURRENT STATE, INFILTRATING BIO-RETENTION FACILITIES SHOULD BE ALLOWED.

THE APPLICANT REQUESTS REPRIEVE FROM PFM SECTION 6-1303.2G TO ALLOW FOR INFILTRATION FACILITIES TO BE INSTALLED ON IN-SITU FILL MATERIAL. THE SUBSURFACE GEOTECHNICAL CHARACTERISTICS IN TYSON'S CORNER HAVE INHERENTLY BEEN ALTERED THROUGHOUT ITS DEVELOPMENT. WHILE THE INFILTRATION FACILITY IS PROPOSED TO BE SUBSTANTIALLY BELOW THE FINAL GRADE OF THE SITE, IT IS DIFFICULT TO ENSURE THAT NO PART OF THE FACILITY WILL BE OVER AREAS THAT HAVE BEEN FILLED IN OVER THE PAST 50 YEARS. IF INFILTRATION RATES ARE PROVEN TO BE ACCEPTABLE WHEN TESTED IN ITS CURRENT STATE, INFILTRATING BIO-RETENTION FACILITIES SHOULD BE ALLOWED.

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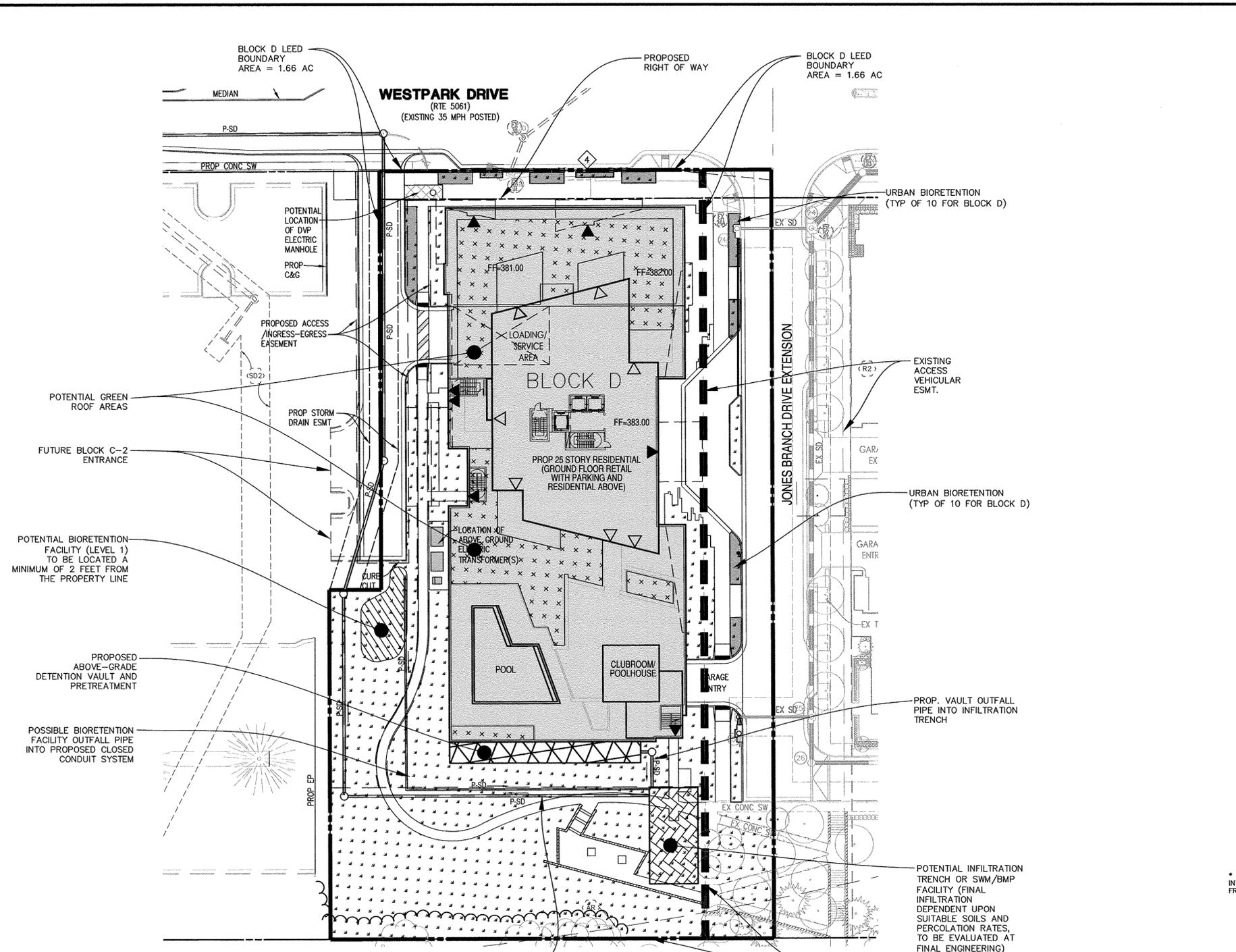
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ALTERNATIVE DESIGN NARRATIVE AND
GEOTECHNICAL BORING LOG
ARBOR ROW - BLOCK 'D'
FINAL DEVELOPMENT PLAN 2011-PR-023-04
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
7/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/16/15	COUNTY COMMENTS
12/30/15	Rev.
DATE	DESCRIPTION
SCALE	H: AS SHOWN
JOB No.	7403-18-002
DATE	March 30, 2015
FILE No.	7403-18-D-RZ-002
C8.3	
SHEET	





LEGEND

	LEED BOUNDARY (1.66 ACRES)
	APPLICATION LINE
	PERVIOUS AREA
	URBAN BIORETENTION
	BIORETENTION FACILITY
	INFILTRATION TRENCH
	CISTERN
	VEGETATED ROOF

NOTE:

- STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED FDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
- THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE L.I.D. PRACTICES WITH FINAL ENGINEERING.

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 Sections:

Special Permits (Sect. 9-011 2J & 2L)	Special Exceptions (Sect. 9-011 2J & 2L)
Cluster Subdivision (Sect. 9-615 1G & 1N)	Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14))
Development Plans PRC District (Sect. 16-302 3 & 4L)	PRC Plan (Sect. 16-303 1E & 1 C)
FDP P Districts (Sect. 16-502 1A (8) & (17))	Amendments (Sect. 18-202 10F & 10I)

- Plat is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')
- 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(s) C9.0. If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.
- Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sq')	Storage volume (cf)	If pond, dam height (ft)
URBAN/LEVEL 1 BIORETENTION	0.26/0.41	0.13/0.14	0.39/0.55	1,134/877	2,013/1,754	N/A
ABOVE-GRADE DETENTION VAULT	0.57	-	0.57	1,100	7,700	N/A
INFILTRATION*	0.31	0.09	0.40	2,500	12,500	N/A
VEGETATED ROOF	0.19	-	0.19	7,840	600	N/A
Totals:	1.74	0.36	2.10	13,451	24,567	N/A

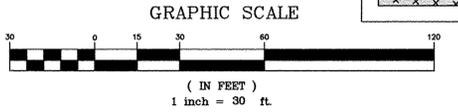
- Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) C9.0. Pond inlet and outlet pipe systems are shown on Sheet(s) C9.0.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) C8.3 — DESIGN NARRATIVE. Type of maintenance access road surface noted on the plat is _____ (asphalt, geoblock, gravel, etc.)
- Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) L1.01 & L1.02
- Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) C8.2, C8.3, C9.4 & C9.5
- A description of 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(s) C8.0—C8.15. If the outfall is proposed to be improved off-site it should be specifically noted.
- A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) C8.0—C8.15.
- 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 Sheet(s) C5.0.
- A submission waiver is required for ITEM #5—SEE ALTERNATIVE DESIGN NARRATIVE ON SHEET C8.3
- Stormwater management is not required because _____ N/A

Revised: 8/4/2015

* THE DRAINAGE AREAS FOR THE LEVEL 1 BIORETENTION, ABOVE-GRADE DETENTION VAULT, AND VEGETATED ROOF ALL OUTFALL INTO THE INFILTRATION FACILITY. THE DRAINAGE AREA SHOWN FOR THE INFILTRATION FACILITY DOES NOT INCLUDE THE AREAS FROM THESE OTHER BMP PRACTICES.

TOTAL SITE RUNOFF:

Site Condition	DESIGN STORMS	
	2-Year 24-Hour Storm Runoff Flow (CFS)	10-Year 24-Hour Storm Runoff Flow (CFS)
UNDEVELOPED	3.43	7.54
EXISTING	6.28	10.87
POST-DEVELOPMENT	3.12	5.18



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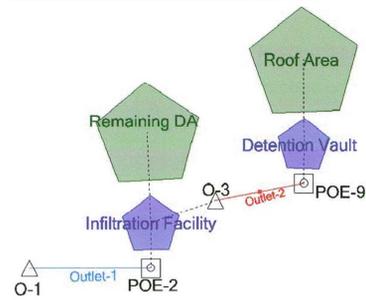
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PRELIMINARY SWM PLAN & CHECKLIST
ARBOR ROW - BLOCK 'D'
FINAL DEVELOPMENT PLAN 2011-PR-023-04
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
7/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/16/15	COUNTY COMMENTS
12/30/15	Rev.
DATE	DESCRIPTION
SCALE	H: 1" = 30'
JOB No.	7403-18-002
DATE	March 30, 2015
FILE No.	7403-18-D-RZ-002
SHEET	C9.0



NETWORK DIAGRAM



MASTER SUMMARY

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
Remaining DA	Post-Development 2-Year	2	0.117	715.000	2.21
Roof Area	Post-Development 2-Year	2	0.191	715.000	3.20

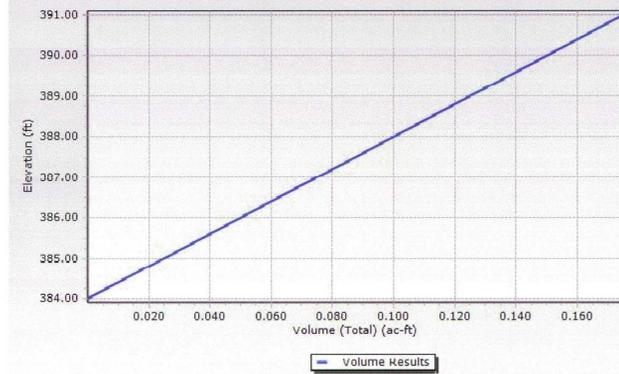
Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
O-1	Post-Development 2-Year	2	0.000	0.000	0.00

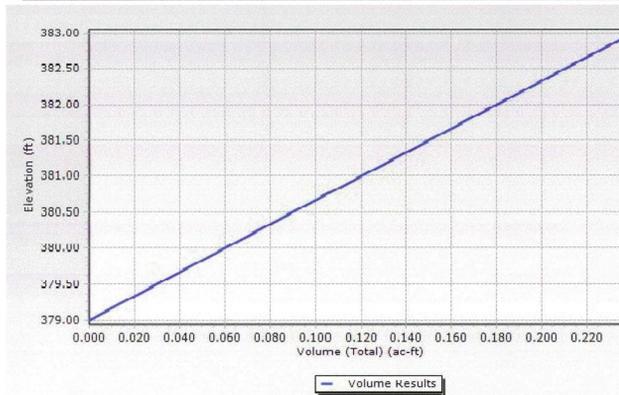
Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
Detention Vault (IN)	Post-Development 2-Year	2	0.191	715.000	3.20	(N/A)	(N/A)
Detention Vault (OUT)	Post-Development 2-Year	2	0.070	950.000	0.06	389.42	0.135
Infiltration Facility (IN)	Post-Development 2-Year	2	0.187	715.000	2.25	(N/A)	(N/A)
Infiltration Facility (OUT)	Post-Development 2-Year	2	0.000	0.000	0.00	380.92	0.115

ABOVE-GRADE DETENTION VAULT VOLUME



INFILTRATION FACILITY VOLUME



ABOVE-GRADE DETENTION VAULT OUTLET STRUCTURE

Subsection: Outlet Input Data
Label: Vault Outlet Structure
Return Event: 2 years
Storm Event: 2-year

Requested Pond Water Surface Elevations	
Minimum (Headwater)	394.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	391.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - 2	Forward	TW	394.00	391.00
Orifice-Circular	Orifice - 1	Forward	TW	390.00	391.00
Tailwater Settings				(N/A)	(N/A)

Structure ID: Orifice - 1	
Structure Type:	Orifice-Circular
Number of Openings	1
Elevation	390.00 ft
Orifice Diameter	12.0 in
Orifice Coefficient	0.600

Structure ID: Orifice - 2	
Structure Type:	Orifice-Circular
Number of Openings	1
Elevation	384.00 ft
Orifice Diameter	1.0 in
Orifice Coefficient	0.600

INFILTRATION FACILITY OUTLET STRUCTURE

Requested Pond Water Surface Elevations	
Minimum (Headwater)	379.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	383.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Culvert-Circular	Culvert - 1	Forward	TW	381.00	383.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

Subsection: Outlet Input Data
Label: Infiltration Outlet Structure
Return Event: 2 years
Storm Event: 2-year

Structure ID: Culvert - 1	
Structure Type:	Culvert-Circular
Number of Barrels	1
Diameter	15.0 in
Length	157.76 ft
Length (Computed Barrel)	157.76 ft
Slope (Computed)	0.005 ft/ft

Outlet Control Data	
Manning's n	0.013
Ke	0.200
Kb	0.023
Kr	0.200
Convergence Tolerance	0.00 ft

Inlet Control Data	
Equation Form	Form 1
K	0.0045
M	2.0000
C	0.0317
Y	0.6900
T1 ratio (HW/D)	1.093
T2 ratio (HW/D)	1.195
Slope Correction Factor	-0.500

Use unsubmerged inlet control 0 equation below T1 elevation.
Use submerged inlet control 0 equation above T2 elevation.
In transition zone between unsubmerged and submerged inlet control, interpolate between flows at T1 & T2...

T1 Elevation	382.37 ft	T1 Flow	4.80 ft³/s
T2 Elevation	382.49 ft	T2 Flow	5.49 ft³/s

Structure ID: TW	
Structure Type:	TW Setup, DS Channel
Tailwater Type	Free Outfall
Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

2-YEAR ABOVE-GRADE DETENTION VAULT ROUTING

Subsection: Interconnected Pond Routing Summary
Label: Detention Vault
Return Event: 2 years
Storm Event: 2-year

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions		Calculation Tolerances	
Elevation (Starting Water Surface Computed)	394.00 ft	Flow Tolerance (Minimum)	0.000 ft³/s
Volume (Starting)	0.000 ac-ft	Maximum Iterations	35
Outflow (Starting)	0.00 ft³/s	ICPM Time Step	5.000 min

	Time to Peak (min)	Maximum Storage Elevation (ft)	Volume (ac-ft)
Pond Inflow...	715.000	389.42	0.135
Pond Outflow...	0.000		

	Forward Flow Peaks	Reverse Flow Peaks
	Time to Peak (min)	Time to Peak (min)
Pond Inflow...	715.000	2.25
Pond Outflow...	0.000	0.000

	Total Volume In	Total Volume Out
	Volume (ac-ft)	Volume (ac-ft)
Pond Inflow...	0.187	0.000
Pond Outflow...	0.000	0.000

Mass Balance (ac-ft)	
Volume (Initial ICPM)	0.000 ac-ft
Volume (Total In ICPM)	0.191 ac-ft
Volume (Total Out ICPM)	0.070 ac-ft
Volume (Ending)	0.121 ac-ft
Elevation (Ending)	388.94 ft
Difference	0.000 ac-ft
Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.1 %

2-YEAR INFILTRATION FACILITY ROUTING

Subsection: Interconnected Pond Routing Summary
Label: Infiltration Facility
Return Event: 2 years
Storm Event: 2-year

Infiltration	
Infiltration Method (Computed)	Average Infiltration Rate
Infiltration Rate (Average)	1.0900 in/h

Initial Conditions		Calculation Tolerances	
Elevation (Starting Water Surface Computed)	379.00 ft	Flow Tolerance (Minimum)	0.000 ft³/s
Volume (Starting)	0.000 ac-ft	Maximum Iterations	35
Infiltration (Starting ICPM)	0.00 ft³/s	ICPM Time Step	5.000 min
Outflow (Starting)	0.00 ft³/s	Output Increment	5.000 min

	Time to Peak (min)	Maximum Storage Elevation (ft)	Volume (ac-ft)
Pond Inflow...	715.000	380.92	0.115
Infiltration...	715.000		
Pond Outflow...	0.000		

	Forward Flow Peaks	Reverse Flow Peaks
	Time to Peak (min)	Time to Peak (min)
Pond Inflow...	715.000	2.25
Infiltration...	715.000	0.000
Pond Outflow...	0.000	0.000

	Total Volume In	Total Volume Out
	Volume (ac-ft)	Volume (ac-ft)
Pond Inflow...	0.187	0.000
Infiltration...	0.000	0.071
Pond Outflow...	0.000	0.000

Mass Balance (ac-ft)	
Volume (Initial ICPM)	0.000 ac-ft
Volume (Total In ICPM)	0.187 ac-ft
Volume (Total Out ICPM)	0.071 ac-ft
Volume (Ending)	0.115 ac-ft
Elevation (Ending)	380.92 ft
Difference	0.000 ac-ft
Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.1 %



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BLOCK D SWM COMPUTATIONS (2 OF 4)
ARBOR ROW - BLOCK 'D'
FINAL DEVELOPMENT PLAN 2011-PR-023-04
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
7/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/16/15	COUNTY COMMENTS
12/30/15	Rev.
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DATE	March 30, 2015
FILE No.	7403-18-D-RZ-002
SHEET	C9.2

10-YEAR MASTER SUMMARY

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
Remaining DA	Post-Development 10-Year	10	0.224	715.000	4.20
Roof Area	Post-Development 10-Year	10	0.301	715.000	4.95

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
O-1	Post-Development 10-Year	10	0.182	750.000	0.92

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
Detention Vault (IN)	Post-Development 10-Year	10	0.301	715.000	4.95	(N/A)	(N/A)
Detention Vault (OUT)	Post-Development 10-Year	10	0.158	725.000	1.26	390.61	0.165
Infiltration Facility (IN)	Post-Development 10-Year	10	0.382	715.000	4.26	(N/A)	(N/A)
Infiltration Facility (OUT)	Post-Development 10-Year	10	0.182	750.000	0.92	381.53	0.152

100-YEAR MASTER SUMMARY

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
Remaining DA	Post-Development 100-Year	100	0.464	715.000	8.44
Roof Area	Post-Development 100-Year	100	0.531	715.000	8.58

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
O-1	Post-Development 100-Year	100	0.559	725.000	5.58

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
Detention Vault (IN)	Post-Development 100-Year	100	0.531	715.000	8.58	(N/A)	(N/A)
Detention Vault (OUT)	Post-Development 100-Year	100	0.309	715.000	2.74	391.00	0.175
Infiltration Facility (IN)	Post-Development 100-Year	100	0.773	715.000	11.18	(N/A)	(N/A)
Infiltration Facility (OUT)	Post-Development 100-Year	100	0.559	725.000	5.58	382.83	0.230

10-YEAR ABOVE-GRADE DETENTION VAULT ROUTING

Subsection: Interconnected Pond Routing Summary Label: Detention Vault

Return Event: 10 years
Storm Event: 10-year

Infiltration	
Infiltration Method (Computed)	No Infiltration
Initial Conditions	
Elevation (Starting Water Surface Computed)	394.00 ft
Volume (Starting)	0.000 ac-ft
Outflow (Starting)	0.00 ft ³ /s
Calculation Tolerances	
Flow Tolerance (Minimum)	0.000 ft ³ /s
Maximum Iterations	35
ICPM Time Step	5.000 min

	Time to Peak (min)		Maximum Storage Volume (ac-ft)	
	Time to Peak (min)	Flow (Peak) (ft ³ /s)	Elevation (ft)	Volume (ac-ft)
Pond Inflow....	715.000	4.26	0.000	0.00
Pond Outflow...	750.000	0.92	0.000	0.00

	Total Volume In (ac-ft)		Total Volume Out (ac-ft)	
	Volume (ac-ft)	Direction	Volume (ac-ft)	Direction
Pond Inflow....	0.382	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.182	Forward

Mass Balance (ac-ft)	
Volume (Initial ICPM)	0.000 ac-ft
Volume (Total In ICPM)	0.301 ac-ft
Volume (Total Out ICPM)	0.158 ac-ft
Volume (Ending)	0.144 ac-ft
Elevation (Ending)	389.74 ft
Difference	0.000 ac-ft
Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.1 %

100-YEAR ABOVE-GRADE DETENTION VAULT ROUTING

Subsection: Interconnected Pond Routing Summary Label: Detention Vault

Return Event: 100 years
Storm Event: 100-year

Infiltration	
Infiltration Method (Computed)	No Infiltration
Initial Conditions	
Elevation (Starting Water Surface Computed)	394.00 ft
Volume (Starting)	0.000 ac-ft
Outflow (Starting)	0.00 ft ³ /s
Calculation Tolerances	
Flow Tolerance (Minimum)	0.000 ft ³ /s
Maximum Iterations	35
ICPM Time Step	5.000 min

	Time to Peak (min)		Maximum Storage Volume (ac-ft)	
	Time to Peak (min)	Flow (Peak) (ft ³ /s)	Elevation (ft)	Volume (ac-ft)
Pond Inflow....	715.000	11.18	0.000	0.00
Pond Outflow...	725.000	5.58	0.000	0.00

	Total Volume In (ac-ft)		Total Volume Out (ac-ft)	
	Volume (ac-ft)	Direction	Volume (ac-ft)	Direction
Pond Inflow....	0.773	Forward	0.000	Reverse
Pond Outflow...	0.000	Reverse	0.559	Forward

Mass Balance (ac-ft)	
Volume (Initial ICPM)	0.000 ac-ft
Volume (Total In ICPM)	0.531 ac-ft
Volume (Total Out ICPM)	0.309 ac-ft
Volume (Ending)	0.150 ac-ft
Elevation (Ending)	390.01 ft
Difference	0.073 ac-ft
Percent of Inflow Volume (Interconnected Pond Mass Balance)	13.7 %

10-YEAR INFILTRATION FACILITY ROUTING

Subsection: Interconnected Pond Routing Summary Label: Infiltration Facility

Return Event: 10 years
Storm Event: 10-year

Infiltration	
Infiltration Method (Computed)	Average Infiltration Rate
Infiltration Rate (Average)	1.0900 in/h
Initial Conditions	
Elevation (Starting Water Surface Computed)	379.00 ft
Volume (Starting)	0.000 ac-ft
Infiltration (Starting ICPM)	0.00 ft ³ /s
Outflow (Starting)	0.00 ft ³ /s
Calculation Tolerances	
Flow Tolerance (Minimum)	0.000 ft ³ /s
Maximum Iterations	35
ICPM Time Step	5.000 min
Output Increment	5.000 min

	Time to Peak (min)		Maximum Storage Volume (ac-ft)	
	Time to Peak (min)	Flow (Peak) (ft ³ /s)	Elevation (ft)	Volume (ac-ft)
Pond Inflow....	715.000	4.26	0.000	0.00
Infiltration....	700.000	0.00	0.000	0.00
Pond Outflow...	750.000	0.92	0.000	0.00

	Total Volume In (ac-ft)		Total Volume Out (ac-ft)	
	Volume (ac-ft)	Direction	Volume (ac-ft)	Direction
Pond Inflow....	0.382	Forward	0.000	Reverse
Infiltration....	0.000	Reverse	0.078	Forward
Pond Outflow...	0.000	Reverse	0.182	Forward

Mass Balance (ac-ft)	
Volume (Initial ICPM)	0.000 ac-ft
Volume (Total In ICPM)	0.382 ac-ft
Volume (Total Out ICPM)	0.260 ac-ft
Volume (Ending)	0.122 ac-ft
Elevation (Ending)	381.03 ft
Difference	0.000 ac-ft
Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.1 %

100-YEAR INFILTRATION FACILITY ROUTING

Subsection: Interconnected Pond Routing Summary Label: Infiltration Facility

Return Event: 100 years
Storm Event: 100-year

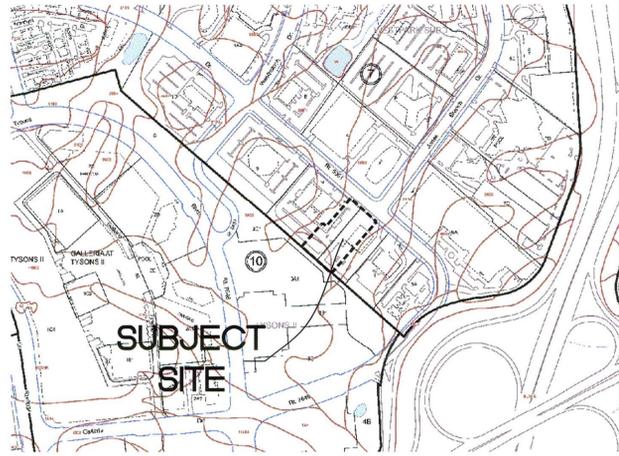
Infiltration	
Infiltration Method (Computed)	Average Infiltration Rate
Infiltration Rate (Average)	1.0900 in/h
Initial Conditions	
Elevation (Starting Water Surface Computed)	379.00 ft
Volume (Starting)	0.000 ac-ft
Infiltration (Starting ICPM)	0.00 ft ³ /s
Outflow (Starting)	0.00 ft ³ /s
Calculation Tolerances	
Flow Tolerance (Minimum)	0.000 ft ³ /s
Maximum Iterations	35
ICPM Time Step	5.000 min
Output Increment	5.000 min

	Time to Peak (min)		Maximum Storage Volume (ac-ft)	
	Time to Peak (min)	Flow (Peak) (ft ³ /s)	Elevation (ft)	Volume (ac-ft)
Pond Inflow....	715.000	11.18	0.000	0.00
Infiltration....	595.000	0.00	0.000	0.00
Pond Outflow...	725.000	5.58	0.000	0.00

	Total Volume In (ac-ft)		Total Volume Out (ac-ft)	
	Volume (ac-ft)	Direction	Volume (ac-ft)	Direction
Pond Inflow....	0.773	Forward	0.000	Reverse
Infiltration....	0.000	Reverse	0.090	Forward
Pond Outflow...	0.000	Reverse	0.559	Forward

Mass Balance (ac-ft)	
Volume (Initial ICPM)	0.000 ac-ft
Volume (Total In ICPM)	0.773 ac-ft
Volume (Total Out ICPM)	0.649 ac-ft
Volume (Ending)	0.123 ac-ft
Elevation (Ending)	381.06 ft
Difference	0.001 ac-ft
Percent of Inflow Volume (Interconnected Pond Mass Balance)	0.1 %





SUBJECT SITE

SOILS MAP
SCALE: 1"=500'

*ALL SOILS OF SUBJECT SITES ARE OF HYDROLOGIC GROUP B IN SITU; HOWEVER, GIVEN THAT THE SITE IS PREVIOUSLY DEVELOPED A HYDROLOGIC SOILS GROUP D IS USED FOR ALL NEW DEVELOPMENT VRRM CALCULATIONS.

VIRGINIA RUNOFF REDUCTION METHOD:

Virginia Runoff Reduction Method Worksheet

Virginia Runoff Reduction Method New Development Worksheet - v2.8 - June 2014

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	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.78	0.78	33.33
Impervious (acres)	0.00	0.00	0.00	1.56	1.56	66.67
Total					2.34	100.00

Site Rv	0.72
Post Development Treatment Volume (ft ³)	6088
Post Development TP Load (lb/yr)	3.82
Post Development TN Load (lb/yr)	27.36
Total TP Load Reduction Required (lb/yr)	2.87

Total Runoff Volume Reduction (ft ³)	4246
Total TP Load Reduction Achieved (lb/yr)	3
Total TN Load Reduction Achieved (lb/yr)	15.10
Adjusted Post Development TP Load (lb/yr)	0.93
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)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.71	0.05	0.00	0.00	0.00	0.76
Impervious (acres)	1.23	0.34	0.00	0.00	0.00	1.57
Total						2.34

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)	2.47	0.43	0.00	0.00	0.00	2.89
TN Load Red. (lb/yr)	9.57	5.54	0.00	0.00	0.00	15.10

Virginia Runoff Reduction Method Worksheet

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.71	0.71	36.74
Impervious (acres)	0.00	0.00	0.00	1.23	1.23	63.26
Total					1.94	

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
1.b. Vegetated Roof #2 (Spec #5)	0.19 acres of green roof	14. Manufactured Device
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	Impervious: 0.06	7.b. Infiltration #2
	Turf (Pervious): 0.49	7.b. Infiltration #2
7.b. Infiltration #2 (Spec #8)	Impervious: 0.18	
	Turf (Pervious): 0.22	
14. CONTECH FILTER	Impervious: 0.57	7.b. Infiltration #2
	Turf (Pervious): 0	

Total Impervious Cover Treated (acres)	1.00
Total Turf Area Treated (acres)	0.71
Total TP Load Reduction Achieved in D.A. A (lb/yr)	2.47
Total TN Load Reduction Achieved in D.A. A (lb/yr)	9.57

INFILTRATION SIZING COMPUTATIONS:

INFILTRATION FACILITY DESIGN	
1. Given the infiltration rate, calculate the design infiltration rate:	$f_d = 0.5 * f$
	f = 2.00 in/hr
	$f_d = 0.08$ ft/hr
2. Calculate the maximum design depth for the infiltration trench:	$d_{max} = f_d * T_{max} / V_r$
	$T_{max} = 48.00$ hr
	$V_r = 0.40$
	$d_{max} = 10.00$ ft
3. Calculate the water quality volume requirements for the trench:	$T_v = (R_v * A / 12) * 43560$
	Drainage Area = 0.96 Ac
	$R_v = 0.83$
	$T_v = 2,892$ cf
4. Calculate the minimum surface area for the bottom of the infiltration trench:	$SA_{min} = T_v / (V_r * d_{max} + f_d * t)$
	$t = 2.00$ hr
	$SA_{min} = 708$ sf
	Design Length = 50.00 ft
	Design Width = 50.00 ft
	Design SA = 2,500 sf
	Design Depth = 5.00 ft
	Design Depth is Less than Max
5. Compare provided volume to required volume:	Required Volume = T_v / V_r
	Provided Volume = Design Length * Design Width * Design Depth
	Required Volume = 7,231 ft ³
	Provided Volume = 12,500 ft ³
	Design Volume is Sufficient

BIORETENTION FACILITY COMPUTATIONS:

COMPOSITE RUNOFF COEFFICIENT (Rv)

$R_{v,composite} = (R_{v1} * \%1) + (R_{v2} * \%2) + (R_{v3} * \%3)$

$R_{v,composite} = 0.29$

BIORETENTION LEVEL 1 TREATMENT VOLUME (T_v)

$T_v = [(1.0 \text{ in.}) * (R_v) * (A) / 12]$

$T_v = 341$

BIORETENTION LEVEL 1 STORAGE DEPTH

0.5 FEET OF PONDING ($V_{p}=1.0$)

2 FEET OF FILTER MEDIA ($V_{f}=0.25$)

1 FEET OF STONE RESERVOIR ($V_{r}=0.4$)

EFFECTIVE STORAGE DEPTH = 1.4 FEET

REQUIRED BIORETENTION LEVEL 1 SURFACE AREA (SA)

$SA = (T_v) / (\text{EFFECTIVE STORAGE DEPTH})$

$SA = 244$ SF

PROVIDED BIORETENTION LEVEL 1 SURFACE AREA (SA)

$SA = 877$ SF

URBAN BIORETENTION COMPUTATIONS:

	Contributing Drainage Area	Onsite DA	Offsite Drainage Area	Land Cover Runoff Coefficient	Treatment Volume Required	Treatment Volume Provided	Surface Area Required	Surface Area Provided	Ponding Depth	Soil Media Depth	Soil Media Void Ratio	Gravel Depth	Gravel Void Ratio
Urban Bioretention 1	1154	424	730	0.9	87	177.5	43	100	0.75	2.5	0.25	1	0.4
Urban Bioretention 2	507	285	222	0.9	38	46.15	19	26	0.75	2.5	0.25	1	0.4
Urban Bioretention 2A	2346	454	1892	0.9	176	177.5	88	100	0.75	2.5	0.25	1	0.4
Urban Bioretention 2B	886	531	355	0.9	66	79.875	33	45	0.75	2.5	0.25	1	0.4
Urban Bioretention 2C	1809	442	1367	0.9	136	177.5	68	100	0.75	2.5	0.25	1	0.4
Urban Bioretention 3	2076	2076	0	0.9	156	239.625	78	135	0.75	2.5	0.25	1	0.4
Urban Bioretention 4	1793	1793	0	0.9	134	177.5	67	100	0.75	2.5	0.25	1	0.4
Urban Bioretention 5	1476	1466	10	0.9	111	248.5	55	140	0.75	2.5	0.25	1	0.4
Urban Bioretention 6	1113	1059	54	0.9	83	177.5	42	100	0.75	2.5	0.25	1	0.4
Urban Bioretention 7	4128	2958	1170	0.9	310	511.2	155	288	0.75	2.5	0.25	1	0.4
TOTAL	17288	11488	5800		1297	2013	648	1134					

NOTE: A TOTAL OF 4566 SF OF VDOT RIGHT OF WAY WILL BE TREATED BY URBAN BIORETENTIONS 1, 2, 2A, 2B, AND 2C.

Drainage Area B Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.05	0.05	12.68
Impervious (acres)	0.00	0.00	0.00	0.34	0.34	87.32
Total					0.39	

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	Impervious: 0.34	
	Turf (Pervious): 0.05	

Total Impervious Cover Treated (acres)	0.34
Total Turf Area Treated (acres)	0.05
Total TP Load Reduction Achieved in D.A. A (lb/yr)	0.43
Total TN Load Reduction Achieved in D.A. A (lb/yr)	5.54

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	91	84	84	86
D.A. B CN	96	92	92	93
D.A. C CN	0	43	#N/A	#N/A
D.A. D CN	0	43	#N/A	#N/A
D.A. E CN	0	43	#N/A	#N/A

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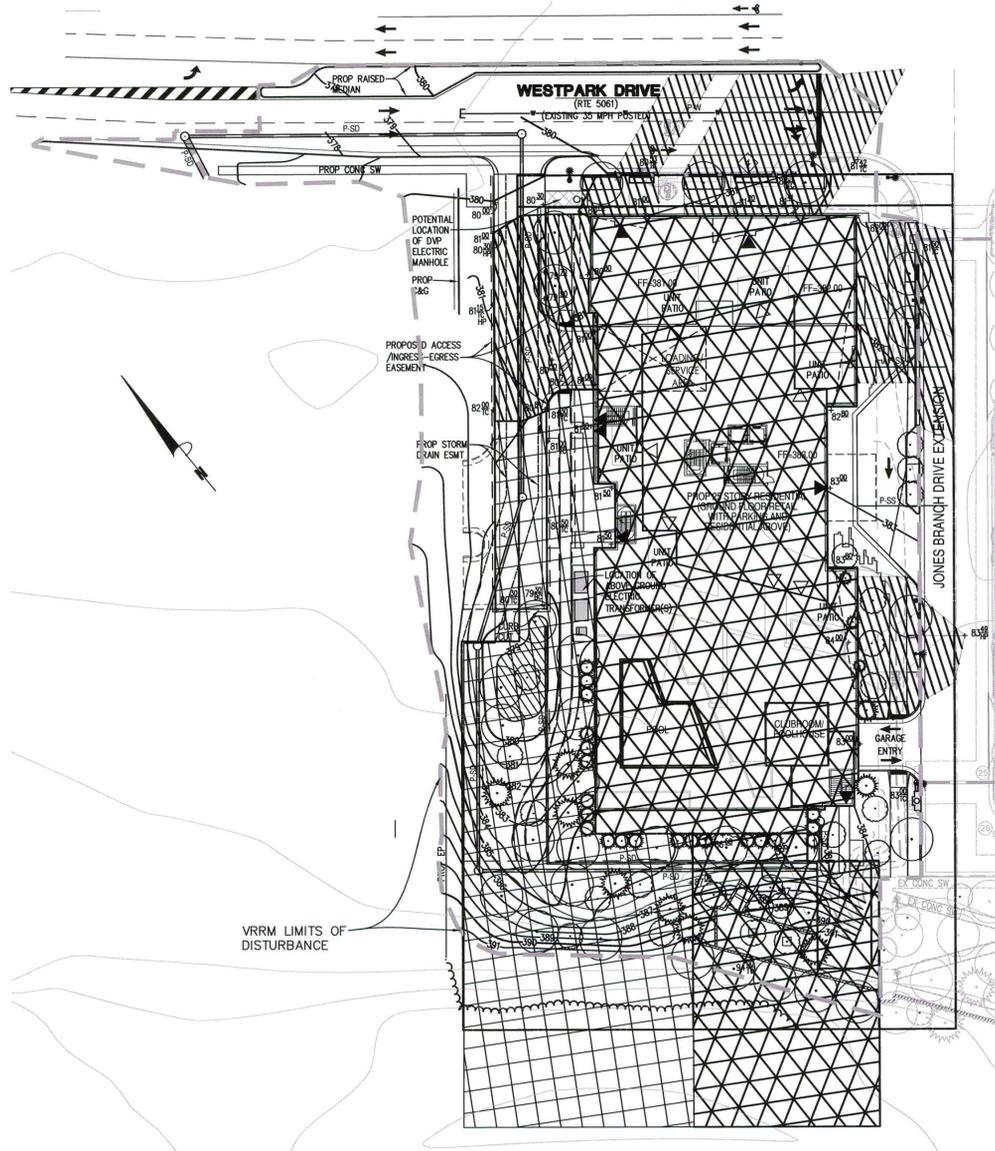
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BLOCK D SWM COMPUTATIONS (4 OF 4)
ARBOR ROW - BLOCK 'D'
FINAL DEVELOPMENT PLAN 2011-PR-023-04
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
7/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/16/15	COUNTY COMMENTS
12/30/15	REV
DATE	DESCRIPTION
SCALE	H: N/A
JOB No.	7403-18-002
DATE	March 30, 2015
FILE No.	7403-18-D-RZ-002

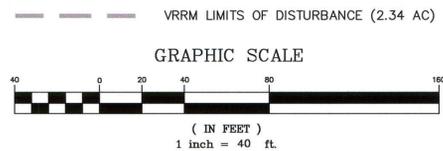


PROPOSED VRRM BMP DRAINAGE AREAS:



LEGEND

- DRAINAGE AREA TREATED BY BIORETENTION - LEVEL 1
0.55 ACRES
- DRAINAGE AREA TREATED BY URBAN BIORETENTION FACILITIES
0.39 ACRES
- DRAINAGE AREA TO ABOVE-GRADE DETENTION/INFILTRATION
1.06 ACRES
(INCLUDES 0.19 ACRES OF VEGETATED ROOF - LEVEL 2
AND TREATMENT OF ENTIRE ROOF BY MTD)



Drainage Area A

Drainage Area A Land Cover (acres)						
	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.00	0.00	0.71	0.71	0.25
Impervious Cover (acres)	0.00	0.00	0.00	1.23	1.23	0.95
Total					1.94	

Post Development Treatment Volume (cf) **4890**

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Practice	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
1. Vegetated Roof													
1.a. Vegetated Roof #1 (Spec #5)	acres of green roof	45% runoff volume reduction	0.45	0.00	0	0	0	0	0.00	0.00	0.00	0.00	
1.b. Vegetated Roof #2 (Spec #5)	acres of green roof	60% runoff volume reduction	0.60	0.19	0	393	262	0	0.00	0.41	0.25	0.16	14. Manufactured Device
6. Bioretention													
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.06	0	83	124	25	0.00	0.13	0.07	0.06	7.b. Infiltration #2
	turf acres draining to bioretention	40% runoff volume reduction	0.40	0.49	0	179	269	25	0.00	0.28	0.15	0.13	7.b. Infiltration #2
6.b. Bioretention #2 (Spec #9)	impervious acres draining to bioretention	80% runoff volume reduction	0.80	0.00	0	0	0	50	0.00	0.00	0.00	0.00	
	turf acres draining to bioretention	80% runoff volume reduction	0.80	0.00	0	0	0	50	0.00	0.00	0.00	0.00	
7. Infiltration													
7.a. Infiltration #1 (Spec #8)	impervious acres draining to infiltration	50% runoff volume reduction	0.50	0.00	0	0	0	25	0.00	0.00	0.00	0.00	
	turf acres draining to infiltration	50% runoff volume reduction	0.50	0.00	0	0	0	25	0.00	0.00	0.00	0.00	
7.b. Infiltration #2 (Spec #8)	impervious acres draining to infiltration	90% runoff volume reduction	0.90	0.18	2352	2675	297	25	0.76	0.39	1.06	0.09	
	turf acres draining to infiltration	90% runoff volume reduction	0.90	0.22	269	422	47	25	0.13	0.13	0.23	0.02	
14. Manufactured BMP													
14. CONTECH FILTER	impervious acres draining to device	0% runoff volume reduction	0.00	0.57	262	0	2228	50	0.16	1.23	0.70	0.70	7.b. Infiltration #2
	turf acres draining to device	0% runoff volume reduction	0.00	0.00	0	0	0	50	0.00	0.00	0.00	0.00	
				TOTAL IMPERVIOUS COVER TREATED (ac)	1.00								
				TOTAL TURF AREA TREATED (ac)	0.71								
AREA CHECK OK.													
												PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A	0.70
												TOTAL PHOSPHORUS REMOVAL IN D.A. A (lb/yr)	2.47
SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS													
												NITROGEN REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A	0.00
												TOTAL NITROGEN REMOVAL IN D.A. A (lb/yr)	9.57

Drainage Area B

Drainage Area B Land Cover (acres)						
	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.00	0.00	0.05	0.05	0.25
Impervious Cover (acres)	0.00	0.00	0.00	0.34	0.34	0.95
Total					0.39	

Post Development Treatment Volume (cf) **1233**

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area B

Practice	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.34	0	475	713	25	0.00	0.75	0.41	0.34	
	turf acres draining to bioretention	40% runoff volume reduction	0.40	0.05	0	18	27	25	0.00	0.03	0.02	0.01	
				TOTAL IMPERVIOUS COVER TREATED (ac)	0.34								
				TOTAL TURF AREA TREATED (ac)	0.05								
AREA CHECK OK.													
												TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)	2.87
												TOTAL RUNOFF REDUCTION IN D.A. B (cf)	493
												PHOSPHORUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. B (lb/yr)	0.43

NOTE: DRAINAGE AREA B REPRESENTS THE URBAN BIORETENTION FACILITIES AND DOES NOT OUTFALL INTO THE INFILTRATION FACILITY.

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VIRGINIA RUNOFF REDUCTION AREAS
ARBOR ROW - BLOCK 'D'
FINAL DEVELOPMENT PLAN 2011-PR-023-04
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS
7/30/15 COUNTY COMMENTS
10/05/15 COUNTY COMMENTS
12/16/15 COUNTY COMMENTS
12/30/15 REV

COMMONWEALTH OF VIRGINIA
Matthew J. Tauscher
Lic. No. 000832
12.16.15
12.30.15
LANDSCAPE ARCHITECT

DATE DESCRIPTION
SCALE H: AS SHOWN
JOB No. 7403-18-002
DATE : March 30, 2015
FILE No. 7403-18-D-RZ-002

SHEET **C9.5**

**BLOCK D LEED v2.2
COMPUTATIONS:**

LEED SS6.1

PER LEED SS6.1 CASE 2 - EXISTING IMPERVIOUSNESS IS GREATER THAN 50% THE VOLUME OF STORMWATER RUNOFF FROM THE 2-YEAR 24-HOUR STORM MUST BE REDUCED BY 25%.

THE TWO-YEAR 24-HOUR PRE-DEVELOPMENT PEAK DISCHARGE RATE IS CALCULATED TO BE 6.11 CFS. THEREFORE, THE FLOW DURING THE 2-YEAR 24-HOUR STORM IN THE DEVELOPED CONDITION MUST BE REDUCED TO 4.58 CFS OR LESS. THE PROPOSED STORMWATER MANAGEMENT PLAN WILL REDUCE THE RUNOFF FOR THE TWO-YEAR 24-HOUR DESIGN STORM TO BE 1.00 CFS. SEE THE COMPUTATIONS BELOW.

EXISTING CONDITIONS:

DA=1.66 ACRES=0.0026 MI²
CN=92
Tc=0.083 HRS

S= 1000 / -10
CN

S= 1000 / -10
92
S=0.87

Ia=0.25
Ia=0.2(0.87)
Ia=0.17

$Q = \frac{(P-0.2S)^2}{2(P+0.8S)}$
 $Q = \frac{(3.2-0.2(0.87))^2}{2(3.2+0.8(0.87))}$
Q2=2.35 IN

$q_p = q_u A_t P_f$
q_{p2} = 1000(0.0026)(2.35)(1)
q_{p2} = 6.11 CFS
V₂ = 6.11 CFS * (0.083 HR * 3600 SEC) = 1826 CF

PROPOSED CONDITIONS:

INFILTRATION FACILITY RELEASE
q_{p2} = 0.00 CFS

(SEE COMPUTATIONS FOR INFILTRATION FACILITY 2-YEAR STORM DISCHARGE RATE ON SHEET C9.2)

URBAN BIORETENTION DISCHARGE

DA=0.11 ACRES=0.0002 MI²
CN=95
Tc=0.083 HRS
S=0.53
Ia=0.11
Q₂ = 2.63 IN
q_{p2} = 0.53 CFS

ONSITE UNDETAINED FLOW

DA=0.13 ACRES=0.0002 MI²
CN=92
Tc=0.083 HRS
S=0.87
Ia=0.17
Q₂ = 2.35 IN
q_{p2} = 0.47 CFS

LEED COMPLIANCE:

SITE FLOW = ONSITE UNDETAINED + URBAN BIO RETENTIONS + VAULT

q₂ POST = 0.47 + 0.53 + 0.00 = 1.00 CFS
V₂ POST = 1.00 CFS * (0.083 HR * 3600 SEC) = 299 CF

q₂ POST < (0.75 * PRE)
0.75 * q₂ PRE = 0.75 * 6.11 CFS = 4.58 CFS
q₂ POST = 1.00 < 4.58 CFS

V₂ POST < (0.75 * PRE)
0.75 * V₂ PRE = 0.75 * 1826 CF = 1370 CF
V₂ POST = 299 CF < 1370 CF

LEED SS6.2

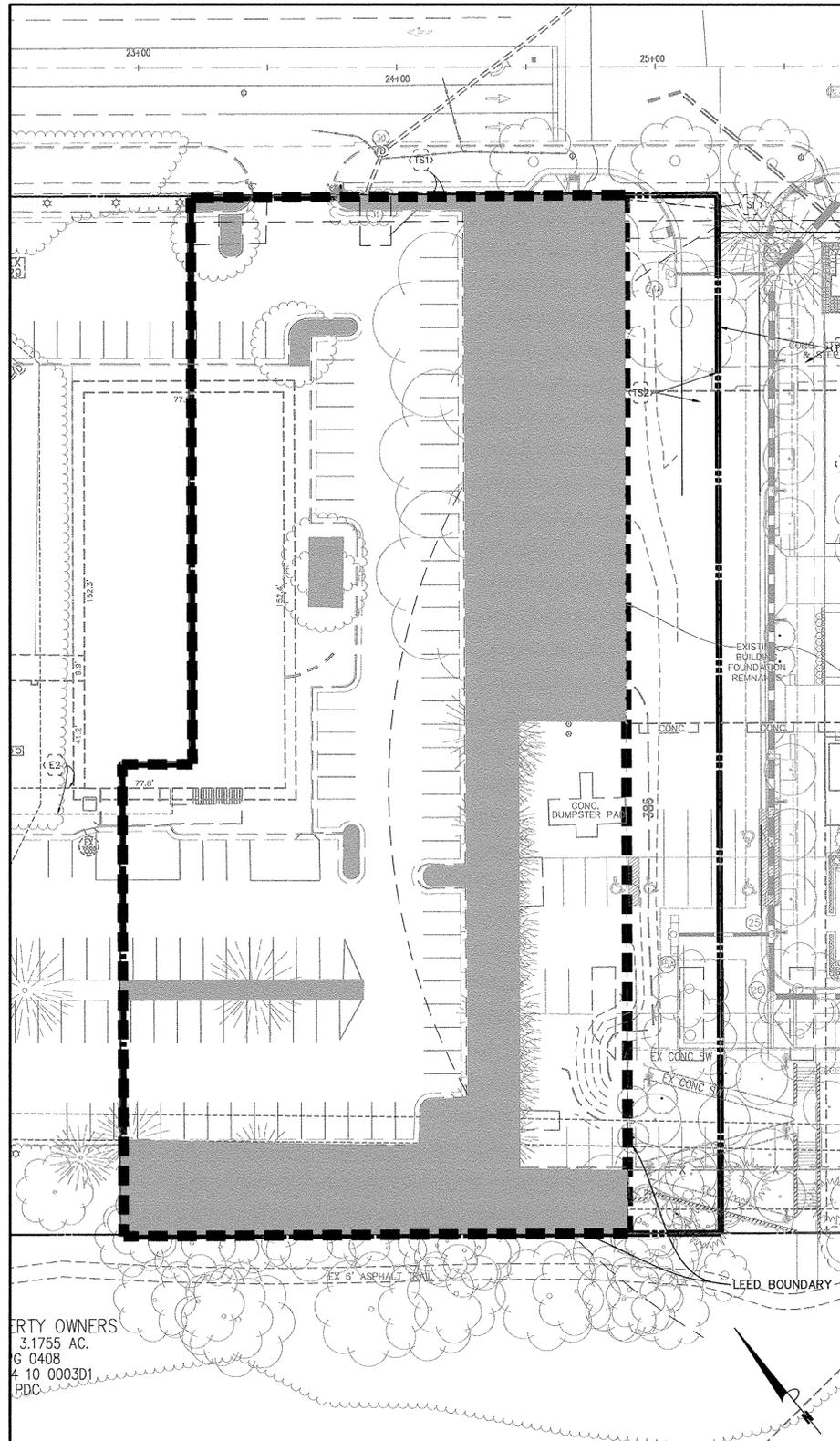
PER LEED SS6.2, 90% OF THE AVERAGE ANNUAL RAINFALL MUST BE CAPTURED AND TREATED WITHIN THE DEFINED LEED BOUNDARY (1.66 ACRES). BMPs MUST THEN BE USED TO REMOVE 80% OF THE TOTAL SUSPENDED SOLIDS (TSS) LOAD FROM THE CAPTURED RUNOFF.

THE SITE CAPTURES 92% (1.53 AC) OF THE AVERAGE ANNUAL RAINFALL WITHIN THE LEED BOUNDARY AND TREATS THE STORMWATER RUNOFF WITH BMPs DESIGNED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS AS SET FORTH BY THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY. THESE PRACTICES INCLUDE VEGETATED ROOF, MANUFACTURED TREATMENT DEVICE, ABOVE-GRADE DETENTION, INFILTRATION, URBAN BIORETENTION, AND BIORETENTION. PLEASE REFER TO THE TABLE BELOW FOR TSS REMOVAL WITHIN THE LEED BOUNDARY. MORE DETAILED COMPUTATIONS WILL BE PROVIDED WITH THE SITE PLAN.

BMP Type	Site Area Treated by BMP	TSS Removal Efficiency (%)	Weighted Average TSS Removal Efficiency (%)
Manufactured Treatment Device	0.57	80%	27.5%
Vegetated Roof	0.19	85%	9.7%
Infiltration Trench	0.68	80%	32.8%
Bioretention	0.18	90%	9.8%
Urban Bio	0.09	90%	4.9%
Total weighted average TSS removal efficiency:			84.61%

NOTE:
TSS REMOVAL EFFICIENCIES ARE ACCORDING TO THE NEW JERSEY STORMWATER BEST MANAGEMENT PRACTICES MANUAL.

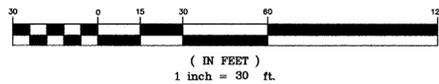
EXISTING LEED SITE PVIOUS AREA:



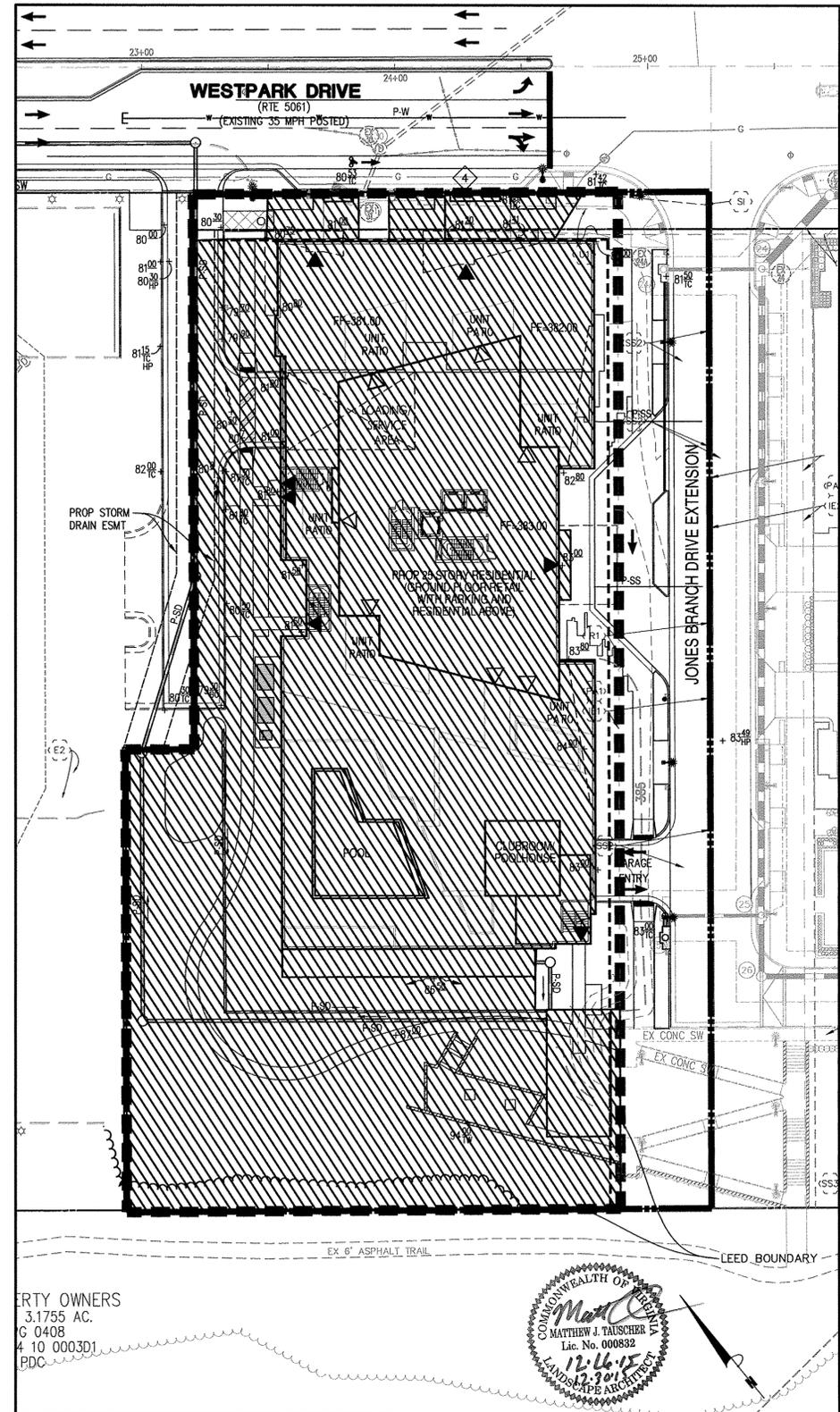
LEGEND

- EXISTING PVIOUS AREAS (0.57 AC)
- LEED SITE BOUNDARY (1.66 AC)
- APPLICATION AREA (1.99 AC)

GRAPHIC SCALE



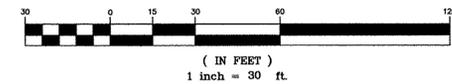
PROPOSED LEED BMP TREATMENT AREA:



LEGEND

- SITE AREAS TREATED BY A STORMWATER BMP (1.53 AC)
- LEED SITE BOUNDARY (1.66 AC)
- APPLICATION AREA (1.99 AC)

GRAPHIC SCALE



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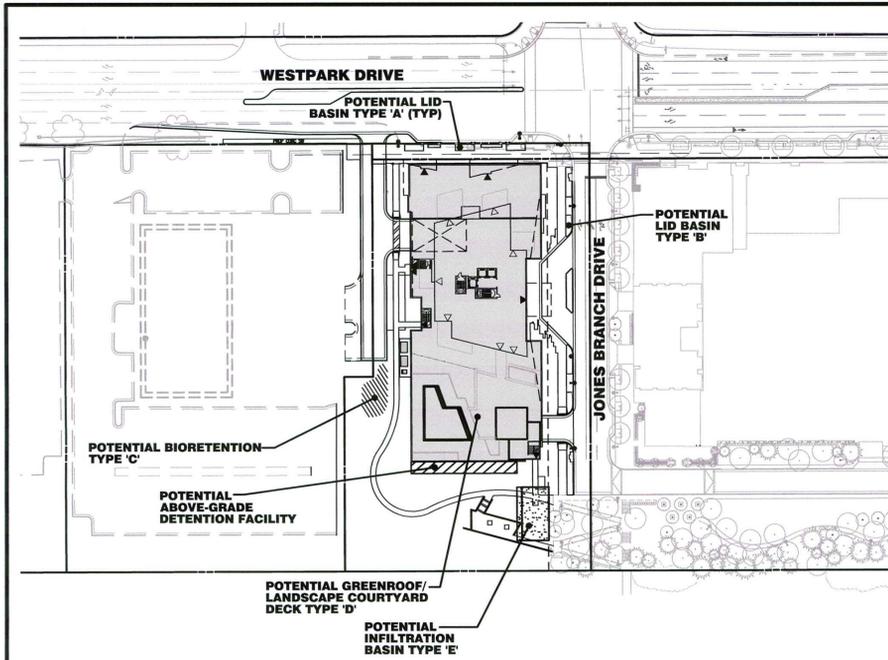
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LEED COMPLIANCE COMPUTATIONS
ARBOR ROW - BLOCK 'D'
FINAL DEVELOPMENT PLAN 2011-PR-023-04
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
7/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/16/15	COUNTY COMMENTS
12/30/15	REV
DATE	DESCRIPTION
SCALE	H: AS SHOWN
JOB No.	7403-18-002
DATE :	March 30, 2015
FILE No.	7403-18-D-RZ-002
SHEET	C9.6



LOW IMPACT DEVELOPMENT TECHNIQUES - CONCEPT PLAN (NTS)

NOTE:

- STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED FDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
- THE APPLICANT RESERVES THE RIGHT TO VARY THE TYPE, NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.
- MAINTENANCE ACCESS TO THE ABOVE-GRADE DETENTION FACILITY IS PROVIDED VIA JONES BRANCH DRIVE. BOWMAN CONSULTING GROUP CONTACTED STORMWATER FACILITIES MAINTENANCE COMPANIES WHO CONFIRMED THE ABOVE-GRADE FACILITY COULD BE ADEQUATELY SERVICED FROM A VEHICLE PARKED ALONG JONES BRANCH DRIVE.

- UPON RESULTS OF FURTHER GEOTECHNICAL TESTING AND ANALYSIS, THE APPLICANT RESERVES THE RIGHT TO MODIFY THE UNDERGROUND INFILTRATION FACILITY TO AN UNDERGROUND DETENTION/INFILTRATION FACILITY.
- THE APPLICANT RESERVES THE RIGHT TO SELECT AN ALTERNATE MANUFACTURED TREATMENT DEVICE IF AT FINAL ENGINEERING IT IS MORE ADVANTAGEOUS TO DO SO. THE APPLICANT ACKNOWLEDGES THAT THE TOTAL POLLUTANT LOAD REDUCTION REQUIRED BY THE VIRGINIA RUNOFF REDUCTION MUST BE ACHIEVED

VAULT ID NAME	REQUIRED VOLUME (CF)	LENGTH (FT)	WIDTH (FT)	STORAGE DEPTH (FT)	DET. CHAMBER SIZE (FT)	VOLUME PROVIDED (CF)
BLOCK D	4,010	96	11	7	4	7,700

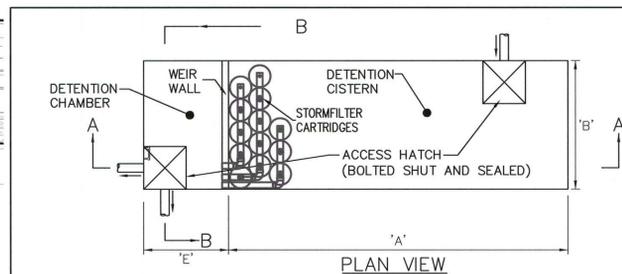
Flow-Based StormFilter Design
 Water Quality Flowrate (cfs)* 0.532
 Cartridge Height (in) 27
 Cartridge Specific Flow Rate (gpm/ft²) 1.67
 Treatment Flowrate per Cartridge (gpm) 18.79
 Number of 27" Cartridges Required* 13
 WQ₂ Drawdown Time (hours) 1.409
 Vault Size (Based on 0.7 cfs per acre) 8'x11'

Contech Engineered Solutions, LLC • 605 Global Way Suite 113, Linthicum, MD 21090
 1 866-740-3318 • www.contechES.com

The Stormwater Management StormFilter URBANGREEN Stormwater Solutions from CONTECH

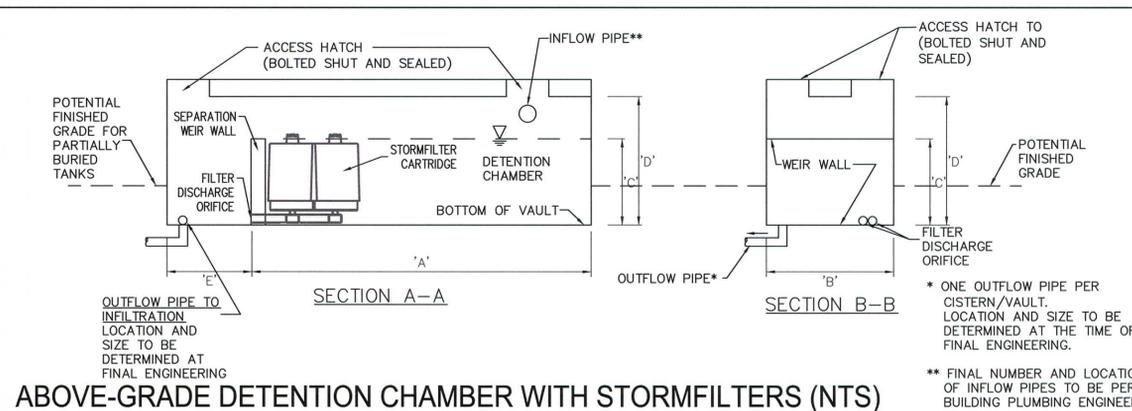
NOTES:

- FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF SWM VAULTS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- SUPPORT AND REINFORCING FOR VAULTS TO BE PROVIDED WITH STRUCTURAL ENGINEERING PLANS.
- PUMPS SHALL BE INTEGRATED INTO VAULTS AT THE TIME OF FINAL ENGINEERING ON A CASE BY CASE BASIS.
- DETENTION VAULT WILL BE LOCATED ABOVE GROUND.

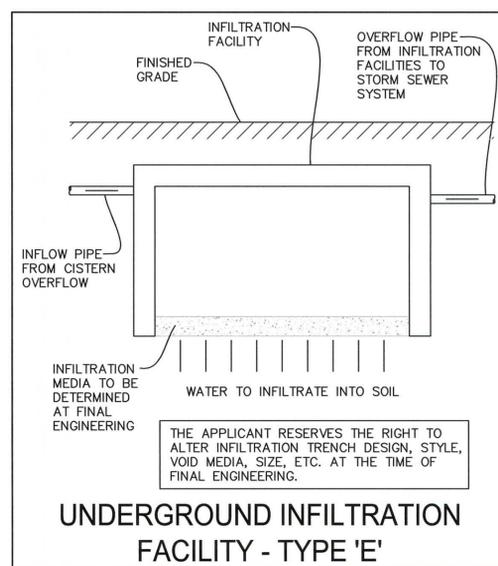


SWM SUMMARY

VAULT ID NAME	REQUIRED VOLUME (CF)	LENGTH (FT)	WIDTH (FT)	STORAGE DEPTH (FT)	DET. CHAMBER SIZE (FT)	VOLUME PROVIDED (CF)
BLOCK D	4,010	96	11	7	4	7,700



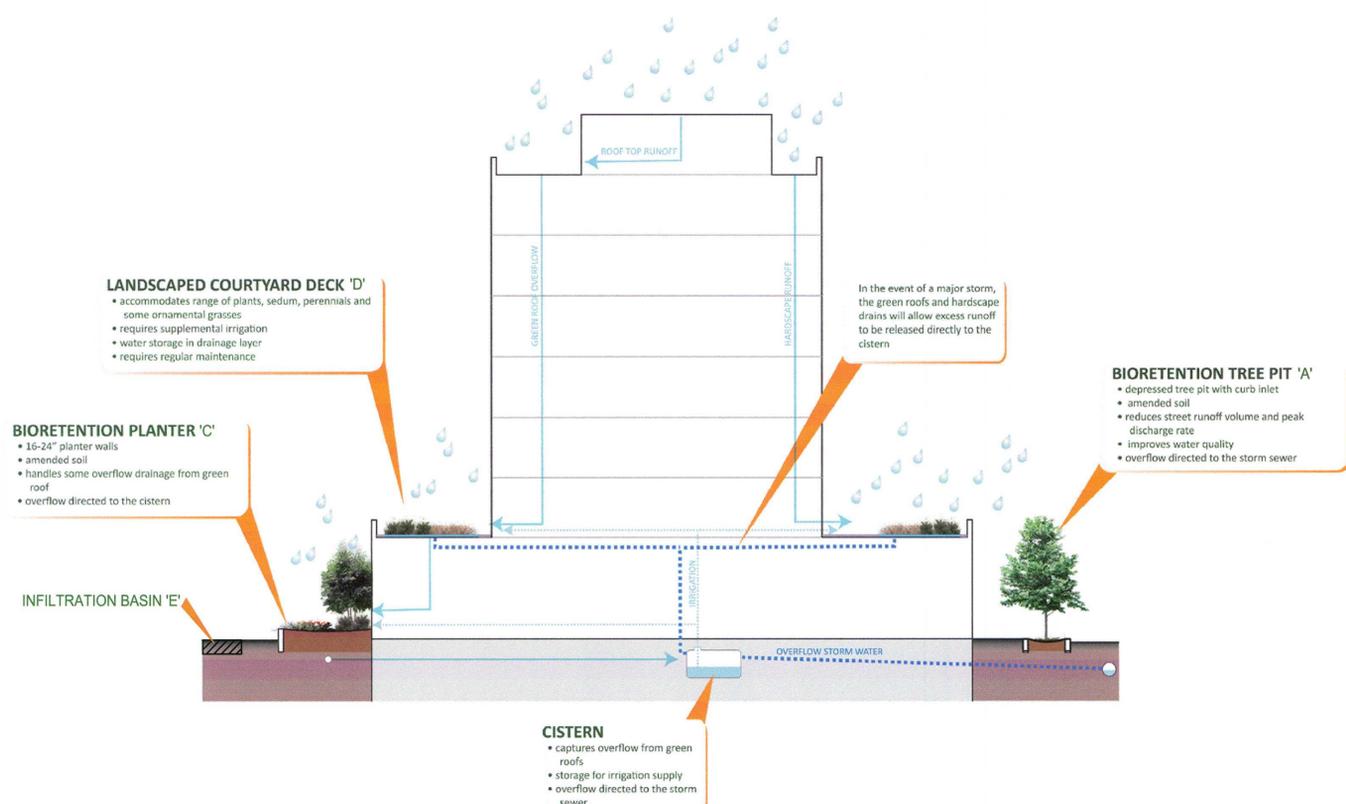
ABOVE-GRADE DETENTION CHAMBER WITH STORMFILTERS (NTS)



BASIN - TYPE 'A'

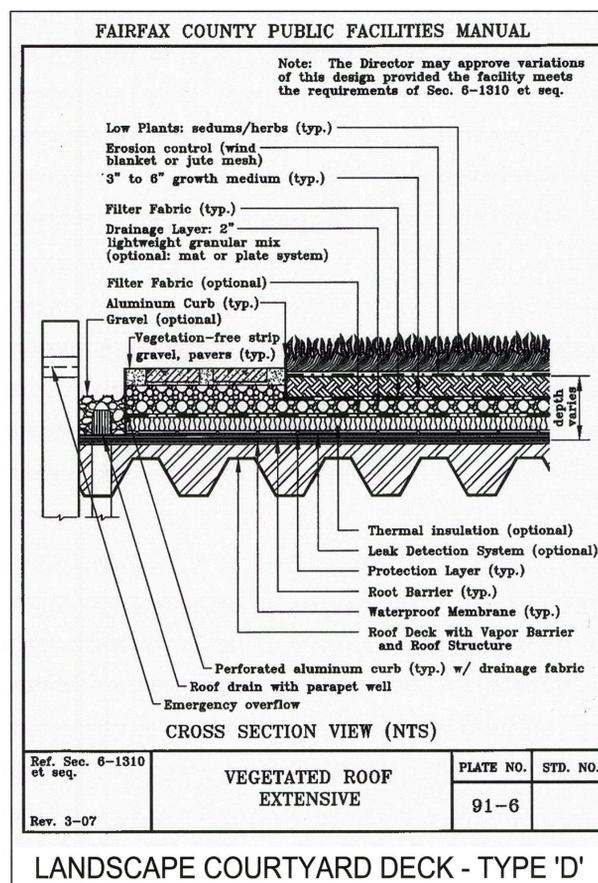


BASIN - TYPE 'B'

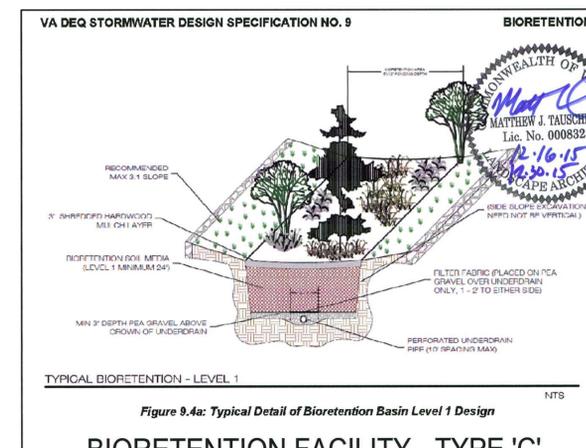


CONCEPTUAL BUILDING DIAGRAM FOR POTENTIAL L.I.D. TECHNIQUES

NOTE: THE CISTERN IN THE DETAIL ABOVE IS DEPICTED AS BEING UNDERGROUND, HOWEVER THIS APPLICATION IS CONSIDERING A DETENTION FACILITY TO BE LOCATED ABOVE-GROUND.



LANDSCAPE COURTYARD DECK - TYPE 'D'



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 Landscape Architecture

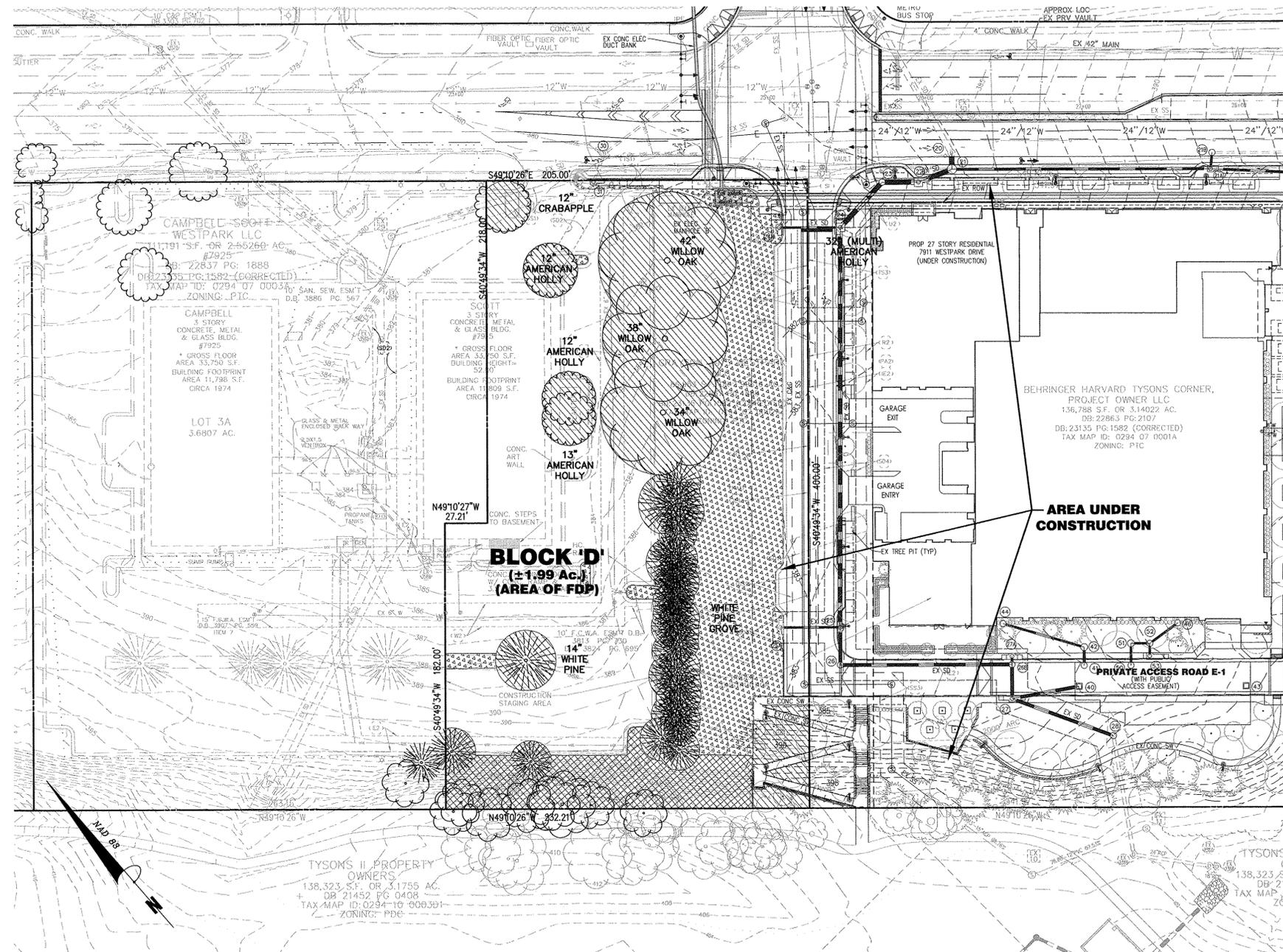
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LOW IMPACT DEVELOPMENT CONCEPT TECHNIQUES
ARBOR ROW - BLOCK 'D'
 FINAL DEVELOPMENT PLAN 2011-PR-023-04
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	DATE	DESCRIPTION
7/30/15	COUNTY COMMENTS	
10/05/15	COUNTY COMMENTS	
12/16/15	COUNTY COMMENTS	
12/30/15	REV	
JOB No. 7403-18-002	DATE: March 30, 2015	FILE No. 7403-18-D-RZ-002
SHEET		C10.0



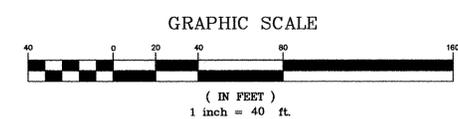
'BLOCK 'D' COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	UPLAND FOREST	BLACK LOCUST, BLACK CHERRY, WHITE PINE, TULIP POPLAR	YOUNG MATURE	FAIR TO POOR	0.16 AC.
	DEVELOPED LAND	N/A	N/A	N/A	0.89 AC.
	LANDSCAPE TREE CANOPY	SEE EVM	VARIES	FAIR TO GOOD	0.57 AC.
	MISC. SHRUB AND GROUND COVER	N/A	N/A	FAIR TO GOOD	0.37 AC.

TOTAL SITE AREA = 1.99 AC.
 EXISTING TREE CANOPY = 31,799 S.F. OR 0.73 AC. (37%)
 (0.57 AC. OR 24,829 S.F. LANDSCAPE TREE CANOPY + .16 AC. OR 7,089 S.F. FOREST)
 NOTE: THIS PLAN DEPICTS THE EXISTING CONDITIONS AS OF APRIL, 2015.

LEGEND

- EXISTING INDIVIDUAL TREE LINE
- EXISTING TREE CANOPY LINE
- AREA OF FDP APPLICATION



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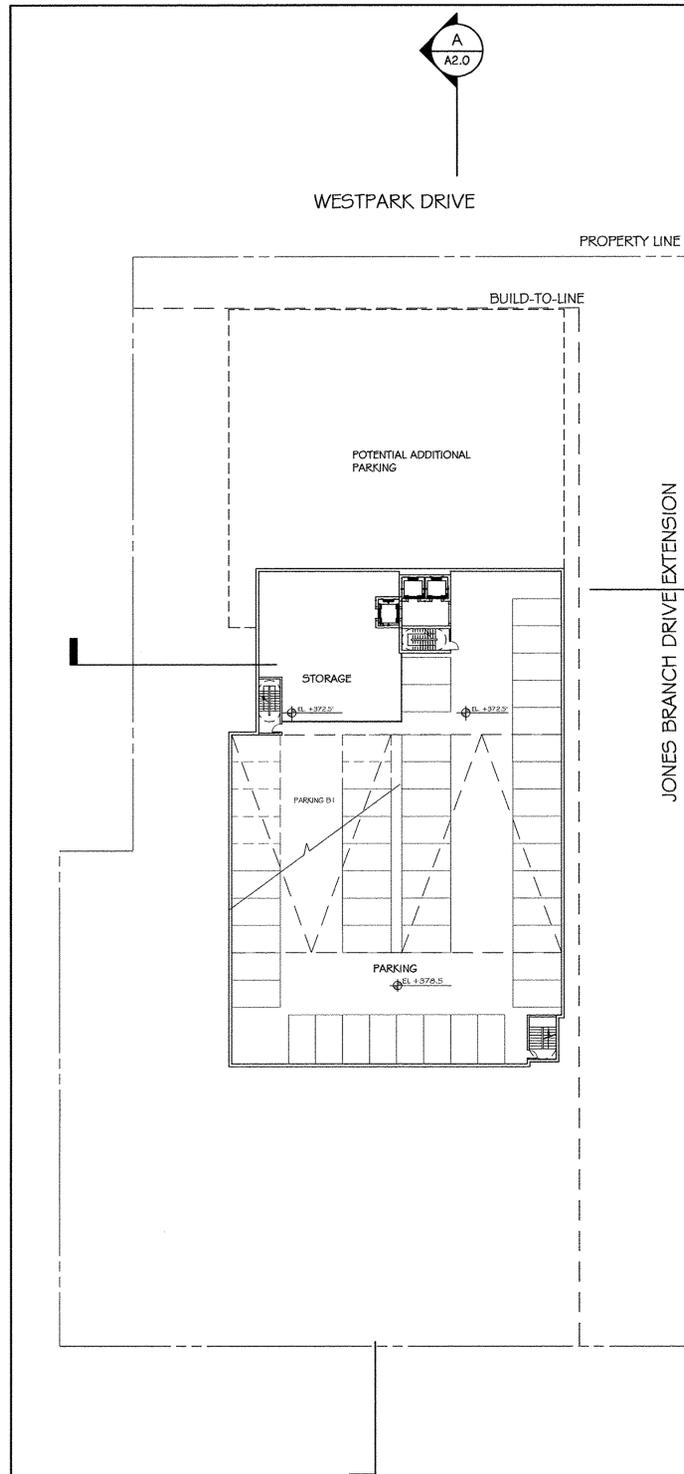
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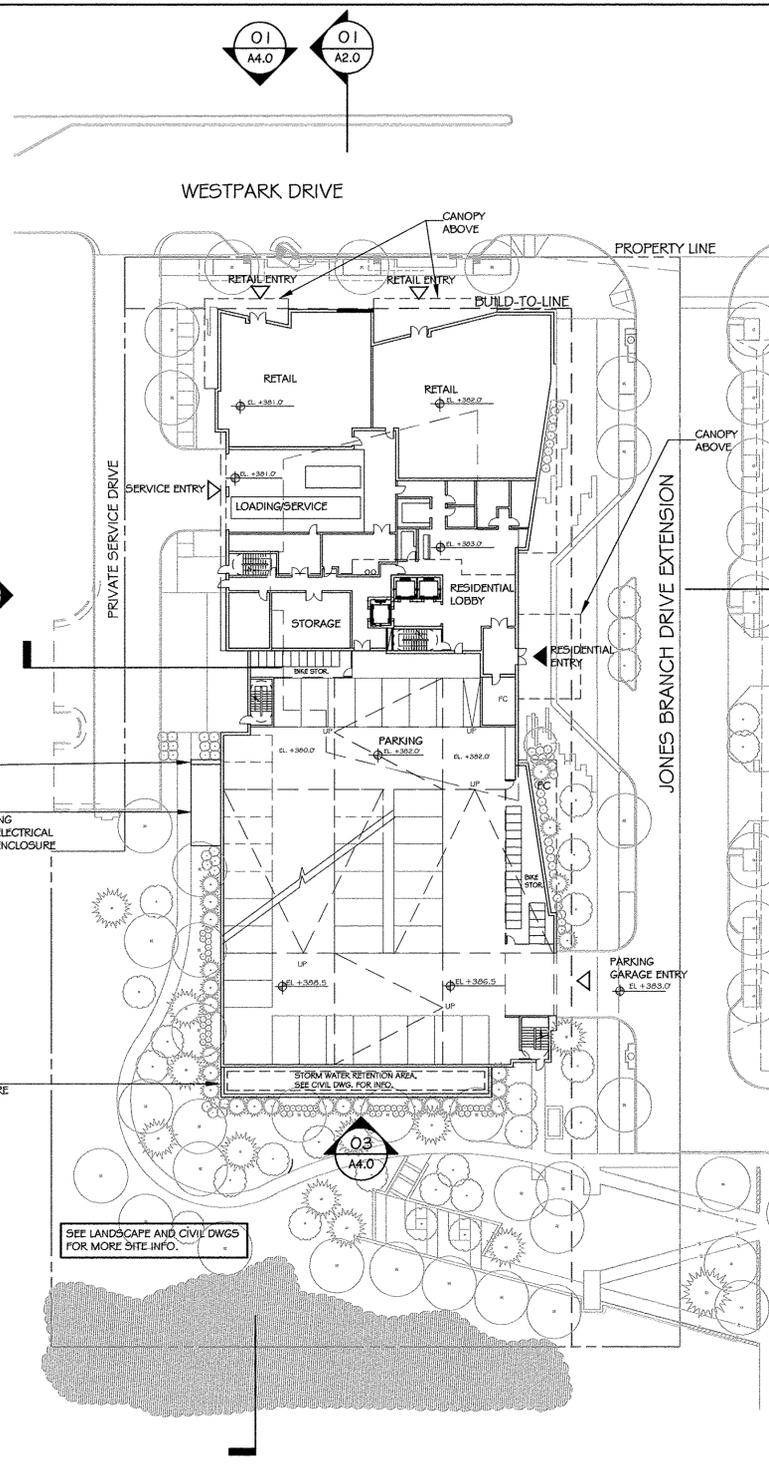
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EXISTING VEGETATION MAP
ARBOR ROW - BLOCK 'D'
 FINAL DEVELOPMENT PLAN 2011-PR-023-04
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

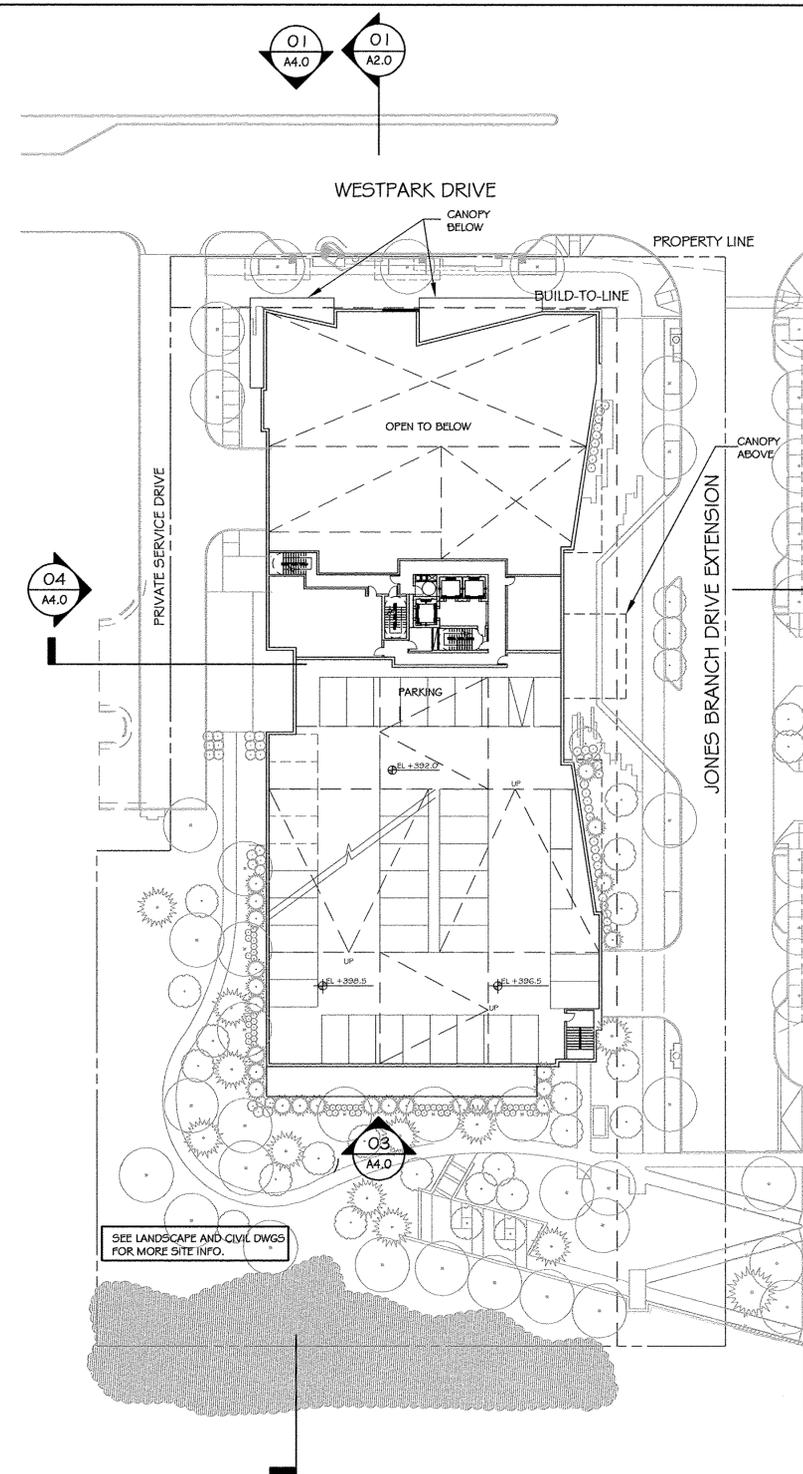
PLAN STATUS	
7/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/16/15	COUNTY COMMENTS
12/30/15	REV
DATE	DESCRIPTION
SCALE	H: 1" = 40'
JOB No.	7403-18-002
DATE :	March 30, 2015
FILE No.	7403-18-D-RZ-002
SHEET	C11.0



01 B1 LEVEL



02 GROUND LEVEL/ P1



03 MEZZANINE LEVEL/ P2

- NOTES:**
1. SLAB & ROOF ELEVATIONS, AS INDICATED, MAY VARY BUT WILL NOT EXCEED MAXIMUM HEIGHTS LISTED.
 2. CONFIGURATION OF INTERIOR SPACES AS SHOWN ARE CONCEPTUAL & SUBJECT TO FINAL ARCHITECTURAL & ENGINEERING DESIGN, INCLUDING NUMBER, SIZE & LOCATIONS OF STAIRS, ELEVATORS, AND BLDG. ENTRANCES. FINAL LAYOUTS MAY VARY.
 3. ABOVE GRADE BUILDING SETBACKS ARE APPROXIMATE & WILL BE FINALIZED AT SITE PLAN.
 4. SEE LANDSCAPE DRAWINGS FOR EXTENT OF ROOF, COURTYARD & STREETSCAPE DESIGN.
 5. SEE CIVIL DRAWINGS FOR SWM & STREET DESIGN & SECTIONS.
 6. BICYCLE & VEHICULAR PARKING SPACE LAYOUT AS SHOWN IS SUBJECT TO MODIFICATIONS. FINAL NUMBER AND CONFIGURATION OF PARKING IS SUBJECT TO RESIDENTIAL UNIT MIX, FINAL PARKING COUNT, STRUCTURE & MECHANICAL SYSTEM LAYOUT, AND WILL BE FINALIZED AT BUILDING PERMIT.
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 8. BALCONIES AND OTHER ARCHITECTURAL FEATURES ARE SHOWN ON ELEVATIONS FOR DESIGN INTENT ONLY.

SCALE: 1"=30'-0"



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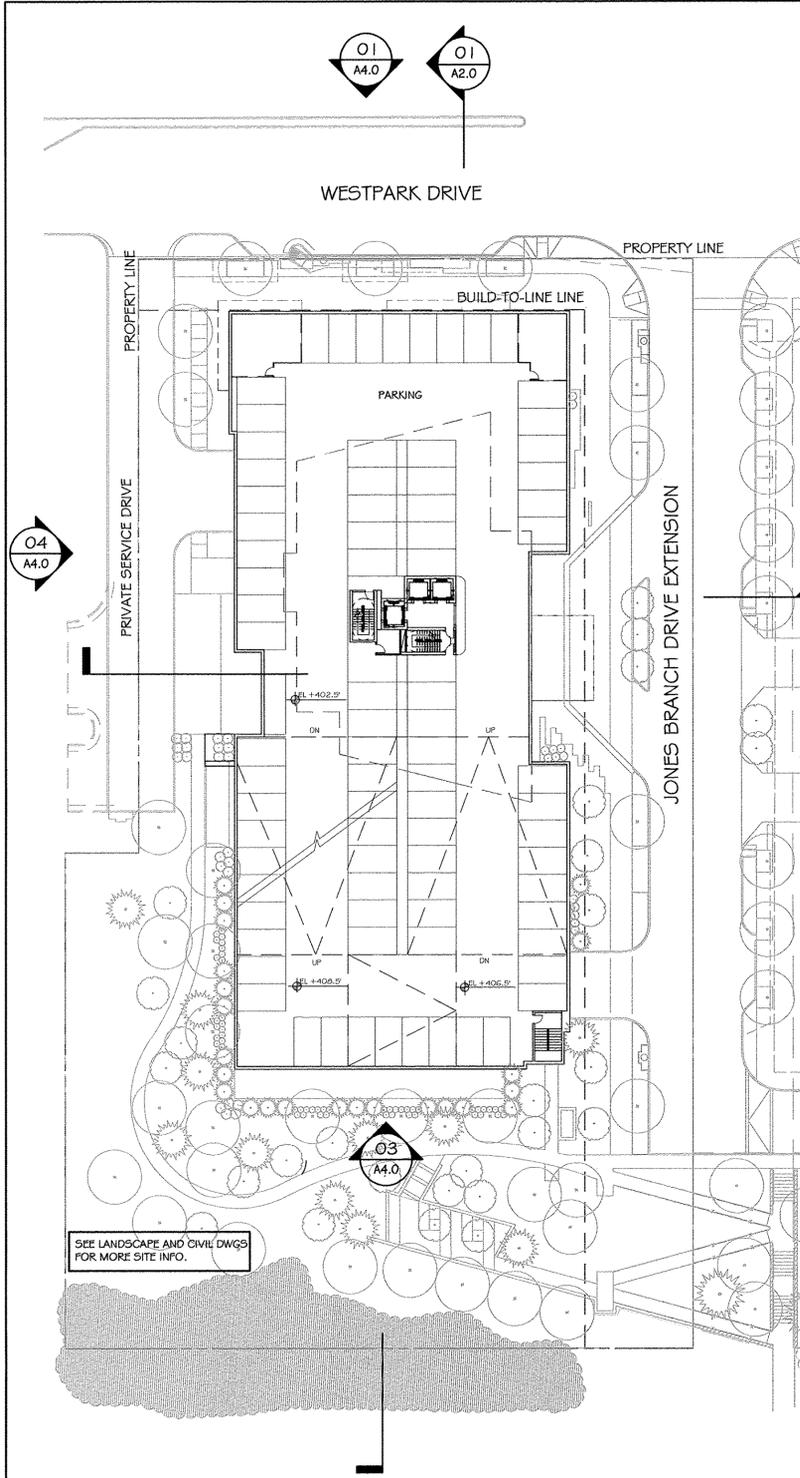
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FLOOR PLANS
ARBOR ROW - BLOCK 'D'
 FINAL DEVELOPMENT PLAN 2011-PR-023-04
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

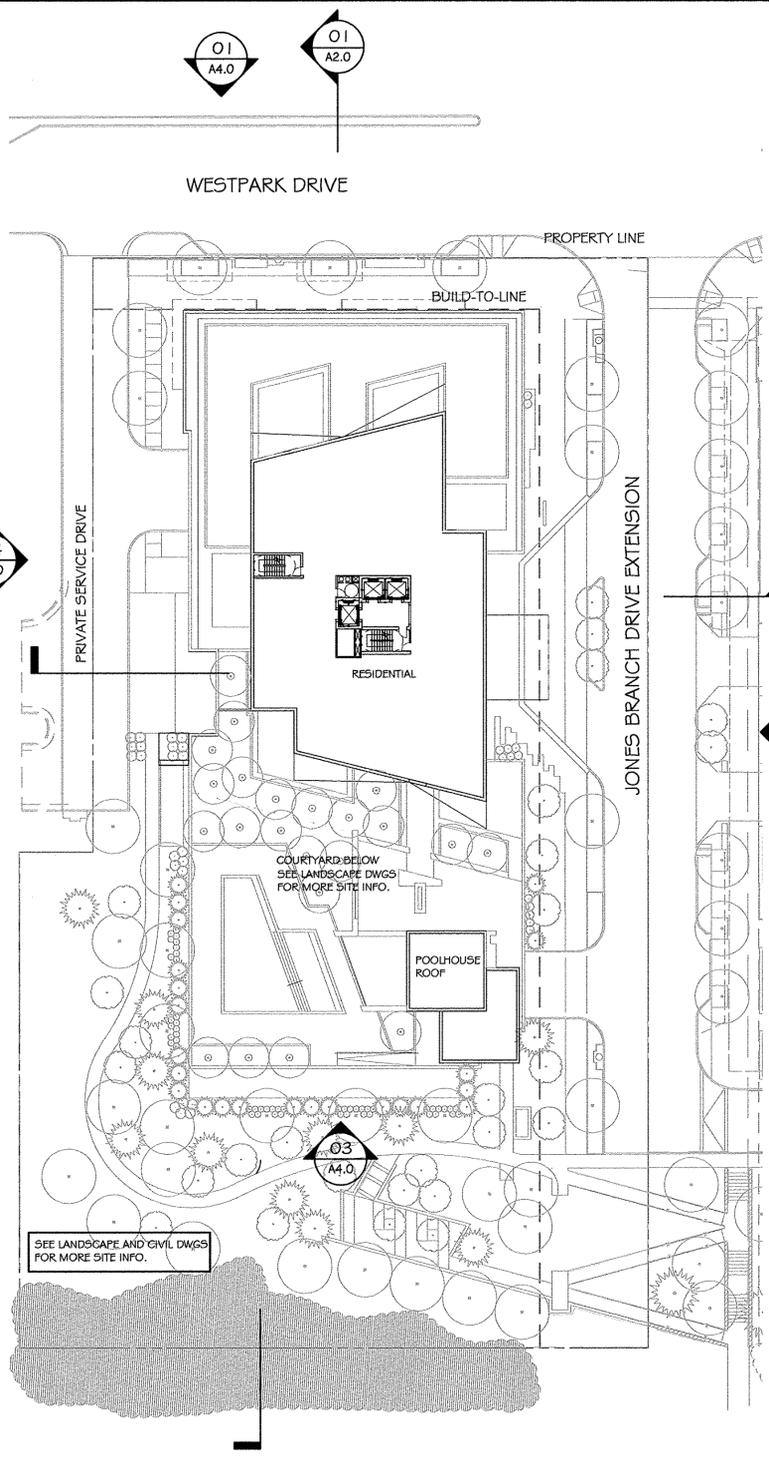
DATE	DESCRIPTION
7/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/16/15	County Comm
12/30/15	REV 7

SCALE: H:
 JOB No. 7403-18-002
 DATE: March 30, 2015
 FILE No. 7403-18-D-RZ-002

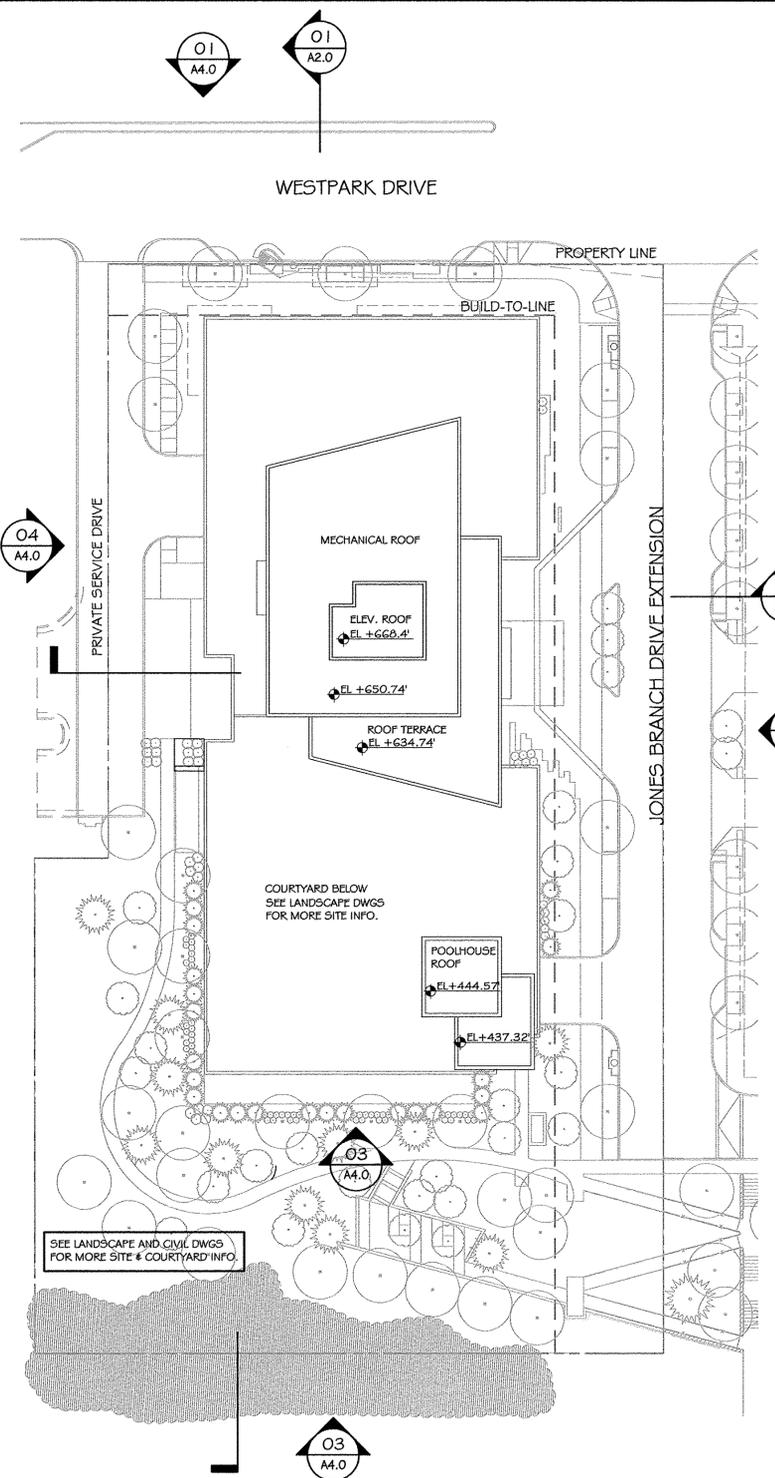
SHEET **A1.0**



01 PARKING LEVEL P3 (P4 SIMILAR)

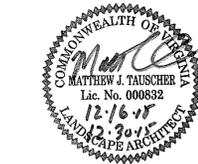


02 TYPICAL LEVEL



03 ROOF LEVEL

- NOTES:**
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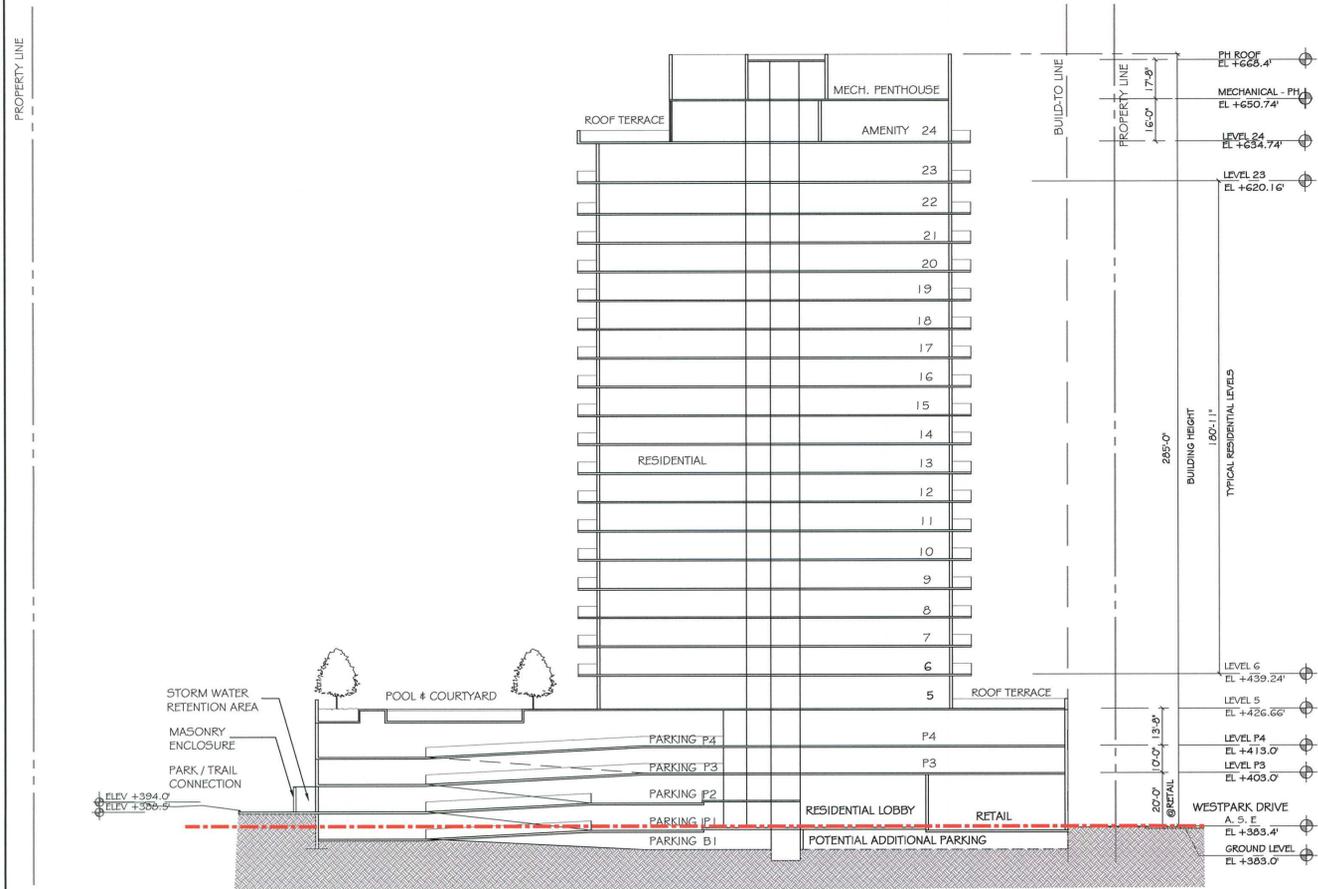
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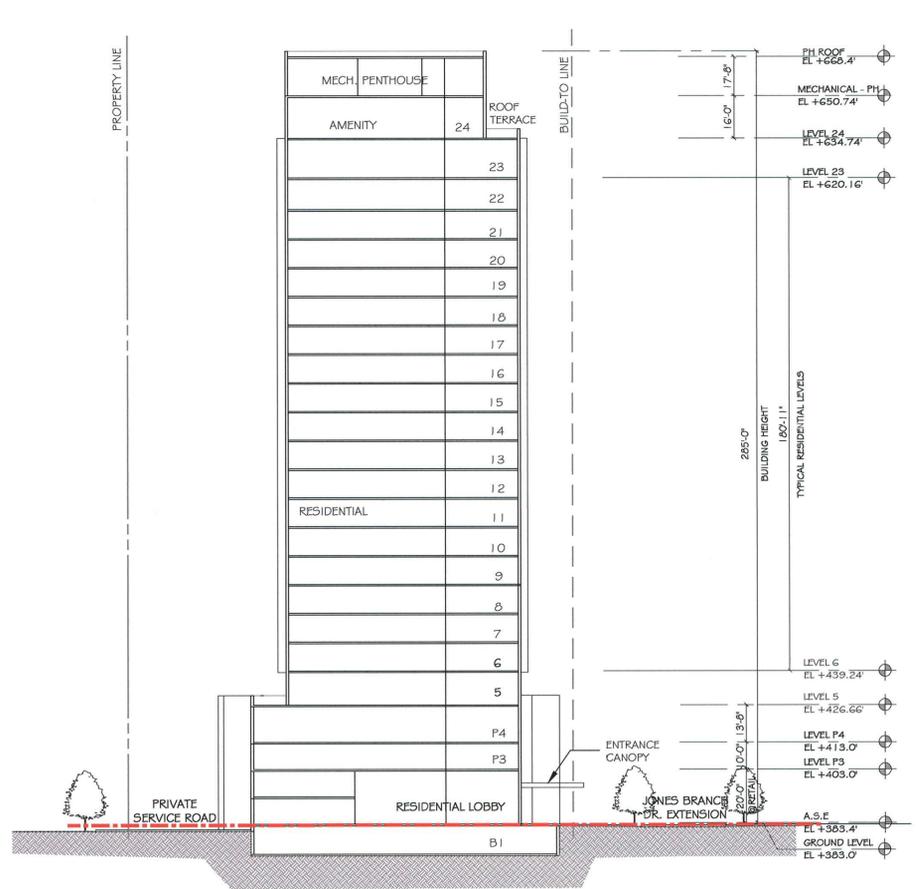
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FLOOR PLANS
ARBOR ROW - BLOCK 'D'
FINAL DEVELOPMENT PLAN 2011-PR-023-04
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
7/30/15	COUNTY COMMENTS
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11/10/15	County Comment
12/30/15	REV 1
DATE	DESCRIPTION
SCALE	H:
JOB No.	7403-18-002
DATE :	March 30, 2015
FILE No.	7403-18-D-RZ-002
SHEET	A1.1

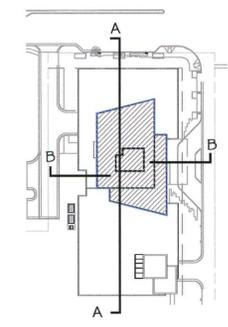


01 BUILDING SECTION A-A
SCALE: 1" = 30'-0"



02 BUILDING SECTION B-B
SCALE: 1" = 30'-0"

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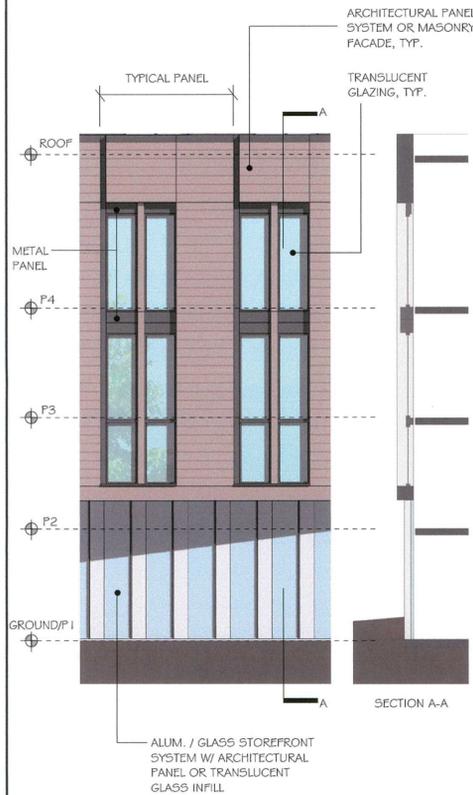
SECTIONS
ARBOR ROW - BLOCK 'D'
FINAL DEVELOPMENT PLAN 2011-PR-023-04
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

DATE	DESCRIPTION
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12/30/15	REV

DATE	DESCRIPTION
SCALE	H:
JOB No.	7403-18-002
DATE	March 30, 2015
FILE No.	7403-18-D-RZ-002



SHEET **A2.0**



05 ENLARGED ELEVATION/SECTION: TYPICAL GARAGE FACADE DETAIL
N.T.S.

01 ELEVATION: WESTPARK DRIVE
SCALE: 1" = 15'-0"



02 ELEVATION: TRAIL / PARK
SCALE: 1" = 15'-0"



03 ELEVATION: JONES BRANCH DRIVE EXT.
SCALE: 1" = 15'-0"

NOTES

1. ARCHITECTURAL ELEVATIONS SHOWN ARE SUBJECT TO MODIFICATIONS PROVIDED THAT GENERAL DESIGN STRATEGY, QUALITY & CHARACTERISTICS OF THE PROJECT ARE MAINTAINED & IN GENERAL CONFORMANCE WITH THE CDPA. BUILDING MATERIALS & COLORS, & THE EXACT LOCATION, SHAPE & SIZE OF WINDOWS & BALCONIES ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING & ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN GENERAL CONFORMANCE WITH THE CDPA.

2. FOR PROPOSED BUILDING HEIGHT RANGE, SEE CIVIL SHEET C2.1

MATERIAL NOTES

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

1. METAL PANEL SYSTEM
2. FIBER CEMENT PANEL SYSTEM
3. ARCHITECTURAL PRECAST OR GLASS-FIBER CONCRETE PANEL SYSTEM
4. TERRACOTTA PANEL SYSTEM



04 ELEVATION: PRIVATE SERVICE ROAD
SCALE: 1" = 15'-0"



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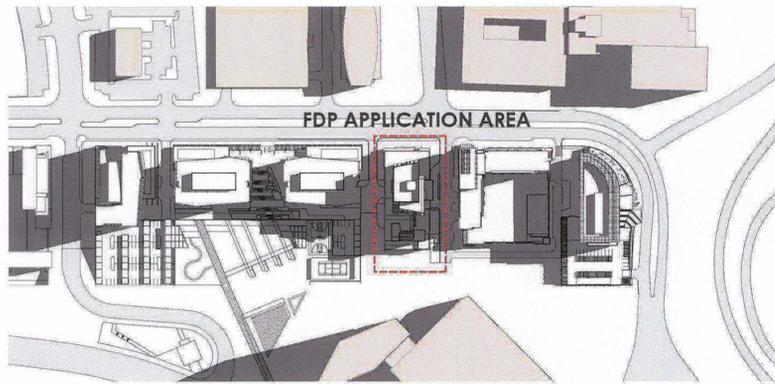
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wdc@wdcarch.com

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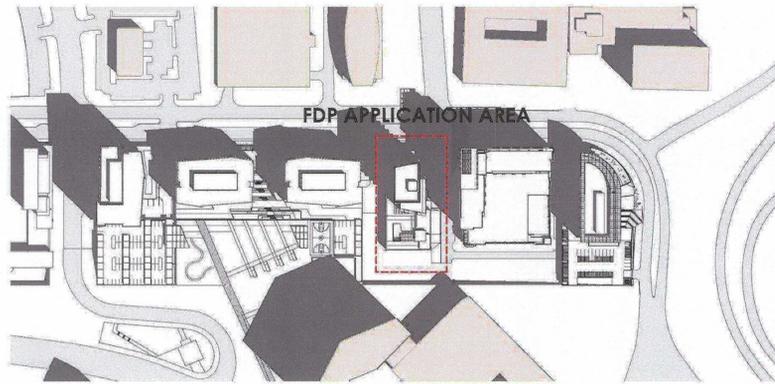
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ENLARGED ELEVATIONS
ARBOR ROW - BLOCK 'D'
FINAL DEVELOPMENT PLAN 2011-PR-023-04
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

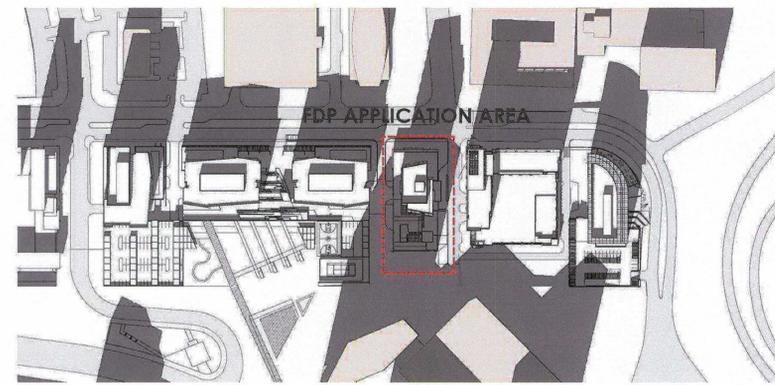
DATE	DESCRIPTION
07/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/16/15	County Comm
12/26/15	REV
DATE	DESCRIPTION
DATE	MARCH 30, 2015
SHEET	A4.1



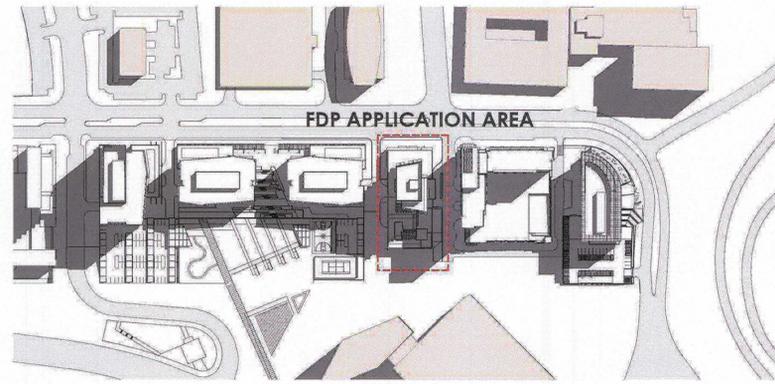
01 MARCH 21/SEPTEMBER 21 @ 9:00 AM
NTS



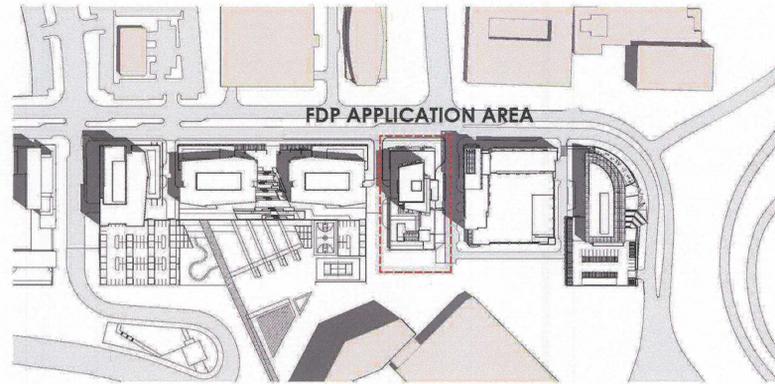
02 MARCH 21/SEPTEMBER 21 @ 12:00 PM
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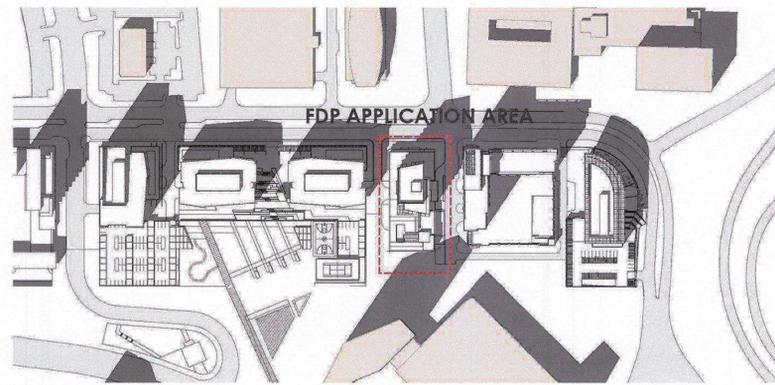
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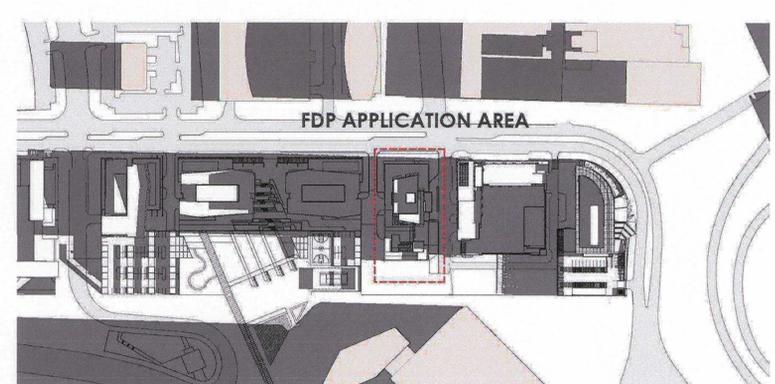
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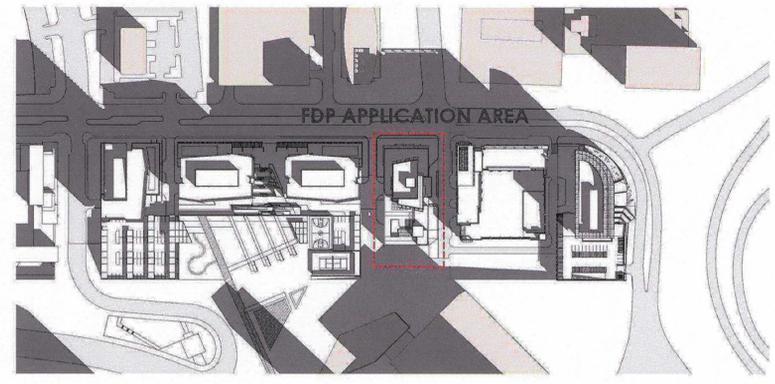
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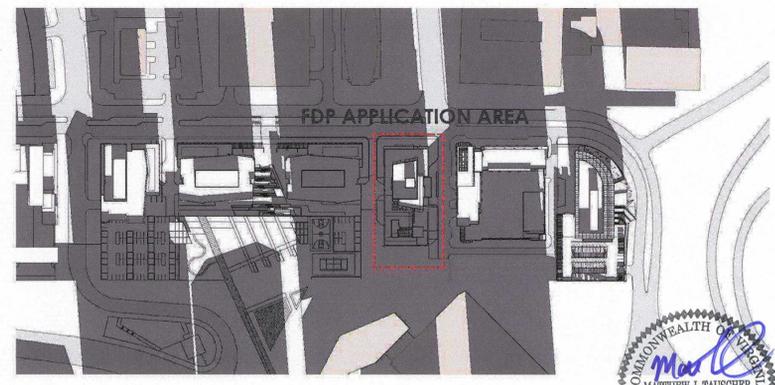
06 JUNE 21 @ 3:00 PM
NTS



07 DECEMBER 21 @ 9:00 AM
NTS



08 DECEMBER 21 @ 12:00 PM
NTS



09 DECEMBER 21 @ 3:00 PM
NTS

NOTES:
1. ARCHITECTURAL ELEVATIONS SHOWN ARE SUBJECT TO MODIFICATIONS PROVIDED THAT GENERAL DESIGN STRATEGY, QUALITY AND CHARACTERISTICS OF THE PROJECT ARE MAINTAINED AND IN GENERAL CONFORMANCE WITH THE CDPA BUILDING MATERIALS AND COLORS. THE EXACT LOCATION, QUALITIES, SHAPE AND SIZE OF WINDOWS AND BALCONIES ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN GENERAL CONFORMANCE WITH THE CDPA.

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**SHADOW ANALYSIS
ARBOR ROW - BLOCK 'D'**
FINAL DEVELOPMENT PLAN 2011-PR-023-04
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

DATE	DESCRIPTION
7/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/16/15	County Comm
12/30/15	REV

JOB No. 7403-18-002
DATE : March 30, 2015
FILE No. 7403-18-D-RZ-002

SHEET A5.0



BUILDING 'D'

BUILDING 'E'

NOTES:
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PERSPECTIVES
ARBOR ROW - BLOCK 'D'
 FINAL DEVELOPMENT PLAN 2011-PR-023-04
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	7/30/15 COUNTY COMMENTS
	10/05/15 COUNTY COMMENTS
	12/16/15 County Comm
	12/30/15 RJEV
DATE	DESCRIPTION
SCALE	H:
JOB No.	7403-18-002
DATE :	March 30, 2015
FILE No.	7403-18-D-RZ-002
SHEET	A6.4



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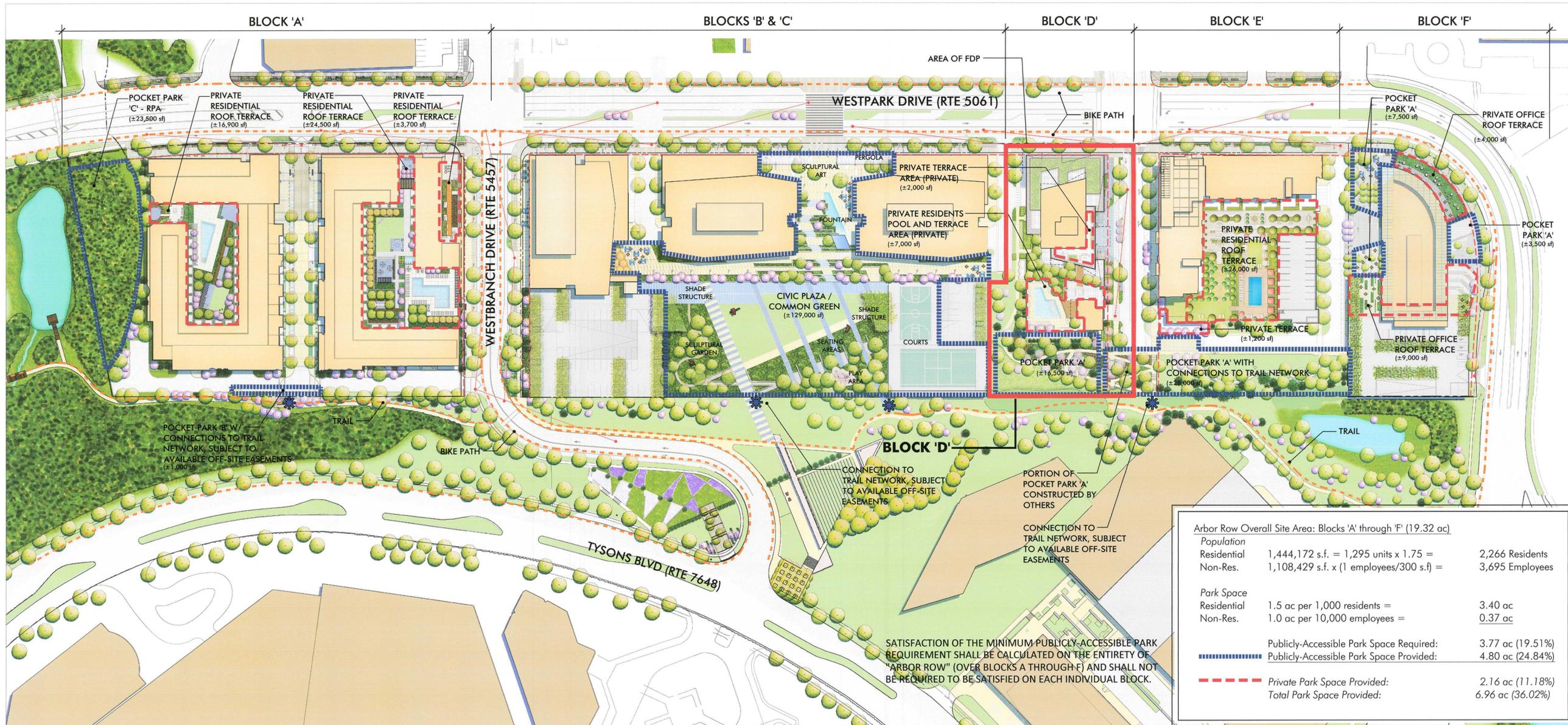
PERSPECTIVES
ARBOR ROW - BLOCK 'D'
FINAL DEVELOPMENT PLAN 2011-PR-023-04
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
7/30/15	COUNTY COMMENTS
10/05/15	COUNTY COMMENTS
12/11/15	County Comment
12/30/15	Rev
DATE	DESCRIPTION
SCALE	H:
JOB No.	7403-18-002
DATE :	March 30, 2015
FILE No.	7403-18-D-RZ-002
SHEET	A6.6



NOTES:
1. ARCHITECTURAL ELEVATIONS SHOWN ARE SUBJECT TO MODIFICATIONS PROVIDED THAT GENERAL DESIGN STRATEGY, QUALITY AND CHARACTERISTICS OF THE PROJECT ARE MAINTAINED AND IN GENERAL CONFORMANCE WITH THE CDDA BUILDING MATERIALS AND COLORS. THE EXACT LOCATION, QUALITIES, SHAPE AND SIZE OF WINDOWS AND BALCONIES ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN GENERAL CONFORMANCE WITH THE CDDA.

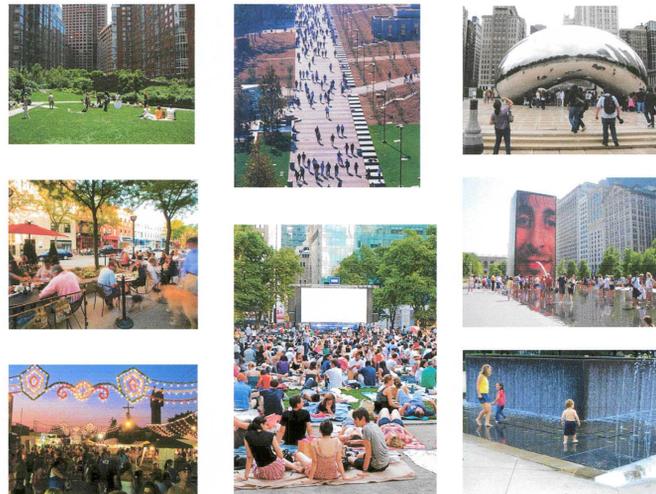
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COMMON GREEN / CIVIC PLAZA - a flexible open space with open lawn areas, serving as the recreation and social focus of a neighborhood or larger area. centrally located civic gathering plaza including public art and large enough to support casual unprogrammed use as well as community events. Serves as a focal point and unique placemaking plazas for civic purposes and commercial supporting activities.

Potential Activities:

- Interactive Sculpture Garden
- Performance and Special Event Space
- Outdoor Movie Lawn
- Picnicking and Gathering Area
- Frisbee and Kite Flying Green
- Outdoor Exercise Classes
- Concerts / Festivals
- Outdoor Basketball & Tennis Court
- Off-Leash Dog Areas
- Sunbathing and Lounging
- Seasonal Decorations Programs
- Bosque of Trees
- Board Games
- Fountain Feature
- Special Events
- Outdoor Dining
- Ambient Sound System
- Food and Beverage Cart Vendors



POCKET PARKS - small scale open spaces designed for casual use by people working and living in the immediate area.

Pocket Park 'A' Potential Activities:

- Picnicking and Gathering Area
- Seating Area
- Landscape Areas



Pocket Park 'B' Potential Activities:

- Rain Garden
- Interpretive Signage
- Picnicking and Gathering Area
- Seating Area



Pocket Park 'C' - Resource Protection Area:

- Undisturbed open space with no park improvements
- See Proffers



PRIVATE AMENITY ROOF TERRACES - provides outdoor amenity space for residents and workers of residential building and office complexes.

Residential Amenity Roof Terrace Potential Activities:

- Pool - Recreational Swimming
- Sunbathing and Lounging
- Outdoor Kitchen and Dining
- Picnicking and Gathering Area
- Firepit Area
- Fountain Features
- Bocce Courts
- Outdoor Ping Pong Tables
- Outdoor Billiard
- Community Gardens
- Interactive Sculpture



Office Amenity Roof Terrace Potential Activities:

- Sunbathing and Lounging
- Lunch Hour Picnic Tables and Gathering Area
- Fountain Features
- Interactive Sculpture



SATISFACTION OF THE MINIMUM PUBLICLY-ACCESSIBLE PARK REQUIREMENT SHALL BE CALCULATED ON THE ENTIRETY OF "ARBOR ROW" (OVER BLOCKS A THROUGH F) AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BLOCK.

BLOCK 'D' FDP CALCULATIONS

Overall Site Area 86,953 sf (1.99 ac)

Population Residential: ±197,572 sf = 140 units x 1.75 = 245 residents

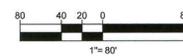
Publicly Accessible Park Space Required = 0.37 ac (1.5 ac per 1,000 residents)

Publicly-Accessible Park Space Provided: ±16,500 sf (0.38 ac)
Private Park Space Provided: ±9,000 sf (0.21 ac)

Total Park Space Provided*: ±25,500 sf (0.59 ac)

*For reference only.

PUBLICLY-ACCESSIBLE PARK SPACE PROVIDED WITHIN BLOCK 'D' SHALL CONTRIBUTE TO THE OVERALL PUBLICLY-ACCESSIBLE PARK SPACE OF THE ARBOR ROW CDP



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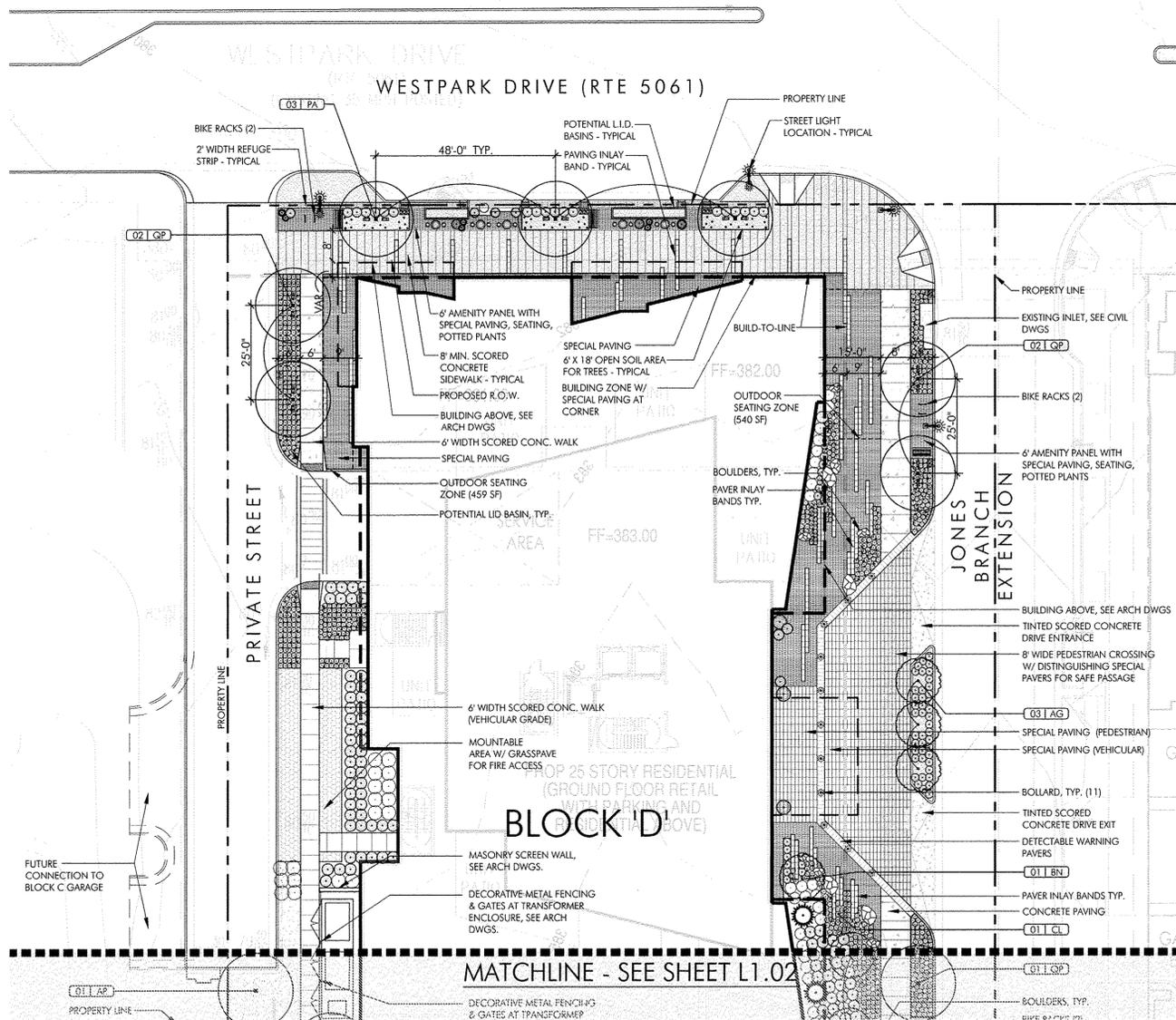
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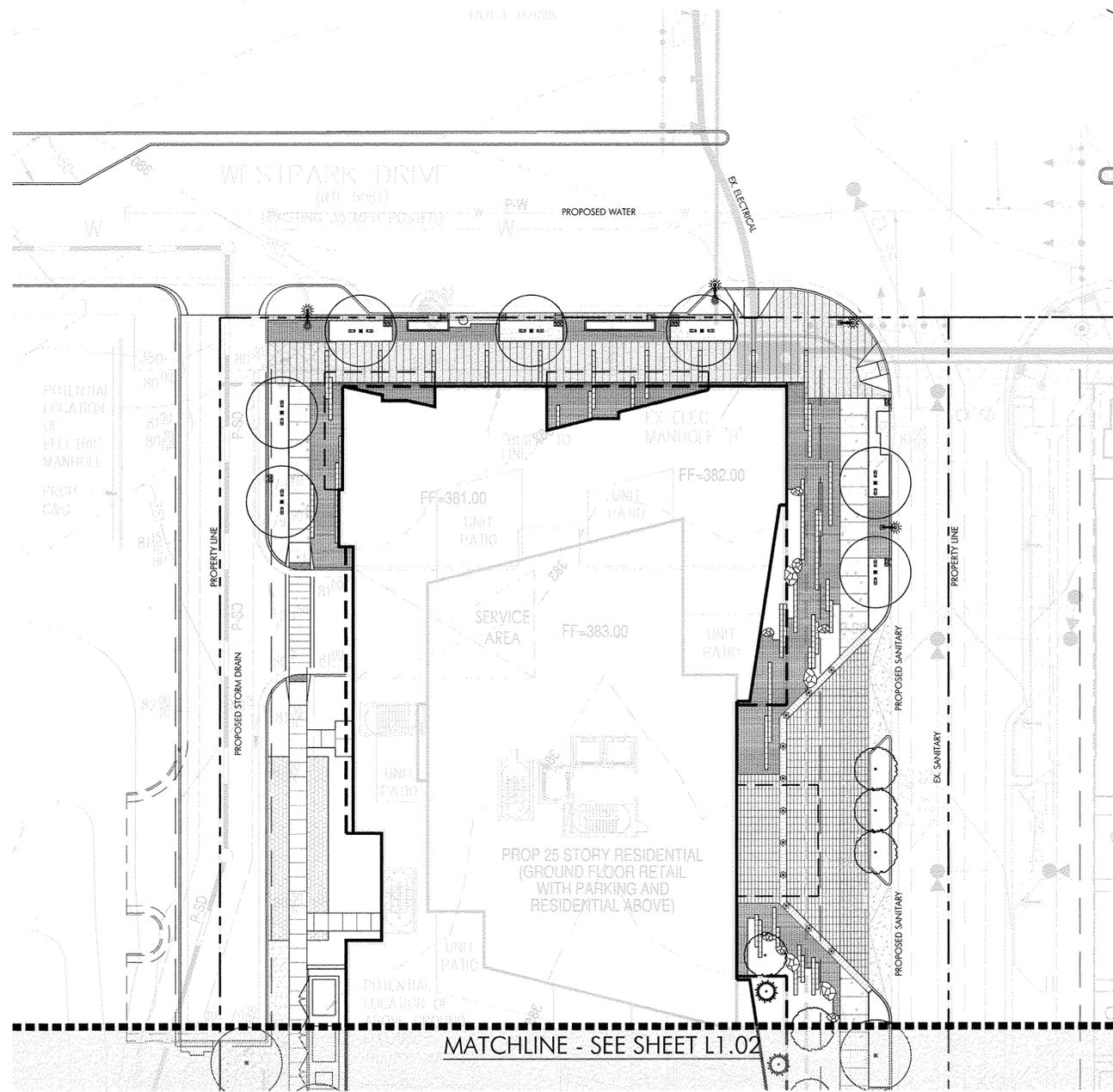
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URBAN PARKS PLAN
ARBOR ROW - BLOCK 'D'
FINAL DEVELOPMENT PLAN 2011-PR-023-04
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

DATE	DESCRIPTION	PLAN STATUS
07.30.15		COUNTY COMMENTS
10.05.15		COUNTY COMMENTS
12.16.15	County Comm	Rev'd
12.30.15		
DATE	MARCH 30, 2015	
SHEET	L0.01	



01 LAYOUT PLAN - STREET LEVEL
SCALE: 1"=20'-0"



02 MAJOR TREES, UTILITY AND GRADING PLAN
SCALE: 1"=20'-0"

LANDSCAPE NOTES :

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
2. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.
3. ALL STREET LEVEL TREES ARE PLANTED ON GRADE UNLESS OTHERWISE NOTED.
4. REFER TO SHEET L3.02 FOR PLANT SPECIES SCHEDULE
5. REFER TO SHEETS L5.01 FOR REPRESENTATIVE FURNISHINGS AND DESIGN DETAILS
6. REFER TO L3.01/L3.02 FOR TYPICAL STREET TREE PLANTING DETAILS TO ACCOMMODATE 400-700 CU/FT OF SOIL VOLUME

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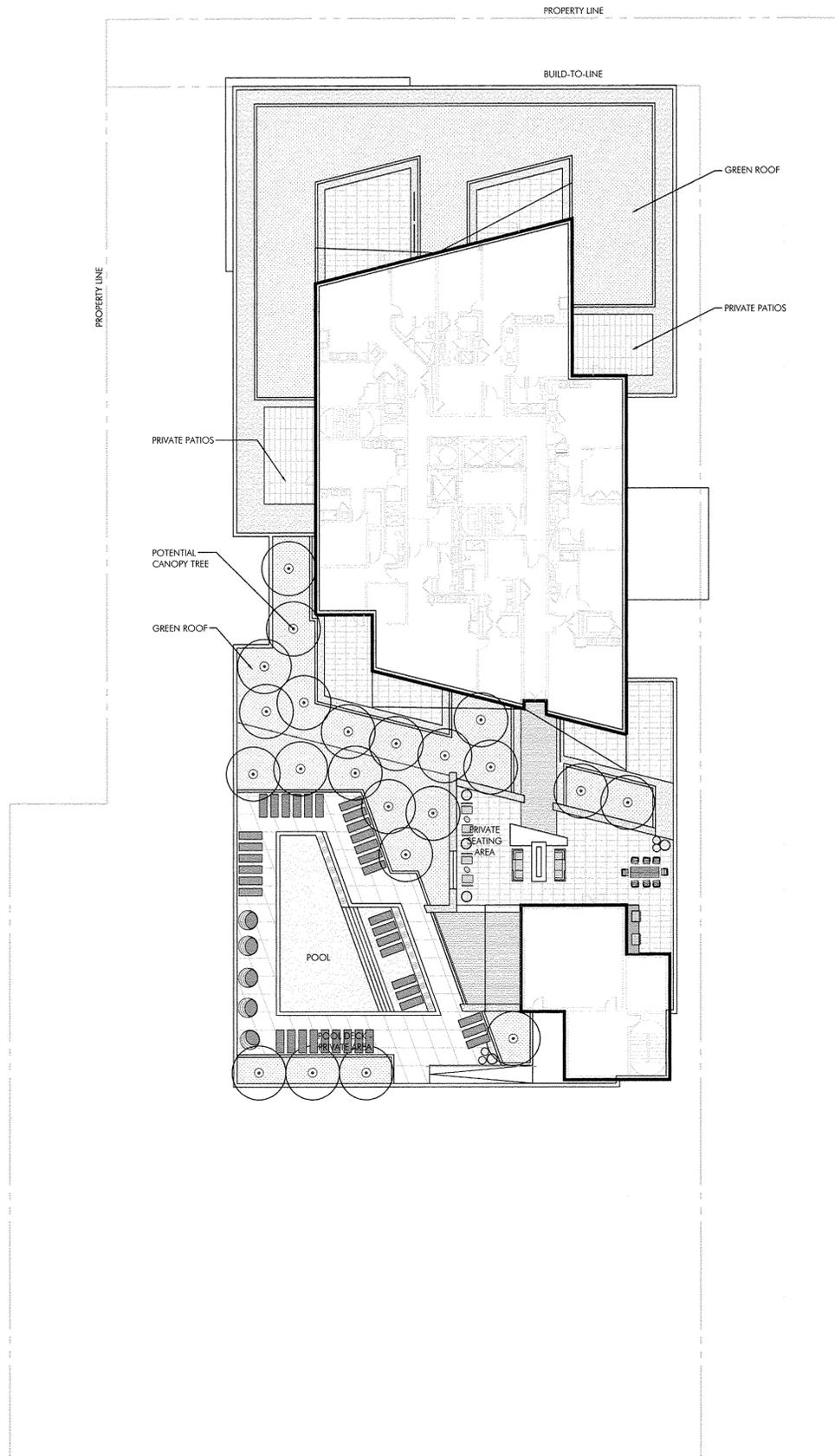
LANDSCAPE PLAN - STREET LEVEL
ARBOR ROW - BLOCK 'D'
FINAL DEVELOPMENT PLAN 2011-PR-023-04
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07.30.15	COUNTY COMMENTS
10.05.15	COUNTY COMMENTS
12.16.15	County Comm Rev.
2.30.17	Rev.
1" = 20'-0"	
DATE	DESCRIPTION
DATE	MARCH 30, 2015
SHEET	L1.01



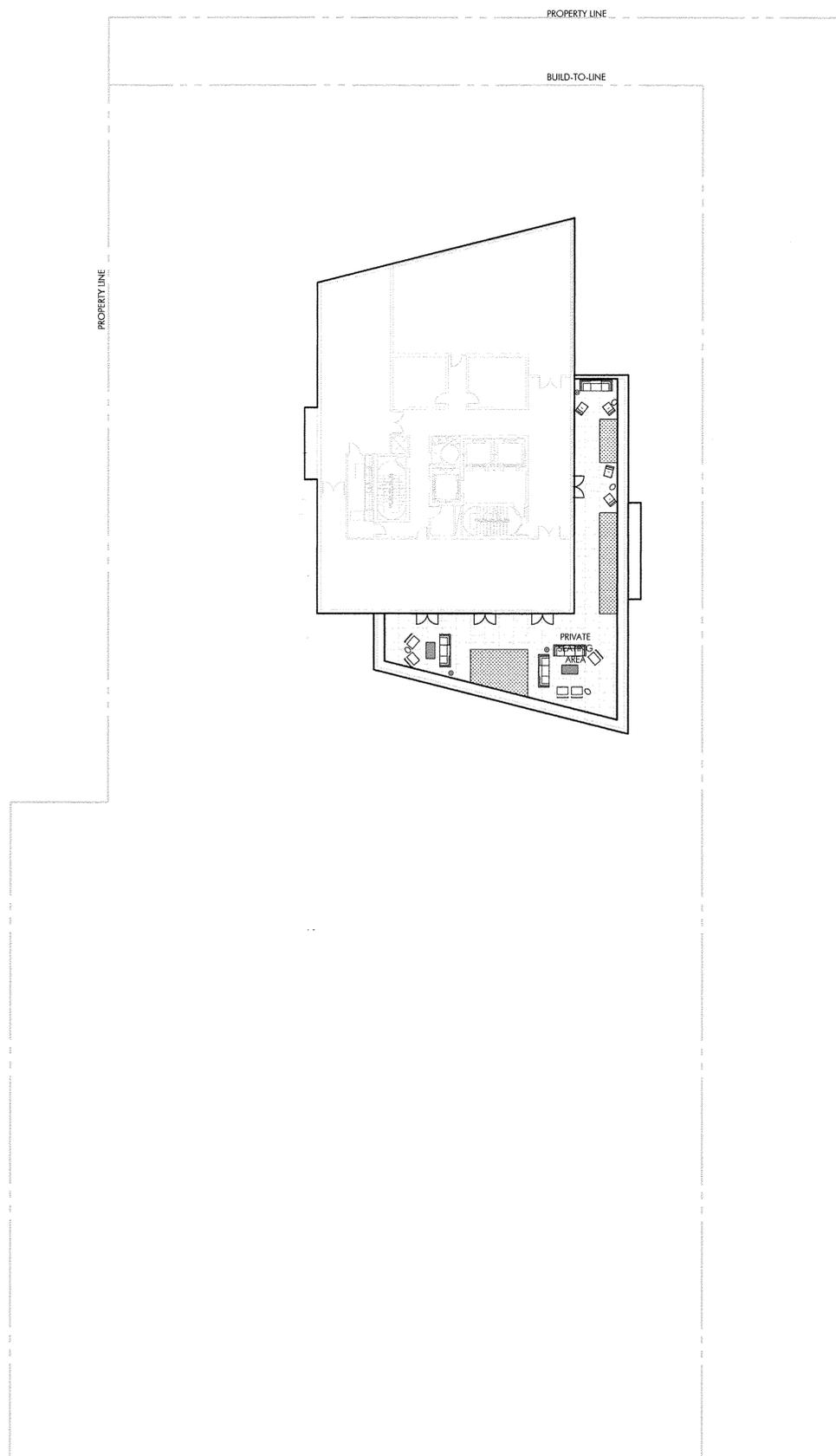
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01 LANDSCAPE PLAN: PRIVATE 5TH FLOOR TERRACE / POOL

SCALE: 1" = 20'-0"



02 LANDSCAPE PLAN: PRIVATE PENTHOUSE TERRACE

SCALE: 1" = 20'-0"

LANDSCAPE NOTES :

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
2. THE LANDSCAPE TREATMENT, DESIGN FEATURES, AND DETAILS MAY CHANGE WITH FINAL DESIGN PROVIDED THAT THE USE OF THE SPACE AND THE CHARACTER AND QUALITY OF THE FEATURES AND PLANTINGS REMAIN IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
3. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.
4. REFER TO SHEET L3.02 FOR PLANT SPECIES SCHEDULE

INTERIOR COURTYARDS ARE PRIVATE AMENITY AREAS AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE DESIGNS MAY BE SUBJECT TO MODIFICATION DURING PROJECT DESIGN DEVELOPMENT

FURNISHINGS IN COURTYARDS AND STREETScape ARE SHOWN TO CONVEY DESIGN INTENT. QUANTITY AND SELECTION ARE SUBJECT TO CHANGE.



THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.



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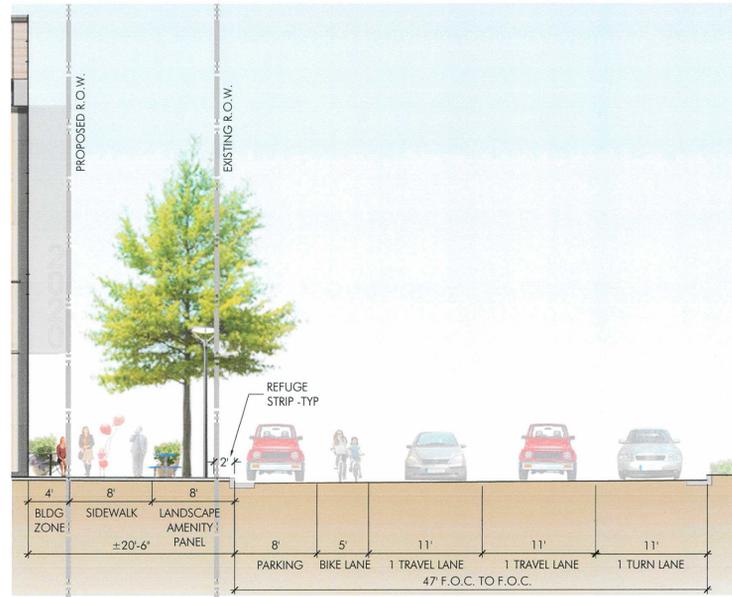
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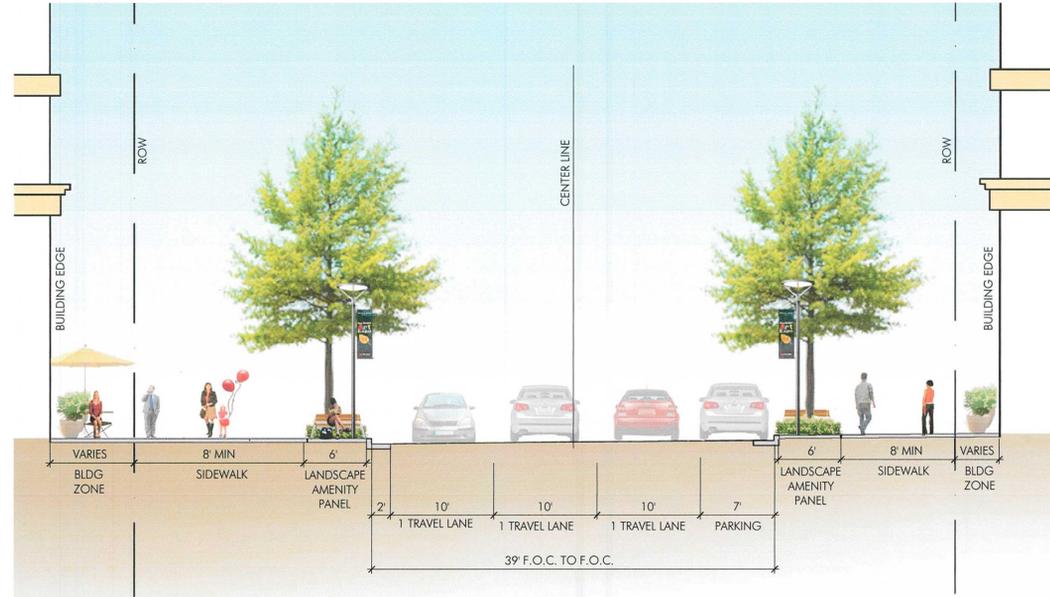
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LANDSCAPE PLAN - ROOF TERRACES
ARBOR ROW - BLOCK 'D'
 FINAL DEVELOPMENT PLAN 2011-PR-023-04
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

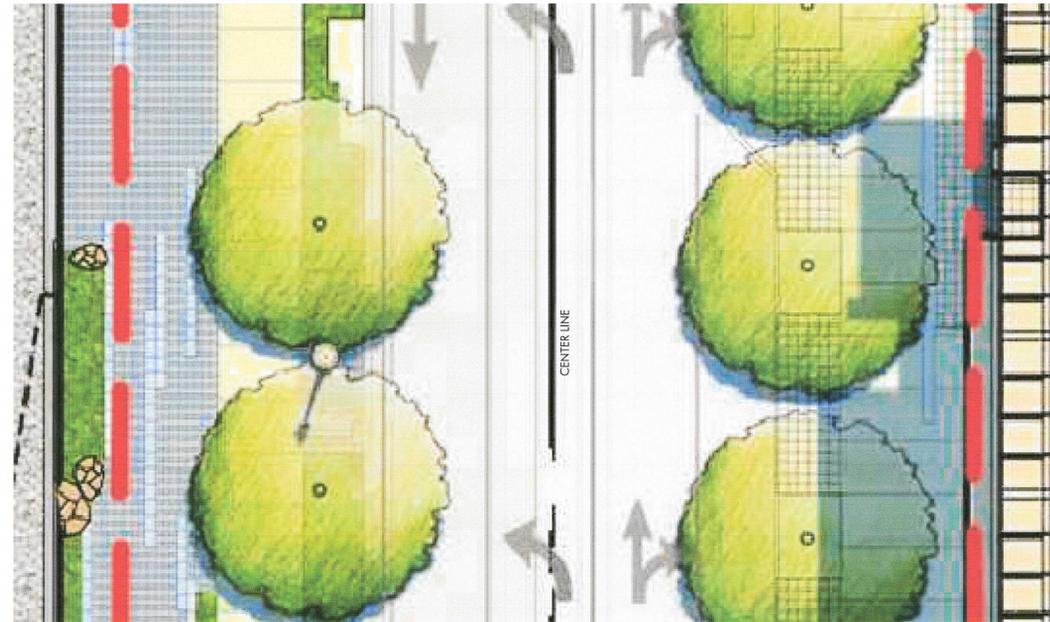
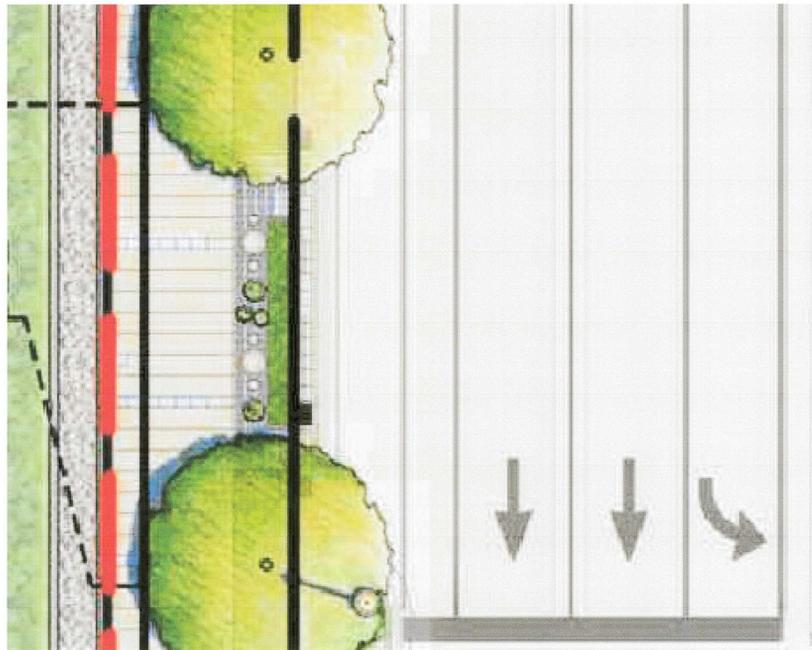
PLAN STATUS	
07.30.15	COUNTY COMMENTS
10.05.15	COUNTY COMMENTS
12.16.15	County Comm
12.30.15	Rev.
1" = 20'-0"	
DATE	DESCRIPTION
DATE	MARCH 30, 2015
SHEET	L1.03



01 WESTPARK DRIVE - STREET SECTION (AVENUE)
SCALE : 1/8" = 1'-0"



02 JONES BRANCH EXTENSION - STREET SECTION (LOCAL)
SCALE : 1/8" = 1'-0"



BLOCK 'D'
KEY PLAN

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BLOCKS/BUILDINGS A,B,C,E, AND F SHOWN HERE FOR INFORMATION PURPOSES ONLY

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STREET SECTIONS
ARBOR ROW - BLOCK 'D'
FINAL DEVELOPMENT PLAN 2011-PR-023-04
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07.30.15	COUNTY COMMENTS
10.05.15	COUNTY COMMENTS
12.16.15	County Comm
12.30.15	REV.
	AS NOTED
DATE:	DESCRIPTION
SCALE:	
DATE :	MARCH 30, 2015
SHEET	L2.02

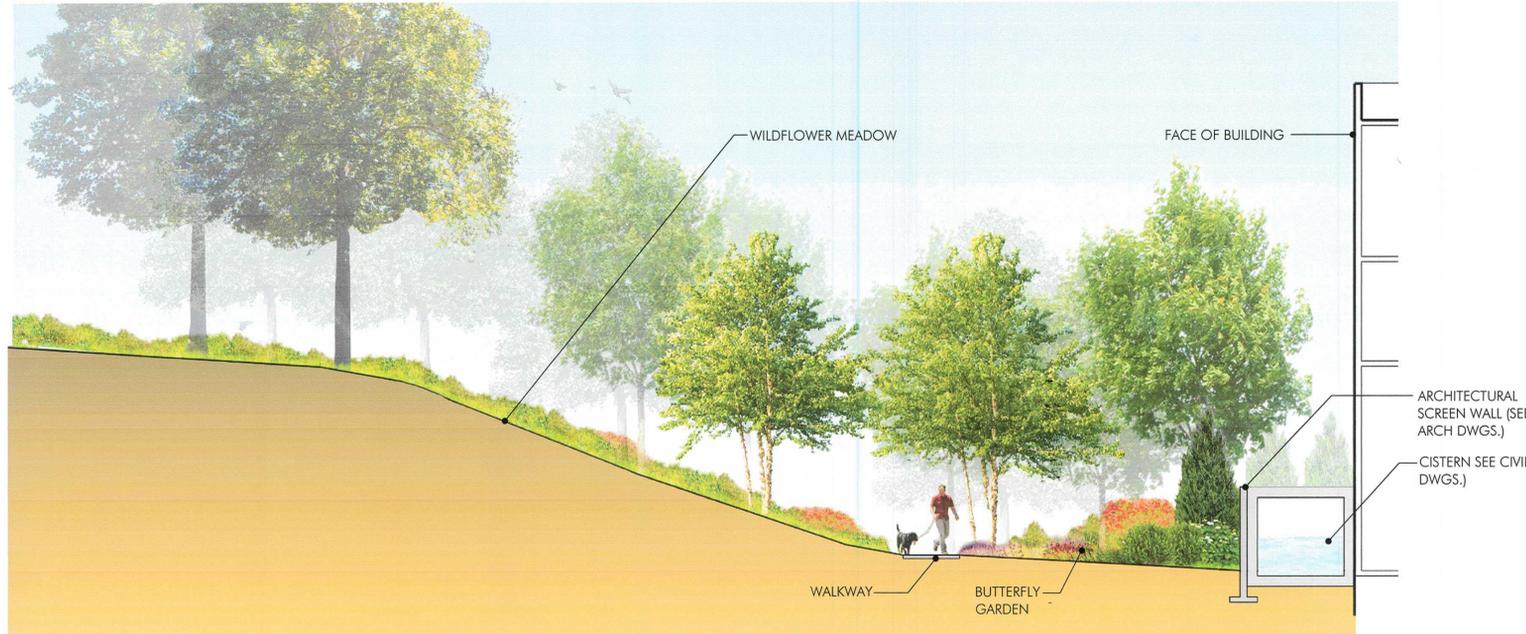
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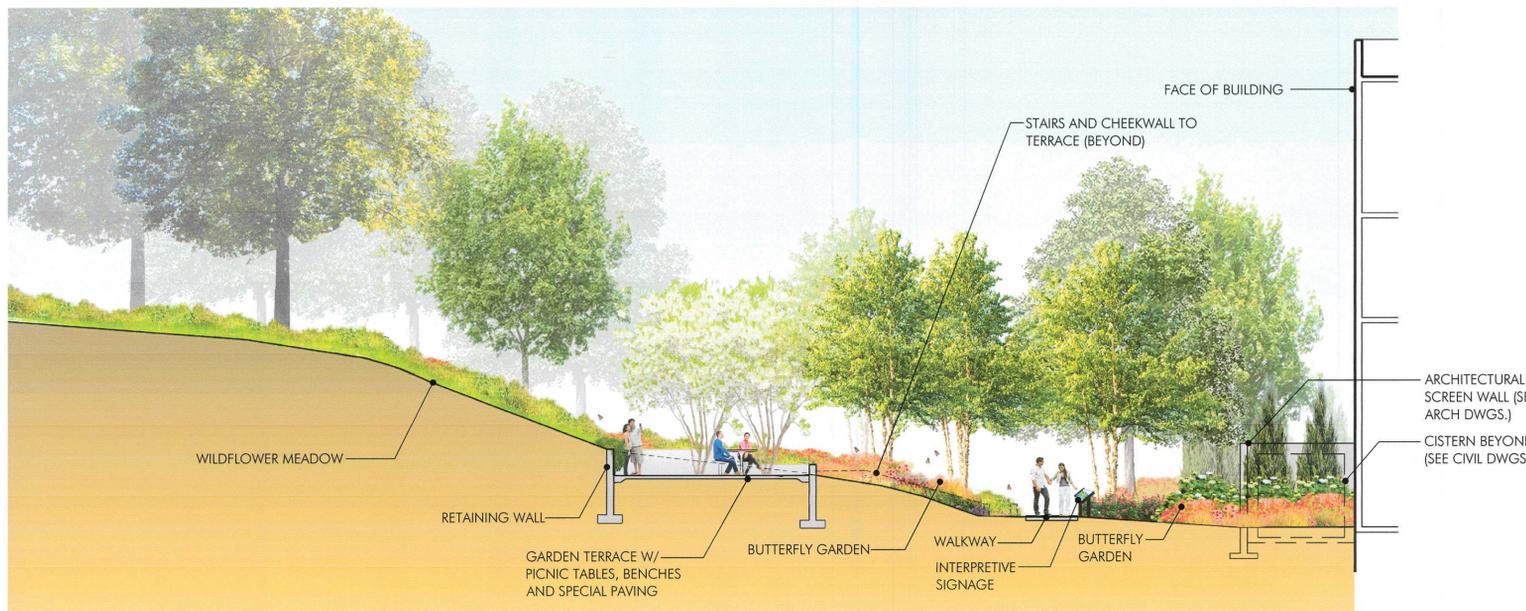


BLOCK 'D'



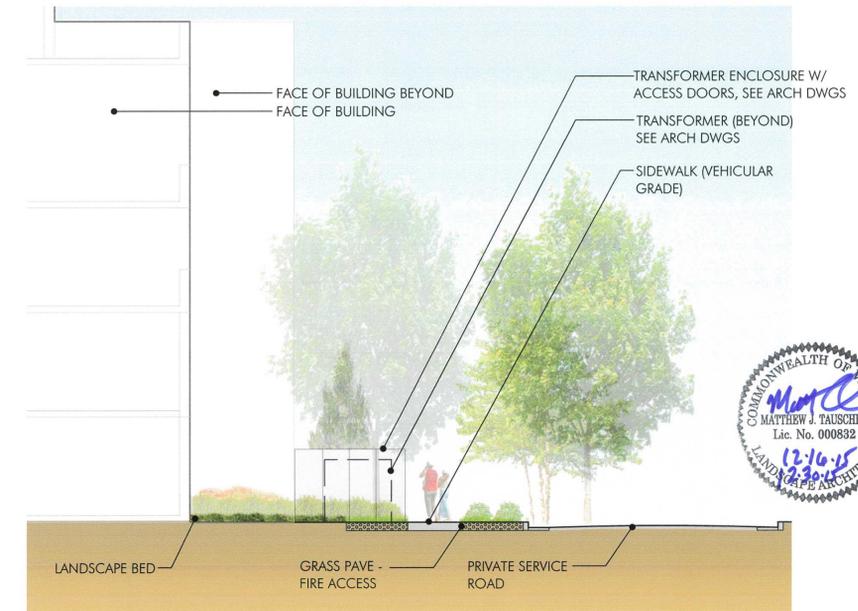
02 BLOCK D - URBAN PARK - SECTION B

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



01 BLOCK D - URBAN PARK - SECTION A

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



03 BLOCK D - PRIVATE SERVICE ROAD - SECTION C

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

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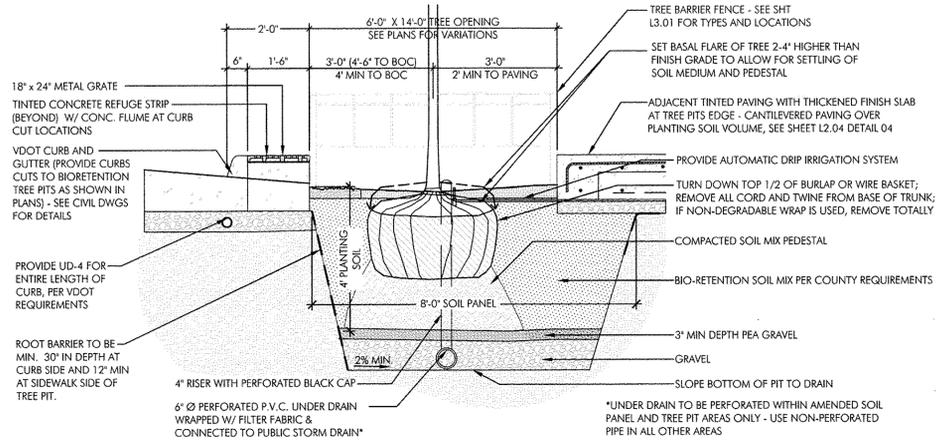
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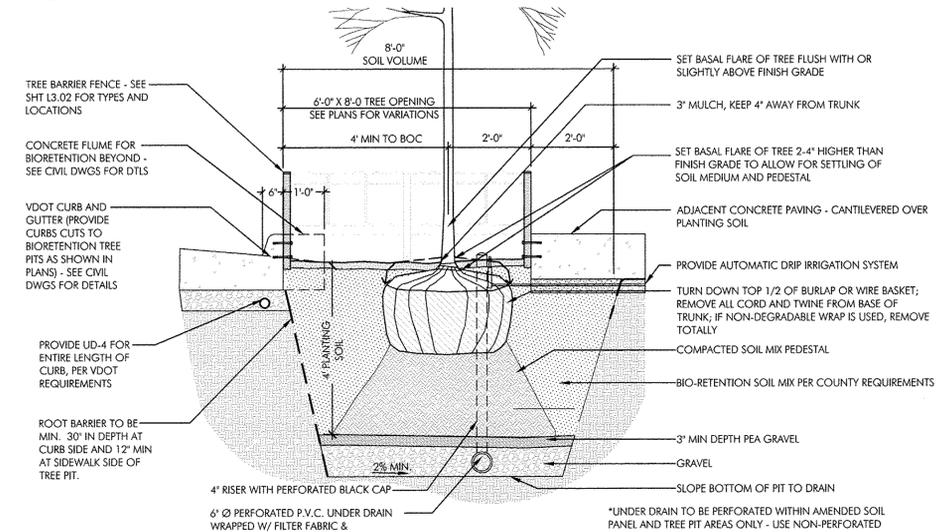
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SITE SECTION
ARBOR ROW - BLOCK 'D'
FINAL DEVELOPMENT PLAN 2011-PR-023-04
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

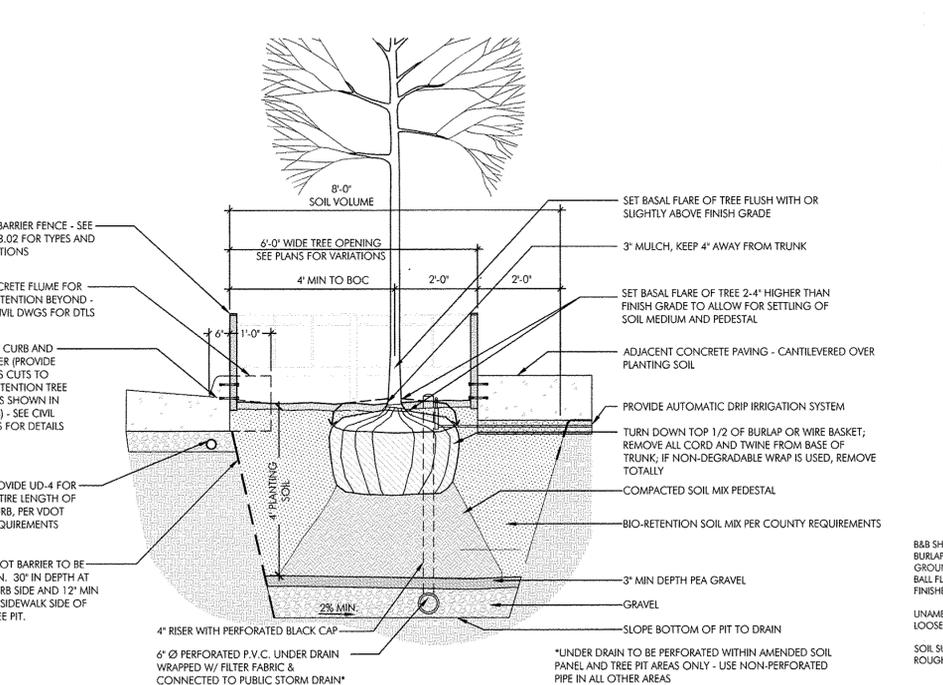
PLAN STATUS	
07.30.15	COUNTY COMMENTS
10.05.15	COUNTY COMMENTS
12.16.15	County Comm
12.30.15	Rev.
DATE	DESCRIPTION
SCALE:	AS NOTED
DATE :	MARCH 30, 2015
SHEET	L2.03



01 WESTPARK DRIVE - TYP. TREE PLT DETAIL @ REFUGE STRIP - TREE SOIL SPACE
SCALE: 1/2" = 1'-0"



02 JONES BRANCH EXTENSION - TYP. TREE PLT DETAIL @ CURB
SCALE: 1/2" = 1'-0"



03 PRIVATE SERVICE STREET - TYP. TREE PLT DETAIL @ CURB
SCALE: 1/2" = 1'-0"

ARBOR ROW BLOCK 'D' (RENAISSANCE CENTRO SITE) - PLANTING LIST & CANOPY COVERAGE

Note: Plant species are provided to indicate a general intent of tree size. Final species selection may vary from this list but will match tree category type.

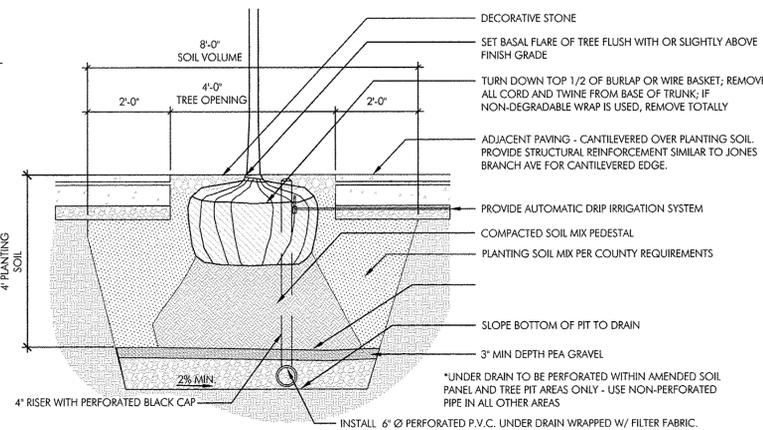
KEY	BOTANICAL NAME	COMMON NAME	QTY.	STOCK SIZE	STOCK TYPE	10-YR TREE CANOPY FT ²	TREE SUB-TOTAL FT ²	REMARKS
Category II Deciduous Trees								
AG	Acer ginnala	Amur Maple	5	2" cal.	B&B	125	625	multistem - 3 stems minimum; full branching
AL	Amelanchier laevis	Allegheny Serviceberry	3	2" cal.	B&B	100	300	multistem - 3 stems minimum; full branching
CC	Cercis canadensis 'Appalachian Red'	Appalachian Red Eastern Redb	8	2" cal.	B&B	125	1,000	single leader; full branching; symmetrical
Possible Approved Substitutions:								
CV	Chionanthus virginicus	Fringe Tree	0	2" cal.	B&B	125	0	single leader; full branching; symmetrical
MS	Magnolia stellata	Star Magnolia	0	2" cal.	B&B	100	0	multistem - 3 stems minimum; full branching
PSA	Prunus sargentii	Sargent Cherry	0	2" cal.	B.B.	175	0	single leader; full branching; symmetrical
Category III Deciduous Trees								
BN	Betula nigra 'Duraheaf'	River Birch	8	3" cal.	B&B	175	1,400	single leader; full branching; symmetrical
CK	Cladostis kentuckea	Yellowwood	3	3" cal.	B&B	175	525	single leader; full branching; symmetrical
Possible Approved Substitutions:								
NS	Nyssa sylvatica	Black Gum, Tupelo	0	3" cal.	B&B	175	0	single leader; full branching; symmetrical
Category IV Deciduous Trees								
AR	Acer rubrum	Red Maple	7	3" cal.	B&B	250	1,750	single leader; full branching; symmetrical
PA	Platanus X acerifolia 'Bloodgood'	Bloodgood London Planetree	3	3" cal.	B&B	0	(VDOT ROW)	single leader; full branching; symmetrical
QN	Quercus nuttali	Nuttall Oak	5	3" cal.	B&B	250	1,250	(2'4" - 2'6" HT) single leader; full branching
QP	Quercus phellos 'Hightower'	Hightower Willow Oak	12	3" cal.	B&B	250	3,000	single leader; full branching; symmetrical
Possible Approved Substitutions:								
QL	Quercus lyrata	Overcup Oak	0	3" cal.	B&B	250	0	single leader; full branching; symmetrical
QR	Quercus rubra	Red Oak	0	3" cal.	B&B	250	0	single leader; full branching; symmetrical
UP	Ulmus parvifolia	Chinese Elm	0	3" cal.	B&B	250	0	single leader; full branching; symmetrical
Category II Evergreen Trees								
CL	Cupressocyparis leylandii	Leyland Cypress	22	12-14' HT	B&B	63	1,386	single leader; full branching; symmetrical
Category IV Evergreen Trees								
MG	Magnolia 'Claudia Wannamaker'	Claudia Wannamaker Magnolia	9	3" cal.	B&B	250	2,250	single leader; full branching; symmetrical

TOTAL 10-YEAR TREE CANOPY PROVIDED BY PLANTING: **13,486**

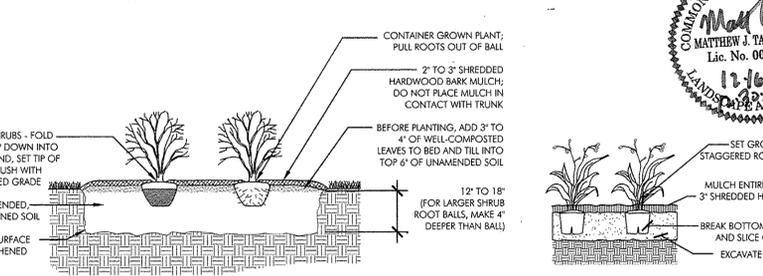
Table 12.3 Tree Preservation Target Calculations and Statement

A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	0.77 AC.
B	Percentage of gross site area covered by existing tree canopy =	39%
C	Percentage of 10-year canopy required for site (see Table 12.4) =	10% (0.20 AC.)
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	39% (0.78 AC.)
E	Proposed percentage of canopy requirement that will be met through tree preservation =	.04 AC.
F	Has the Tree Preservation Target minimum been met?	NO
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	OK
H	If step G requires a narrative, it shall be prepared in accordance with 12-0508.4	OK
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10	OK

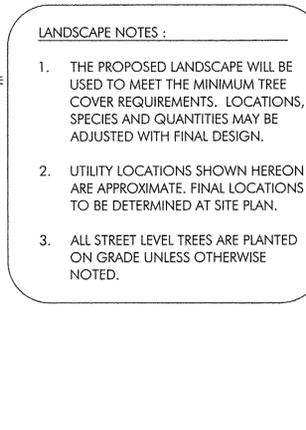
NOTE: A DEVIATION FROM THE TREE PRESERVATION TARGET HAS BEEN REQUESTED. SEE CIVIL SHEET C2.0 FOR REQUEST LETTER AND ADDITIONAL INFORMATION



04 TYPICAL TREE PLANTING DETAIL @ PLAZA TERRACE
SCALE: 1/2" = 1'-0"



05 SHRUB PLANTING DETAIL
SCALE: 1/2" = 1'-0"



06 PERENNIAL & GC PLANTING DETAIL
SCALE: 1/2" = 1'-0"

LANDSCAPE COMPUTATIONS - ARBOR ROW - BLOCK 'D'

13-201: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS		
Total Parking Area (garage)	0	
5% Percent Required	0	
Refer to CDP-R2-2011-PR-023 C2.0 Waiver		
13-202: PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS		
No Surface Parking Lots		
Peripheral Parking Lot Landscaping Not Required		
13-301: TRANSITIONAL SCREENING AND BARRIERS		
Property Zoning District: PTC		
Adjacent Zoning Districts: I-5, C-7, PDC, PTC/HC		
Transitional Screening and Barriers are Not Required		
13-401: TREE COVER CALCULATIONS		
Table 12.12 10 year Tree Canopy Calculation Worksheet		
Step	Totals	Reference
A. Tree Preservation Target and Statement		
Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations		see § 12-0508.2 for list of required elements and worksheets
B. Tree Canopy Requirement		
Identify gross site area	86,953	§ 12-0511.1A
Subtract area dedicated to parks, road frontage, and	0	§ 12-0511.1B
Subtract area of exemptions	0	§ 12-0511.1C(1)
Adjusted Gross Site Area (B1 - B2)	86,953	
Identify site's zoning and/or use	PTC	§ 12-0510.1 and Table 12.4
Percentage of 10-year Tree Canopy Required	10%	
Area of 10-year Tree Canopy Requirements requested?	8,895	
Modification of 10-year tree canopy requirements requested? If B8 is yes, then list plan sheet where modification request is located	No	Yes or No
Sheet number		
C. Tree Preservation		
Tree Preservation Target Area	0.078	
Total canopy area meeting standards of § 12-0400 C2 x 1.25		§ 12-0510.3B
Total canopy area provided by unique or valuable forest or woodland communities	0	
Total canopy area provided by "Heritage," "Memorial," "specimen," or "street" trees	0	§ 12-0510.3B(1)
Total canopy area provided by "Heritage," "Memorial," "specimen," or "street" trees	0	§ 12-0510.3B(2)
Canopy area of trees within Resource Protection Areas and 100-year floodplains	0	
Total of C3, C5, C7 and C9	0	§ 12-0510.3C(1)
If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D		
D. Tree Planting		
Area of canopy to be met through tree planting (B7-C10) area of canopy planted for air quality benefits	8,895	
Area of canopy planted for energy conservation	0	§ 12-0510.4B(1)
Area of canopy planted for water quality benefits	0	§ 12-0510.4B(2)
Area of canopy planted for wildlife benefits	0	§ 12-0510.4B(3)
Area of canopy provided by native trees	0	§ 12-0510.4B(4)
Area of canopy provided by improved cultivars and varieties	0	§ 12-0510.4B(5)
Area of canopy provided through tree seedlings = X 1.0	0	§ 12-0510.4B(8)
Area of canopy provided through native shrubs = X 1.0	0	§ 12-0510.4D(1)
Percent of D14 represented by D 15	0	0 of D14
Total of canopy area provided through tree planting is an offsite planting relief requested?	13,486	
Tree bank or Tree Fund?	No	Yes or No
Canopy area requested to be provided through offsite banking or tree fund	0	§ 12-0512
Amount to be deposited into the Tree Preservation and Planting Fund	0	
E. Total of 10-year Tree Canopy Provided		
Total of Canopy Provided through tree preservation (C10)	0	
Total of canopy area provided through tree planting (D17)	13,486	
Total of canopy area provided through offsite mechanism (D19)	0	
Total of E1 through E3. Area should meet or exceed are		
E4 Total of 10-year Tree Canopy Provided = (E1+E2+E3)	13,486	required by B7

ARBOR ROW OVERALL CDP - CANOPY COVERAGE

TOTAL 10-YEAR TREE CANOPY REQ'D :	80,796 sf
TOTAL 10-YEAR TREE CANOPY PROVIDED :	83,675 sf

ARBOR ROW BLOCK 'E,F' & 'A' - CONTRIBUTION TO CANOPY COVERAGE

BLOCK 'E' 10 YR TREE CANOPY PROVIDED :	17,350 sf
BLOCK 'F' 10 YR TREE CANOPY PREVIOUSLY PROVIDED :	8,825 sf
BLOCK 'A' 10 YR TREE CANOPY PREVIOUSLY PROVIDED :	46,055 sf
SUBTOTAL:	72,230 sf

ARBOR ROW BLOCK 'B,C,D' - CONTRIBUTION TO CANOPY COVERAGE

BLOCK 'B,C,D' 10 YR TREE CANOPY TO BE PROVIDED :	11,445 sf
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ARBOR ROW - BLOCK 'D'
FINAL DEVELOPMENT PLAN 2011-PR-023-04
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLANTING DETAILS AND SCHEDULE

PLAN	STATUS
07.30.15	COUNTY COMMENTS
10.05.15	COUNTY COMMENTS
12.16.15	County Comm
12.30.15	AS NOTED

DATE	DESCRIPTION
SCALE:	
DATE:	MARCH 30, 2015
SHEET	L3.02

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

DESCRIPTION OF THE APPLICATION

These applications, a partial Proffer Condition Amendment with Conceptual Development Plan Amendment and Final Development Plan (PCA/CDPA/FDP), have been submitted to modify the plans and proffers accepted with the Arbor Row development (RZ 2011-PR-023). Specifically, these applications seek to permit the replacement of the hotel approved on Block D with a residential building. The original approval depicted the hotel building facing Westpark Drive with a 5-level parking structure to the rear of the building which was to be built into the existing grade. The 200-foot tall hotel included up to 250 rooms with ground-floor retail.



Figure 1 Approved Layout of Hotel (Source: RZ 2011-PR-023)

Like the previously approved but unbuilt hotel, the proposed residential building is to be located at the corner of Westpark Drive and Jones Branch Drive (extended). In place of the 170,000 SF hotel and retail building, the applicant proposes a 202,794 SF residential building with up to 140 residential units in a 300-foot tall (25 stories) building. Staff notes that there are several alternatives have been proposed in lieu of this maximum square footage and height which are discussed later in this report. The applicant proposes a residential building with for-sale condominium units but, as will also be discussed at length later in this report, the requested square footage and height is achieved through a density bonus for providing workforce housing. The applicant's proffers provide two different density bonus options, depending on how the workforce housing recommendations of the Comprehensive Plan are proposed to be met. With the second option, the residential building could be reduced to an overall maximum of 196,235 SF with maximum height of 285 feet.

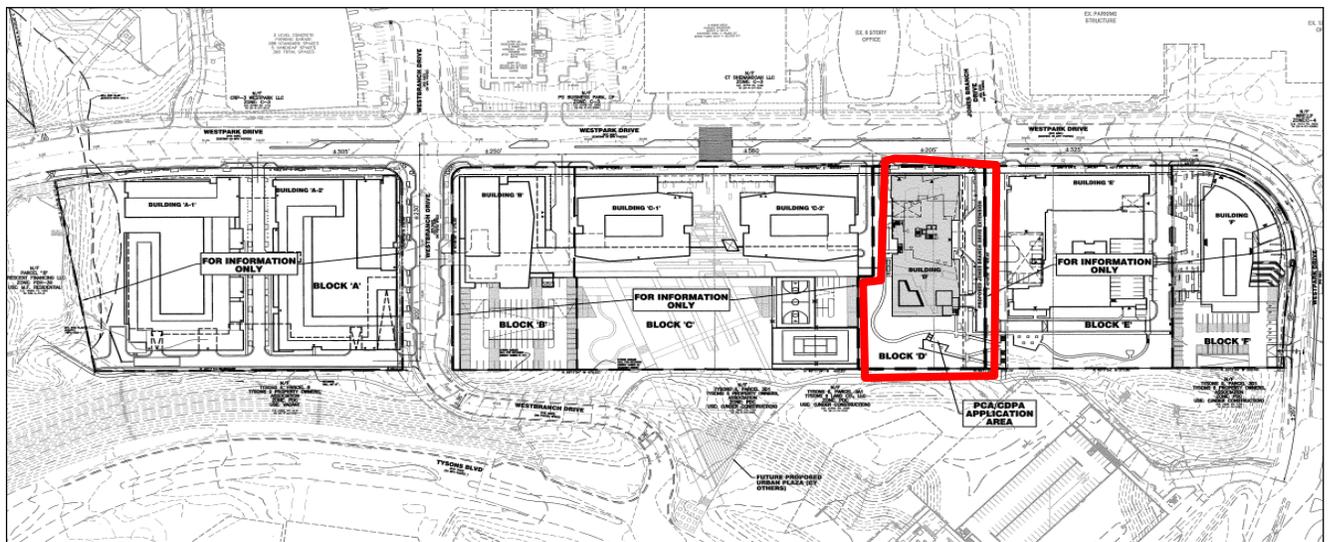


Figure 2 Arbor Row Overall Context (Source: CDP)



Figure 3 Aerial Imagery of Existing Conditions (Source: Google Maps)

LOCATION AND CHARACTER

The site is zoned Planned Tysons Corner (PTC) and is currently developed with an office building that would be razed for replacement with the proposed residential building. The site slopes downward from a high point of 400 feet at the southern property boundary to a low point of 381 feet at Westpark Drive. The majority of the site is fairly flat, with the grade difference being most pronounced at the southern property boundary as the elevation increases from 391 feet to 400 feet over a distance of approximately 50 feet. There is some existing vegetation along the southern boundary but the majority of the site is covered with the existing building and its surface parking lot.



Figure 4 View of existing site from Westpark Drive (Source: Google Maps)

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Office	C-3	Residential Mixed Use
South	Mixed Use (Tysons II)	PDC	Transit Station Mixed Use & Park/Open Space
East	Residential/ Retail (Block E, Arbor Row)	PTC	Transit Station Mixed Use
West	Office/Retail (Block C, Arbor Row)	PTC	Transit Station Mixed Use

BACKGROUND

Site History

The site was previously a part of the West*Park office park and subject to the plans and proffers associated with RZ 88-D-005 and its subsequent PCA applications. Those plans and proffers were superseded by RZ 2011-PR-023, also known as Arbor Row, as approved by the Board of Supervisors on November 20, 2012. The approval divided the land into Blocks A through F. Block D was approved for a 200-foot tall hotel with retail at the base. The approved square footage was 170,000 SF with 250 hotel rooms. The Clerk’s Letter and accepted proffers can be found in Appendix 5. It should be noted that no FDP has been approved for Block D.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area:

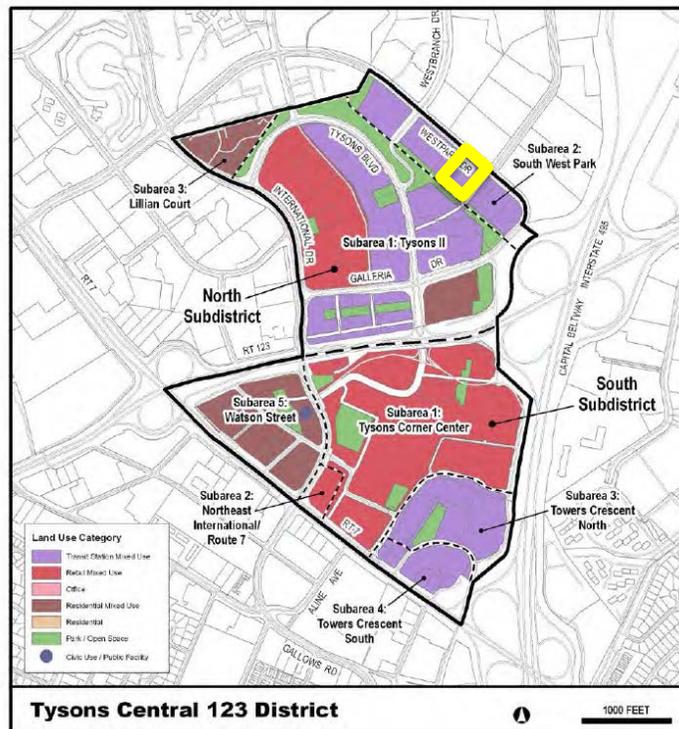
Area II

Planning District:

Tysons Corner Urban Center

Tysons Corner Urban Center District:

Tysons Central 123 (North Subdistrict: Subarea 2: South WestPark)



In the Fairfax County Comprehensive Plan, 2013 Edition, Area II, Tysons Corner Urban Center, District Recommendations, as amended through April 29, 2014, on Pages 137-142, the Plan, as applied to the application area, states the following:

Tysons Central 123

Tysons Central 123 is home to over half of Tysons’ entire retail floor area. Building upon this strength by providing street-front, ground floor retail and more entertainment uses, this district is envisioned to remain the region’s signature shopping destination. The vision for this district, however, goes beyond its current retail emphasis to create a vibrant mixed use area.

The vision for this district includes mixed use high-rise hotel and a conference or convention center within walking distance of the district's regional retail space and the office concentration in the Tysons Central 7 District. To encourage the establishment of a conference or convention center, a density bonus may be considered.

Residents of the district's high-rise residential buildings will benefit from the available hotel services as well as the convenience of retail and entertainment uses. To allow the district to function as an urban area, on-street parking, where appropriate, will be a key ingredient as will centrally located parking structures shared by numerous businesses and residents.

Enhanced connectivity and safety improvements will also be needed to facilitate walkability around the Metro station and throughout the district. A significant challenge to pedestrian connectivity is the steep grade change along the northeastern side of this district. However, this topographical change may be an opportunity to integrate the district with the adjacent North Central District. As an example, pedestrian terraces and plazas could be built into the side of the hill between Tysons Boulevard and West Park Drive to improve pedestrian connectivity.

Running through the heart of Tysons Central 123 will be improved Chain Bridge Road and Leesburg Pike. Both will be redesigned as pedestrian friendly, tree lined boulevards, with greater connectivity between Tysons 123 and Old Courthouse South.

NORTH TYSONS CENTRAL 123 SUBDISTRICT

The North Tysons Central 123 subdistrict is comprised of about 115 acres and is generally bounded by Westpark Drive on the northeast, Chain Bridge Road on the south, and International Drive on the west. Existing development includes a regional shopping mall, office buildings, a hotel and a multifamily development. The vision for this subdistrict is to transform into a significantly more intense mixed use area transit-oriented area. The subdistrict contains three subareas.

Subarea 2: South West Park

This portion of West Park forms the northeastern boundary of the subdistrict and is comprised of about 20 acres. Existing development is suburban office buildings with surface parking. The area's existing intensity is about 0.40 FAR.

Redevelopment Option

With the advent of Metrorail, the vision for this area is to redevelop primarily with mixed use with an urban character at a substantially higher intensity than the Base Plan. The mix of uses should include ground level retail. However, the degree of intensification is contingent on how well development integrates with Tysons II through pedestrian and vehicular linkages. Any redevelopment that is not within 1/2 mile distance of the Metro station should not exceed an intensity of 1.0 FAR for office use or should not exceed 1.5 FAR for mixed use including

residential use (the mix of uses should have less traffic impact than office redevelopment at 1.0 FAR).

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

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

- The vision is to redevelop the subarea with more intense mixed use buildings for portions within 1/2 mile distance of the Metro station. Redevelopment should be diverse in land uses, including additional office use as well as potential hotel, retail and/or residential uses. All redevelopment should provide support retail and service uses. The intensities and land use mix should be consistent with the Areawide Land Use Recommendations.*
- Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. To ensure the provision of public facilities, a street grid, and the desired land use pattern, redevelopment proposals in this subarea should consolidate with a significant portion of the West Park Urban Neighborhood Subarea in the North Central District. This level of consolidation would be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.*
- In this subarea, coordinated proffered development plans with Tysons II will be essential to create the envisioned urban environment. Coordinated proffered development plans will help overcome the significant grade change between the two subareas. To address the issue of improving pedestrian connectivity, pedestrian terraces and plazas should be built into the side of the hill between Tysons Boulevard and West Park Drive.*
- 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. To improve*

vehicular circulation, redevelopment should accommodate the Jones Branch extension as shown in the Areawide Transportation Recommendations.

- *To improve connectivity, other streets creating urban blocks and other pedestrian and bike circulation improvements may need to be provided. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are implemented consistent with guidance in the Areawide Urban Design and Transportation Recommendations.*
- *Publicly accessible open space and urban design amenities should be provided consistent with the Areawide Urban Design recommendations and the urban park and open space standards in the Areawide Environmental Stewardship Recommendations.*
- *If 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.*
- *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.*
- *The maximum building height in this subarea is 225 feet, as conceptually shown on the Building Height Map in the Areawide Urban Design Recommendations. As indicated under the Building Height guidelines in the Urban Design Recommendations, building heights should vary within the subarea.*
- *Potential circulator routes, as described in the Areawide Transportation recommendations, extend through or abut portions of this subarea. In addition to the above guidance for this area, redevelopment proposals along the circulator routes should provide rights-of-way or otherwise accommodate these circulators and should make appropriate contributions toward their construction cost. See the Intensity section of the Areawide Land Use Recommendations.*

In addition, also in the Fairfax County Comprehensive Plan, 2013 Edition, Areawide Recommendations, as amended through April 29, 2014, on Pages 33-35, the Plan states the following:

LAND USE GUIDELINES

The following land use guidelines are necessary to create a people-focused urban setting. These guidelines should be considered along with the general Land Use

recommendations above and the District Recommendations in evaluating development proposals in Tysons.

Affordable Housing

A critical aspect of the vision is to provide housing choices and ensure that a population with a variety of income levels has the ability to live in Tysons. The Policy Plan states that affordable housing should be located close to employment opportunities and should be a vital element in high density and mixed use development projects. A specific objective in the Policy Plan is to encourage affordable and workforce housing in Tysons. Affordable housing may include Affordable Dwelling Units (ADUs) required pursuant to the Zoning Ordinance and Workforce Dwelling Units (WDUs) administered consistent with the Board's administrative policy guidelines for such units, or other such price controlled units that the Board deems to meet the intent of these provisions.

All projects with a residential component that seek to utilize the redevelopment option in the District Recommendations should provide 20% affordable and workforce dwelling units. These projects are allowed a 20% residential floor area bonus and flexibility in how and where Workforce Dwelling Units can be provided within Tysons.

Because development proposals within 1/4 mile of the Metro stations are not subject to a maximum intensity, the FAR proposed for rezoning applications in these areas is considered to include the bonus floor area allowed for meeting the affordable and workforce housing expectations.

For Affordable Dwelling Units (ADUs), the provisions of Part 8 of Article 2 of the Fairfax County Zoning Ordinance shall apply, unless the dwelling units proposed in the development are specifically exempted from compliance with the ADU Program.

For Workforce Dwelling Units (WDUs), the following housing conditions and the guidelines in the Housing section of the Policy Plan (except as modified below) apply to any residential development built under the redevelopment option, regardless of whether or not the development elects to utilize the available bonus density.

- *20% of the residential units in new developments should be affordable to households with incomes ranging from 50 to 120 percent of AMI (Area Median Income), as set forth in Table 1. Within 1/4 mile of the Metro stations, the 20% applies to the total number of dwelling units to be constructed in the proposed development. Beyond 1/4 mile of the Metro stations, any units created with bonus floor area should be excluded from the 20% WDU calculation. In a development that is required to provide ADUs, the ADUs and ADU bonus units may be deducted from the total number of dwelling units on which the WDU calculation is based.*
- *A maximum 20% increase in residential floor area is allowed for achieving the workforce housing objective. In mixed use developments, some of this increase in floor area may be used for commercial purposes. The percentage of nonresidential and residential bonus floor area should be similar to the project's*

overall land use mix. In order to provide more flexibility with the bonus, the Policy Plan's size restrictions on bonus market rate units do not apply within Tysons.

- *The WDUs provided should have a similar mix in the number of bedrooms as the market rate units. The minimum unit size of WDUs should be consistent with the Policy Plan.*
- *WDUs should be price controlled as set forth in the Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines, adopted October 15, 2007 or as amended.*
- *WDUs are preferred to be provided on-site. However, developers may aggregate land for workforce housing off-site and/or transfer to others the responsibility for creating such units in building structures where the advantages of financing and operating affordable and workforce housing can be realized. Units provided in this manner should be located within Tysons, should be in general conformance with the applicable land use, intensity, public facility and urban design objectives, and should include all of the income tiers set forth in Table 1.*
- *Efforts should be made to preserve market rate housing units that are affordable to households earning below 120% of AMI. Land owners may meet their affordable housing objective by purchasing existing units and preserving their affordability as set forth in the Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines, adopted October 15, 2007 or as amended. Redevelopment of existing housing units should satisfy Objective 11 in the Land Use section of the Policy Plan, including increased affordable housing opportunities and positive impacts on the environment, public facilities and transportation systems.*
- *The WDUs should be provided concurrently with market rate units or with some form of surety that they will be built.*
- *Cash contributions in lieu of providing WDUs are not desired.*
- *Programs that capitalize either the development of housing or the incomes of households, such as low income housing tax credits, tax-exempt housing bonds, tax increment financing, tax abatement, or a county housing fund should be considered.*
- *Flexibility in the total number of WDUs provided may be considered for projects that meet additional housing needs that have been identified by the county. Examples include providing a higher proportion of units in the lowest income tiers or providing units with more bedrooms than would otherwise be expected. Such proposals should be evaluated on a case-by-case basis.*
- *Creative strategies for achieving housing objectives should be considered. This could include a system similar to wetlands banking in which a developer builds additional affordable and workforce dwelling units and the credit for providing the*

units is sold to another developer who has an obligation to provide affordable housing. Another strategy could be incorporating units into public buildings. Facilities for populations with special needs, including those who are homeless, should also be considered.

- *Nonresidential 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. Nonresidential contributions could also be used to fund affordable housing opportunities in Tysons through a partnership. If nonresidential 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.

ANALYSIS

Conceptual Development Plan Amendment (Copy at front of staff report)

Title of CDPA:	Arbor Row Block D
Prepared By:	Bowman Consulting Group, Ltd., WDG Architects, PLLC, and Parker Rodrigues, Inc.
Original and Revision Dates:	March 30, 2015 as revised through December 30, 2015

The CDPA has 47 total sheets including 25 civil sheets, 13 architectural sheets and 9 landscape architecture sheets. The proposed changes are limited to Block D of the Arbor Row development.

The civil sheets contain information on the overall context, the notes with requested waivers and modifications, existing conditions and vegetation, the overall conceptual development plan, roadway striping plans, and stormwater information. The architectural sheets show the floor plans, site sections, shadow analysis and perspectives. The landscape architectural sheets show the landscape plans, overall context, the parking levels, floor plans, elevations, shadow studies and 3D views.

Final Development Plan (Copy at front of staff report)

Title of FDP: Arbor Row Block D
Prepared By: Bowman Consulting Group, Ltd., WDG Architects, PLLC, and Parker Rodrigues, Inc.
Original and Revision Dates: March 30, 2015 as revised through December 30, 2015

The FDP further refines the information shown on the CDPA as it applies to Block D. The FDP contains 52 sheets, including 25 civil sheets, 15 architectural sheets, and 12 landscape sheets. The civil sheets include the overall development plan, existing conditions, utilities and grading, fire access sheets, stormwater information and LEED compliance sheets. The architectural sheets include information such as floor plans, sections, elevations, shadow analysis and perspectives from around the site. The landscape sheets depict the urban parks plan, the overall landscape plans, site sections, street sections, planting details and streetscape elements.

Block D

These applications propose replacing a mixed-use hotel building with a mixed-use residential building situated along Westpark Drive and Jones Branch Drive as extended. On the CDP, the applicant depicts Block D as a residential building with ground floor retail which could range in size from 196,235 SF to 202,794 SF and maximum height from 285 to 300 feet. The base square footage for this parcel is 170,000 SF (162,000 SF hotel) which was the approved square footage on RZ 2011-PR-023 for this parcel. The square footage requested here represents a 16% or 20% bonus respectively for the provision of workforce housing options. The bonus density implications are discussed in greater detail later in this report. The CDP also depicts an alternative massing elevation for the tower on Sheet A3.4, which doesn't change any element of the ground plane and would not increase the square footage or height as proposed. On the FDP, the applicant has only shown the 25 story residential building with ground floor retail along Westpark Drive with parking and residential uses above. The tower sits at the corner of Westpark Drive and the Jones Branch Drive extension which has begun with construction of Block E. Streetscapes, including sidewalks, landscape amenity panels and a building zone with outdoor dining areas are also provided.

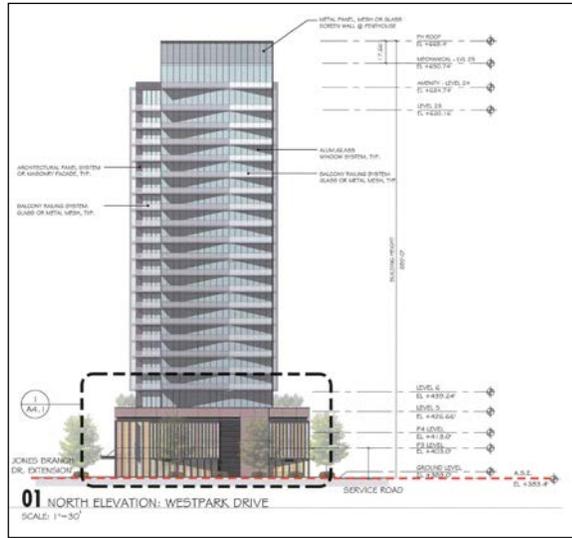


Figure 5 Renderings of Block D (Source: FDP)

	Use	Square Footage	FAR	Max Height	Number of units/rooms
Approved	Hotel/Retail	170,000 (162,000 for hotel, 8,000 for retail)	3.05*	200 feet	Up to 250
Proposed	Residential/Retail	196,235 - 202,974 (including 6,028** for retail)	Up to 2.33 (3.09 for Arbor Row)	285 to 300 feet	110 -140

*Individual site FAR not calculated as there was no FDP on this particular site. Overall FAR was for entirety of Arbor Row.

**The draft proffers seek to retain the ability to transfer previously approved retail square footage (1,972 SF) to other blocks within Arbor Row.

Road Network and Access

There are no new roads proposed with this application. The garage entrance for vehicle traffic is sited along the Jones Branch Drive extension, while loading is located in the alley between Blocks C and D. There is also a vehicular drop-off along the extension of Jones Branch Drive.

Phasing

The building on Block D has been designed to stand alone and does not rely on the surrounding buildings to achieve its ultimate condition. However, Block D will be finishing the streetscape for the western side of Jones Branch Drive that was begun with the construction of Block E. In addition, Block D creates a pedestrian connection to the south which can connect with the trail proffered by the abutting properties to the south associated with the Tysons II redevelopment. In addition, upon construction of Building C-2 (which abuts Block D to the west), further pedestrian connections could be made to Block D.

Parks and Open Space

In terms of parks and open space, a key feature of Block D is its proposal to replace the previously approved but unbuilt hotel parking garage with a pocket park at the southern boundary. The site design also features pedestrian paths winding around the residential building and up to the property abutting to the south which is being redeveloped as a part of the Tysons II redevelopment. The FDP proposes to provide approximately 0.59 acres of publicly accessible park spaces. The applicant has also proffered to an additional cash contribution for the provision of athletic fields based on the requested increased intensity.



Figure 6 Park Areas (Source: FDP)

Stormwater Management

Stormwater is proposed to be treated through vegetated roofs, treatment devices, infiltration, rainwater harvesting, and bioretention. According to the tabulations provided, the site can retain the first inch of rainfall as recommended by the Comprehensive Plan and established by the original CDP.

Proffers

The proffers for this application only apply to Block D. As such, the applicant has proposed changes to only those proffers which specifically apply to Block D or reference Block D's previously proposed use as a hotel. All other previously approved proffers would be carried forward.

One significant change within the proffers is to workforce housing. Specifically, the proffers

offered by the applicant in this case modifies the previously approved proffers for workforce dwellings (for Arbor Row as a whole) which would be provided specifically on Block D. Previously, the applicant proffered to provide workforce housing in accordance with Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines. The currently proposed Proffer 92 details the treatment of workforce units in the building. For rental units, the application proposes to provide 20% of the total number of dwelling units constructed on the site as workforce units (excluding the workforce units) in the manner prescribed in the previously approved proffer for residential development at Arbor Row.

In the case of for-sale units, the applicant proposes two alternatives. Under the first alternative, the WDUs would result in 20% of the total residential units to be constructed onsite could be WDUs. The WDUs would be provided within the building and would permit a 20% increase in GFA, permitting the development of a 202,794 SF building at 300 feet in height. The proffers indicate that one-third (1/3) of the units would be provided in the 70% income range, one third (1/3) in the 80% income range and one-third (1/3) at the 100% income tier. This proffer also includes a provision that, should the workforce units not sell within six (6) months after the issuance of the first residential use permit (RUP) for a For-Sale WDU unit on Block D or the date at which 55% of the market rate units on Block D have been sold, the workforce units would then be sold as market rate units. The difference between for sale WDU price and the market sales price less certain carrying costs would then be contributed to the County.

Under the second alternative, the applicant could elect to make a contribution to the Board of Supervisors to establish a fund, referred to as the Tysons Affordable Housing Trust Fund, to promote affordable housing in Tysons. The overall contribution would be one and a half percent (1.5%) of the sales prices of the units in Block D. The first half percent (0.5%) contribution, "the initial contribution" which is to be used to establish a fund to promote affordable housing in Tysons, would be made in two installments. First, at the time of site plan approval, the applicant would provide an estimate of the base sales price of the market rate dwellings and make a contribution of half of the initial contribution. The remainder of the initial contribution would be provided prior to the issuance of the final RUP on Block D and the contribution amount would be based on the actual sales price of the market rate residential units subtracting certain carrying costs.

Finally, another contribution of 1% of the net base sales price of the market rate units would be made in four (4) installments linked to the occupancy of the building. Under this contribution alternative, the resulting square footage would be 196,235 SF, or 16% above the base square footage and 285 feet in height (which is 60 feet above the maximum Plan recommended height of 225 feet).

Land Use Analysis (Appendix 6)

Intensity

Staff notes initially that the density acquired through this partial PCA is attributable only to Block D. Should the developer build less square footage than shown on this CDPA/FDPA, that density could not be moved to another block within Arbor Row unless it stays in substantial conformance with the CDPA and/or a PCA is sought. Any other square footage which could be transferred between blocks per the original rezoning can still be transferred as originally

approved (i.e. there is 1,972 SF of retail that was not allocated to Block D which now can be allocated elsewhere).

Workforce Housing

In order to offset any financial loss for the provision of the workforce dwellings, the Plan permits a maximum 20% increase in residential floor area for achieving the workforce housing objective. In addition, the Comprehensive Plan permits a certain amount of flexibility with regard to height and intensity upon a showing that the height and intensity have been increased for the purpose of providing workforce housing. The applicant is requesting both a height and intensity bonus with this application.

Specifically, as shown on both the CDPA and FDP, this application seeks to utilize the bonus density provision in the Comprehensive Plan related to workforce housing in order to achieve the greater intensity and height. The “base” residential floor area for the subject application prior to applying the 20% bonus is 163,972 SF. Therefore, the 20% workforce housing bonus would result in 32,794 SF, for a total maximum residential square footage of 196,766 SF. With the 6,028 SF of retail, the building square footage would be 202,974 SF. The applicant is also seeking to increase the height of the proposed structure from the approved 200 feet for the hotel to 285 to 300 feet for the residential building. The Plan recommends a height range for this area of 175 to 225 feet.

The proffers differentiate between the workforce housing by rental and for-sale products. As previously stated, should this residential building be a rental project, the applicant has proffered to the Board’s Tysons Corner Urban Center Workforce Dwelling Unit (WDU) Administrative Policy Guidelines. This rental housing proffer would provide 20% of the units as workforce housing units serving the five income tiers set forth in the Tysons Plan.

The proffers for for-sale units deviate from the policy. The applicant proposes two options with the option employed being at the sole discretion of the applicant. Under Option 1, the applicant proposes to provide 20% of the units as workforce units, with one-third of the units being provided at 70%, 80% and 100% AMI. In addition, the 60% and 120% AMI income tiers would not be provided and the bedroom mix for WDU units would not reflect the bedroom mix of the market rate units. Targeting the middle income tiers and requesting a different bedroom mix are changes that staff believes could be supported given the flexibility allowed in the Comprehensive Plan. In this scenario, the applicant would achieve a 20% bonus and the maximum height of the building is 300 feet. Under Option 2, the applicant would provide a monetary contribution only, without any units provided, and would be granted a 16% bonus with a height maximum of 285 feet.

With respect to cash contributions, the Tysons Plan states: “Cash contributions in lieu of WDUs are not desired.” While it is clear from this language that a cash contribution is not the preferred method of addressing the Plan’s affordable housing objective, it does provide the latitude to consider this proposed alternative particularly as it relates to high-rise residential development in Tysons.

Since this case could present the first time that a cash payment is made in lieu of WDUs in Tysons, it is important to understand the justification for this option and how it compares to the provision of workforce units. Though the applicant had discussed the concept of a contribution

during earlier negotiations with staff, the concept of a contribution in lieu of all workforce units on site was first presented to staff in a proffer dated December 30, 2015. A preliminary review of the proffer has been undertaken by the Department of Housing and Community Development (HCD) and that review will be provided later under separate cover.

Staff has not had sufficient time to determine if and to what extent the proposed contribution addresses the Plan's affordable housing objectives. Indeed, the overarching question of the best way to address the workforce housing needs has not been sufficiently reviewed nor does it seem that this policy question should be addressed through a single zoning application. Even the amount of the proposed cash contribution cannot be determined, without knowing the number of units and, as important, the projected sales prices. Simply stated, given the current timeline, there has not been sufficient time to receive, review and respond to this aspect of the proffers.

In addition, staff does not believe that bonus intensity or height should be granted to the applicant for the provision of workforce dwellings when no actual workforce dwellings units are being provided in the building. Further, nothing in the Board's Tysons Corner Urban Center WDU Administrative Policy Guidelines would support awarding bonus intensity for a cash contribution in lieu of units. For these reasons, staff cannot support the proposed application at this time as long as Option 2 is retained in the proffers.

Transportation Analysis (Appendix 8)

Generally, the transportation improvements proffered with RZ 2011-PR-023, including contribution rates to the transportation funds, TDM and road improvements continue with this application. Staff notes that the applicant's proposal will result in fewer trips than the previously approved hotel and retail mix. There are no outstanding transportation issues related to this application.

Parking

The applicant is providing parking spaces for the residential use based at approximately 1.4 spaces per unit, which is in the range permitted by the Zoning Ordinance which permits between 1.1 and 2.0 spaces per unit. This number is based on the expected bedroom mix and could change if the mix were to change. The applicant has proffered to meet the PTC Zoning District requirements in any scenario. For the retail spaces, the applicant is providing 67 spaces, which is based on the layout of the retail area with fast food restaurant use. Staff notes that the provision of this number of parking spaces is permitted by the Zoning Ordinance for this use.

Environmental Analysis (Appendix 7)

Staff notes that the proffers commit to: achievement of LEED certification prior to final bond release; provision at least one vehicle recharging station per CDP block; and reduction of interior noise levels to no more than 45 dBA for residential and hotel buildings. Staff finds that with these previous commitments, this application presents no outstanding environmental issues.

Parks and Open Space Analysis (Appendix 9)

As described above, this application replaces the previously approved hotel and parking structure with a smaller footprint residential building and enhanced park space to the rear of the building. Overall, staff finds that the naturalized treatment of the park and the walking trail around the building to be an improvement over the previously approved design but has asked the applicant to provide more details on the masonry wall that will surround a cistern proposed adjacent to the park space. Staff has proposed a development condition that the masonry wall will use similar materials and colors to the entire building. With this condition, staff finds the cistern design appropriate in that space. The FDP provides a palette for the building materials of glass, aluminum, architectural panel systems including metal, fiber cement, precast or glass fiber concrete and or terracotta.

Staff notes that the park is not fully covered by a public access easement. Specifically, a large portion of the lawn to the west of the park will not be covered by an access easement. Since this area will look very much like the area covered by the access easement, with few visual cues to alert users of that area that some of the elements are private in nature, staff believes that the general public will find it difficult to understand where the public spaces end and the private spaces begin. Staff had advised the applicant to extend the access easement, but the applicant has declined to do so.

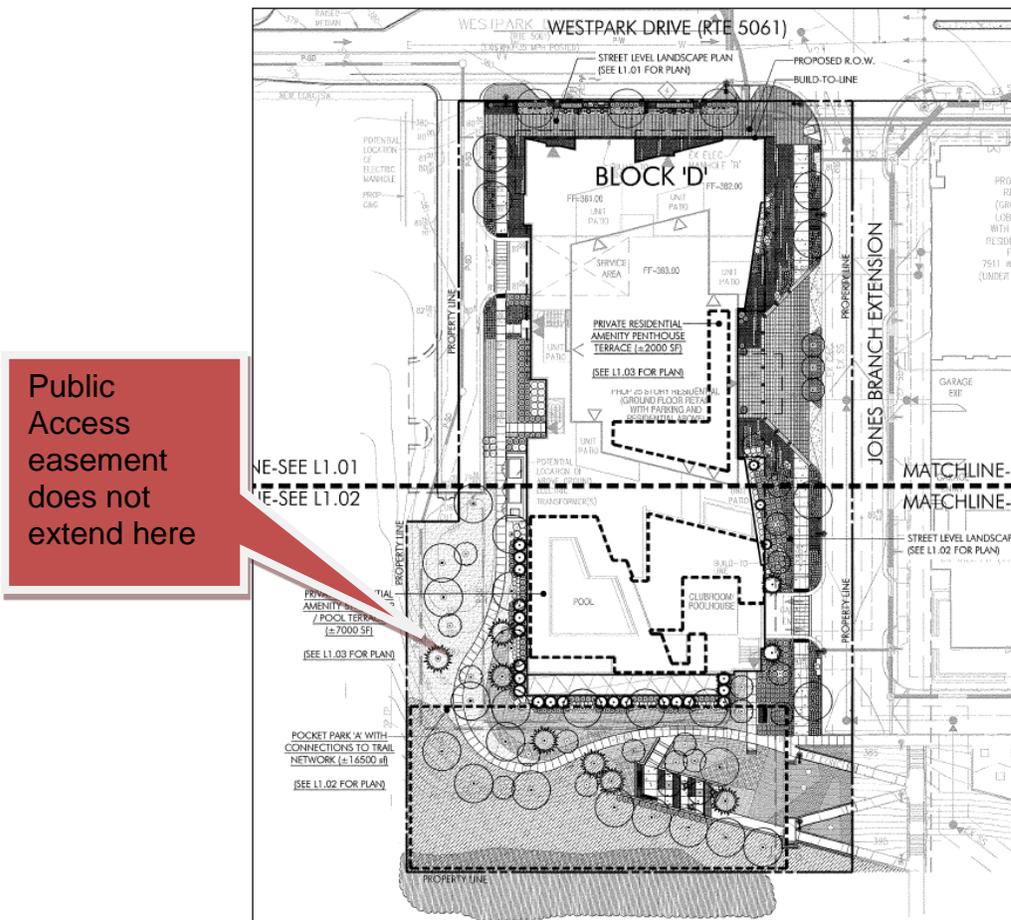


Figure 7 Ultimate Corner Park Condition (Source: FDP)

Finally, with the additional residential square footage, the applicant has proffered to make a cash contribution for the provision of athletic fields in Tysons. This contribution offsets the increase in intensity.

Public Facilities Analysis (Appendices 11-17)

Stormwater Analysis: The applicant is meeting the expectations of the Stormwater Ordinance and the Comprehensive Plan. However, while the calculations provided on the SWM sheets indicate that the goals can be met, staff has expressed concerns that the plans include a note that the applicant may wish to buy offsite credit to address any deficiencies. The proffers accepted with the Arbor Row development, and proposed to continue here, describe how treatment of the quantity and quality of stormwater is designed to protect the waters in Tysons. As such, permitting offsite credit purchase for other watersheds needs to be expressly considered at the time of the land use action with an evaluation of the specific difficulties of a particular site. In this particular instance, there appear to be no such difficulties here; in fact, the SWM plan indicates that the onsite treatment is sufficient. Therefore, staff has recommended a development condition that the SWM be met onsite as shown on the FDP. In this case, if the applicant cannot make the SWM program work as depicted at site plan, any deviation would need to be evaluated by DPZ to determine whether a revised plan would remain in substantial conformance with the CDPA/FDP. With this proposed condition, there are no outstanding stormwater issues related to this application.

Urban Forestry Analysis: The applicant has satisfied all the forestry requirements for the site. There are no outstanding issues relating to the urban forestry plan proposed with this CDPA/FDP.

Fairfax County Public Schools Analysis: The proposed change in use from hotel to residential would result in a net of 11 to 14 new students to Fairfax County Public Schools. A proffer contribution of \$11,749 per student has been provided, pursuant to the Residential Development Criteria, which satisfies the recommendation of Fairfax County Public Schools.

Fire and Rescue Analysis: In order to provide acceptable response times, Fire and Rescue has determined that many of the transportation corridors in the County would benefit from a series of preemption devices on the traffic signals to permit the fire and rescue vehicles priority. To that end, this applicant has proffered \$20,000 to add preemption signalization. This contribution would provide two signal preemptions and staff is satisfied with this contribution for the requested increase in intensity.

ZONING ORDINANCE PROVISIONS (Appendix 18)

The purpose and intent of the PTC District is to implement the mix of uses, densities and intensities under the redevelopment option set forth in the Comprehensive Plan.

Par. 6 of Sect. 18-204 would generally require the entire original rezoning area associated with RZ 2011-PR-023 to be amended in order to increase the overall intensity. However, the Ordinance has carved out an exception within the PTC District. Specifically, the Ordinance

provides that

[W]ithin the PTC District, for a multiple phased development, an increase in the intensity may be approved for any portion of such development, provided it does not adversely affect the intensity applicable to the area not incorporated into the amendment application.

This partial PCA only affects the intensity within its application boundaries and is limited to Block D. While permitted as a partial PCA in the PTC District, staff cannot find that the intensity meets the vision of the Comprehensive Plan, and thus the Zoning Ordinance, as the 20% bonus density sought for the provision of workforce dwellings proposed under Option 1 in the proffers has not been adequately justified at this time and the 16% density bonus for Option 2 is wholly inconsistent with the Plan. As described above, while staff has attempted to provide flexibility to allow this applicant to meet this Plan objectives while understanding the financial and economic constraints. However, the second alternative, which seeks additional density with the provision of no actual workforce dwellings units, is clearly unacceptable. As to the first alternative, such a departure from approved County policy in a single land use application would need to be vetted with more time and evaluation than staff currently has been afforded.

Waivers/Modifications

The applicant is requesting a series of waivers and modifications, many of which were previously approved by the Board of Supervisors with RZ 2011-PR-023. Specifically, staff has reviewed the previous requests and applicant's justification and finds the following waivers and modifications continue to be appropriate for Block D:

- Modification of Par. 2 of Sect. 2-506 of the Zoning Ordinance to permit an extension above roof level beyond three feet for a parapet wall, cornice or similar projection on Block D as depicted on the FDP;
- Modification of Par. 8 of Sect. 13-202 of the Zoning Ordinance to permit the existing parking lot landscaping, as depicted on the CDP and described in the proffers, to serve as the interior parking lot landscaping on an interim basis for Block D;
- Modification of Par. 5 of Sect. 13-203 to permit the landscaping depicted on the above-grade parking structures and within interim surface parking lots, as shown on the CDP and described in the proffers;
- Waiver of Par. 3 of Sect. 17-201 of the Zoning Ordinance to permit only those areas of interparcel access shown on the CDP/FDP for Block D and described in the proffers to be provided; and
- Modification of Section 12-508 of the PFM to modify the tree preservation target in favor of that shown on the plans and as proffered for Block D.

Modification of Paragraph 2 of Section 2-505

Since the original applications were approved, staff has identified a further modification which would be required to build structures on a corner lot. Sect. 2-505 of the Zoning Ordinance prohibits structures and vegetation on a corner lot within a triangle determined by the street and sight lines. However, in this proffer condition amendment application, all buildings and vegetation have been reviewed against VDOT sight distance requirements and have been found to be designed in a manner consistent with those requirements. Due to the level of review of this application and proffered considerations related to maintaining sight distances, staff recommends approval of this modification to the condition as shown on the CDPA/FDP.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds that these applications are not in harmony with the Comprehensive Plan, particularly as related to the proposed contribution in lieu of workforce dwelling units and its related request for a density bonus and height increase, and thus not in conformance with the Zoning Ordinance.

Recommendation

Staff recommends denial of PCA 2011-PR-023, with CDPA 2011-PR-023.

Staff further recommends denial of FDP 2011-PR-023-04.

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

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

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

APPENDICES

1. Proffers
2. Proposed Development Conditions
3. Affidavit
4. Statement of Justification
5. Clerk's Letter for RZ 2011-PR-023
6. Plan Citations and Land Use Analysis
7. Environmental Analysis
8. Transportation Analysis

9. Fairfax County Park Authority Analysis
10. Office of Community Revitalization Analysis
11. Stormwater Analysis
12. Fire and Rescue Analysis
13. Schools Analysis
14. Fairfax Water Analysis
15. Urban Forestry Analysis
16. Sanitary Sewer Analysis
17. Zoning Ordinance Provisions
18. Glossary

ARBOR ROW BLOCK D
PCA 2011-PR-023
DRAFT PROFFER STATEMENT
July 30, 2015
October 5, 2015
December 30, 2015

Proffered Condition Amendment Application PCA 2011-PR-023 (the "**Application**") has been filed by and on behalf of (i) Cityline Partners LLC, as Applicant, (ii) Grayson 7913 Westpark LLC and Campbell-Scott Westpark LLC, as Owners, and (iii) Renaissance Centro Tysons LLC, as Contract Purchaser, on approximately 2.0 acres of land identified as Fairfax County Tax Map Parcel 29-4-((7))-2A and known as "Block D" of the Arbor Row development (the "**Block D Subject Property**"). The Block D Subject Property consists solely of Block D, which is located south of Westpark Drive and west of Jones Branch Drive Extended and zoned to the PTC-Planned Tysons Corner Urban ("PTC") District.

Pursuant to Sect. 15.2-2303(A) of the Code of Virginia (1950), as amended, and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978), as amended, the Applicant, Owners and Contract Purchaser, on behalf of themselves and their respective successors and/or assigns (referred to hereafter, both collectively and, where appropriate, individually as the "**Applicant**"), hereby proffer that redevelopment of the Block D Subject Property shall be in accordance with the following conditions (the "**Proffers**") if, and only if, the Application, as proposed by the Applicant, is granted by the Board of Supervisors (the "**Board**") allowing replacement of an approved hotel use with residential use. If the Application is granted by the Board, certain Proffers as identified below shall replace and supersede several of the existing proffered conditions applicable to the Block D Subject Property. Density attributable to the Block D Subject Property is not the result of transferring square footage from any other Arbor Row Blocks. All other Proffers accepted previously in RZ 2011-PR-023 for Blocks A, B, C, D, E and F and dated October 26, 2012 (the "**Existing Proffers**" attached in **Exhibit A**) shall remain in effect and be unchanged, except as noted herein. In the event this Application is denied by the Board, these Proffers shall immediately be null and void and all Existing Proffers accepted in RZ 2011-PR-023 shall remain in full force and effect.

The following Proffer changes and additions pertain to the Block D Subject Property only and shall modify the Existing Proffers with respect to the Block D Subject Property, as described below.

GENERAL

Existing Proffer 1 amended as to the Block D Subject Property as follows:

1. Substantial Conformance. Subject to the Proffers and the provisions of Sect. 6-500, Sect. 16-400 and Sect. 18-204 of the Zoning Ordinance of Fairfax County, as amended (the "**Zoning Ordinance**"), the Block D Subject Property shall be developed in substantial conformance with the proffered elements of the Arbor Row Conceptual Development Plan Amendment ("**CDPA**") dated March 30, 2015 as revised through December 30, 2015, prepared by Bowman Consulting Group, Ltd., WDG Architecture, PLLC, and Parker Rodriguez, Inc., and

as further modified by these Proffers. The previously-approved Conceptual Development Plan dated April 26, 2011, as revised through October 5, 2012 and prepared by Bowman Consulting Group, Ltd., WDG Architecture, PLLC, Shalom Baranes Associates, P.C., KGD Architecture and Parker Rodriguez, Inc. ("CDP") shall remain unchanged for Blocks A, B, C, E and F. In Existing Proffers being reaffirmed herein, references to the CDP shall also pertain to the CDPA on the Block D Subject Property.

Reaffirm Existing Proffers 2, 3, 4, 5, 6 and 7, which shall remain unchanged.

Existing Proffer 8 amended as to the Block D Subject Property as follows:

8. Fire Marshal. The Applicant has coordinated the layout depicted on the CDPA and the FDP for the Block D Subject Property with the Fire Marshal. Further changes to these plans shall be permitted in response to the review of site plans by the Fire Marshal, including adjustments to the streetscape and perimeter building areas as necessary to allow for required emergency vehicle access, provided such modifications are made in consultation with the Fairfax County Department of Planning and Zoning ("DPZ"), and the Fairfax County Department of Transportation ("FCDOT") and the Office of Community Revitalization ("OCR") and are in substantial conformance with the intent of the CDPA, FDP and these Proffers.

PERMITTED USES AND INTENSITY/DENSITY

Existing Proffer 9 amended as to the Block D Subject Property as follows:

9. Maximum Gross Floor Area ("GFA"). The maximum GFA permitted on the Block D Subject Property is 202,794 square feet, which includes 163,972 square feet of base multifamily residential density, a permitted residential bonus density of 32,794 square feet and up to 6,028 square feet retail/ services uses in one residential mixed use building, as set forth in the tabulations and notes in Table 1 on Sheet C2.1 of the CDPA; provided that in the event the Applicant elects to pursue the WDU alternative described in Proffer 9.2.B, the maximum GFA permitted on the Block D Subject Property will be 196,235 square feet, which includes 163,972 square feet of base multifamily residential density, a permitted residential bonus density of 26,235 square feet and up to 6,028 square feet retail/services uses in one residential mixed use building, as set forth in the tabulations and notes in Table 5 on Sheet C2.1 of the CDPA.

Reaffirm Existing Proffer 10, which shall remain unchanged.

Existing Proffer 11 amended as to the Block D Subject Property as follows:

11. Residential Dwelling Units in Block D. Block D shall contain a minimum of 110 residential dwelling units and a maximum of 140 residential dwelling units. In the event that any of the retail/service uses in Block D are converted to "Live-Work Units" (as set forth in Proffer 14), this maximum shall increase to 150 residential dwelling units.

Existing Proffer 12 does not relate to the Block D Subject Property.

Reaffirm Existing Proffers 13-17 which shall remain unchanged.

ARCHITECTURAL DESIGN

Reaffirm Existing Proffers 18 – 24, which shall remain unchanged.

GREEN BUILDING AND SUSTAINABLE ENERGY PRACTICES

Reaffirm Existing Proffer 25, which shall remain unchanged.

Existing Proffers 26 and 27 do not relate to the Block D Subject Property.

Existing Proffers 28 and 29 amended as to residential use on the Block D Subject Property as follows:

28. Block D Residential Green Building Practices. As set forth in Proffer 25, all references in these Proffers to USGBC and LEED shall apply equally to such other alternative green building certifying entities selected by the Block D Subject Property owner, including the 2012 National Green Building Standard (NGBS) using the ENERGY STAR path for energy performance.. A LEED-AP professional shall be included as a member of the design team for Block D. The LEED-AP shall work with the design team to incorporate design elements under a version of the LEED-NC rating system available at the time of such Applicant's registration into the residential building to be constructed on Block D. At the time of site plan submission, documentation shall be provided to the EDRB demonstrating compliance with the commitment to engage such a professional. In addition, prior to site plan approval for these respective Blocks, the Chief of the EDRB shall be designated as a team member in the USGBC's LEED online system with respect to such building. This team member will have privileges to review the project status and monitor the progress of all LEED-related documents submitted to the Green Building Certification Institute 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.

As part of site plan and building plan submission, a list of specific credits within a version of the LEED-NC rating system available at the time of registration (or such other rating system as may be applicable pursuant to Proffer 25), which is anticipated to be attained for such residential building shall be provided. Except as otherwise provided below as an alternative, the LEED-AP, who is a professional engineer or licensed architect, will provide certification statements at the time of site plan review and 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 for the subject residential building. Certification may be pursued pursuant to this Proffer or the alternative provided below.

Prior to the building plan approval, a "Green Building Escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the PFM shall be posted in the amount of \$2.00 per square foot of GFA for the building. This Green Building Escrow will be in addition to, and separate from, other bond or escrow requirements and shall be released upon demonstration of attainment of LEED-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. The provision to the EDRB of documentation from the USGBC that the residential building has attained LEED-NC certification shall be sufficient to satisfy this commitment. At the time LEED-NC certification is demonstrated to the Environmental Review Branch, the escrowed funds shall be released and returned to the Applicant who posted such Green Building Escrow, as applicable.

If prior to bond extension, reduction or final bond release for the building site, whichever occurs first, the Applicant provides to EDRB documentation demonstrating that LEED-NC certification for the building has not been attained but that the building has been determined by the USGBC to fall within three (3) points of attainment of LEED-NC certification, 50% of the green building escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of county environmental initiatives. If the certification is still in progress at the time of application for the bond extension or reduction, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or extension. However, the documentation must be provided prior to the final bond release for the building site.

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

If documentation fails to be provided from the USGBC demonstrating, to the satisfaction of the Environmental Review Branch, that USGBC completion of the review of the LEED-NC certification application has been delayed through no fault of the Applicant, the proffered time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made during the extension.

29. Block D Residential Green Building Alternative. As an alternative to the actions outlined above, a certification level higher than LEED certification may be pursued, in which case a LEED-AP will provide certification statements at the time of site plan and 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, documentation shall be submitted to the 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, a "Green Building Escrow" shall not be required unless the above referenced documentation that the building is anticipated to attain LEED-NC Silver certification fails to be provided.

Existing Proffers 30 – 31 do not relate to the Block D Subject Property.

Reaffirm Existing Proffer 32, which shall remain unchanged.

URBAN SITE DESIGN AND LANDSCAPING

Reaffirm Existing Proffers 33– 37, which shall remain unchanged.

STREETSCAPES

Reaffirm Existing Proffers 38 – 49, which shall remain unchanged.

OFF-SITE PUBLIC FACILITIES AND ATHLETIC FIELDS

Existing Proffer 50 amended as to the Block D Subject Property to add the following:

- F. Athletic Field Contribution. Conversion of the Block D Subject Property from hotel to residential use generates an anticipated athletic field requirement of 1/100 of a full-size athletic field for this Application. To meet this anticipated requirement, the Applicant shall contribute \$2.38 per square foot for the net increase in new, additional GFA associated with new residential development on the Block D Subject Property (estimated total contribution of \$79,968.00). This contribution shall be payable prior to issuance of the final RUP for development on the Block D Subject Property, made to the Fairfax County Park Authority and used solely for the purchase of land and/or construction of athletic field facilities within Tysons.

Reaffirm Existing Proffers 51 – 52, which shall remain unchanged.

Existing Proffer 53 amended as to the Block D Subject Property:

53. Public Schools Cash Contribution. In addition to the off-site dedication of the Park/School/Athletic Fields Parcel, prior to the issuance of the first RUP for the building in Block D, the amount of \$11,749.00 per student for students projected to be generated by this redevelopment shall be contributed to the Board for transfer to Fairfax County Public Schools ("FCPS") to be utilized for capital improvements and capacity enhancements at the schools that students generated by this residential building will attend. This contribution shall be based on student yield ratios of 0.056, 0.016 and 0.028 per unit for elementary, middle and high school, respectively. Such contribution shall be made at the time of issuance of the first RUP for the residential building.

Reaffirm Existing Proffer 54, which shall remain unchanged.

ON-SITE PARKS AND ACTIVE RECREATION FACILITIES

Existing Proffers 55, 56 and 57 amended as to the Block D Subject Property as follows:

55. Publicly-Accessible Parks by Block. Parks, plazas, terraces, trails and open space shown on the CDP for Blocks A, B, C, E and F and on the CDPA for the Block D Subject Property, while retained in private ownership, shall be subject to public access easements which shall reserve to each Applicant, as applicable, the right, as to its respective Block, to reasonably restrict access for limited times for special events, security, maintenance and repairs and/or safety purposes. Each Applicant may establish reasonable rules and regulations for the public areas on its respective Block provided, however, that such public areas generally are open on a daily basis from dawn until dusk (10:00 p.m. if lighted). At the time of site plan submission for the first building in Block C, the Applicant shall enter into discussions with FCPA regarding opportunities for public programming within the large Urban Park within Block C. Any such agreement between the Applicant and FCPA shall be memorialized in a "Memorandum of Understanding." Special amenity features generally described below shall be depicted on the FDP for Block C, and shall be designed to enhance and complement land uses and may include both hardscape and softscape elements generally as depicted on the CDP. Parks and other publicly-accessible recreation areas shall be provided on each respective Block as generally shown on the Phasing Sheets and Urban Parks Plan on the CDP and CDPA for Block D Subject Property at the time of issuance of the first RUP or Non-RUP for new construction on that Block and as further described below, with more specific details provided on the FDP for each Block:

(Paragraphs A, B, C and D do not relate to the Block D Subject Property.)

- E. Block D. As shown conceptually on the CDPA, one publicly-accessible "Pocket Park" ("A" type) that is approximately 16,500 square feet in size shall be provided prior to issuance of the first RUP or Non-RUP for the Block D Subject Property. This pocket park shall be designed to create an intimate passive park that includes seating, special plantings, lawn space and special paving activating the space and linking it to the adjacent residential building.

56. Urban Parks Tabulations. The publicly-accessible open space tabulations set forth on the CDP for Blocks A, B, C, E and F, and on the CDPA for the Block D Subject Property, shall be achieved when redevelopment of the entirety of the Arbor Row development is complete, in accordance with Par. 2 of Sect. 16-403 of the Zoning Ordinance.

57. Private Active Recreation Facilities. Pursuant to Par. 2 of Sect. 6-508 and of Sect. 16-404 of the Zoning Ordinance, at the time of site plan approval, a minimum of \$1,800.00 per market-rate and workforce residential dwelling unit shall be provided for each residential building within Block A, Block D and Block E toward construction of developed on-site recreation facilities (privately and publicly-accessible) for each respective building. The balance of any funds not expended for the applicable residential building, if any as determined by DPWES, shall be contributed or may be escrowed, prior to issuance of the RUP for the final unit in such building, for provision of future on-site recreation facilities (private and publicly accessible) within Block C, and, if no such facilities are identified, then such residual funds shall be contributed to the FCPA for the provision of recreation facilities within Tysons Corner. The specific facilities and amenities noted below (which are separate from and in addition to the required provision of publicly accessible park space) shall be provided within each residential Block and may be shared between two or more residential buildings for the use and enjoyment of the residents of those buildings, as determined at the time of FDP approval. Private recreation facilities shall include, but not be limited to:

- A. Private exterior courtyard areas, which may be located on the top deck of the parking garages and/or residential buildings or in open areas and may include pool facilities, informal seating areas, landscaping, hardscape areas and/or passive recreation areas; and
- B. An interior fitness center furnished with exercise equipment that may include, but is not limited to, stationary bikes, treadmills, weight machines and free weights, but not necessarily staffed.

PEDESTRIAN CIRCULATION

Reaffirm Existing Proffer 58, which shall remain unchanged.

TRANSPORTATION

Reaffirm Existing Proffers 59 – 78, which shall remain unchanged.

TRANSPORTATION DEMAND MANAGEMENT ("TDM")

Existing Proffer 79 amended as to the Block D Subject Property to delete references to "hotel" use as follows:

79. Transportation Demand Management for Retail Uses. As provided in the above Proffer, certain components of the TDM Plan are applicable to and will benefit the proposed Retail Uses on the Block D Subject Property. Therefore, the Applicant will provide an additional TDM program tailored to specifically serve the Retail Uses (the "Retail TDM Program"). In no event will penalties be assessed against any Retail Uses, which may be established on the Subject Property.

- A. Goals of the Retail TDM Program. Because tenants of the retail stores and their employees work hours that are atypical of the standard work day, these tenants and their employees do not necessarily travel to and from the Block D Subject Property during peak hours. Given this, the Retail TDM Program shall encourage retail tenants guests and the retail employees to utilize transit, carpools, walking, biking and other non-Single Occupancy Vehicle ("non-SOV") modes of transportation to travel to and from the Subject Property rather than focusing on the specific trip reductions during the weekday AM or PM peak hours.
- B. Components of the Retail TDM Program. The Retail TDM Program shall include, at a minimum, the components applicable to the Block D Subject Property that are described in this Proffer and the additional components provided below. These additional components may be subsequently amended by mutual agreement between the Applicant and FCDOT. All amendments to the components of the Retail TDM Program contained in this Proffer shall be approved by FCDOT and will not require a PCA. The Retail TDM Program components are further described in the TDM Plan.
- C. Employee/Tenant Meetings. The TPM shall hold, at a minimum, an annual TDM meeting with the Retail store tenants and Managers, and their respective employees, to review the available transit options, changes in transit service and other relevant transit-related topics. Based on these meetings, the TPM shall work with Fairfax County to consider changes to the relevant services, such as changes to bus schedules, if such changes would provide better service to the Block D Subject Property tenants and their employees.
- D. Regional TDM Programs. The TPM shall make information available to retail store tenants and the retail employees about regional TDM programs that promote alternative commuting options. This shall include information on vanpools, carpools, guaranteed ride home and other programs offered by organizations in the Washington, D.C. Metropolitan Area.
- E. Retail TDM Program Participation Outreach. The TPM shall endeavor in good faith to encourage participation by Retail store tenants in the Retail TDM Program, including the encouragement of a financial participation by such tenants through their direct offering of transit benefit programs and transit incentives to their employees. Actions taken by the TPM and property management in

furtherance of this objective may include dissemination of information to, and solicitation of participation from, the tenant's in-store management and executives or officers at their headquarters offices, at appropriate intervals. The TPM shall include a report to the County with respect to the activities described in the TDM Proffer as part of the Annual Report to be filed with the County. This report shall include detailed accounts of the outreach efforts and the feedback and response from the tenants.

Reaffirm Existing Proffers 80 and 81, which shall remain unchanged.

BICYCLE FACILITIES

Reaffirm Existing Proffers 82 and 83, which shall remain unchanged.

PARKING

Existing Proffer 84 amended as to the Block D Subject Property as follows:

84. Parking Requirements. Parking on the Block D Subject Property shall be provided in accordance with the parking requirements for the PTC District set forth in Sect. 6-509 and Article 11 of the Zoning Ordinance, and as shown on the CDPA for Block D. Tandem and valet parking shall be permitted and, subject to Board approval, shall count toward parking requirements. Tandem parking spaces may be used for residential units with two cars and in office buildings where spaces are assigned by building management. The exact number of parking spaces to be provided for the Block D Subject Property shall be refined with approval of the FDP and determined at the time of site plan approval, provided that the parking actually constructed on the Block D Subject Property shall not reduce the maximum number of parking spaces shown in the tabulations on the CDP and CDPA for the other Blocks. If changes in the mix of uses or unit types result in parking greater than that anticipated on the CDPA, the additional parking spaces shall be accommodated within the proposed parking garages, so long as the maximum height and footprints of the parking garages do not increase from that shown on the CDPA. Parking at revised ratios may be provided, as may be permitted by a future amendment to the Zoning Ordinance. Optional use of revised ratios shall not require a PCA, CDPA or FDPA, provided there is no increase in the size or height of above-grade parking garages beyond minor adjustments to what is shown on the CDPA.

Reaffirm Existing Proffers 85 – 91, which shall remain unchanged.

WORKFORCE HOUSING

Existing Proffer 91 does not relate to the Block D Subject Property.

Existing Proffer 92 amended as to the Block D Subject Property for high-rise WDUs as follows:

92.1 Rental Workforce Dwelling Units. If Block D is developed and marketed as a rental building, rental housing units on Block D shall be provided within the residential building in accordance with the Board's Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010 (the "Adopted WDU Guidelines"). Rental Workforce Dwelling Units ("Rental WDUs") shall be provided such that the total number of Rental WDUs results in twenty percent (20%) of the total residential units constructed on Block D. The 20% applies to the total number of dwelling units to be constructed on the subject site, respectively; however, any units created with workforce housing bonus floor area shall be excluded from the 20% WDU calculation.

- A. The Rental WDUs generated by the residential building shall be provided within such building. Additionally, in the event that parking spaces are made available for lease to individual market rate dwelling units, at least one (1) parking space shall be made available for lease with each Rental WDU in Block D.
- B. Notwithstanding the foregoing, should the Board's policies related to WDUs in Tysons Corner be amended, the Applicant reserves the right, in its sole discretion as to its respective Block, to opt into the new policies, in part or in whole, without the need for a PCA or CDPA and, if an Applicant so opts into any such new policies, the provisions of this Proffer which relate to the new policies of the Board which the Applicant has elected to opt into shall no longer be effective. Furthermore, the Applicant reserves the right as to its respective Block to enter into a separate binding written agreement with the appropriate County agency as to the terms and conditions of the administration of the Rental WDUs. Such an agreement shall be on terms mutually acceptable to the Applicant and the County and may occur any time after the approval of this Application. Neither the Board nor the County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the Rental WDUs shall be administered solely in accordance with such agreement and the provisions of this Proffer as it applies to Rental WDUs shall become null and void. Such an agreement and any modifications thereto, or an appropriate memorandum thereof, shall be recorded in the land records of the County.

92.2 For-Sale Workforce Dwelling Units. If Block D is developed and marketed as a for-sale building, Workforce Dwelling Units ("WDUs") shall be provided as follows:

- A. For-Sale Workforce Dwelling Units ("For-Sale WDUs") shall be provided such that the total number of For-Sale WDUs results in twenty percent (20%) of the total residential units constructed on Block D. The 20% applies to the total number of dwelling units to be constructed on Block D, however, any units created with workforce housing bonus floor area shall be excluded from the 20% WDU calculation. The Applicant shall provide the required For-Sale WDUs generated by the residential building within such building, which shall be developed with a maximum of an additional 20% of GFA above the base

development and a maximum building height of 300 feet as shown on the CDPA. The number of For-Sale WDUs provided may increase or decrease depending upon the total number of dwelling units constructed on Block D. Additionally, in the event that parking spaces are made available for sale or lease to individual market rate dwelling units, at least one (1) parking space shall be made available for sale or lease with each For-Sale WDU in Block D. The For-Sale WDUs located on Block D shall be provided in accordance with the following provisions:

- i. The For-Sale WDUs with respect to Block D only will be provided as follows: one-third (1/3) of the WDUs will be provided at the 70% AMI income tier, one-third (1/3) of the WDUs will be provided at the 80% AMI income tier, and one-third (1/3) of the WDUs will be provided at the 100% AMI income tier. The 120% and 60% AMI income tiers of the Adopted WDU Guidelines shall not be required for the For-Sale WDUs on Block D. The number of For-Sale WDUs shall be equally distributed among the three income tiers to the extent possible based on the number of required WDUs located on Block D with the Applicant determining the final allocation. For example, if a total of nineteen (19) For-Sale WDUs are required, the distribution may be seven (7) units provided at the 70% AMI income tier, six (6) units provided at the 80% AMI income tier, and six (6) units provided at the 100% AMI income tier.
- ii. Strict bedroom proportionality between For-Sale WDUs and market rate units shall not be required. The Applicant may select the WDU type and size as long as the For-Sale WDUs provided meet or exceed the minimum size for the unit type as permitted by the Adopted WDU Guidelines. A minimum of two (2) two bedroom units or one-bedroom den units shall be provided.
- iii. The location of the For-Sale WDUs in the building shall be selected by the Applicant within its sole discretion but shall be distributed over several floors.
- iv. The pricing of the For-Sale WDUs shall be consistent with Unit Pricing for High Rise Condominium Buildings dated January 16, 2015 established by the County Executive, as may be increased in accordance with semi-annual updating by the Department of Housing and Community Development ("HCD") as approved by the County Executive. Should the unit pricing decrease to accommodate interest rates or similar financial circumstances, the income tiers stated herein shall be adjusted to maintain pricing consistent with the pricing dated January 16, 2015.
- v. The issuance of RUPs for the market rate residential dwelling units shall not be restricted based on the issuance of RUPs for the For-Sale WDUs.

- vi. Until the later to occur of (i) six (6) months after the issuance of the first RUP for a For-Sale WDU on Block D, or (ii) the date at which fifty-five percent (55%) of the market rate units on Block D have been sold and/or are under binding contracts of sale to purchasers of individual units, the Applicant, jointly with HCD, shall market the For-Sale WDUs to qualified purchasers at the income tiers specified above. The marketing of such For-Sale WDUs shall be in accordance with the marketing plan attached to these Proffers as **Exhibit A**.
 - vii. After the marketing period described in paragraph A.vi., any unsold For-Sale WDUs, may be marketed and conveyed by the Applicant at current comparable market prices to the public for a similarly sized and finished unit. Prior to the issuance of a RUP for any unsold For-Sale WDU that is sold by the Applicant at current comparable market prices pursuant to this proffer, the Applicant shall contribute to the Fairfax County Housing Trust Fund the difference between the For-Sale WDU pricing and the market sales price less the Applicant's costs associated with continued ownership and sale from the expiration of the marketing period described in paragraph A.vi. Costs shall include taxes, mortgage interest, sales costs, marketing expenses, condominium fees, closing costs, and other costs as reasonably demonstrated to HCD, and all covenants and restrictions shall be released also as described in paragraph A.viii. below. Such contribution shall be calculated based on a sales price that is a minimum of 65% of the appraised market value of the For-Sale WDU as demonstrated to HCD.
 - viii. Prior to the marketing of any unsold For-Sale WDUs, the Applicant, with the joinder of HCD, shall release all For-Sale WDU covenants and restrictions, including site plan restrictions, as recorded against the unit or units that are released.
 - ix. Within thirty (30) days of accepting a contract for the purchase of a For-Sale WDU, the Applicant shall submit to HCD an income certification form, consistent with the form attached hereto as **Exhibit B**, completed by the contract purchaser.
- B. As an alternative to the provision of For-Sale WDUs on Block D, the Applicant shall make a contribution to the Board or its designee to establish a fund to promote affordable housing in Tysons to be known as the Tysons Affordable Housing Trust Fund (the "Fund"). Said contribution shall be made as follows:
- i. One-half of one percent of the net base sales price of the market rate units shall be contributed to the Fund (the "Initial Contribution") in accordance with the following:

- a. At time of site plan submission, the Applicant shall provide an estimate of the base sales price of the market rate dwelling units to be constructed on Block D. At time of site plan approval, one-half of the Initial Contribution, based on the estimated base sales price, shall be paid to the Board by the Applicant to establish the Fund.
 - b. Prior to the issuance of the final RUP on Block D, the Applicant shall deposit the remainder of the Initial Contribution into the Fund. Such remainder shall be calculated based on the actual base sales price of the market rate residential units net of brokerage fees, pro-rated taxes, transfer and recordation fees, and any upgrades to the base unit. Said calculation shall be submitted for review by HCD at the time of payment.
- ii. An additional contribution of one percent of the net base sales price of the market rate units shall be made to the Fund (the "Additional Contribution") in accordance with the following:
- a. Four (4) installments shall be made as follows: at the issuance of the RUP for the dwelling unit representing 25% of the total units constructed on Block D; at the issuance of the RUP for the dwelling unit representing 50% of the total units constructed on Block D; at the issuance of the RUP for the dwelling unit representing 75% of the total units constructed on Block D; and the final RUP.
 - b. Each installment of the Additional Contribution shall be calculated based on the actual base sales price of the market rate residential units sold net of brokerage fees, pro-rated taxes, transfer and recordation fees, and any upgrades to the base unit. Said calculation shall be submitted for review by HCD at the time of payment.
- iii. Notwithstanding any depictions on the CDPA, should the alternative described in this Proffer 92.2.B. be selected, the residential building on Block D shall be developed with a maximum of an additional 16% of GFA above the base development and a maximum building height of 285 feet as detailed in Table 5 on Sheet C2.1 of the CDPA.
- C. Notwithstanding the foregoing, should the Board's policies related to WDU's in Tysons Corner be amended, the Applicant reserves the right, in its sole discretion as to its respective Block, to opt into the new policies, in part or in whole, without the need for a PCA or CDPA and, if the Applicant so opts into any such new policies, the provisions of this Proffer which that relate to the new policies of the

Board that the Applicant has elected to opt into shall no longer be effective. Furthermore, the Applicant reserves the right as to its respective Block to enter into a separate binding written agreement with the appropriate County agency as to the terms and conditions of the administration of the For-Sale WDUs. Such an agreement shall be on terms mutually acceptable to the Applicant and the County and may occur any time after the approval of this Application. Neither the Board nor the County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the For-Sale WDUs shall be administered solely in accordance with such agreement and the provisions of this Proffer as it applies to For-Sale WDUs shall become null and void. Such an agreement and any modifications thereto, or an appropriate memorandum thereof, shall be recorded in the land records of the County.

Existing Proffer 93 amended as to the Block D Subject Property to delete references to "hotel" use as follows:

93. Office Contributions toward Affordable/Workforce Housing in Tysons Corner. One of the following two options may be chosen by the Applicant for non-residential uses' contributions toward the provision of affordable and/or workforce housing within Tysons Corner. This contribution shall be made to the Board, be deposited in a specific fund to be used solely for this purpose within Tysons Corner and shall be payable prior to the issuance of the initial Non-RUP for each new non-residential building on each respective Block, excluding retail/services uses and public uses. The contributions shall consist of either (i) a one-time contribution of \$3.00 for each square foot of office GFA, excluding retail/services uses and public uses, or (ii) an annual contribution of \$0.25 for each square foot of non-residential GFA, excluding retail/services uses and public uses and continuing for a total of sixteen (16) years.

STORMWATER MANAGEMENT

Reaffirm Existing Proffer 94, which shall remain unchanged.

INTERIOR NOISE ATTENUATION FOR RESIDENTIAL AND HOTEL USES

Reaffirm Proffer 95, which shall remain unchanged.

EQC, RPA AND TREE PRESERVATION WITHIN SUB-BLOCK A-1

Existing Proffers 96-105 do not relate to Block D.

MISCELLANEOUS

Reaffirm Existing Proffers 106 – 109, which shall remain unchanged.

Existing Proffer 110 amended as to the Block D Subject Property as follows:

110. Metrorail Tax District Buyout for Certain Residential Uses. At least sixty (60) days prior to recording any condominium documents that would change the use of the buildings on the Block D Subject Property from a multi-unit 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, which is taxable for purposes of the now existing Phase I Dulles Rail Transportation Improvement District (the "Phase I District"), to a use that is not subject to the Phase I District tax, the Applicant shall provide a written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to record such condominium documents for the Block D Subject Property. Prior to recording such condominium documents, the Applicant shall pay to the County a sum equal to the then-present value of Phase I District taxes, based on the use of the Block D Subject Property prior to becoming subject to the condominium, that will be lost as a result of recording such condominium documents and in accordance with a formula approved by the Board.

Reaffirm Existing Proffers 111-114, which shall remain unchanged.

Additional, new proffers for the Block D Subject Property:

115. Emergency Vehicle Preemption (EVP) Devices. Prior to issuance of the final RUP for the building on Block D, the Applicant shall contribute \$20,000.00 to the Capital Project titled Traffic Light Preemptive Devices – FRD Proffers in Fund 300-C30070, Public Safety Construction for use in the installation of preemptive signal devices on traffic signals along the primary travel route to the closest fire station. The Applicant shall have no responsibility for installation or maintenance of the preemptive signal devices.

[SIGNATURES ON FOLLOWING PAGE]

APPLICANT:

CITYLINE PARTNERS LLC
Applicant and Agent for Title Owners

By: _____
Name: _____
Title: _____

OWNER:

GRAYSON 7913 WESTPARK LLC
Title Owner of a portion of Parcel 29-4-((7))-2

By: _____
Name: _____
Title: _____

OWNER:

CAMPBELL-SCOTT WESTPARK LLC
Title Owner of a portion of Parcel 29-4-((7))-2

By: _____
Name: _____
Title: _____

CONTRACT PURCHASER:

RENAISSANCE CENTRO TYSONS, LLC

By: _____
Name: _____
Title: _____

EXHIBIT A

MARKETING STRATEGY FOR WORKFORCE DWELLING UNITS (WDUs) – ARBOR ROW, BLOCK D

Website:

The primary vehicle for collecting prospect names will be a website focused on educating potential purchasers about the WDUs that will be available at Arbor Row, Block D (referred to herein as “The Tyson’s Corner Condominium”). The website is anticipated to be launched approximately eight (8) months prior to delivery of the building. Website content shall be previewed with representatives of the Fairfax County Department of Housing and Community Development prior to the website launch.

The goal of the website is to build the dream of what it will be like to live in The Tyson’s Corner Condominium community and to provide information specific to the opportunity to purchase an affordable home in the building. Web site visitors will be asked to register in order to make a sales appointment to find out the details of the real estate purchase. It is from this WDU preview list that sales appointments will be made.

Website Components:

Overview: The website’s main purpose is to communicate the vision of The Tyson’s Corner Condominium. The website will highlight the opportunity to purchase an affordable home in the building, identify affordability income tiers, and describe what it will be like to live there.

Features: The WDU features at The Tyson’s Corner Condominium will be listed on the project website. Photographic quality renderings of the residences will be included in this section to give a feel for the product being offered.

Amenities: Renderings of community spaces will be made available on the website to communicate available amenities and state-of-the-art offerings.

Location: Tyson’s Corner is the largest private employment center in the area. Residents will benefit from the opportunity to patronize, as well as work at, the shopping and dining venues in Tysons. The benefits associated with living in the Washington, DC region will be outlined and may include descriptions of: three national airports, the Kennedy Center, Smithsonian Museums, the National Mall, world-class shopping and dining, easy access to local employment, and accessibility to the newly opened Silver Line.

Floor Plans: The website will contain the available floor plans.

Register for Priority Preview List: The main purpose of the website is to collect names on the WDU preview list. Not only will contact information be collected from registrants, but also demographic information including age, current house-type, residence type desired and marketing vehicle used. This information will be compiled and provided to the marketing and sales team on a regular basis in order to monitor the marketing efforts and adjust those efforts as needed. One objective is to provide a link to this website on Fairfax County's affordable housing website and Fairfax County's employee website.

Public Relations:

A series of press releases will outline details of the project to the media approximately eight (8) months prior to delivery of the residential building. The purpose of the press releases is to begin gaining exposure for the WDUs available at The Tysons's Corner Condominium and direct potential purchasers to the website.

Temporary Sales Center:

A sales center will be created on or nearby the site. The goal of the sales center is to sell the vision of The Tyson's Corner Condominium in a small sales environment. A touch screen kiosk will allow prospective purchasers to get more information about the project and begin choosing the best floor plan to match their budget. Simple sales graphics will focus on the residences including: exterior rendering, amenity rendering, floor plans, features, amenities, and services.

Advertising Campaign:

The Tyson's Corner Condominium will establish itself as the first condominium building in Fairfax County with WDUs. Therefore, the advertising campaign must introduce this unique opportunity and educate potential purchasers about its benefits. A regional ad campaign will be launched approximately eight (8) months prior to delivery of the residential building. Advertising in local newspaper and magazine outlets will create awareness of The Tyson's Corner Condominium among Fairfax County residents who might otherwise be priced out of the Tysons real estate market. The internet may also be utilized to distribute information.

The campaign's main purpose is to communicate the unique opportunity to purchase an affordable residence at The Tyson's Corner Condominium. Communication tools may include:

Print publications

Create ads specifically targeting the WDU audience in publications such as:

Northern Virginia Magazine

Fairfax Times

Connection Newspapers

Internet:

Create listings and banner ads specifically targeting the WDU audience on sites such as:

Zillow.com

Trulia.com

BDX.com

Rec.gov

Patch.com

Facebook

AdWords

Email and direct mail

Send direct mail and email through specialty lists that target the WDU audience. This will include coordination with Fairfax County's Housing and Community Development.

Sales Process:

When prospective purchasers arrive for their appointments, they will be greeted and offered refreshments by the receptionist, after which a sales representative will be introduced.

Displays and a kiosk will be available to facilitate the selection of a home that will suit their needs, and match their budget. A pre-approval letter will be required as part of the contract ratification process.

Broker Events:

The brokerage community in the Washington area is very strong, therefore, it will be important to host a series of events to introduce the buying opportunities at the project. The parties are anticipated to take place during weekday lunch hours. At such an event, lunch is offered and a presentation is given regarding The Tyson's Corner Condominium. The goal of the parties is to educate brokers on the unique offering and encourage them to bring their prospects to the sales center to purchase a residence. The more excited and knowledgeable a broker is about a project, the more likely he will be to steer the appropriate prospects toward the project.

EXHIBIT B

INCOME CERTIFICATION FORM

Property Name: _____

Bldg. No./Unit No. _____

I/We the undersigned certify that:

This Income Certification is being delivered in connection with the undersigned's application for occupancy.

PART I - OCCUPANTS

NEW _____ RECERTIFICATION _____ /DATE LAST CERTIFIED _____

Family Member	Name	Relationship to Applicant	Age	Full-Time Student (Yes or No)
1	_____	_____	_____	_____
2	_____	_____	_____	_____
3	_____	_____	_____	_____
4	_____	_____	_____	_____
5	_____	_____	_____	_____
6	_____	_____	_____	_____

It is the responsibility of the individual or household to demonstrate income eligibility for occupancy of the unit under Fairfax County workforce dwelling unit program requirements. FCRHA requires the landlord to obtain third party verification of income. Such documentation includes, but is not limited to, copies of Federal and State income Tax Returns, W-2 forms and copies of paychecks.

The maximum permitted income will be determined based upon the gross income received annually from all sources by all wage earners over 18 years of age (who are not full-time students) in a family or household unit. Sources of income include, but are not necessarily limited to, the following:

Yes / No

- _____/_____ 1. wages and salary (full and part-time employment)
- _____/_____ 2. child support
- _____/_____ 3. alimony
- _____/_____ 4. interest on savings and checking accounts
- _____/_____ 5. dividends from stocks, bonds, and certificates of deposit
- _____/_____ 6. social security benefits
- _____/_____ 7. VA benefits
- _____/_____ 8. overtime, commissions, tips and bonus payments
- _____/_____ 9. unemployment insurance
- _____/_____ 10. pension/retirement payments
- _____/_____ 11. disability benefits
- _____/_____ 12. any other annuities or stipends received
- _____/_____ 13. income from real estate investments
- _____/_____ 14. income from a business or partnership owned, associated with or operated by a member of the household.
- _____/_____ 15. regular gifts or contributions from persons not residing in the dwelling as long as there is a documented two year history.
- _____/_____ 16. net income from business operations, exclusive of amortization of capital indebtedness; based on straight-line method is an acceptable expense. Three years federal tax returns are required to document such income.

PROPOSED DEVELOPMENT CONDITIONS

January 20, 2016

FDP 2011-PR-023-4

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2011-PR-023-4 to permit a residential building with ground level retail as portion of a mixed used development associated with RZ 2011-PR-023 located on Tax Map 29-4 ((7)) 2A, 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-023.

1. Any plan submitted pursuant to this final development plan shall be in substantial conformance with the approved FDP entitled "Arbor Row Block D," prepared by Bowman Consulting Group, Ltd., WDG Architecture, PLLC and Parker Rodriguez, Inc., and dated March 30, 2015 as revised through December 30, 2015, and these conditions. Minor modifications may be permitted pursuant to Sect. 16-402 of the Zoning Ordinance.
2. Despite the note in the BMP Narrative on Sheet C8.2 of the FDP which reserves the ability for the applicant to purchase offsite nutrient credit to satisfy BMP requirements, all stormwater quality and quantity requirements and proffered commitments shall be met onsite or provided within Tysons District and demonstrated at site plan to the satisfaction of the Department of Public Works and Environmental Services (DPWES).
3. The masonry enclosure for the cistern will be similar in color and material to that selected for the primary building façade. The height of the enclosure will be sufficient to screen the cistern.



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: January 20, 2016

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

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

SUBJECT: Affidavit
Application No.: PCA 2011-PR-023
Applicant: Cityline Partners LLC
PC Hearing Date: 2/4/16
BOS Hearing Date: 2/16/16

REF.: 129472

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated January 15, 2016 which bears my initials and is numbered 129472c, 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: January 15, 2016
(enter date affidavit is notarized)

129472c

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

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

in Application No.(s): PCA 2011-PR-023
(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.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes entries for Cityline Partners LLC and Grayson 7913 Westpark LLC with their respective agents and relationships.

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

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

Rezoning Attachment to Par. 1(a)DATE: January 15, 2016
(enter date affidavit is notarized)

129472c

for Application No. (s): PCA 2011-PR-023
(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)
Campbell-Scott Westpark LLC(10) Agents: Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla William C. Helm Donna P. Shafer Eric R. Maggio (<i>former</i>)	1651 Old Meadow Road, Suite 650 McLean, VA 22102	Title Owner, portion of Parcel 29-4-((7))-2A
Renaissance Centro Tysons, LLC(11) Agents: Ilan A. Scharfstein Albert H. Small, Jr. Douglas F. Erdman \Mark E. Hendrickson	7501 Wisconsin Avenue, Suite 1103E Bethesda, MD 20814	Contract Purchaser of Parcel 29-4-((7))-2A
\Hunton & Williams LLP(12) Agents: John C. McGranahan, Jr. Francis A. McDermott Jessica N. Vara	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
\Elaine O. Cox Susan K. Yantis	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Planners/Agents for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant
\Walsh, Colucci, Lubeley & Walsh, P.C.(13) Agents: Martin D. Walsh Lynne J. Strobel M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland* Robert D. Brant	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Agents for Contract Purchaser *Admitted in New York and California. Admission to Virginia Bar pending.
\Elizabeth D. Baker Inda E. Stagg Amy E. Friedlander	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Planners/Agents for Contract Purchaser

(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)DATE: January 15, 2016
(enter date affidavit is notarized)

129472c

for Application No. (s): PCA 2011-PR-023
(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)
·Bowman Consulting Group, Ltd.(14) Agents: Matthew J. Tauscher Brad D. Glatfelter Ronald M. Robison Gregg D. Eberly Sarah A. Hess ·Matthew K. Koirtyohann	14020 Thunderbolt Place, Suite 300 Chantilly, VA 20151	Engineers/Planners/Agents for Applicant
·M. J. Wells and Associates, Inc.(15) Agents: Robin L. Antonucci Kevin R. Fellin William F. Johnson Lester E. Adkins, III Justin B. Schor Brian J. Horan	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Consultants/Agents for Applicant
·WDG Architecture, PLLC(16) Agents: Frederick B. Hammann III David L. Banta ·Sungjin Cho (nmi)	1025 Connecticut Avenue, NW, Suite 300 Washington, DC 20036	Architects/Agents for Applicant
·ParkerRodriguez, Inc.(17) Agents: Trini M. Rodriguez Brian T. Bolen	101 North Union Street, Suite 320 Alexandria, VA 22314-3231	Landscape Architects/Agents for Applicant

(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: January 15, 2016
(enter date affidavit is notarized)

129472C

for Application No. (s): PCA 2011-PR-023
(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)

(1) Cityline Partners LLC
1651 Old Meadow Road, Suite 650
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 SHAREHOLDERS: (enter first name, middle initial, and last name)

RECP IV Tysons Cityline Holdco, LLC,(2) Member

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

Michael R. Pedulla, Co-President	Eric R. Maggio, SVP/CFO (<i>former</i>)
William C. Helm, Co-President	Tasso N. Flocos, SVP
Donna P. Shafer, EVP	
Thomas D. Fleury, EVP	

(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)DATE: January 15, 2016
(enter date affidavit is notarized)

129472c

for Application No. (s): PCA 2011-PR-023
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)(2) RECP IV Tysons Cityline Holdco LLC
590 Madison Avenue, 8th Floor
New York, NY 10022**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)

Members:

RECP IV Co-Investors A, L.P. (owns less than 10% of Cityline Partners LLC)
DLJ Real Estate Capital Partners IV, L.P.(3)**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)Michael R. Pedulla, EVP
William C. Helm, EVP**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)(4) Credit Suisse Group AG
Paradeplatz 8
Zurich, 8070 Switzerland**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)

Publicly traded in Switzerland (SIX) and as American Depositary Shares (CS) in New York (NYSE)

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: January 15, 2016
(enter date affidavit is notarized)

129472C

for Application No. (s): PCA 2011-PR-023
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)(5) Grayson 7913 Westpark LLC
1651 Old Meadow Road, Suite 650
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)Members: RECP IV WG Land Investors LLC(6)
RECP IV WG Land Co-Investor A LLC(8)
Cityline Executive Investors LLC(9)**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.**President, Vice-President, Secretary, Treasurer, etc.)**Michael R. Pedulla, EVP
William C. Helm, EVP
Thomas J. Scott, Secretary**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)(6) RECP IV WG Land Investors LLC
590 Madison Avenue, 8th Floor
New York, NY 10022**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)

RECP IV Tysons Land Investor Holdco LLC(7)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.**President, Vice-President, Secretary, Treasurer, etc.)**Michael R. Pedulla, EVP
William C. Helm, EVP(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)DATE: January 15, 2016
(enter date affidavit is notarized)

129472c

for Application No. (s): PCA 2011-PR-023
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)(7) RECP IV Tysons Land Investor Holdco LLC
590 Madison Avenue, 8th Floor
New York, NY 10022**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:

DLJ Real Estate Capital Partners IV, L.P.(3)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer, etc.**)Michael R. Pedulla, EVP
William C. Helm, EVP**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)(8) RECP IV WG Land Co-Investor A LLC
590 Madison Avenue, 8th Floor
New York, NY 10022**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)

RECP IV Co-Investors A, L.P. (owns less than 10% of Grayson 7913 Westpark LLC and Campbell-Scott Westpark LLC)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer, etc.**)Michael R. Pedulla, EVP
William C. Helm, EVP(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)DATE: January 15, 2016
(enter date affidavit is notarized)

129472C

for Application No. (s): PCA 2011-PR-023
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)(11) Renaissance Centro Tysons, LLC
7501 Wisconsin Avenue, Suite 1103E
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)Albert H. Small, Jr., Member
Douglas F. Erdman, Member**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Albert H. Small, Jr., Managing Member

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)(13) Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 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	Jay du Von	J. Randall Minchew	Lynne J. Strobel
David J. Bomgardner	William A. Fogarty	Andrew A. Painter	Garth M. Wainman
E. Andrew Burcher	John H. Foote	G. Evan Pritchard	Nan E. Walsh
Thomas J. Colucci	H. Mark Goetzman	M. Catharine Puskar	
Michael J. Coughlin	Bryan H. Guidash	John E. Rinaldi	
Peter M. Dolan, Jr.	Michael J. Kalish	Kathleen H. Smith	

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: January 15, 2016
(enter date affidavit is notarized)

129472C

for Application No. (s): PCA 2011-PR-023
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)(14) Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, VA 20151**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Gary P. Bowman

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)(15) M. J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, VA 22102**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

M. J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT) (all employees are eligible Plan participants; however, 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: January 15, 2016
(enter date affidavit is notarized)

129472c

for Application No. (s): PCA 2011-PR-023
(enter County-assigned application number (s))

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

(16) WDG Architecture, PLLC
1025 Connecticut Avenue, NW, Suite 300
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Managing	C. R. George Dove	Marc Nathanson (nmi)	Members:	Siti N. Abdul-Rahman
Members:	Malcolm D. Dixon	Jeffrey A. Morris		Sean M. Stadler
	Frederick B. Hammann III	Robert C. Keane		
	Eric J. Liebmann			

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)

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Trini M. Rodriguez
James E. Parker

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

(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: January 15, 2016
(enter date affidavit is notarized)

129472C

for Application No. (s): PCA 2011-PR-023
(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)

(3) DLJ Real Estate Capital Partners IV, L.P.
590 Madison Avenue, 8th Floor
New York, NY 10022

(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 PARTNERS:

DLJ Real Estate Capital IV, LLC Owns less than 10% of Cityline Partners LLC, Grayson 7913 Westpark LLC. and Campbell-Scott Westpark LLC
DLJ RECP Management, L.P. Owns less than 10% of Cityline Partners LLC, Grayson 7913 Westpark LLC. and Campbell-Scott Westpark LLC

LIMITED PARTNERS:

Commonwealth of Pennsylvania Public School Employees' Retirement System There are hundreds of thousands of members in this pension fund, none of whom owns 10% or more of Cityline Partners LLC, Grayson 7913 Westpark LLC or Campbell-Scott Westpark LLC

Credit Suisse Group AG(4)

(check if applicable) [X] 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)DATE: January 15, 2016
(enter date affidavit is notarized)

129472 c

for Application No. (s): PCA 2011-PR-023
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(12) Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102(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)

Robert A. Acosta-Lewis	Ellis M. Butler	Kelly L. Faglioni
Lawrence C. Adams	Ferdinand A. Calice	Susan S. Failla
Syed S. Ahmad	Matthew J. Calvert	Eric H. Feiler
Michael F. Albers	Daniel M. Campbell	Kevin C. Felz
Kenneth J. Alcott	Thomas H. Cantrill	Lindsay H. Ferguson
Fernando C. Alonso	Curtis G. Carlson	Edward F. Fernandes
Walter J. Andrews	Jean Gordon Carter	Norman W. Fichthorn
Chinawat Assavapokee (nmi)	Charles D. Case	Andrea Bear Field
L. Scott Austin	J. C. Chenault, V	Kevin J. Finto
Ian Phillip Band	Whittington W. Clement	Melanie Fitzgerald (nmi)
John J. Beardsworth, Jr.	Herve' Cogels (nmi)	Michael F. Fitzpatrick, Jr.
Ryan A. Becker	Cassandra C. Collins	Robert N. Flowers
Steven H. Becker	S. Gregory Cope	Aaron M. Flynn
Stephen John Bennett	Ashley Cummings (nmi)	William M. Flynn
Melinda R. Beres	Alexandra B. Cunningham	David S. Freed
Lucas Bergkamp (nmi)	Samuel A. Danon	Lauren E. Freeman
Lon A. Berk	John J. Delionado	Steven C. Friend
Mark B. Bierbower	Stephen P. Demm	Edward J. Fuhr
Stephen R. Blacklocks	Dee Ann Dorsey	Charles A. Gall
Jeffry M. Blair	Edward L. Douma	Daniel C. Garner
Andrew J. Blanchard	Colleen P. Doyle	Douglas M. Garrou
J. Tom Boer	Alison M. Dreizen	Richard D. Gary
Matthew P. Boshier	Sean P. Ducharme	Kevin M. Georgerian
James W. Bowen	Deidre G. Duncan	John T. Gerhart, Jr.
Lawrence J. Bracken, II	Roger Dyer (nmi)	Andrew G. Geyer
James P. Bradley	Frederick R. Eames	Jeffrey W. Giese
Sheldon T. Bradshaw	Heather Archer Eastep	Neil K. Gilman
David F. Brandley, Jr.	Maya M. Eckstein	C. Christopher Giragosian
Benjamin P. Browder	W. Jeffery Edwards	Douglas S. Granger
A. Todd Brown, Sr.	Marvin W. Ehrlich	Laurie A. Grasso
Tyler P. Brown	John C. Eichman	J. William Gray, Jr.
F. William Brownell	Tara L. Elgie	Christopher C. Green
Kevin J. Buckley	Emmett N. Ellis	Robert J. Grey, Jr.
Kristy A. Niehaus Bulleit	Edward W. Elmore, Jr.	Greta T. Griffith
Joseph B. Buonanno	Frank E. Emory, Jr.	Brett L. Gross
Nadia S. Burgard	Juan C. Enjamio	Steven M. Haas
Eric R. Burner	John D. Epps	Brian L. Hager
M. Brett Burns	Phillip J. Eskenazi	Robert J. Hahn
P. Scott Burton	Joseph P. Esposito	Jarrett L. Hale

(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: January 15, 2016
(enter date affidavit is notarized)

129472c

for Application No. (s): PCA 2011-PR-023
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(12) Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102(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)

Leslie S. Hansen	Scott H. Kimpel	John C. McGranahan, Jr.
Eric J. Hanson	Robert A. King	Gustavo J. Membiel
Ronald M. Hanson	Edward B. Koehler	Uriel A. Mendieta
Jason W. Harbour	Torsten M. Kracht	Mark W. Menezes
Jeffrey L. Harvey	Christopher G. Kulp	Gary C. Messplay
John D. Hawkins	David Craig Landin	Peter J. Mignone
Rudene Mercer Haynes	Gregory F. Lang	Patrick E. Mitchell
Timothy J. Heaphy	Kurt G. Larkin	Jack A. Molenkamp
Mark S. Hedberg	Andrew W. Lawrence	T. Justin Moore, III
Gregory G. Hesse	Daniel M. LeBey	Thurston R. Moore
E. Perry Hicks	Corey A. Lee	Ann Marie Mortimer
David A. Higbee	Bradley T. Lennie	Jay B. Mower
Thomas Y. Hiner	L. Steven Leshin	Michael J. Mueller
D. Bruce Hoffman	Brent A. Lewis	Eric J. Murdock
Robert E. Hogfoss	Catherine D. Little	Ted J. Murphy
John R. Holzgraefe	David C. Lonergan	Thomas P. Murphy
Cecelia Philipps Horner	Nash E. Long, III	David A. Mustone
David B. Horner	Kirk A. Lovric	James P. Naughton
George C. Howell, III	David S. Lowman, Jr.	Wim Nauwelaerts (nmi)
Kevin F. Hull	Kimberly C. MacLeod	Eric J. Nedell
Jamie Zysk Isani	Michael J. Madden, Jr.	Michael Nedzbala (nmi)
Judith H. Itkin	Tyler Maddry (nmi)	William L. Newton
Makram B. Jaber	Manuel E. Maisog	Lonnie D. Nunley, III
Timothy L. Jacobs	Rori H. Malech	Michael A. Oakes
Lori Elliott Jarvis	Christopher Mangin, Jr. (nmi)	Peter K. O'Brien
Matthew D. Jenkins	Alan J. Marcuis	John T. O'Connor
Harry M. Johnson, III	Brian R. Marek	Leslie A. Okinaka
Robert M. Johnson	Fernando Margarit (nmi)	John D. O'Neill, Jr.
James A. Jones, III	Laura C. Marshall	Brian V. Otero
Kevin W. Jones	Jeffrey N. Martin	Raj Pande (nmi)
Laura Ellen Jones	John S. Martin	Randall S. Parks
Dan J. Jordanger	J. Michael Martinez de Andino	Peter S. Partee, Sr.
Roland Juarez (nmi)	Walfrido J. Martinez	J. Steven Patterson
Thomas R. Julin	Laurie Uustal Mathews	Djordje Petkoski (nmi)
Andrew Kamensky (nmi)	John Gary Maynard, III	Ryan P. Phair
David A. Kelly	William H. McBride	James M. Pinna
Douglas W. Kenyon	Michael C. McCann	Eric R. Pogue
Michael C. Kerrigan	T. Allen McConnell	Robert Dean Pope
Ryan T. Ketchum	Alexander G. McGeoch	Laurence H. Posorske

(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: January 15, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2011-PR-023
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(12) Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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)

Kurtis A. Powell	Aaron P. Simpson	Holly H. Williamson
Lewis F. Powell, III	Jo Anne E. Sirgado	Susan F. Wiltsie
Robert T. Quackenboss	Laurence E. Skinner	Allison D. Wood
John Jay Range	Caryl Greenberg Smith	David C. Wright
Robert S. Rausch	John R. ("J. R.") Smith	Richard L. Wyatt, Jr.
Baker R. Rector	Yisun Song (nmi)	David R. Yates
Shawn Patrick Regan	Lisa J. Sotto	Manida Zimmerman (nmi)
Sona Rewari (nmi)	Joseph C. Stanko, Jr.	
Thomas A. Rice	Todd M. Stenerson	
Michael P. Richman	John J. Stenger	
Jennings G. ("J. G.") Ritter, II	Gregory N. Stillman	FORMER PARTNERS:
Kathy E. B. Robb	Yeongyo Anna Suh	John A. Decker
Daryl B. Robertson	Brian J. Tanenbaum	Bradley W. Grout
Gregory B. Robertson	Andrew J. Tapscott	Stuart Hills (nmi)
Patrick L. Robson	Robert M. Tata	Donald P. Irwin
Robert M. Rolfe	Eric Jon Taylor	Karolyn E. ("Kerry") Johnson
Ronald D. Rosener	W. Lake Taylor, Jr.	G. Roth Kehoe, II
Brent A. Rosser	Wendell L. Taylor	John T. Konther
William L. S. Rowe	Andrew S. V. Thomas	Robert J. Morrow
Marguerite R. ("Rita") Ruby	John Charles Thomas	Michael A. O'Shea
D. Alan Rudlin	Gary E. Thompson	William S. Patterson
Mary Nash K. Rusher	Paul M. Tiao	Dionne C. Rainey
D. Kyle Sampson	B. Cary Tolley, III	Katherine E. Ramsey
Stephen M. Sayers	John R. R. Tormey	Belynda B. Reck
Arthur E. Schmalz	Bridget C. Treacy	Trevor K. Ross
Gregory J. Schmitt	Andrew J. Turner	Ronald L. Rubin
John R. Schneider	Julie I. Ungerman	Linda L. Walsh
Howard E. Schreiber	Daniel E. Uyesato	
Jeffrey P. Schroeder	Mark C. Van Deusen	
Carl F. Schwartz	Emily Burkhardt Vicente	
Matthew A. Scoville	Daniel G. Vivarelli, Jr.	
P. Watson Seaman	Mark R. Vowell	
James S. Seevers, Jr.	Amanda L. Wait	
Douglass P. Selby	William L. Wehrum	
Joel R. Sharp	Peter G. Weinstock	
Michael R. Shebelskie	Malcolm C. Weiss	
Ryan A. Shores	Kevin J. White	
George P. Sibley, III	Amy McDaniel Williams	
Donald F. Simone	Mitchell G. Williams	

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

REZONING AFFIDAVIT

DATE: January 15, 2016
(enter date affidavit is notarized)

129472c

for Application No. (s): PCA 2011-PR-023
(enter County-assigned application number(s))

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

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

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

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

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

NONE.

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

REZONING AFFIDAVIT

DATE: January 15, 2016
(enter date affidavit is notarized)

129472C

for Application No. (s): PCA 2011-PR-023
(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.)

- Thomas D. Fleury of Cityline Partners LLC, an agent for the applicant, has contributed in excess of \$100 to Chairman Bulova, and to Supervisors John Cook, John Foust, Penny Gross, Pat Herrity, Jeff McKay, Linda Smyth, Daniel Storck and Kathy Smith.
- John C. McGranahan, Jr., Francis A. McDermott and Thomas P. Murphy, all of Hunton & Williams LLP, attorneys and agents for applicant, have each contributed in excess of \$100 to Supervisor Cook.

(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:

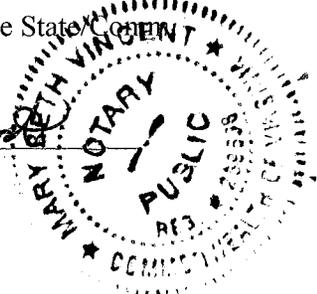
[Handwritten signature]

(check one) [] Applicant [X] Applicant's Authorized Agent

Thomas D. Fleury, Executive Vice President/Agent for Applicant
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 15th day of January 20 16, in the State of Virginia, County/City of Fairfax.

Mary Beth Vincent
Notary Public



My commission expires: 3/31/17
Ref No. 299668



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: January 20, 2016

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

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

SUBJECT: Affidavit
Application No.: FDP 2011-PR-023-04
Applicant: Renaissance Centro Tysons, LLC
PC Hearing Date: 2/4/16
BOS Hearing Date: Not yet scheduled

REF.: 129314

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 1/19/16, which bears my initials and is numbered 129314c, 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

129314c

DATE: January 19, 2016
(enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/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 2011-PR-023-04
(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.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes entries for Renaissance Centro Tysons, LLC and Cityline Partners LLC with their respective agents and relationships.

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)DATE: January 19, 2016
(enter date affidavit is notarized)

129314c

for Application No. (s): FDP 2011-PR-023-04
(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)
Grayson 7913 Westpark LLC Agents: Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla William C. Helm Donna P. Shafer Eric R. Maggio (former)	1651 Old Meadow Road, Suite 650 McLean, VA 22102	Title Owner of a portion of Tax Map 29-4 ((7)) 2A
Campbell-Scott Westpark LLC Agents: Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla William C. Helm Donna P. Shafer Eric R. Maggio (former)	1651 Old Meadow Road, Suite 650 McLean, VA 22102	Title Owner of a portion of Tax Map 29-4 ((7)) 2A
Walsh, Colucci, Lubeley & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland Robert D. Brant Elizabeth D. Baker Inda E. Stagg Amy E. Friedlander	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Agents for Applicant 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.

(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)DATE: January 19, 2016
(enter date affidavit is notarized)

129314c

for Application No. (s): FDP 2011-PR-023-04
(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)
Hunton & Williams LLP	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Planners/Paralegal/Agent for Title Owner
Agents: John C. McGranahan, Jr. Francis A. McDermott Jessica N. Vara Elaine O. Cox Susan K. Yantis Jeannie A. Mathews		Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Paralegal/Agent
Bowman Consulting Group, Ltd.	14020 Thunderbolt Place, Suite 300 Chantilly, VA 20151	Engineers/Planners/Agent
Agents: Matthew J. Tauscher Brad D. Glatfelter Ronald M. Robison Gregg D. Eberly Sarah A. Hess Matthew K. Koirtyohann		
M. J. Wells and Associates, Inc.	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Consultant/Agent
Agents: Robin L. Antonucci Kevin R. Fellin William F. Johnson Lester E. Adkins, III Justin B. Schor Brian J. Horan		
WDG Architecture, PLLC	1025 Connecticut Avenue, NW, #300 Washington, DC 20036	Architects/Agent
Agents: Frederick B. Hammann III David L. Banta Sungjin (nmi) Cho		
ParkerRodriguez, Inc.	101 North Union Street, Suite 320 Alexandria, VA 22314-3231	Landscape Architects/Agent
Agents: Trini M. Rodriguez Brian T. Bolen		

(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: January 19, 2016
(enter date affidavit is notarized)

129314c

for Application No. (s): FDP 2011-PR-023-04
(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)
Renaissance Centro Tysons, LLC
7501 Wisconsin Avenue, Suite 1103E
Bethesda, MD 20814

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Members:
Albert H. Small, Jr.
Douglas F. Erdman

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

Managing Member: Albert H. Small, Jr.

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

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

Rezoning Attachment to Par. 1(b)

DATE: January 19, 2016
(enter date affidavit is notarized)

129314C

for Application No. (s): FDP 2011-PR-023-04
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Cityline Partners LLC
1651 Old Meadow Road, Suite 650
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 SHAREHOLDERS: (enter first name, middle initial, and last name)
Member:
(1) RECP IV Tysons Cityline Holdco, LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer, etc.**)
Michael R. Pedulla, Co-President Eric R. Maggio, former SVP/CFO
William C. Helm, Co-President Tasso N. Flocos, SVP
Donna P. Shafer, EVP
Thomas D. Fleury, EVP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(1) RECP IV Tysons Cityline Holdco LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

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)
Members:
RECP IV Co-Investors A, L.P. (owns less than 10% of Cityline Partners LLC)
(2) DLJ Real Estate Capital Partners IV, L.P.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer, etc.**)
Michael R. Pedulla, EVP
William C. Helm, EVP

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

Rezoning Attachment to Par. 1(b)

DATE: January 19, 2016
(enter date affidavit is notarized)

129314c

for Application No. (s): FDP 2011-PR-023-04
(enter County-assigned application number (s))

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

(3) Credit Suisse Group AG
Paradeplatz 8
Zurich, 8070 Switzerland

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)

Publicly traded in Switzerland (SIX) and as American Depositary Shares (CS) in New York (NYSE)

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)

Grayson 7913 Westpark LLC
1651 Old Meadow Road, Suite 650
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)

Members:

- (4) RECP IV WG Land Investors LLC
- (5) RECP IV WG Land Co-Investor A LLC
- (6) Cityline Executive Investors LLC

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

Michael R. Pedulla, EVP
William C. Helm, EVP
Thomas J. Scott, Secretary

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

Rezoning Attachment to Par. 1(b)

DATE: January 19, 2016
(enter date affidavit is notarized)

129314c

for Application No. (s): FDP 2011-PR-023-04
(enter County-assigned application number (s))

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

Campbell-Scott Westpark LLC
1651 Old Meadow Road, Suite 650
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)

- Members:
- (4) RECP IV WG Land Investors LLC
 - (5) RECP IV WG Land Co-Investor A LLC
 - (6) Cityline Executive Investors LLC

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

Michael R. Pedulla, EVP
William C. Helm, EVP
Thomas J. Scott, Secretary

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

- (4) RECP IV WG Land Investors LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

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)

- (7) RECP IV Tysons Land Investor Holdco LLC

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

Michael R. Pedulla, EVP
William C. Helm, EVP

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

Rezoning Attachment to Par. 1(b)

DATE: January 19, 2016
(enter date affidavit is notarized)

129314C

for Application No. (s): FDP 2011-PR-023-04
(enter County-assigned application number (s))

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

- (7) RECP IV Tysons Land Investor Holdco LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

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:
- (2) DLJ Real Estate Capital Partners IV, L.P.

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

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

- Michael R. Pedulla, EVP
- William C. Helm, EVP

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

- (5) RECP IV WG Land Co-Investor A LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

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)

- RECP IV Co-Investors A, L.P. (owns less than 10% of Grayson 7913 Westpark LLC and Campbell-Scott Westpark LLC)

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

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

- Michael R. Pedulla, EVP
- William C. Helm, EVP

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

Rezoning Attachment to Par. 1(b)

DATE: January 19, 2016
(enter date affidavit is notarized)

129314c

for Application No. (s): FDP 2011-PR-023-04
(enter County-assigned application number (s))

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

(6) Cityline Executive Investors LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

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)

Members: Thomas D. Fleury, Tasso N. Flocos, Eric R. Maggio, Donna P. Shafer

Manager: (4) RECP IV WG Land Investors LLC

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

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

Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 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	Jay du Von	-J. Randall Minchew	- Lynne J. Strobel
David J. Bomgardner	William A. Fogarty	Andrew A. Painter	Garth M. Wainman
E. Andrew Burcher	John H. Foote	G. Evan Pritchard	- Nan E. Walsh
Thomas J. Colucci	H. Mark Goetzman	M. Catharine Puskar	
Michael J. Coughlin	Bryan H. Guidash	John E. Rinaldi	
Peter M. Dolan, Jr.	Michael J. Kalish	Kathleen H. Smith	

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: January 19, 2016
(enter date affidavit is notarized)

129314c

for Application No. (s): FDP 2011-PR-023-04
(enter County-assigned application number (s))

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

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Gary P. Bowman

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

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

M. J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

M. J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT). All employees are eligible plan participants; however, 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: January 19, 2016
(enter date affidavit is notarized)

129314c

for Application No. (s): FDP 2011-PR-023-04
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
WDG Architecture, PLLC
1025 Connecticut Avenue, NW, #300
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

Managing Members: C. R. George Dove Marc Nathanson (nmi) Members: Siti N. Abdul-Rahman
Malcolm D. Dixon Jeffrey A. Morris Sean M. Stadler
Frederick B. Hammann III Robert C. Keane
Eric J. Liebmann

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

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

Trini M. Rodriguez
James E. Parker

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

(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: January 19, 2016
(enter date affidavit is notarized)

129314c

for Application No. (s): FDP 2011-PR-023-04
(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)

(2) DLJ Real Estate Capital Partners IV, L.P.
590 Madison Avenue, 8th Floor
New York, NY 10022

(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 Partners:

- DLJ Real Estate Capital IV, LLC (Owns less than 10% of Cityline Partners LLC, Grayson 7913 Westpark LLC and Campbell-Scott Westpark LLC)
- DLJ RECP Management, L.P. (Owns less than 10% of Cityline Partners LLC, Grayson 7913 Westpark LLC and Campbell-Scott Westpark LLC)

Limited Partners:

Commonwealth of Pennsylvania Public School Employees' Retirement System (There are hundreds of thousands of members in this pension fund, none of whom owns 10% or more of Cityline Partners LLC, Grayson 7913 Westpark LLC or Campbell-Scott Westpark LLC)

(3) Credit Suisse Group AG

(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)

DATE: January 19, 2016
(enter date affidavit is notarized)

129314c

for Application No. (s): PCA 2011-PR-023
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(12) Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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**)

- | | | |
|----------------------------|-------------------------|-----------------------------|
| Robert A. Acosta-Lewis | Ellis M. Butler | Susan S. Failla |
| Lawrence C. Adams | Ferdinand A. Calice | Eric H. Feiler |
| Syed S. Ahmad | Matthew J. Calvert | Kevin C. Felz |
| Michael F. Albers | Daniel M. Campbell | Lindsay H. Ferguson |
| Kenneth J. Alcott | Thomas H. Cantrill | Edward F. Fernandes |
| Fernando C. Alonso | Curtis G. Carlson | Norman W. Fichthorn |
| Walter J. Andrews | Jean Gordon Carter | Andrea Bear Field |
| Chinawat Assavapokee (nmi) | Charles D. Case | Kevin J. Finto |
| L. Scott Austin | J. C. Chenault, V | Melanie Fitzgerald (nmi) |
| Ian Phillip Band | Whittington W. Clement | Michael F. Fitzpatrick, Jr. |
| John J. Beardsworth, Jr. | Herve' Cogels (nmi) | Robert N. Flowers |
| Ryan A. Becker | Cassandra C. Collins | Aaron M. Flynn |
| Steven H. Becker | S. Gregory Cope | William M. Flynn |
| Stephen John Bennett | Ashley Cummings (nmi) | David S. Freed |
| Melinda R. Beres | Alexandra B. Cunningham | Lauren E. Freeman |
| Lucas Bergkamp (nmi) | Samuel A. Danon | Steven C. Friend |
| Lon A. Berk | John J. Delionado | Edward J. Fuhr |
| Mark B. Bierbower | Stephen P. Demm | Charles A. Gall |
| Stephen R. Blacklocks | Dee Ann Dorsey | Daniel C. Garner |
| Jeffry M. Blair | Edward L. Douma | Douglas M. Garrou |
| Andrew J. Blanchard | Colleen P. Doyle | Richard D. Gary |
| J. Tom Boer | Alison M. Dreizen | Kevin M. Georgerian |
| Matthew P. Boshier | Sean P. Ducharme | John T. Gerhart, Jr. |
| James W. Bowen | Deidre G. Duncan | Andrew G. Geyer |
| Lawrence J. Bracken, II | Roger Dyer (nmi) | Jeffrey W. Giese |
| James P. Bradley | Frederick R. Eames | Neil K. Gilman |
| Sheldon T. Bradshaw | Heather Archer Eastep | C. Christopher Giragosian |
| David F. Brandley, Jr. | Maya M. Eckstein | Douglas S. Granger |
| Benjamin P. Browder | W. Jeffery Edwards | Laurie A. Grasso |
| A. Todd Brown, Sr. | John C. Eichman | J. William Gray, Jr. |
| Tyler P. Brown | Tara L. Elgie | Christopher C. Green |
| F. William Brownell | Emmett N. Ellis | Robert J. Grey, Jr. |
| Kevin J. Buckley | Edward W. Elmore, Jr. | Greta T. Griffith |
| Kristy A. Niehaus Bulleit | Frank E. Emory, Jr. | Brett L. Gross |
| Joseph B. Buonanno | Juan C. Enjamio | Steven M. Haas |
| Nadia S. Burgard | John D. Epps | Brian L. Hager |
| Eric R. Burner | Phillip J. Eskenazi | Robert J. Hahn |
| M. Brett Burns | Joseph P. Esposito | Jarrett L. Hale |
| P. Scott Burton | Kelly L. Faglioni | Leslie S. Hansen |

(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: January 19, 2016
(enter date affidavit is notarized)

129314c

for Application No. (s): PCA 2011-PR-023
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(12) Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102(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)

Eric J. Hanson	Robert A. King	Gustavo J. Membiela
Ronald M. Hanson	Edward B. Koehler	Uriel A. Mendieta
Jason W. Harbour	Torsten M. Kracht	Mark W. Menezes
Jeffrey L. Harvey	Christopher G. Kulp	Gary C. Messplay
John D. Hawkins	David Craig Landin	Peter J. Mignone
Rudene Mercer Haynes	Gregory F. Lang	Patrick E. Mitchell
Timothy J. Heaphy	Kurt G. Larkin	Jack A. Molenkamp
Mark S. Hedberg	Andrew W. Lawrence	T. Justin Moore, III
Gregory G. Hesse	Daniel M. LeBey	Thurston R. Moore
E. Perry Hicks	Corey A. Lee	Ann Marie Mortimer
David A. Higbee	Bradley T. Lennie	Jay B. Mower
Thomas Y. Hiner	L. Steven Leshin	Michael J. Mueller
D. Bruce Hoffman	Brent A. Lewis	Eric J. Murdock
Robert E. Hogfoss	Catherine D. Little	Ted J. Murphy
John R. Holzgraefe	David C. Lonergan	Thomas P. Murphy
Cecelia Philipps Horner	Nash E. Long, III	David A. Mustone
David B. Horner	Kirk A. Lovric	James P. Naughton
George C. Howell, III	David S. Lowman, Jr.	Wim Nauwelaerts (nmi)
Kevin F. Hull	Kimberly C. MacLeod	Eric J. Nedell
Jamie Zysk Isani	Michael J. Madden, Jr.	Michael Nedzbala (nmi)
Judith H. Itkin	Tyler Maddry (nmi)	William L. Newton
Makram B. Jaber	Manuel E. Maisog	Lonnie D. Nunley, III
Timothy L. Jacobs	Rori H. Malech	Michael A. Oakes
Lori Elliott Jarvis	Christopher Mangin, Jr. (nmi)	Peter K. O'Brien
Matthew D. Jenkins	Alan J. Marcuis	John T. O'Connor
Harry M. Johnson, III	Brian R. Marek	Leslie A. Okinaka
Robert M. Johnson	Fernando Margarit (nmi)	John D. O'Neill, Jr.
James A. Jones, III	Laura C. Marshall	Brian V. Otero
Kevin W. Jones	Jeffrey N. Martin	Raj Pande (nmi)
Laura Ellen Jones	John S. Martin	Randall S. Parks
Dan J. Jordanger	J. Michael Martinez de Andino	Peter S. Partee, Sr.
Roland Juarez (nmi)	Walfredo J. Martinez	J. Steven Patterson
Thomas R. Julin	Laurie Uustal Mathews	Djordje Petkoski (nmi)
Andrew Kamensky (nmi)	John Gary Maynard, III	Ryan P. Phair
David A. Kelly	William H. McBride	James M. Pinna
Douglas W. Kenyon	Michael C. McCann	Eric R. Pogue
Michael C. Kerrigan	T. Allen McConnell	Robert Dean Pope
Ryan T. Ketchum	Alexander G. McGeoch	Laurence H. Posorske
Scott H. Kimpel	John C. McGranahan, Jr.	Kurtis A. Powell

(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: January 19, 2016
(enter date affidavit is notarized)

129314C

for Application No. (s): PCA 2011-PR-023
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(12) Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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)

Lewis F. Powell, III
Robert T. Quackenboss
John Jay Range
Robert S. Rausch
Baker R. Rector
Shawn Patrick Regan
Sona Rewari (nmi)
Thomas A. Rice
Michael P. Richman
Jennings G. ("J. G.") Ritter, II
Kathy E. B. Robb
Daryl B. Robertson
Gregory B. Robertson
Patrick L. Robson
Robert M. Rolfe
Ronald D. Rosener
Brent A. Rosser
William L. S. Rowe
Marguerite R. ("Rita") Ruby
D. Alan Rudlin
Mary Nash K. Rusher
D. Kyle Sampson
Stephen M. Sayers
Arthur E. Schmalz
Gregory J. Schmitt
John R. Schneider
Howard E. Schreiber
Jeffrey P. Schroeder
Carl F. Schwartz
Matthew A. Scoville
P. Watson Seaman
James S. Seevers, Jr.
Douglass P. Selby
Joel R. Sharp
Michael R. Shebelskie
Ryan A. Shores
George P. Sibley, III
Donald F. Simone
Aaron P. Simpson

Jo Anne E. Sirgado
Laurence E. Skinner
Caryl Greenberg Smith
John R. ("J. R.") Smith
Yisun Song (nmi)
Lisa J. Sotto
Joseph C. Stanko, Jr.
Todd M. Stenerson
John J. Stenger
Gregory N. Stillman
Yeongyo Anna Suh
Brian J. Tanenbaum
Andrew J. Tapscott
Robert M. Tata
Eric Jon Taylor
W. Lake Taylor, Jr.
Wendell L. Taylor
Andrew S. V. Thomas
John Charles Thomas
Gary E. Thompson
Paul M. Tiao
B. Cary Tolley, III
John R. R. Tormey
Bridget C. Treacy
Andrew J. Turner
Julie I. Ungerman
Daniel E. Uyesato
Mark C. Van Deusen
Emily Burkhardt Vicente
Daniel G. Vivarelli, Jr.
Mark R. Vowell
Amanda L. Wait
William L. Wehrum
Peter G. Weinstock
Malcolm C. Weiss
Kevin J. White
Amy McDaniel Williams
Mitchell G. Williams
Holly H. Williamson

Susan F. Wiltsie
Allison D. Wood
David C. Wright
Richard L. Wyatt, Jr.
David R. Yates
Manida Zimmerman (nmi)
Marvin W. Ehrlich

FORMER PARTNERS:

John A. Decker
Bradley W. Grout
Stuart Hills (nmi)
Donald P. Irwin
Karolyn E. ("Kerry") Johnson
G. Roth Kehoe, II
John T. Konther
Robert J. Morrow
Michael A. O'Shea
William S. Patterson
Dionne C. Rainey
Katherine E. Ramsey
Belynda B. Reck
Trevor K. Ross
Ronald L. Rubin
Linda L. Walsh

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

REZONING AFFIDAVIT

DATE: January 19, 2016
(enter date affidavit is notarized)

129314c

for Application No. (s): FDP 2011-PR-023-04
(enter County-assigned application number(s))

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

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

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

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

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

NONE.

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

REZONING AFFIDAVIT

DATE: January 19, 2016
(enter date affidavit is notarized)

129314c

for Application No. (s): FDP 2011-PR-023-04
(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.)

Within the twelve-month period prior to the public hearing, Thomas D. Fleury of Cityline Partners LLC, managing agent for the title owners, contributed in excess of \$100 to Chairman Sharon Bulova and Supervisors John C. Cook, John W. Foust, Penelope A. Gross, Pat Herrity, Jeffrey C. McKay, Linda Q. Smyth, Daniel Storck and Kathy Smith

John C. McGranahan, Jr., Francis A. McDermott and Thomas P. Murphy, all of Hunton & Williams LLP, attorneys and agents for title owners, have each contributed in excess of \$100 to Supervisor Cook.

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

[] Applicant

Lynne J. Strobel

[x] Applicant's Authorized Agent

Lynne J. Strobel, attorney/agent

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 19 day of January 2016, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin

Notary Public

KIMBERLY K. FOLLIN
Registration # 283945

Notary Public

COMMONWEALTH OF VIRGINIA

My commission expires: 11/30/2019

REVISED
STATEMENT OF JUSTIFICATION

ARBOR ROW - BLOCK D

*Proffered Condition Amendment/
Conceptual Development Plan Amendment*
(PCA/CDPA 2011-PR-023)
Final Development Plan
(FDP 2011-PR-023-04)

January 13, 2016

This statement of justification is submitted for a proposed proffered condition amendment, conceptual development plan amendment and final development plan for the approximately 1.99 acre property known as Block D in the Arbor Row development at Tysons Corner. The applicant for the proposed proffered condition amendment and conceptual development plan amendment is Cityline Partners LLC (“Cityline”), and the applicant for the final development plan is Renaissance Centro Tysons, LLC (“Renaissance”), the contract purchaser of the application property.

Introduction and Location

Block D is identified among the Fairfax County 2015 tax assessment records as 29-4 ((7)) 2A (the “Subject Property” or “Block D”). Block D is comprised of approximately 1.99 acres (86,953 square feet). Located on the southern side of Westpark Drive (Route 5061) at its intersection with Jones Branch Drive (Route 5062), Block D is part of a larger development known as Arbor Row. On November 20, 2012, the Fairfax County Board of Supervisors (the “Board”) approved a rezoning of Arbor Row (the “Rezoning”) from the C-3 District to the Planned Tysons Corner Urban (“PTC”) District, subject to proffers. Arbor Row is comprised of approximately 19.40 acres and is located north of Tysons Boulevard, between the Tysons II development and the existing office campuses and planned residential uses within the West Park Urban Neighborhood area along Westpark Drive to the north.

The Rezoning was approved subject to proffers dated October 26, 2012 and a conceptual development plan (“CDP”) dated April 26, 2011 and revised through October 5, 2012, with an overall floor area ratio (“FAR”) of 3.05. The approval implements major goals of the Tysons Corner Urban Center Plan, including the creation of a mixed use development with new residential units, including workforce dwelling units; the dedication of land for athletic fields, related facilities and other public improvements; and the establishment of a three acre “Urban Park” located in the heart of Tysons.

The CDP divided Arbor Row into Blocks identified as A, B, C, D, E and F. Each Block is shown to be developed with a principal use, specifically residential, office or hotel, with the flexibility to allow these uses in alternative locations. As shown on the CDP and described in the

proffers, Block D was approved to be developed with a nine-to-seventeen (9 to 17) story, 162,000 square foot hotel with up to 8,000 square feet of retail. Cityline, as managing agent for the owner of the Subject Property, seeks approval of a proffered condition amendment and conceptual development plan amendment (“PCA/CDPA”) for Block D to amend its use. In conjunction with the PCA/CDPA, Renaissance, the contract purchaser of Block D, seeks approval of a final development plan (“FDP”) for the Subject Property. The PCA/CDPA and FDP propose to substitute the hotel with a 110 to 140 unit residential building with up to twenty-seven (27) stories at a maximum height of 300 feet and containing up to 202,794 square feet of gross floor area (“GFA”). The residential building will include up to 6,028 square feet of accessory retail and/or service uses.

The proposed residential use on Block D will complement the remainder of the approved uses in Arbor Row and fit within the fabric of the surrounding area. On the eastern side of the Subject Property is the planned extension of Jones Branch Drive, which is currently under construction by the developer of Block E to the east. Block E is developed as a rental residential building with a maximum height of 300 feet. Block C is approved for office development with a height of 225 feet and the remainder of Arbor Row is a combination of residential and non-residential uses. The PDC-zoned Tysons II project is located up the hill to the south, where a seventeen (17) story office building and parking garage are under construction. Directly across Westpark Drive from the Subject Property to the north is a nine (9) story office building zoned to the C-3 District. A residential building on Block D up to 300 feet in height results in a graduated roofline that provides a varied skyline.

Proposed Applications

Cityline and Renaissance propose to replace the approved hotel on Block D with a high-rise, multi-family residential building with significant amenities and modern, urban design elements. As modifications are proposed only to Block D, a PCA/CDPA is submitted only on this approximately two acre land area. The proposed amendment to the CDP for Block D reflects the proposed change to residential use and the FDP provides extensive details of the development. The CDP and FDP address all submission requirements enumerated in Sections 16-501 and 16-502 of the Fairfax County Zoning Ordinance (the “Ordinance”), as well as the requirements of Proffer 7 associated with the Rezoning. Elements provided in the FDP include a tabulation of the GFA pertaining to Block D, tree canopy calculations, architecture, and a graphic depiction of streetscapes, among other details.

The proposed residential building will have four levels of podium parking plus one level of parking below-grade. The proposed parking spaces are designed to accommodate the needs of residents and to provide sufficient parking for a range of potential retail and commercial tenants in the proposed 6,028 square feet of accessory retail/service space, plus outdoor seating for a potential eating establishment. In addition to the retail space, the first floor will feature a lobby reception area and mail room for residents. The fifth floor, atop the parking podium, will feature an approximately 7,000 square foot landscaped terrace and courtyard with a pool and a pool deck area.

The proposed residential building will be up to twenty-seven (27) stories with five (5) parking levels, eighteen (18) to twenty-one (21) residential levels, an amenity level, and a penthouse and mechanical level at the top of the building. A maximum building height of 300 feet is proposed. Each floor will have an average of six (6) units with varied layouts, and a total of 110 to 140 units will be located in the building, including workforce dwelling units (“WDUs”). The building floorplate will be approximately 9,680 gross square feet and the total building square footage will be approximately 202,794 gross square feet including retail and WDU bonus residential density. The majority of the residential units will have private, outdoor balcony areas of varying size. The roof terrace will offer spectacular views of the vibrant surrounding Tysons urban environment.

The building façade will include design elements that will give the building a distinctive identity and complement the modern, urban designs of the nearby buildings in Arbor Row and in the surrounding Tysons Urban Center. The overall design of the building will be contemporary, upscale, and iconic, and is inspired by similarly impressive high-rise buildings in cities like Toronto and New York. The proposed high-rise residential building will be a stunning and impressive element of the Tysons skyline for years to come.

The general elements of the previously approved CDP for the Subject Property will remain intact in conjunction with the proposed modification from a hotel to a residential building, thereby supportive of a PCA/CDPA on Block D only. The grid of streets, including the Jones Branch Drive extension, remains the same. Pedestrian connectivity within Arbor Row and to surrounding properties will not be altered or impacted. The Subject Property will include ample open space in addition to the landscaped courtyard on top of the parking podium and the rooftop terrace. Specifically, the Subject Property will have a new, approximately 16,500 square foot, publicly-accessible “pocket park” at the rear of the building. This new park will include an extended, landscaped public trail and an outdoor seating and picnic plaza area that will connect to both the adjacent park on the south end of Block E and to the trail network at the end of the Jones Branch Drive extension and beyond. The cohesive streetscapes depicted on the approved CDP for Arbor Row will remain unchanged. The previously proffered commitment to LEED certification and sustainable, environmentally sensitive design will be reaffirmed in addition to innovative storm water management design and low-impact development (“LID”) techniques.

The maximum GFA for the proposed residential building will increase by approximately 32,794 square feet above the GFA represented for the hotel on the CDP. However, that increase corresponds to the twenty percent (20%) bonus residential density available by developing WDUs on the Subject Property. As shown in the tabulations in the accompanying CDP, that bonus density is also reflected in the new total GFA of 2,610,451 and 3.09 FAR for the entire Arbor Row development. Otherwise, the density for the Subject Property and the overall Arbor Row development will not change.

Although the use on the Subject Property will change from hotel to residential, the building will continue to have a retail/service use component. The change in use is consistent with the proffers that specifically anticipated the need for flexibility to respond to evolving market conditions. By analyzing the market demands in the Tysons Urban Center, Cityline and

Renaissance have concluded that an additional residential development within Arbor Row that features for-sale condominiums will best respond to the increased need for housing in the area and will help ensure the economic success and viability of Arbor Row as a whole. An alternative footprint illustrating a potential rental residential building is shown on the CDP. If the rental option is implemented, the architectural quality and character of the building will remain the same and an amendment to the FDP will be processed.

The proposed condominium building will include WDU residences except as may be modified by the proffers. With guidance from the “Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines,” adopted by the Board on June 22, 2010, twenty percent (20%) of the number of market rate units, exclusive of units created with workforce housing bonus floor area, will be provided as WDUs except as described herein. The income tier percentages and other details regarding the workforce dwelling units that may be provided on-site will be finalized during the processing of these applications and will be included in the proffers.

It is anticipated that the proposed residential building on Block D will be a condominium, and the first for-sale residential building constructed in accordance with the Tysons Corner Urban Center Plan of the Fairfax County Comprehensive Plan (the “Plan”). The provision of WDUs in a condominium presents distinct challenges and risks that were not anticipated when the Plan was adopted. These challenges and risks include the following:

- While the WDUs will meet affordability guidelines in the initial sale, monthly condominium fees and/or future special assessments associated with the operation, maintenance, and services of the condominium could present economic challenges for WDU owners in the future.
- The limitation on equity realization for WDU owners may be a disincentive to potential purchasers, especially in the higher income tiers.
- Uncertainty regarding whether and when WDUs will sell makes financing the construction difficult, if not impossible.
- The cost of high-rise construction and the provision of WDUs at the lower income tiers, which are more affordable and most attractive to purchasers, results in an economic loss that cannot be compensated for with the provision of a 20% increase in residential floor area as permitted by the Plan.

Due to the challenges associated with the provision of WDUs in a for-sale condominium building, and after two years of meetings and an exhaustive dialogue with staff and elected officials to discuss different approaches to address the financial risks while still meeting the objectives of the Plan, an alternative to the provision of WDUs on Block D is proposed as detailed on the CDP, the FDP and the proffers. Cityline and Renaissance propose a significant monetary contribution to address the objective of providing affordable housing in Tysons. While a cash contribution is not “desired,” the Plan does not prohibit the consideration of a contribution

on a case-by-case basis. The facts of the proposal present a compelling case for a contribution as an alternative to constructing the WDUs on-site. Cityline and Renaissance believe that a more meaningful contribution to affordable housing in Tysons will be achieved with a significant monetary contribution that can be used in a variety of ways, including the purchase of affordable units, the creation of a program to subsidize affordable units, and the acquisition of land to construct affordable units. Most importantly, the contribution will be used to establish the Tysons Housing Trust Fund (the "Fund") to directly provide affordable housing opportunities in Fairfax County's Urban Center.

At time of site plan submission, the developer may elect to make a monetary contribution toward the advancement of affordable housing in Tysons in lieu of constructing actual WDUs on Block D. An initial contribution is based on the sales price of the market rate units, not unlike contribution provisions associated with the Affordable Dwelling Unit Ordinance, and would be used to establish the Fund. An additional contribution is based on the sales price of market units and would be contributed to the Fund to promote affordable housing in Tysons. Bonus density is necessary to offset the provision of such a significant contribution, however, due to the fact that actual WDUs will not be provided on-site, the bonus density would be reduced by 20%. That is, instead of a 20% residential floor area bonus, only a 16% bonus would be allowed if the monetary contribution is selected as the means of achieving workforce housing in Tysons. The provision of bonus density is the core factor that has been accepted by the development community to ensure that the provision of affordable housing remains revenue neutral. In this case, a 16% increase in residential density associated with the provision of affordable housing results in a residential building of 190,207 gross square feet on Block D. This will result in a corresponding reduction in the new total GFA at Arbor Row to 2,603,892 square feet and a 3.08 FAR. While not revenue neutral in high-rise construction, the proposed bonus density will help to off-set the cost of the contribution to affordable housing. The residential building will continue to include up to 6,028 square feet of accessory retail and/or service uses.

If a contribution is made in lieu of the provision of on-site WDUs, the maximum building height will be reduced from 300 feet to 285 feet which continues to exceed the prior approval for the hotel, but is compatible with surrounding uses. Height flexibility is permitted in the Plan to "facilitate" the provision of affordable/workforce housing. The proposed contribution will greatly facilitate the provision of affordable housing in Tysons with the establishment and substantial funding of a Fund. The proposed reduction in GFA and height will not modify the architectural character of the proposed residential building which will continue to be consistent with the elevations included with the CDP and FDP.

Overall, the tiered intensity of the development in a mix of office, residential and retail uses that was approved in the Rezoning will be maintained with the approval of the PCA/CDPA and FDP. The "Illustrative Landscape Plan" and "Urban Park Plan" in the approved CDP have been updated on CDP Sheet L2.4 to reflect the increased publicly accessible open space associated with the proposed residential building on Block D. The "Urban Fabrics," "Pedestrian Flow" and "Open Space Connections" diagrams from the approved CDP are unaffected. Pursuant to Paragraph 2(I) of Section 16-501 of the Ordinance, building "Shadow Analyses" are presented on CDP and FDP Sheets A5.0, which demonstrate adequate sunlight over the outdoor

plazas and open spaces in the vicinity of the Subject Property. Photo simulation "Perspectives" have been provided on CDP Sheets A6.0 through A6.8 showing building perspectives from the north and south, viewed both at street level and from above, as required under Paragraph 2(J) of Section 16-501.

Comprehensive Plan

The Subject Property is located in the Tysons Central 123 District of the Plan, which recommends "transit station mixed use development." The "Transit Station Mixed Use" land use category is defined in the Plan as a balanced mix of retail, office, arts/civic, hotel, and residential uses, with office comprising approximately sixty-five percent (65%) throughout all transit station mixed-use areas and residential comprising at least twenty percent (20%) of total development. As shown on CDP Sheet C3.0, the Subject Property is within one-half mile of the Tysons Central 123 Metrorail Station as measured generally from the base of the escalator at the northern entrance to the station. With this PCA/CDPA and FDP, the "convenient, safe, and pleasant" pedestrian walkway that is recommended in the Plan and that was approved in the Rezoning will not be modified.

The "Subarea 2: South West Park" section of the Plan specifically recommends that the "vision for this subarea is to redevelop primarily with mixed use with an urban character at a substantially higher intensity" and to include ground-floor retail uses, with intensification contingent upon integration with Tysons II through pedestrian and vehicular linkages. The proposed change from hotel to residential development is still in keeping with the recommendations in the Plan, and the features of the proposed residential building are largely consistent with the previously approved hotel and the surrounding developments. The proposed building will continue to "provide support retail and service uses." The change in building design and use continues to conform to the tiered intensity guidance in the Plan. The CDP and FDP illustrate a proposed maximum building height of 300 feet, or alternatively 285 feet, which is taller than the prior approval for the hotel, but comparable to the maximum height approved by the Board for the adjacent residential tower in Block E. The Plan recommends flexibility when evaluating building heights in certain circumstances, including when affordable and workforce dwelling units, or appropriate alternatives, are provided.

Additional building height is appropriate on Block D because, in addition to providing or facilitating the provision of workforce dwelling units, the increased height is compatible with the previously approved height for Blocks A and E, and the striking, iconic design of the building and its location will contribute to a dynamic skyline. The building will enhance the "sense of place" and architectural diversity of Arbor Row. A residential building on Block D that is 300 feet in height, or alternatively 285 feet, results in a varied skyline as encouraged by the Plan. In addition, given Block D's proximity to the I-495 Capital Beltway Interchange and the office buildings in Tysons II to the south, a sixty (60) to seventy-five (75) foot increase over the Plan recommendation is reasonable and enables a better overall site design, more attractive views for residents and a more economically viable development.

All other elements that demonstrate how the Rezoning is in accordance with recommendations of the Plan are unchanged with the proposed PCA/CDPA and FDP. These elements include parcel consolidation; the road and pedestrian traffic configurations and connectivity; and the creation of three acres of "Civic Plaza/Common Green," urban plazas, and pocket parks. Although the proposed building will add to the slight predominance of residential use in Arbor Row, the general mix of uses continues to conform to the overall guidance in the Plan. As detailed above, recreational facilities and amenities for residents, the provision or facilitating the provision of affordable housing, extensive open space, and innovative environmentally-friendly and sustainable features will all continue to be provided on the Subject Property.

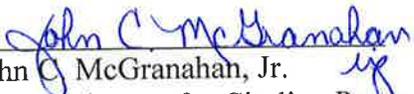
Waivers and Modifications

To the best of Cityline's and Renaissance's knowledge, no known hazardous or toxic materials exist on the Subject Property nor are planned in conjunction with the proposed uses. The proposed development complies with all current applicable land development ordinances, regulations, and adopted standards, except in specific instances where modifications or waivers have been identified on CDP Sheet C2.0 and summarized and justified on the chart attached as **Exhibit 1** to this Statement of Justification.

Conclusion

Development of Block D of Arbor Row with residential use will continue to help achieve the Tysons Urban Center goal of transforming an existing suburban office park into a vibrant, walkable transit-oriented community. The change from a hotel to a residential building will help to meet the increasing demand for housing in Tysons and maintain the economic success of the Subject Property and Arbor Row as a whole. The proposed building will feature modern, urban, upscale design elements that will make it an iconic landmark that defines the new era of development in Tysons. Lastly, the proposal honors the previously approved criteria established by the Rezoning, the PTC provisions set forth in the Ordinance and the recommendations of the Plan.

We appreciate your consideration of this application.


John C. McGranahan, Jr.
Attorney/Agent for Cityline Partners LLC
Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102



Lynne J. Strobel

Attorney/Agent for Renaissance Centro Tysons, LLC
Walsh, Colucci, Lubeley & Walsh, PC
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

Attachment

{A0694176.DOCX / 1 1.13.16 Revised Statement of Justification for Block D (final cln) 007366 000003}

Exhibit 1
ARBOR ROW – BLOCK D
PCA/CDPA/FDP

REVISED REQUESTED WAIVERS & MODIFICATIONS

Requirement	Requested Waiver or Modification	Applicants' Justification
Zoning Ordinance Article 2 - General Paragraph 2 of Section 2-506	Waiver of the provision that a parapet wall, cornice or similar projection may exceed the height limit established for a given zoning district by not more than three (3) feet, but such projection shall not extend more than three (3) feet above the roof level of any building to allow buildings to be constructed, as depicted on the FDP.	This request was approved by the Board of Supervisors as part of RZ/CDP 2011-PR-023, and the Applicants request that it be reaffirmed here. The Applicants request this waiver to allow for a potential architectural element to their building. The roof/roof screen feature element is an extension of the exterior perimeter wall and “encloses” the main roof area. As an extension of the main building façade it could be considered an extended parapet.
Section 2-505	Waiver of Section 2-505 of the Zoning Ordinance to allow buildings to be constructed as depicted on the FDP.	Because the Subject Property is part of the larger, 19.40 acre Arbor Row development, the northeast and northwest corners of the Subject Property on Westpark Drive should not trigger the requirements for corner lots under Section 2-505 of the Zoning Ordinance. The Jones Branch Drive extension to the east of the Subject Property, and the access easement road to the west, are intended to be and will be developed as local, interior access roads rather than major, public streets. Allowing those roads to trigger the corner lot requirements of the Zoning Ordinance will hinder the Applicants’ ability to develop Block D with the density and active streetscape that was approved in RZ/CDP 2011-PR-023 and is intended in the Comprehensive Plan.

**ARBOR ROW – BLOCK D
PCA/CDPA/FDP**

Requirement	Requested Waiver or Modification	Applicants' Justification
Zoning Ordinance Article 13 – Landscaping Paragraph 8 of Section 13-202	Modification of interior parking lot landscaping for both above-grade parking structures and interim surface parking lots in favor of that shown on the amendment to the CDP and the FDP.	<p>This request was approved by the Board of Supervisors as part of RZ/CDP 2011-PR-023, and the Applicants request that it be reaffirmed here. Vegetated arbor, or trellis, structures are an integral, urban design element to Arbor Row. They have been proposed for a creative and attractive way to provide more shade than can be achieved with typical interior parking landscaping and to break-up the visual impact of parking on top decks. The arbors need less soil volume and would be expected to have a longer life expectancy than trees typically planted on garage roof decks. Such parking deck arbors have been commonly and successfully utilized in California. Paragraph 6 of Section 13-202 allows the Board, in conjunction with a rezoning application, to modify or waive interior parking lot landscaping for both an interim use of a specified duration where deemed appropriate due to the location, size, surrounding area or configuration of the parking lot; and where such waiver or modification will not have any deleterious effect on the existing or planned development of adjacent properties. Arbor Row satisfies all three of the above criteria. For existing parking lots remaining on an interim basis, the Applicants propose that existing mature vegetation be used to provide interior parking lot landscaping to the extent feasible. These are surface, asphalt parking lots with mature vegetation growing for forty years. For these reasons, the Applicants propose these alternatives in lieu of interior parking lot landscaping, both on interim surface lots and on the parking structures.</p>

**ARBOR ROW – BLOCK D
PCA/CDPA/FDP**

Requirement	Requested Waiver or Modification	Applicants' Justification
<p>Paragraph 5 of Section 13-203</p>	<p>Modification of peripheral parking lot landscaping for both above-grade parking structures and interim surface parking lots in favor of that shown on the amendment to the CDP and the FDP.</p>	<p>This request was approved by the Board of Supervisors as part of RZ/CDP 2011-PR-023, and the Applicants request that it be reaffirmed here. Paragraph 3 of Section 13-203 allows the Board, in conjunction with a rezoning application, to modify or waive peripheral parking lot landscaping for an interim use of a specified duration, and/or where deemed appropriate due to the location, size, surrounding area or configuration of the parking lot and where such waiver or modification will not have any deleterious effect on the existing or planned development of adjacent properties. Arbor Row satisfies the above criteria. For above-grade parking garages, peripheral landscaping will be provided using trees planted within the urban streetscapes in accordance with the PTC District requirements and the Tysons Urban Design Guidelines in areas where garages adjoin street frontages and by existing topographic features and other urban design elements where garages do not adjoin street frontages. For existing parking lots that will remain on an interim basis, existing, mature vegetation and new interim streetscape plantings along Westpark Drive and Westbranch Drive will be used to provide peripheral parking lot landscaping to the extent feasible. For new above-grade parking structures in this urban development innovative design and landscaping techniques, such as vegetated arbors (i.e. trellises) as depicted on the CDP shall be provided in lieu of requirements.</p>
<p>Zoning Ordinance Article 17 Site Plans</p>	<p>Waiver of requirement of additional inter-parcel connections to adjoining parcels other than those specifically identified on the amendment to the CDP and the FDP.</p>	<p>This request was approved by the Board of Supervisors as part of RZ/CDP 2011-PR-023, and the Applicants request that it be reaffirmed here. Access to the adjacent property to the south is committed in the extension of Jones Branch Drive to connect to Tysons Boulevard. Other portions of adjacent properties along the Arbor Row property boundaries are inaccessible and not planned for vehicular access.</p>
<p>Paragraph 3 of Section 17-201</p>		

**ARBOR ROW – BLOCK D
PCA/CDPA/FDP**

<p>Public Facilities Manual Section 12-0508</p>	<p>Modification of the Tree Preservation Target as permitted by deviations permitted in Section 12-0508.3A(1) through (3).</p>	<p>This request was approved by the Board of Supervisors as part of RZ/CDP 2011-PR-023, and the Applicants request that it be reaffirmed here. A July 23, 2012 letter to Mike Knapp, UFMD, from Bowman Consulting Group was included with RZ/CDP 2011-PR-023. That letter requested a deviation from the tree preservation target of 0.73 acre to 0.50 acre. The deviation is due to the provisions allowed by PFM Section 12-0508.3 including the fact that meeting the preservation target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance and construction activities could be reasonably expected to impact existing trees or forested areas to the extent these would not likely survive in a healthy and structurally sound manner for a minimum of ten years.</p>
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{A0694179.DOC / 1 Revised Exhibit I to Block D Statement of Justification 01.13.16 (cln) 007366 000003}



County of Fairfax, Virginia

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

November 21, 2012

John C. McGranahan, Jr.
Hunton and Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

RE: Rezoning Application RZ 2011-PR-023
(Concurrent with Proffered Condition Amendment Application PCA 88-D-005-07)

Dear Mr. McGranahan:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on November 20, 2012, granting Rezoning Application RZ 2011-PR-023 in the name of Cityline Partners LLC. The Board's action rezones certain property in the Providence District from the C-3, HC and SC Districts to the PTC, HC and SC Districts to permit mixed use development with an overall Floor Area Ratio (FAR) of 3.05. The subject property is located in the S.E. and S.W. quadrant of the intersection of Westbranch Drive and Westpark Drive on approximately 19.40 acres of land. [Tax Map 29-4 ((7)) 1, 2, 3, 5A, 9, 10 and a portion of Westbranch Drive public right-of-way to be vacated and/or abandoned], in the Providence District and is subject to the proffers dated October 26, 2012.

Please note that this application was approved concurrently with PCA 88-D-005-07. Please note that on October 17, 2012, the Planning Commission approved Final Development Plan Applications FDP 2011-PR-023, FDP 2011-PR-023-02, and FDP 2011-PR-023-03.)

The Board also:

- Modified Section 2-506, Paragraph 2 of the Zoning Ordinance to permit the proposed roof/roof screen feature element in Block F, as depicted on the Conceptual Development Plan/Final Development Plan (CDP/FDP).
- Waived Section 16-403 of the Zoning Ordinance to permit a public improvement plan for frontage improvements along Westpark and Westbranch Drive to be filed without the need for an FDP.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

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- Waived Section 6-505, Paragraph 7 of the Zoning Ordinance to permit outdoor displays and seating associated with a permitted use without the need for an FDP.
- Modified Section 10-104, Paragraphs 3E and G of the Zoning Ordinance to permit the maximum fence height associated with outdoor recreation/sports courts on Block C to be between 7 and 14 feet high as depicted on the CDP.
- Modified Section 11-102, Paragraph 12 of the Zoning Ordinance and Section 7-0800 of the Public Facilities Manual (PFM) to permit tandem and valet spaces to be counted toward the required parking only in those instances contained in the proffers.
- Modified Section 11-201 and 11-203 of the Zoning Ordinance to permit the minimum required loading spaces to be two spaces per building as depicted on the CDP.
- Modified Section 11-202, Paragraph 4 of the Zoning Ordinance to permit the loading space in Building A-2 as shown on the CDP.
- Modified Section 13-202, Paragraph 8 of the Zoning Ordinance to permit the depicted trellises and/or vegetated arbors, as shown on the CDP, in lieu of the required interior parking lot landscaping.
- Modified Section 13-202, Paragraph 8 of the Zoning Ordinance to permit the existing parking lot landscaping, as depicted on the CDP and described in the proffers, to serve as the interior parking lot landscaping on an interim basis.
- Modified Section 13-202, Paragraph 8 of the Zoning Ordinance to permit the landscaping within the amenity courtyard of Block E in lieu of the interior parking lot landscaping requirement.
- Modified Section 13-203, Paragraph 5 of the Zoning Ordinance to permit the landscaping depicted on the above-grade parking structures and within the interim surface parking lots, as shown on the CDP and described in the proffers.
- Modified Section 17-201, Paragraphs 2 and 4 of the Zoning Ordinance to permit the interim road improvements along the Block F frontage as shown on the CDP.

- Waived Section 17-201, Paragraph 3B of the Zoning Ordinance to permit only those areas of interparcel access shown on the CDP/FDPs and described in the proffers to be provided.
- Waived Section 17-201, Paragraphs 3B, 4, 12, 13, and 14 of the Zoning Ordinance to permit the proposed Jones Branch Drive frontage improvements along Tax Map Parcel 29-2 ((15)) B2, as depicted on Exhibit A of the proffers.
- Modified Section 7-0802.2 of the PFM to allow up to 1.5 feet of structural columns to project into the required parking stall area for no more than 10 percent of the total parking spaces provided.
- Modified the tree preservation target in favor of that shown on the plans and as proffered.
- Approved a waiver to allow the use of underground stormwater management and best management practices in a residential development, subject to Waiver Number 6377-WPFM-004-1.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Linda Smyth, Providence District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Planning Commission
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 20th day of November, 2012, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2011-PR-023
(Concurrent with Proffered Condition Amendment Application PCA 88-D-005-07)**

WHEREAS, Cityline Partners LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-3, HC and SC Districts to the PTC, HC and SC Districts, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

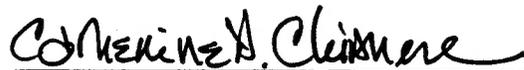
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PTC, HC and SC Districts, and said property is subject to the use regulations of said PTC, HC and SC Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 20th day of November, 2012.



Catherine A. Chianese
Clerk to the Board of Supervisors

RZ 2011-PR-023

ARBOR ROW

PROFFER STATEMENT

September 14, 2011

February 24, 2012

May 25, 2012

July 23, 2012

August 31, 2012

September 10, 2012

October 10, 2012

October 16, 2012

October 26, 2012

Cityline
PARTNERS

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EXHIBITS

- Exhibit A: Playing Fields and Public Facilities Exhibit
- Exhibit B: Cover Sheet and Table of Contents of TDM Plan, dated August 31, 2012

**ARBOR ROW
RZ 2011-PR-023**

PROFFER STATEMENT

September 14, 2011

February 24, 2012

May 25, 2012

July 23, 2012

August 31, 2012

September 10, 2012

October 10, 2012

October 16, 2012

October 26, 2012

Rezoning Application RZ 2011-PR-023 (the "Rezoning") has been filed by and on behalf of (i) CITYLINE PARTNERS LLC, as applicant, (ii) FRANKLIN 7903 WESTPARK LLC, GRAYSON 7913 WESTPARK LLC, CAMPBELL-SCOTT WESTPARK LLC, ESSEX 7929 WESTPARK LLC and FREDERICK 8003 WESTPARK LLC, as owners of land identified as Fairfax County Tax Map Parcels 29-4-((7))-1, -2, -3, -9 and -10 (collectively the "Cityline Property"), (iii) AMT-THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY, as owner of land identified as Fairfax County Tax Map Parcel 29-4-((7))-5A (the "AMT Property"), and (iv) the BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA (the "Board"), as owner of an approximately 3,428 square foot portion of the Westbranch Drive right-of-way proposed for future abandonment and/or vacation. Such right-of-way, together with the Cityline Property and the AMT Property, are referred to collectively as the "Subject Property." The Rezoning seeks to rezone the Subject Property from the C-3 (proffered), SC and HC Districts to the PTC-Planned Tysons Corner Urban ("PTC"), SC and HC Districts.

Pursuant to Sect. 15.2-2303(A) of the Code of Virginia (1950), as amended, and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978), as amended, the applicant and the property owners on behalf of themselves and their respective successors and/or assigns (referred to hereafter, both collectively and, where appropriate, individually as the "Applicant"), hereby proffer that redevelopment of the Subject Property shall be in accordance with the following conditions (the "Proffers") if, and only if, the Rezoning, as proposed by the Applicant, is granted by the Board. If the Rezoning is granted by the Board, these Proffers shall replace and supersede any and all existing proffered conditions applicable to the Subject Property. In the event the Rezoning is denied by the Board, these Proffers shall immediately be null and void and the previous proffered conditions shall remain in full force and effect.

GENERAL

1. **Substantial Conformance.** Subject to the Proffers and the provisions of Sect. 6-500, Sect. 16-400 and Sect. 18-204 of the Zoning Ordinance of Fairfax County, as amended (the "Zoning Ordinance"), the Subject Property shall be developed in substantial conformance with the proffered elements of the Arbor Row Conceptual Development Plan ("CDP") dated April 26,

2011, as revised through October 5, 2012, and prepared by Bowman Consulting Group, Ltd., WDG Architecture, PLLC, Shalom Baranes Associates, P.C., KGD Architecture and Parker Rodriguez, Inc., and as further modified by these Proffers.

2. Redevelopment of Blocks A through F. The Subject Property is divided into six (6) separate redevelopment "Blocks," which are identified on the CDP as Blocks A through F. Development of each Block may proceed in any order, provided that each such Block provides the phasing conditions depicted for such Block on the CDP and that all Proffers that apply to such Block are addressed with the redevelopment of that Block. Where a Proffer establishes an obligation that applies to redevelopment of a specific Block, reference to the "Applicant" in such Proffer shall mean the party undertaking the redevelopment of such Block.

3. Proffered CDP Elements. The proffered elements of the CDP are limited to the grid of streets, the general location of the points of access to each Block of the proposed redevelopment, the general location of the buildings, mix of uses, the build-to lines, the overall maximum gross floor area ("GFA") for the Subject Property, the minimum and maximum building heights, the minimum amount and general location of publicly-accessible 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 these Proffers. Other elements of the CDP may be adjusted or modified with future Final Development Plan ("FDP") approvals in accordance with Sect. 16-402 of the Zoning Ordinance.

4. Minor Modifications to the CDP. In addition to adjustment of GFA among and within uses and buildings in certain Blocks as provided for below, minor modifications to the CDP may be permitted as determined by the Zoning Administrator, including the flexibility to modify the layout shown on the CDP for each respective Block, without requiring approval of an amended CDP, provided such modifications are in substantial conformance with the CDP and these Proffers and do not affect the proffered elements of the CDP as specified in these Proffers. Building envelopes and the number of units, rooms, floors and square footage within and among the buildings may be adjusted as set forth on the CDP and in these Proffers, as long as (i) the build-to lines shown on the CDP are maintained; (ii) the minimum and maximum number of residential units and the minimum and maximum building heights comply with those indicated on the CDP and in these Proffers; and (iii) the redevelopment otherwise is in substantial conformance with the CDP and these Proffers.

5. Severability and Future PCA/CDPA/FDP/FDPA/SE/SP Applications. Any one or more of the individual Blocks A through F as shown on the CDP may be the subject of a separate Proffered Condition Amendment ("PCA"), Conceptual Development Plan Amendment ("CDPA"), Final Development Plan ("FDP"), Final Development Plan Amendment ("FDPA"), Special Exception ("SE"), Special Permit ("SP"), variance and/or other similar land use applications, without joinder and/or consent of the owners of any of the other Blocks, provided such application will not change or cause or require a change to the general layout, physical improvements and/or access for another Block. In addition, pursuant to Par. 6 of Sect. 18-204 of the Zoning Ordinance, any portion of any Block may be the subject of a separate PCA, CDPA,

FDP, FDPA, SE, SP, variance and/or other similar land use applications, without joinder and/or consent of the owners of the other portions of such Block or of any other Block, provided that such application does not materially or adversely affect the general layout, minimum and maximum building height, physical improvements and/or access for other portions of such Block or any other Block. All existing land use approvals that are applicable to the portion of the Subject Property not included in such PCA, CDPA, FDP, FDPA, SE, SP, variance and/or other similar land use applications shall otherwise remain in full force and effect as to such portion of the Subject Property.

6. Final Development Plans. FDP and FDPA approvals may be requested from the Planning Commission in accordance with Sect. 16-402 of the Zoning Ordinance with respect to each respective Block, or portion thereof, without obtaining the consent and/or joinder of the owners of any of the other Blocks. FDPs approved for individual Blocks or building sites on the Subject Property shall establish the maximum GFA for each Block or building shown on the FDP, within the limits established by these Proffers and the CDP, including adjustments between buildings as set forth in these Proffers and on the CDP. The specific GFA for each building shall be established at the time of final site plan approval for such building; however, adjustments between buildings on Blocks A through E may be permitted as set forth in these Proffers and on the CDP.

7. Final Development Plan Information. The following Final Development Plans have been filed concurrently with this Rezoning Application: FDP 2011-PR-023 for Block A, FDP 2011-PR-023-3 for Block E and FDP 2011-PR-023-2 for Block F. For all other FDP and FDPA Applications for all or any portion of the Subject Property not filed concurrently with this Rezoning Application, the following tabulations and information shall be provided:

- A. A tabulation indicating the redevelopment status of the entire Subject Property. The tabulation shall include a listing of all existing and proposed buildings, along with the GFA and uses approved on the CDP and all approved FDPs and any approved site plans. The tabulation shall identify the reassignment of any GFA within Blocks A through E (as compared with what was originally shown on the applicable CDP), exclusive of Block F, and shall be updated with each subsequent FDP, FDPA and site plan approved for the Subject Property.
- B. A tabulation indicating the tree canopy calculations of the entire Subject Property, which shall be updated with each subsequent FDP, FDPA and site plan approved for the Subject Property.
- C. The following information to supplement the requirements of the Zoning Ordinance: (i) a copy of the previous TDM Annual Report to determine progress toward attaining TDM goals and any planned modifications to the TDM Program; (ii) location of existing and proposed utilities to serve the area subject to such FDP, FDPA or site plan; (iii) vehicular sight distance lines at all intersections adjacent to the area subject to such FDP,

FDPA or site plan based on existing posted/design speeds as well as future design speeds, as established in the approved "Transportation Design Standards for the Tysons Corner Urban Center," dated September 13, 2011 (the "Transportation Design Standards"), as may be amended by the Board, except as waived or modified by the Virginia Department of Transportation ("VDOT") and/or FDCOT; and (iv) a comparison of the trip generation based on the Institute of Traffic Engineers, 8th Edition, Trip Generation rates and/or equations (the "ITE Trip Generation"), associated with the FDP or FDPA for the subject Block compared to those uses reflected for that Block in the Transportation Impact Analysis prepared by Wells & Associates, dated May 23, 2011, as revised December 2, 2011 ("TIA").

- D. Adjustments to GFA within and between certain Blocks as provided in Proffer 10 and Proffer 12, respectively.
- E. List of proposed uses as set forth in Proffer 13 and identified on the CDP and demonstration of how such uses meet the applicable "Use Limitations" of the PTC District.
- F. Architectural elements and build-to lines as provided in Proffer 18 and Proffer 19.
- G. Graphic depiction of, and any adjustments to, the activated streetscape elements as provided in Proffer 20.
- H. Proposed parking garage façade treatments as provided in Proffer 21.
- I. Building heights for Blocks B, C and D as provided in Proffer 22.
- J. Detailed landscape plans as provided in Proffer 35 with alternative planting width details, as may be necessary as provided in Proffer 36.
- K. Refinement of, and adjustments to, streetscape elements as provided in Proffer 38.
- L. Provision of a preliminary utility plan overlaid over the landscape plan, including the location of any utility vaults and maintenance points to stormwater management facilities as provided in Proffer 40.
- M. Submission of a "Streetscape Furnishing and Materials Plan" as provided in Proffer 42.

- N. Identification of specific proposed phased improvements in accordance with those generally set forth on the phasing-related exhibits provided on Sheets C8.1 through C8.4 of the CDP (collectively, the "Phasing Sheets").
- O. For on-site parks and active recreation facilities, depiction of special amenity features committed by Block as provided in Proffer 55.
- P. Bicycle parking and storage and bicycle lane dimensions as provided in Proffer 82 and Proffer 83, respectively.
- Q. Refinement of the number of parking spaces as provided in Proffer 84.
- R. Identification of specific stormwater management facilities as provided in Proffer 94.

8. Fire Marshal. The Applicant has coordinated the layouts depicted on the CDP and the concurrent FDPs filed for Blocks A, E and F with the Fire Marshal. Further changes to the CDP and FDPs shall be permitted in response to the review of site plans by the Fire Marshal, including adjustments to the streetscape and perimeter building areas as necessary to allow for required emergency vehicle access, provided such modifications are made in consultation with the Fairfax County Department of Planning and Zoning ("DPZ"), and the Fairfax County Department of Transportation ("FCDOT") and the Office of Community Revitalization ("OCR") and are in substantial conformance with the intent of the CDP, FDPs and these Proffers.

PERMITTED USES AND INTENSITY/DENSITY

9. Maximum Gross Floor Area ("GFA"). The maximum GFA permitted on the Subject Property is 2,575,685 square feet, inclusive of density bonuses, in a mix of land uses across Blocks A through F. Of this 2,575,685 square feet of GFA, 200,000 square feet of GFA shall be allocated to and reserved for Block F and the remaining 2,375,685 square feet shall be allocated and reserved for Blocks A through E, as shown on the CDP. The maximum GFA for office use on the Subject Property shall be 1,108,429, which includes the maximum 200,000 GFA for office use on Block F.

10. Adjustments to GFA in Blocks B, C and D. GFA may be adjusted among and within uses and buildings in Blocks B, C and D up to a maximum GFA equivalent of two floor plates, as listed on the CDP and depicted conceptually on the CDP, without requiring a PCA, CDPA or FDPA provided the maximum heights for each building are not exceeded, the minimum heights for these Blocks are maintained, the overall urban form and building types depicted on the CDP are maintained, and such adjustments are consistent with these Proffers. With respect to Blocks B, C and D, if the GFA approved with the FDP for a building is less than the maximum shown on the CDP for such building, or if the GFA approved with the site plan for such building is less than the maximum shown on the FDP, the excess GFA may be utilized in another building or buildings within Blocks B, C and D notwithstanding the notes on the CDP, provided the maximum heights for each building are not exceeded, the minimum heights and

minimum total GFA for these Blocks, as described in the notes on the CDP, are maintained, the overall urban form and building types depicted on the CDP are maintained, such adjustments are consistent with these Proffers, and a tabulation identifying the GFA assigned to Block B, Block C and Block D is provided with each site plan for each Block. The GFA available for Blocks B, C and D shall be established upon filing and approval of a site plan, based on when the site plan is filed and accepted for review by the County.

11. Residential Dwelling Units in Blocks A and E. Block A shall contain a minimum of 450 residential dwelling units and a maximum of 694 residential dwelling units. In the event that retail/service uses in Block A are converted to Live-Work Units, as described in Proffer 14, this maximum shall increase to 704 residential dwelling units. Block E shall contain a minimum of 430 residential dwelling units and a maximum of 480 residential dwelling units.

12. Adjustments to GFA within Block A. GFA may be shifted between the two residential buildings located within Block A provided the maximum height shown for each building is not exceeded, the overall urban form and building type as shown on the CDP and the approved FDP for Block A are maintained, and such adjustments are consistent with these Proffers. Within Block A, if at the time of site plan, the GFA approved for one residential building is less than the GFA shown on the approved FDP, the excess GFA may be utilized in the other residential building within Block A, provided the maximum heights for each building are not exceeded, the minimum heights and minimum total GFA for each building is maintained, the overall urban form and building types depicted on the CDP are maintained, and such adjustments are consistent with these Proffers.

13. Uses. The primary uses on the Subject Property shall be office, hotel and residential as identified on the CDP, with ancillary retail, services and other uses, including uses listed in the CDP notes and may include accessory uses and/or accessory service uses as defined in the Zoning Ordinance. "Retail/Services" as identified in the redevelopment tabulations on the CDP may include any non-residential use permitted by-right, by SE or by SP in the PTC District, exclusive of office, as limited by Sect. 6-505 "Use Limitations," including accessory uses and/or accessory service uses. Such retail/service uses may be provided generally within the ground floor (i.e., street level) of the proposed buildings; however such uses may also be provided within upper floors if shown on an FDP. The type, extent and location of all "Retail/Services" and other permitted uses shall be provided with the submission of the FDP for each Block.

14. Live-Work Units. The Applicant shall use good faith, commercially reasonable efforts to lease the spaces designated for non-residential uses in residential buildings. The occupancy of such areas with such a non-residential use shall not be a condition to issuance of Residential Use Permits ("RUPs") and/or Non-Residential Use Permits ("Non-RUPs") for other uses in any of the buildings on their respective Blocks or elsewhere on the Subject Property.

In the event that the Applicant is unsuccessful in leasing, at market rates and on market terms for non-residential tenants comparable to tenants in similar residential buildings and acceptable to the owner of the building, any of the non-residential GFA for the respective Blocks after a period of at least thirty-six (36) months after issuance of the first RUP for the building in

which such non-residential GFA would be located, then such Applicant shall demonstrate its good faith, commercially reasonable marketing efforts to the Zoning Administrator who shall confirm that good faith, commercially reasonable efforts have been made. If the Zoning Administrator confirms that good faith, commercially reasonable efforts have been made, thereafter such Applicant may utilize such spaces that have not been successfully leased as described above, for Live-Work Units, with such units counting as residential use as noted on the CDP. The retail or other non-residential component of such units may include any of the non-residential uses permitted in accordance with the notes on the CDP, except that the following non-residential uses shall not be permitted: tattoo parlors, pay day lenders, check cashing services, and adult-themed businesses that are obscene or indecent in nature. All Live-Work Units on the Subject Property shall be subject to all per residential dwelling unit contributions set forth in these Proffers, including transportation, workforce housing and school contributions, which contributions shall be paid prior to issuance of the applicable RUP and/or Non-RUP for the first user of each Live-Work Unit. A Live-Work Unit shall be defined as a combination of a private dwelling unit with retail or other non-residential use, with the dwelling unit occupied by the proprietor, storekeeper or employee and his/her family, of the non-residential use. These Live Work-Units shall be permitted without requiring approval of a PCA or CDPA; however, FDPA approval will be required prior to issuance of a RUP and/or Non-RUP for such Live-Work Units.

15. SE/SP Uses. Uses allowed by SE or SP in the PTC District may be authorized through the approval of a separate SE or SP application without the need for a PCA, CDPA, FDP, or FDPA, provided the use is in substantial conformance with the approved CDP and these Proffers.

16. Intensity/Density Reservation. All intensity/density attributable to land areas dedicated and/or conveyed at no cost to the Board or any other public entity pursuant to these Proffers (including, without limitation, the dedications referenced below) shall be subject to the provisions of Par. 4 of Sect. 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the parcel of land from which it came.

17. Existing and Interim Structures and Uses. Existing structures and parking areas on Blocks A through F, as shown on the CDP, may be demolished or remain in use until such time as those portions of the Subject Property are redeveloped in accordance with this Rezoning, or as otherwise stated in these Proffers. Existing structures may not be modified or enlarged; however, minor structure additions may be approved by the Zoning Administrator pursuant to the provisions of Par. 4 of Sect. 16-403 of the Zoning Ordinance. Interior modifications to all existing structures shall be permitted. Any use that is permitted in the "C-3 Office District," including uses subject to SE and SP approval, shall be permitted on the Subject Property as an interim use subject to the Use Limitations in Sect. 4-304 of the Zoning Ordinance, including privately owned and operated commercial off-street parking and commuter parking, which shall be permitted upon notification to FCDOT and without PCA/CDPA/FDP/FDPA approval, as an interim use on the existing parking areas in Blocks A, B, C and/or D, at the sole discretion of the

Applicant as to each respective Block and remain privately owned and operated at rates determined by the Applicant.

ARCHITECTURAL DESIGN

18. Proffered Architectural Quality and Elements. Buildings shall create a sense of identity and place at a human scale through the use of unifying elements such as materials, textures, color, window treatments, detailing, lighting and landscaping. Buildings shall be designed of high-quality architecture and building materials that are typically used on the exterior of Class A office, residential and hotel buildings of a similar quality as conceptually depicted on the CDP, with architectural details provided at the time of FDP approval for the respective Blocks. No exterior insulation and finish systems (EIFS) shall be used, unless specifically approved by Fairfax County (the "County") with an FDP for an individual building or Block. Each FDP shall, for the Block on which that FDP is filed, specify the building materials, architecture, and specific features designed to activate streetscapes, as further described below. 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 set forth in these Proffers, as determined by the Fairfax County Department of Public Works and Environmental Services ("DPWES") in consultation with DPZ or OCR without the need for administrative approval.

19. Build-To Lines. Build-to-lines ("BTL") have been depicted on the CDP to create an urban, pedestrian-oriented environment where buildings are located close to the adjacent street and pedestrian/streetscape areas are located between the buildings and the streets. In general, building façades are intended to be configured where possible to provide a continuous street wall along this line, but modifications to either side of the BTL shall be permitted provided they are in general conformance with the CDP and are shown on an approved FDP. Awnings, building signage and other architectural canopies attached to the building frontage that project out from the BTLs shall provide adequate clearance for pedestrian movement and shall not conflict with street tree locations. At the time of FDP approval, possible locations along the street level for outdoor dining adjacent to cafes and restaurants shall be identified, as applicable, and appropriate building zones for such uses shall be identified, as applicable.

20. Activated Streetscape. Buildings A-1, A-2, B, C-1, C-2, D, E and F, but not the parking garages associated with such buildings, shall generally be designed and constructed with ground floors having a minimum floor to floor height of 12 feet along Westpark Drive and Westbranch Drive to accommodate potential non-residential uses designed to activate the streetscape. In addition, a hierarchy of activated streetscapes shall be provided as delineated and described conceptually on the "Pedestrian Hierarchy Plan" presented on the CDP. The specific activation elements to be utilized for each building shall be included on the FDP for each Block.

A. Primary Pedestrian Corridors. "Primary Pedestrian Corridors" are intended to have the highest levels of pedestrian activity and interaction

and typically have the widest streetscape and most animated building façades. Primary Pedestrian Corridors shall generally incorporate the following elements, which can be adjusted at the time of FDP approval for each respective Block:

- i. Where the ground floors of buildings (not including the associated parking garages which are addressed below) incorporate non-residential uses, functioning entry doors into such uses shall be provided with a maximum separation of 75 feet, unless a greater separation is needed to accommodate larger tenant spaces, topographical features or as may be approved by the Zoning Administrator. A minimum of fifty percent (50%) of the area of the street front ground floor façades of such buildings shall be constructed with glazed windows and doors or other transparent, translucent materials.
- ii. Parking garages and loading/trash/service areas along the ground floor façades shall incorporate screening composed of architectural and/or landscaping treatments designed to mitigate views into the structures from street level, or the general façade detailing of the building above such areas may be continued to the ground plane.
- iii. Except for Block F, access to parking garages and loading/trash/service areas shall not be provided directly from Westpark Drive but may be provided from internal private streets that connect to Westpark Drive.
- iv. Loading/trash/service areas shall be screened, to the extent reasonably practicable, from public view through the use of roll down doors, recessed entryways and/or similar treatments.

B. Secondary Pedestrian Corridors. "Secondary Pedestrian Corridors" typically have significant pedestrian volumes and generally are used for pedestrian movement as opposed to pedestrian interaction. Some retail activity may occur in these corridors, but generally it will be neighborhood-serving. Residential and civic uses should have their entrances facing Secondary Pedestrian Corridors which generally have wide streetscapes and significant building façade animation in proximity to such entrances. Secondary Pedestrian Corridors generally shall incorporate the following elements, which can be adjusted at the time of FDP approval for each respective Block:

- i. Where the ground floors of buildings (not including the associated parking garages which are addressed below) incorporate non-residential uses, functioning entry doors into such uses shall be

provided with a maximum separation of 75 feet, unless a greater separation is needed to accommodate larger tenant spaces, topographical features or as may be approved by the Zoning Administrator. A minimum of thirty-five percent (35%) of the area of the street front ground floor façades of such buildings shall be constructed with glazed windows and doors or other transparent, translucent materials.

- ii. In portions of residential buildings (not including the associated parking garages which are addressed below) that do not incorporate non-residential uses on part or all of the ground floors, the building design of the primary façades shall incorporate, to the degree feasible, leasing offices, lobbies, recreational and amenity spaces on the ground floor with a minimum of thirty-five percent (35%) of the ground floor façade constructed with glazed windows and/or doors or other transparent, translucent materials, and/or incorporate entries into individual dwelling units from the street level. Residential units that have direct access to the streetscape from an individual unit shall use design features to provide interior privacy (such as having a ground floor elevation that is above the sidewalk grade or through the use of landscape buffers), except conditions where Live-Work Units may be permitted as provided in Proffer 14, combining work areas open to the public with residential areas.
- iii. Parking garages and loading/trash/service areas along the ground floor façades shall have screening composed of architectural and/or landscaping treatments designed to restrict views into the parking garages from street level or the general façade detailing of the building above may be continued to the ground plane.
- iv. If access to parking garages and loading/trash/service areas are provided along secondary pedestrian corridors then loading/trash/service areas shall be screened from public view through the use of roll down doors, recessed entryways and/or similar treatment.

C. Tertiary Pedestrian Corridors. "Tertiary Pedestrian Corridors" are intended to accommodate modest pedestrian activity-making connections to less intense areas or through alleys. Tertiary Pedestrian Corridors shall incorporate the following elements, which can be adjusted at the time of FDP approval for each Block:

- i. Where the ground floors of buildings (not including the associated parking garages which are addressed below) incorporate non-

residential uses, a minimum of twenty percent (20%) of the area of the ground floor façades of such buildings shall be constructed with glazed windows and doors or other transparent, translucent materials.

- ii. In residential buildings (not including the associated parking garages which are addressed below) that do not incorporate non-residential uses on part or all of the ground floors, efforts shall be made to incorporate recreational and amenity spaces on the ground floor with appropriate transparency and/or incorporate entries into individual dwelling units from the street level. Residential units that have direct access to the streetscape from an individual unit shall utilize design features to provide interior privacy (such as having a ground floor elevation that is above the sidewalk grade or through the use of landscape buffers).
- iii. Parking garages and loading/trash/service areas along the ground floor façades shall have screening composed of architectural and/or landscaping treatments designed to restrict views into the parking garages from street level, or the general façade detailing of the building above may be continued to the ground plane.
- iv. Access to parking garages and loading/trash/service areas may be provided along tertiary pedestrian corridors and from the adjacent private alleys. Loading/trash/service areas shall be screened from public view through the use of roll down doors, recessed entryways and/or similar treatment.

21. Parking Structure Façade Treatments. Parking garage façade design features shall be depicted on the FDPs for each Block and shall be designed to provide a pleasant and attractive experience along the streetscape in accordance with the following:

- A. At and above the street level, screening composed of architectural systems and/or landscaping designed to minimize views into the garage parking spaces from street level shall be applied.
- B. Where garage space is located beneath a tower element, in some instances, the general façade detailing of the tower above may be continued down to the top of the retail level storefront.
- C. Retail signage and/or architectural elements may be extended above the street level to provide a variety of storefront experiences, as may be permitted by the Zoning Ordinance and/or a future Comprehensive Sign Plan.

- D. Areas of above-grade parking decks may be wrapped by active uses at the ground floor to screen the garage areas from street view.
- E. Areas of above-grade garages located between towers shall also be treated architecturally and/or with landscaping.
- F. For purposes of this Proffer, materials to treat parking garage façades may include, but not be limited to: metal framing systems with inserted panels of wire mesh, metal, glass, natural vegetation or other materials; precast concrete or masonry elements; vegetative screening systems; glass stair towers and elevators, or other systems approved at the time of FDP.

22. Minimum and Maximum Building Heights. Building heights shall not exceed the maximum heights identified on the CDP for each Block as measured from the average grade. Final building and podium heights shall be determined at the time of site plan approval, and may be less than the maximum height shown on the CDP, provided that the buildings retain a compatible urban form to that shown on the CDP and that the average roofline of the primary building or buildings on each Block are not less than minimum heights shown in the CDP tabulations. For residential buildings, maximum building heights shall include penthouses and all rooftop structures. For non-residential buildings, structures that are excluded from the maximum height regulations as set forth in Sect. 2-506 of the Zoning Ordinance may be constructed to a height not to exceed thirty (30) 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 shall be provided on the FDP for each respective Block and/or buildings.

23. Rooftop Telecommunications Equipment and Mechanical Units. Telecommunications equipment, mechanical units and all appurtenant facilities may be placed on the rooftop of any building. Any such facilities must comply with the applicable requirements of the Zoning Ordinance and be screened and/or set back sufficiently from the perimeter of the roof and penthouse such that they are generally not visible from the surrounding streets at street level when viewed from the property line of the Subject Property. Screening measures may, without limitation (i) include screening with architectural features and/or landscaping compatible with the building façade architecture, (ii) include the facilities as part of the architecture of the buildings, (iii) utilize compatible colors, or (iv) employ telecommunication screening material and flush-mounted antennas. Telecommunications equipment also may be architecturally integrated onto the façades of the building where necessary to ensure on-street and/or open space coverage. Rooftop amenities such as amenity terraces, landscaping or recreation courts may also be used to screen rooftop telecommunications equipment and mechanical units.

24. Trellises and Arbors. As shown conceptually on the CDP, the main trellis structures may be located along Westpark Drive and may consist of, but shall not be limited to, materials such as steel or aluminum, concrete or similar materials/systems. The height of the main trellis structures shall range from approximately 12 to 22 feet and generally be compatible with the height of the retail podium. As determined by the Applicant, additional trellis-type

structures may be located throughout the Subject Property as architectural features. Arbor structures which incorporate natural vegetation as a shading device may be located on the top decks of parking garages in Blocks B, C, D and F (in lieu of interior parking lot landscaping if approved by the Board) and, as determined by the Applicant, may be located elsewhere on the Subject Property as architectural design features and/or shading devices. Such arbors shall consist of, but shall not be limited to, materials such as steel or aluminum, wood, concrete or other similar materials/systems.

GREEN BUILDING AND SUSTAINABLE ENERGY PRACTICES

25. **LEED Equivalents and Conflicts.** All references in these Proffers to the U.S. Green Building Council ("USGBC") shall also and equally apply to such other green building certifying entities selected by the Applicant as to each respective Block in connection with redevelopment of the buildings on each Block, provided such alternative certifying entity is acceptable to the County. All references in these Proffers to a Leadership in Energy and Environmental Design ("LEED") rating system shall also and equally apply to such other LEED or similar rating system determined to be applicable by the USGBC or such alternative certifying entity. In the event a LEED or LEED equivalent requirement (i.e. prerequisite) precludes compliance with other applicable building code or other legal requirements, as determined by DPWES, construction of the buildings on each respective Block may, at the option of the party constructing such building, comply with such other applicable building code or other legal requirement, and in such case, shall not be required to comply with the conflicting LEED or LEED equivalent requirement.

26. **Block F Office Green Building Practices.** With Block F, the Applicant shall include a LEED accredited professional ("LEED-AP") as a member of the design team for Block F. The LEED-AP shall work with the design team for Block F to incorporate design elements under the USGBC's LEED Core and Shell ("LEED-CS") rating system into the office building to be constructed on Block F. At the time of site plan submission for Block F, the Applicant shall provide documentation to the Environmental and Development Review Branch ("EDRB") of DPZ, demonstrating compliance with the commitment to engage such a professional. The Applicant has registered the office building to be constructed on Block F with the USGBC under the 2009 version of the LEED-CS rating system. In the event the USGBC establishes a newer version of the LEED-CS rating system, the Applicant shall have the option to: 1) proceed under the 2009 version of the LEED-CS rating system, so long as the USGBC continues to administer such version, or 2) proceed under the newer version of the LEED-CS rating system. The Applicant will include, as part of the site plan submission and building plan submission for the office building to be constructed on Block F, a list of specific credits within the applicable LEED-CS rating system that it anticipates attaining for the office building on Block F. The LEED-AP, who is also a professional engineer or licensed architect, will provide statements at both the time of site plan review and 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 Silver certification for the office building to be constructed on Block F. In addition, prior to site plan approval for Block F, the Applicant will designate the Chief of the EDRB as a team member in

the USGBC's LEED online system with respect to the office building on Block F. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork. Prior to building plan approval for the office building to be constructed on Block F, the Applicant shall provide documentation to EDRB demonstrating that the office building on Block F has applied for LEED Gold pre-certification under the applicable LEED-CS program. Prior to release of the bond for the office building on Block F, the Applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification or a higher level of certification from the USGBC for the office building on Block F. If the Applicant is unable to provide the precertification documentation prior to building plan approval, but does anticipate receiving the documentation prior to the attainment of LEED certification, it may, prior to the issuance of the building permit, post an escrow identical to the one described in Proffer 27 below. This escrow will be released upon the Applicant's submission of documentation from the USGBC to the EDRB demonstrating that the office building on Block F is anticipated to attain a sufficient number of credits to attain LEED Gold certification.

27. Block F Alternative Green Building Escrow. As an alternative to the actions outlined in Proffer 26 above, or if the USGBC's pre-certification documentation indicates that the office building to be constructed on Block F is not anticipated to attain LEED Gold certification, the Applicant shall execute a separate agreement and post a "Green Building Escrow" in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Fairfax County Public Facilities Manual ("PFM") or a surety bond from a financial institution licensed to do business in Virginia in the amount of \$2.00 per gross square foot of GFA for the office building to be constructed on Block F. The Green Building Escrow will be in addition to, and separate from, other bond requirements and will be released upon demonstration of the attainment of LEED Silver certification, or a higher level of certification, by the USGBC under the applicable version of the LEED-CS rating system. The provision to the EDRB of documentation from the USGBC that the office building on Block F has attained LEED Silver certification will be sufficient to satisfy this commitment. The Green Building Escrow shall be released in accordance with the following: 1) if the Applicant provides to the EDRB, within three years of the issuance of the first tenant Non-RUP for the office building on Block F, documentation demonstrating that LEED Silver certification for the office building on Block F has been attained, the entirety of the Green Building Escrow shall be released to the Applicant who posted the Green Building Escrow, 2) if the Applicant provides to the EDRB, within three years of the issuance of the first tenant Non-RUP for the office building on Block F, documentation demonstrating that LEED Silver certification for such office building has not been attained but that such office building has been determined by the USGBC to fall within three points of attainment of LEED Silver certification, 50% of the Green Building Escrow shall be released to the Applicant who posted the Green Building Escrow; the other 50% shall be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives, and 3) if the Applicant fails to provide to the EDRB, within three years of the issuance of the first tenant Non-RUP for the office building on Block F, documentation demonstrating the attainment of LEED Silver certification or

demonstrating that the office building on Block F is within three points of LEED Silver certification, the entirety of the Green Building Escrow shall be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives. If the Applicant provides evidence that such LEED-CS certification has been delayed through no fault of its own or of its contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during this extended time frame.

28. Blocks B, C and D Green Building Practices. A LEED-AP professional shall be included as a member of the design team for Blocks B, C and D, respectively. The LEED-AP shall work with the design teams for Blocks B, C and D to incorporate appropriate LEED design elements for each building, under a version of the LEED rating system available at the time of registration, into the office and hotel buildings to be constructed on Blocks B, C and D. At the time of site plan submission, documentation shall be provided to the EDRB demonstrating compliance with the commitment to engage such a professional. In addition, prior to site plan approval for their respective Blocks, the Chief of the EDRB shall be designated as a team member in the USGBC's LEED online system for each proposed office and hotel building. 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.

As part of the building plan submission for each office and hotel building to be constructed on their respective Blocks, a list of specific credits within a version of the LEED rating system available at the time of registration (or such other rating system as may be applicable under Proffer 25) that is anticipated to be attained for such office and hotel building shall be included. The LEED-AP who is a professional engineer or licensed architect will provide certification statements at the time of site plan review and building plan review, confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver certification for the subject office and hotel building. Each building on their respective Blocks may be pursued separately, and certification pursuant to this Proffer or the alternative provided below may be pursued on a building-by-building basis.

Prior to final building plan approval, documentation shall be submitted to the EDRB for their respective Blocks demonstrating that the subject office or hotel building has applied for at least LEED Gold pre-certification under LEED-CS or 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 Gold certification under LEED-New Construction ("LEED-NC"). Prior to release of the bond for the subject office or hotel building, documentation shall be provided to the EDRB for their respective Blocks demonstrating the status of attainment of LEED Gold or a higher level of certification from the USGBC for the office or hotel buildings on their respective Blocks. If either the pre-certification or design phase review documentation cannot be provided prior to building plan approval, but it is anticipated that the documentation will be received prior to the attainment of LEED certification, then prior

to the issuance of the building permit, an escrow identical to the one described in Proffer 29 below may be posted. This escrow will be released upon the submission of documentation to the EDRB from the USGBC demonstrating that the office or hotel building is anticipated to either attain a sufficient number of credits to attain LEED Gold pre-certification or 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 Gold certification under LEED-NC.

29. Blocks B, C and D Alternative Green Building Escrow. As an alternative to the actions outlined in Proffer 28 above, or if the USGBC's pre-certification or design phase review indicates that the office or hotel building to be constructed on Blocks B, C and D is not anticipated to attain LEED Gold certification, then, a separate agreement shall be executed for that office or hotel building, a "Green Building Escrow" in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the PFM or a surety bond from a financial institution licensed to do business in Virginia, in the amount of \$2.00 per gross square foot of GFA shall be posted for that office or hotel building. This Green Building Escrow will be in addition to, and separate from, other bond or escrow requirements for the subject building and shall be released upon demonstration of attainment of certification by the USGBC under any available version at the time of such Applicant's registration in a LEED rating system. The provision to the EDRB of documentation from the USGBC that each office or hotel building has attained LEED Silver or higher certification will be sufficient to satisfy this commitment. The Green Building Escrow shall be released in accordance with the following: 1) if the Applicant provides to the EDRB, within three years of the issuance of the first tenant Non-RUP for each office or hotel building, documentation demonstrating that LEED Silver certification for such building has been attained, the entirety of the Green Building Escrow shall be released to the Applicant who posted the Green Building Escrow, 2) if the Applicant provides to the EDRB, within three years of the issuance of the first tenant Non-RUP for such building, documentation demonstrating that LEED Silver certification for such building has not been attained but that such building has been determined by the USGBC to fall within three points of attainment of LEED Silver certification, 50% of the Green Building Escrow shall be released to the Applicant who posted the Green Building Escrow; the other 50% shall be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives, and 3) if the Applicant fails to provide to the EDRB, within three years of the issuance of the first tenant Non-RUP for such building, documentation demonstrating the attainment of LEED Silver certification or demonstrating that such building is within three points of LEED Silver certification, the entirety of the Green Building Escrow shall be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives. If evidence is provided that such LEED Silver or higher certification has been delayed through no fault of the Applicant, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during this extended time frame.

30. Blocks A and E Residential Green Building Practices. A LEED-AP professional shall be included as a member of the design team for Blocks A and E, respectively. The LEED-

AP shall work with the design team to incorporate design elements under a version of the LEED-NC rating system available at the time of such Applicant's registration into the residential buildings to be constructed on Blocks A and E. At the time of site plan submission, documentation shall be provided to the EDRB demonstrating compliance with the commitment to engage such a professional. In addition, prior to site plan approval for these respective Blocks, the Chief of the EDRB shall be designated as a team member in the USGBC's LEED online system with respect to such building. This team member will have privileges to review the project status and monitor the progress of all LEED-related documents submitted to the Green Building Certification Institute 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.

As part of site plan and building plan submission for each residential building to be constructed on their respective Blocks, a list of specific credits within a version of the LEED-NC rating system available at the time of registration (or such other rating system as may be applicable pursuant to Proffer 25), which is anticipated to be attained for such residential building shall be provided. Except as otherwise provided below as an alternative, the LEED-AP, who is a professional engineer or licensed architect, will provide certification statements at the time of site plan review and 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 for the subject residential building. Each building on the respective Blocks may be registered separately and certification may be pursued pursuant to this Proffer or the alternative provided below on a building-by-building basis.

Prior to the building plan approval, a separate agreement shall be executed for each building, and a "Green Building Escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the PFM or a surety bond from a financial institution licensed to do business in Virginia shall be posted in the amount of \$2.00 per square foot of GFA for the building. This Green Building Escrow will be in addition to, and separate from, other bond or escrow requirements and shall be released upon demonstration of attainment of LEED-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 the EDRB of documentation from the USGBC that each residential building has attained LEED-NC certification shall be sufficient to satisfy this commitment. At the time LEED-NC certification is demonstrated to the Environmental Review Branch, the escrowed funds shall be released and returned to the Applicant who posted such Green Building Escrow, as applicable.

If the Environmental Review Branch receives, within three (3) years of issuance of the final RUP for the subject residential building, documentation demonstrating that LEED-NC certification for such building has not been attained but that such 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 shall be released and returned to the Applicant who posted such Green Building Escrow, as applicable, and the other 50% shall be released to the County and will be

posted to a fund within the County budget supporting implementation of County environmental initiatives.

If, within three (3) years of issuance of the final RUP for such building, documentation fails to be provided to the EDRB demonstrating the attainment of LEED-NC certification or demonstrating that the building has fallen short of LEED-NC certification by more than three (3) points, the entirety of the Green Building Escrow for that building shall be released to the County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives.

If documentation fails to be provided from the USGBC demonstrating, to the satisfaction of the Environmental Review Branch, that USGBC completion of the review of the LEED-NC certification application has been delayed through no fault of the Applicant, the proffered time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made during the extension.

31. Blocks A and E Residential Green Building Alternative. As an alternative to the actions outlined in Proffer 30 above, a certification level higher than LEED certification may be pursued, in which case a LEED-AP will provide certification statements at the time of site plan and 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, documentation shall be submitted to the 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, a "Green Building Escrow" shall not be required unless the above referenced documentation that the building is anticipated to attain LEED-NC Silver certification fails to be provided.

32. Additional Sustainable Energy Practices. The minimum energy performance criteria may be satisfied by the residential and office buildings through meeting their respective LEED requirements, but LEED requirements may be satisfied on a Block with any mix of credits. To further promote efficient, renewable and sustainable energy practices, the following shall be provided by the Applicant for each of the buildings located within a Block:

- A. Electric Vehicle Charging Infrastructure. In each Block, a minimum of one (1) recharging station that serves two (2) parking spaces for electric cars and conduit to facilitate additional future recharging stations shall be provided.
- B. Shared Energy. For any Site Plan that includes more than one building, provide an assessment of the potential, within the area subject to the Site Plan, of shared energy systems, including but not limited to combined heat

and power ("CHP") (co-generation), micro-CHP, distributed energy resources, and district heating and/or cooling, and, if a shared energy strategy will not be pursued, provide a narrative discussion regarding the reason(s) for this outcome.

- C. Energy and Water Data. To the extent there are master electric, gas and water meters for entire buildings, upon request by the County, aggregated non-proprietary energy and water consumption data, as practicable, shall be provided to the County for the buildings within each respective Block as may be applicable.

URBAN SITE DESIGN AND LANDSCAPING

33. Site Design. The Subject Property shall be developed in substantial conformance with the concepts presented on the "Block Illustrative Plans," "Typical Street Sections," and "Illustrative Streetscape Elements" of the CDP, which present concepts regarding streetscapes, urban parks, urban plazas, terraces, lawns, courtyards and private amenity areas for the Subject Property. At the time of FDP approval for any portion of the Subject Property, these concepts may be modified and additional details provided, so long as they are in conformance with the CDP and with the understanding that such modifications shall be reviewed against the Tysons Urban Design Guidelines. Site design may be further modified during site plan review for each respective Block to allow for final engineering and design considerations, including, but not limited to, final utility locations, low impact development ("LID") facilities, sight distance requirements and other applicable design requirements, provided that such modifications are in substantial conformance with the FDP.

34. Landscaping. The CDP includes conceptual "Illustrative Landscape Plans" consisting of overall plans and concepts for each Block. Actual types, quantities and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of the first and all subsequent FDPs and site plans for each respective Block. Landscaping may be modified during site plan review for each respective Block to allow for final engineering and design considerations, including, but not limited to, final utility locations, LID facilities, sight distance requirements and other applicable requirements, provided that such modifications are in substantial conformance with the FDP.

35. Detailed Landscape Plans. As part of the site plan submission for each building on the Subject Property, a detailed landscape plan shall be submitted for the corresponding Block to the Urban Forest Management Division (the "UFMD") of DPWES for review and approval. The planting and landscaping materials shown on each detailed landscaping plan shall be in substantial conformance with those 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, 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. Arbors (i.e., trellises) may be provided in lieu of interior

parking lot landscaping requirements, subject to Board approval of a modification of relevant Zoning Ordinance and PFM requirements.

36. Alternative Planting Width Details. Street tree species and planting sites are depicted on the CDP but remain subject to such revisions as may be approved by the UFMD at the time of FDP and site plan approval. Where minimum planting widths of eight (8) feet cannot be provided, alternative measures either as identified in the "Tysons Urban Design Guidelines" (endorsed by the Board on January 25, 2012) (the "Tysons Urban Design Guidelines") or as approved by the UFMD, shall be used to satisfy the following specifications for all planting sites:

- A. A minimum of 4 feet open surface width and 16 square feet open surface area for Category III and Category IV trees (as defined in Table 12.19 of the PFM), with the tree located in the center of such open area.
- B. 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) (as defined in these Proffers), with no barrier to root growth within four feet of the base of the tree.
- C. Soil volume for Category III and Category IV trees (as defined in Table 12.19 of the PFM) shall be 700 cubic feet per tree for single trees, but may be reduced to a minimum of 400 cubic feet where paving above root zones is necessary to accommodate pedestrian traffic or where utility locations preclude greater soil volume. 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. Minimum soil volumes of 700 cubic feet will be achieved in areas of lower pedestrian volume and where pavement is not required over tree rooting zones.
- D. Soil specifications in planting sites shall be provided in the planting notes to be included in all site plans filed subsequent to the approval of this Rezoning.
- E. Tree zones shall be installed with a fully automatic drip irrigation system.
- F. Tree grates shall only be required if necessary to maintain a certain sidewalk dimension.

37. Publicly-Accessible Park and Open Space Areas. Provision of publicly-accessible park and open space areas shall be in substantial conformance with the concepts, locations and minimum acreages depicted on the CDP and as further defined in these Proffers and may be

adjusted at the time of FDP and site plan approval to allow for final engineering and design considerations.

STREETSCAPES

38. **Streetscape Elements.** Streetscaping shall be installed throughout the Subject Property in substantial conformance with the "Block Illustrative Plans" and "Typical Street Sections" on the CDP, with more refined streetscape plans provided for each Block at the time of FDP. Except as shown conceptually on the CDP with respect to certain private access or service-type streets, streetscape elements shall generally include: a landscape amenity panel located immediately behind the face of curb; a pedestrian sidewalk adjacent to the landscape amenity panel; and a building zone between the pedestrian sidewalk and the face of the building designed to allow access to the building and/or additional landscaping adjacent to residential uses, or storefront browsing, outdoor display, outdoor dining, and similar uses adjacent to Retail/Service uses. Outdoor display and outdoor dining areas shall not be permitted within pedestrian sidewalk areas. Streetscaping elements may be adjusted at the time of FDP and during site plan review, and individual Blocks may have slight variations, provided the quality of the streetscape is consistent with that shown on the CDP. Tree planting sites are set forth conceptually on the CDP and may be revised at the time of FDP or site plan approval, subject to UFMD approval.

39. **Non-Invasive Plant Materials.** Invasive species, as defined in the PFM, shall not be used within the streetscape and landscaped open space areas.

40. **Utility Locations.** To the extent feasible and in accordance with the Transportation Design Standards, proposed future utilities, including, but not limited to water, sanitary sewer, storm sewer, electricity, gas and cable television lines, may be relocated or installed within the street network, or placed in locations that minimize conflicts with the landscaped open space areas and streetscape elements shown on the CDP and/or FDPs submitted subsequent to approval of this Rezoning. If there is no other cost-effective option as determined by each Applicant for its respective Block, in consultation with DPZ, 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 and subsequent FDPs, as determined by the UFMD and as set forth above. A preliminary utility plan shall be overlaid on the landscape plan included with each FDP or FDPA filed subsequent to approval of this Rezoning and shall include the location of any utility vaults and maintenance points to stormwater management facilities. Adjustments to the type and location of plantings may be made to avoid conflicts with utilities or for other site engineering considerations. Maintenance access points to stormwater management facilities and utility vaults beneath the streetscape shall be located outside the clear pedestrian walkway zone of the streetscape, where feasible. If the Dominion Virginia Power vaults must be located in the walkway zone, they shall be designed as a lift out panel with the same paving materials as the walkway (subject to the Americans with Disabilities Act ("ADA") requirements), be flush with the walkway, and meet ADA accessibility requirements.

41. Sight Distance and Utility Considerations. If VDOT determines at the time of site plan approval that street tree locations conflict with either the sight distance requirements set forth in the Transportation Design Standards or with utility requirements, and good faith efforts have been made to gain necessary approval of such conflicting trees by making minor adjustments to their locations or by removing their lower branches but VDOT, the County or the applicable utility company does not approve such street tree locations, then such tree(s) may be deleted and replaced at an alternative location on the subject Block, so long as the alternative location is coordinated with the UFMD.

42. Streetscape Furnishings and Materials and Lighting. High quality and unified streetscape materials shall be provided within the public realm for each Block in substantial conformance with the CDP and may include, but not be limited to, decorative concrete, unit pavers, seat walls, tree space edging, lighting, traffic signal poles, benches, trash receptacles and other hardscape elements. A "Streetscape Furnishing and Materials Plan" in substantial conformance with that shown on the CDP shall be submitted in conjunction with all FDPs submitted subsequent to approval of this Rezoning. 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. Although minor variations may occur within Blocks, materials, furnishings, and lighting along public streets shall generally be compatible in Blocks A through F and consistent with any streetscape design approved by the Tysons Partnership, but shall not be subject to approval by the Tysons Partnership. All streetscape lighting shall be energy efficient and generally consistent with the Tysons Urban Design Guidelines. On-site, outdoor and parking garage lighting shall not exceed the limitations in the Outdoor Lighting Standards of Sect. 14-900 of the Zoning Ordinance, as may be amended. The same or similar street lights shall be used consistently throughout the development along public streets and be selected from those listed in the Tysons Urban Design Guidelines, or other lights as may be approved by OCR. 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 adjacent properties.

43. Parking Structure Lighting. The Applicant shall utilize full cut-off, low-intensity or recessed lighting directionally shielded to mitigate the impact on adjacent residences for any lighting along the perimeter of an above-ground parking garage not constructed of solid walls. Such lighting shall comply with the requirements of Article 14 of the Zoning Ordinance.

44. Construction Lighting. During construction, the Applicant shall attempt to reduce glare from OSHA, VOSHA, VUSBA and local ordinance required superstructure lighting to the extent possible without violating aforementioned laws, regulations or policies.

45. Signage and Wayfinding. Signage for the Subject Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance or a Comprehensive Sign Plan ("CSP") may be sought for one or more Blocks of Arbor Row. The placement of traffic control signage on public streets shall be coordinated with, and subject to, VDOT review and approval. Wayfinding signage and elements shall be coordinated with the Tysons Partnership to facilitate a consistent wayfinding and signage system throughout the applicable

planning district, but shall not be subject to approval by the Tysons Partnership. Wayfinding signage shall provide direction to locations of prominent attractions, parks, cultural arts destinations, and other public amenities.

46. Maintenance of the Pedestrian Realm. Elements to be maintained within the pedestrian realm include all publicly-owned areas and all privately-owned spaces (with or without public access easements) that are between the curb and the building façade (the "Pedestrian Realm"). The Administrative Group (the "AG," as defined in Proffer 77) shall be responsible on behalf of the Applicant for obtaining all required VDOT permits related to the Pedestrian Realm, for maintaining the Pedestrian Realm in good repair and in compliance with the ADA, and for replacing in kind, as needed, all Pedestrian Realm elements located within or abutting public street right-of-way. For any publicly-owned portions of the Pedestrian Realm, the AG shall enter into the appropriate agreement, in a form approved by the Office of the County Attorney, with the County (or other applicable public entity) to permit the AG to perform such maintenance. Neither the Applicant nor the AG shall be required to repair or restore any elements of the Pedestrian Realm within publicly-owned areas that are damaged by public employees, contractors, or permittees that are not acting under the direct authority of the Applicant or the AG. An alternative maintenance agreement, such as a Business Improvement District, may be entered into upon written agreement of both the County and the Applicant and/or AG without the requirement for a PCA. Maintenance commitments within the Pedestrian Realm shall include but are not limited to:

- A. All plantings including trees, shrubs, perennials, and annuals;
- B. All associated irrigation elements;
- C. All hard surfaces, including but not limited to paving and retaining walls;
- D. All streetscape furnishings including benches and bike racks;
- E. All lighting fixtures;
- F. All special drainage features, such as LID facilities;
- G. Snow removal, including from on-street parking spaces on private access drives;
- H. Trash recycling and litter removal;
- I. Leaf removal;
- J. Any sign posts, traffic signal poles, pedestrian signal poles, mast arms, signal heads and control boxes that are not VDOT standard devices; and

- K. All urban park amenities in the development including horticultural care, maintenance of all water features, irrigation, lighting, furnishings, paving, recreation courts and features, and art.

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 these Proffers.

47. Ownership of the Pedestrian Realm. Portions of the Pedestrian Realm will be dedicated in fee simple to the County of Fairfax (or equivalent government body or agency), as shown on the CDP, subject to the following conditions:

- A. The County and/or VDOT shall permit all stormwater and other facilities to be constructed and maintained as shown on the CDP, subject to the Applicant accepting maintenance responsibilities for such facilities;
- B. The County and/or VDOT shall permit the Applicant to use security-related features, including, but not limited to, bollards, that are constructed within streetscape areas and shown on an approved FDP;
- C. The Applicant through the AG shall continue to maintain the Pedestrian Realm facilities as described in these Proffers; and
- D. Dedication of any portions of the Pedestrian Realm intended to be publicly-owned shall occur concurrently with dedication of the adjacent roadway.

48. Public Access for the Pedestrian Realm. For areas within the Pedestrian Realm that are privately owned, the Applicant shall dedicate public access easements, in a form approved by the Office of the County Attorney. In areas where a portion of the Pedestrian Realm is within the public right-of-way, a public access easement shall be placed across the privately-owned area identified as the building zone. In areas where the Pedestrian Realm is entirely under private ownership, the public access easement shall be for the areas of the landscape amenity panel and the sidewalk zone.

49. Phased Conditions and Standards. Redevelopment of the individual Blocks may result in various phased conditions associated with the Subject Property. As part of the FDP review for each Block, specific phased conditions shall be identified, generally as set forth in these Proffers and on the Phasing Sheets for the subject Block and the area immediately abutting it and shall ensure such conditions provide safe and reasonable pedestrian connections and vehicular access/circulation. Phased conditions shall comply with the following general standards:

- A. Application of a temporary screening system (which may be removable) to the façades of above grade garages in Blocks B, C and D that will be

interior when later phases are complete, but that are exposed at phase lines for more than a one-year period. 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 façades and/or vegetation or other techniques, and shall partially obscure the garage view from outside the garage until the next phase is constructed. As may be appropriate, the specific temporary screening system to be utilized for each building shall be determined at the time of FDP approval and depicted on the FDP. Other alternate temporary garage screening and the use of banners and/or temporary art works as a part of the screening system may be approved at the time of FDP approval;

- B. Grading and seeding of areas on the Subject Property where existing improvements are removed to accommodate a portion of the development shown for the subject Block, not used for construction staging and not scheduled to commence construction within 12 months; and
- C. Provision of attractive temporary construction fencing, which may include public art, signage or way-finding elements. Signage shall comply with Article 12 of the Zoning Ordinance or alternatively in accordance with an approved Comprehensive Sign Plan.

OFF-SITE PUBLIC FACILITIES AND ATHLETIC FIELDS

50. Public Facilities and Athletic Fields Contributions. To address the Comprehensive Plan's recommendations regarding the provision of public facilities and athletic fields in Tysons Corner, the following shall be provided:

- A. Dedication of Off-Site Parcel. The approximately eight (8) acres of land identified as Fairfax County Tax Map Parcel 29-2-((15))-B2 (the "Park/School/Athletic Fields Parcel") shall be dedicated, in fee simple, to the Board for public park, athletic fields, public elementary school and/or similar or related public uses. This dedication shall occur within one hundred twenty (120) days after completion of construction of the improvements described in subparagraphs B., C. and D. below, as evidenced by the release of the bonds posted with approval of the Athletic Field Site Plan described in Proffer 51.
- B. Athletic Fields. Prior to June 30, 2015 as described in Proffer 51, or such later date as may be determined by the Zoning Administrator pursuant to Proffer 108, the following two athletic fields and related support facilities (collectively, the "Athletic Fields Improvements") shall be constructed on the Park/School/Athletic Fields Parcel generally as shown on the plan

entitled "Playing Fields and Public Facilities Exhibit," dated September 10, 2012 and attached to these Proffers as **Exhibit A**:

- i. Installation of one synthetic turf, multi-purpose athletic field of approximately 390 feet by 220 feet ("Field One"), which includes fifteen (15) feet wide overruns, two player benches (no bleachers), field striping, two goals, and field lighting (which shall qualify for a minimum of one (1) athletic field credit). Field construction and lighting shall be consistent with Fairfax County Park Authority ("FCPA") standards at the time of construction. Field design and location shall be determined in coordination with the FCPA Synthetic Turf Fields Manager.
- ii. Installation of one synthetic turf, multi-purpose athletic field of approximately 180 feet by 255 feet ("Field Two"), which includes fifteen (15) feet wide overruns and two player benches (no bleachers), field striping, two goals, and field lighting (which shall qualify for a minimum of one-half (½) athletic field credit). Field construction and lighting shall be consistent with FCPA standards at the time of construction. Field design and location shall be determined in coordination with the FCPA Synthetic Turf Fields Manager. It is anticipated that Field Two may be removed in the future by the County and/or the Fairfax County School Board (the "School Board") at such time as this portion of the Park/School/Athletic Fields Parcel may be needed for school purposes.
- iii. The installation and construction of Field One and Field Two will qualify for a minimum total of one and one-half (1½) athletic field credits as defined in the Tysons Urban Center Plan. One-half (½) athletic field credit shall meet the approximate one-half (½) athletic field requirement anticipated for this Rezoning. The remaining one (1) athletic field credit shall be available to the Applicant to meet the partial anticipated athletic field credit requirement for the property included in pending rezoning applications RZ 2011-PR-010 and RZ 2011-PR-011. The support facilities identified on **Exhibit A**, which include the picnic shelter and seating facilities, a paved parking area for approximately 46 cars, and an internal trail system, shall be installed with construction of the athletic fields. An eight (8) foot wide concrete trail, with associated street tree landscaping, also shall be installed along the Jones Branch Drive frontage of the Park/School/Athletic Fields Parcel with construction of the athletic fields. These frontage improvements shall not include any road widening, on-

street parking, streetscape or other road frontage improvements along Jones Branch Drive. The improvements to the Park/School/Athletic Fields Parcel as shown on **Exhibit A** shall be located so as not to preclude the future construction by others of (i) road widening, on-street parking and streetscape improvements along public streets, including Jones Branch Drive, and (ii) a future grid street within the thirty-five (35) foot wide right-of-way identified on **Exhibit A** as "AREA FOR POTENTIAL FUTURE ROAD EXTENSION." Subject to approval of the appropriate waivers, the Applicant shall have no obligation, in connection with the site plans for the Athletic Fields Improvements, the Stream Trail Improvements (as defined below) and the Stream Restoration Improvements (as defined below) or otherwise, to design and/or construct, or contribute funds toward construction, of such public street frontage improvements or such future grid street.

- C. Construction of Stream Valley Trail. Prior to June 30, 2015 as described in Proffer 51 below, or such later date as may be determined by the Zoning Administrator pursuant to Proffer 108, an asphalt trail, approximately eight (8) feet in width, with a bridge where the trail crosses the stream (collectively, the "Stream Trail Improvements"), shall be constructed through the stream valley corridor on the Park/School/Athletic Fields Parcel from Westpark Drive northward to connect to the portion of the Park/School/Athletic Fields Parcel on which the athletic fields are located, generally as shown on **Exhibit A**. The location of this trail shall be coordinated with the Park Authority Trails Coordinator. The Applicant shall work with the Park Authority Trails Coordinator to design the location of this trail connection to reduce the slope to the extent practicable while meeting the applicable standards of the PFM and mitigating unnecessary impacts on the scenic quality of this trail connection.
- D. Outfall and Stream Bank Restoration. Prior to June 30, 2015, as described in Proffer 51 below, the Applicant shall construct, at a total cost not to exceed \$500,000, the following: (a) improvements to the storm drain outfall, such as plunge pools, from the culvert under Westpark Drive extending approximately 125 linear feet downstream from the outfall, including stream channel treatment along the existing public sanitary sewer main that crosses the main stream channel, but not to include any alteration nor treatment of the sanitary sewer main pipe itself other than repair of any damage, if any, to the pipe that may be caused by construction of the Stream Restoration Improvements, and (b) such other stream bank stabilization improvements on the Park/School/Athletic Fields Parcel and within the limits of the existing Storm Drainage and

Floodplain Easement (the "Existing Storm Drainage Easement") granted on Fairfax County Tax Map Parcel 29-4-((7))-A4 ("Parcel A4") by the deed recorded in Deed Book 21514, at page 76 among the land records in the Clerk's Office of the Circuit Court of Fairfax County, as approved by DPWES and the U.S. Army Corps of Engineers, in consultation with the Park Authority (together (a) and (b) are referred to collectively as the "Stream Restoration Improvements"). The Stream Restoration Improvements shall be constructed in strict accordance with plans approved by DPWES, in its sole discretion, based on, among other things, all applicable regulatory requirements and DPWES's design preferences. In addition to the Stream Restoration Improvements, the Applicant shall, subject to issuance of necessary permits and if a Condition Assessment Report ("CAR") has been issued and the CAR has not already been corrected, dredge Pond D located on Fairfax County Tax Map Parcel 29-4-((7))-B to the original design depth and limits of construction pursuant to SD-1213-1 and -2, based on a bathymetric study conducted before and immediately after such dredging (the "Pond D Dredging"). In such event, the Pond D Dredging shall be done in conjunction with the improvements to the storm drain outfall described in subparagraph (a) above. The Pond D Dredging shall not include any improvements upstream of Pond D nor any upgrades to the existing dam, riser, inlets or other structural elements, but will include repairs required under the existing maintenance agreement for Pond D and to address damage, if any, that may be caused by the Pond D Dredging. The Stream Restoration Improvements located on Parcel A4 within the Existing Storm Drainage Easement shall be subject to provision of any additional off-site easements that may be required and appropriate indemnification by others without payment of consideration by the Applicant for such easements and indemnification. The Stream Restoration Improvements shall not include any design or construction work to be performed to the existing structures on Parcel A4. If necessary easements and the indemnification by others cannot be obtained or if the Stream Restoration Improvements are projected, based on two qualified bids at the time of 75% plan design, to exceed the \$500,000 limitation, then the Applicant will work with DPWES, the Park Authority and the U.S. Army Corps of Engineers to adjust the design and/or nature of the improvements described in subparagraph (b) so the work can be performed entirely on the Park/School/Athletic Fields Parcel, if the necessary easements and indemnification by others cannot be obtained, and so the total cost of the Stream Restoration Improvements will not exceed the \$500,000 limitation unless a funding source for the amount in excess of the \$500,000 limitation, up to an additional twenty percent (20%) cost, is identified in which case such work in excess of \$500,000, up to the additional twenty percent (20%) cost, shall also be performed by the Applicant. The Applicant shall provide to the County reasonable

documentation, such as invoices and receipts, to document the actual amount of funds spent on the Stream Restoration Improvements. If any of the Stream Restoration Improvements are provided as part of the public improvements plan described in Proffer 62.A., the cost of such improvements shall count toward the \$500,000 limit on the commitments in this paragraph. Construction of all or any portion of the Stream Restoration Improvements shall not be a condition to the site plan approval for Block A, Block E or Block F, unless all or a portion of the Stream Restoration Improvements are required for the subject Block to meet the minimum adequate outfall requirements of the PFM. If all or any portion of the Stream Restoration Improvements are required for Block A, Block E or Block F to meet the minimum adequate outfall requirements of the PFM, such portion of the Stream Restoration Improvements may be a condition of site plan approval for such Block in accordance with the PFM requirements, and the costs to construct such portion of the Stream Restoration Improvements shall not be counted toward the \$500,000 limit on the commitments in this paragraph.

- E. Contribution to Costs of Potential Future Park/School/Athletic Fields Parcel Improvements. A total contribution of \$600,000 shall be made to the Board solely for the purposes of designing the elementary school facilities on the Park/School/Athletic Fields Parcel, maintaining, repairing and replacing the athletic fields and/or trails constructed on the Park/School/Athletic Fields Parcel and/or for stream improvements or restoration activities. The amount of this contribution shall escalate as provided in Proffer 111. Such contribution shall be made in three (3) equal payments to the County of \$200,000 each, to be made prior to issuance of the building permit for each of the three buildings to be constructed on Block B and Block C.

51. Construction of the Athletic Fields and Related Facilities. Not later than one hundred-twenty (120) days after the approval of this Rezoning, the Applicant shall submit to the County one or more site plans for the Athletic Fields Improvements, the Stream Trail Improvements and the Stream Restoration Improvements. The Applicant reserves the right to (i) submit a separate site plan for the Stream Trail Improvements and the Stream Restoration Improvements or to identify that work as a separate phase from the Athletic Fields Improvements, and (ii) subdivide the Park/School/Athletic Fields Parcel in order to dedicate the portion on which the Athletic Fields Improvements are located and obtain bond release for that portion while work continues on the remainder of the Park/School/Athletic Fields Parcel to complete the Stream Trail Improvements and the Stream Restoration Improvements. The Applicant shall diligently pursue site plan approval for all the proffered improvements to the Park/School/Athletic Fields Parcel. Upon approval of the site plans, the Applicant shall diligently pursue construction of all improvements and complete construction by June 30, 2015, or such later date as may be determined by the Zoning Administrator pursuant to Proffer 108.

No approvals, including without limitation, site plan, demolition permit, grading permit, building permit, foundation permit, sheeting/shoring permits, RUPs and/or Non-RUPs, shall be withheld for Block A, Block E and/or Block F after the June 30, 2015 deadline if construction of the Athletic Fields Improvements, the Stream Trail Improvements and/or the Stream Restoration Improvements (including the Pond D Dredging if applicable) has not been completed as long as the Applicant has (i) submitted the site plan for the Athletic Fields Improvements (the "Athletic Fields Site Plan") and either has obtained approval of the Athletic Fields Site Plan or is diligently pursuing approval of the Athletic Fields Site Plan consistent with the Designate Plan Examiner (DPE) process, (ii) escrowed with the County funds that, based on a budget approved by DPWES, will be sufficient to complete construction of the Athletic Fields Improvements, the Stream Trail Improvements and the Stream Restoration Improvements, when combined with any bonds posted with any approved site plans for such improvements, if any, and (iii) delivered a deed for the dedication of the Park/School/Athletic Fields Parcel to the County, in escrow, to be released from escrow and recorded upon completion of construction of the Athletic Fields Improvements, the Stream Trail Improvements and the Stream Restoration Improvements and release of the bonds posted for the site plans for such improvements. Irrespective of the foregoing, approvals as set forth above may be withheld for Blocks B, C and D if such improvements have not been completed prior to the deadline, or such later date as may be determined by the Zoning Administrator pursuant to Proffer 108.

52. Contingencies for Early Removal of Field Two. In the event Field Two (i) is not constructed because the School Board notifies the Applicant prior to the date the Applicant has posted the bonds for the Athletic Field Site Plan that it intends to proceed with development of such area for a new school, or (ii) is constructed, but is removed on a date that is less than ten (10) years from the date construction of Field Two is completed (the "Field Two Completion Date") because the School Board proceeds with construction of a new school, then the Applicant shall escrow, pursuant to a Future Construction Agreement for the approved Athletic Field Site Plan, an amount equal to \$5.50 per square foot of playing surface for Field One to be used exclusively for the removal and replacement of the original artificial playing surface installed on Field One. The total value of the escrow amount is estimated to be \$450,000.00. The Future Construction Escrow can be in the form of a letter of credit or surety bond consistent with the applicable provisions of the PFM. If either a letter of credit or a surety bond is provided, DPWES shall notify the Applicant at least six (6) months prior to the need for payment of the cost to resurface the playing area on Field One, and the Applicant shall replace the letter of credit or surety bond, as applicable, with a cash escrow to be used by the County to pay to resurface Field One.

53. Public Schools Cash Contribution. In addition to the off-site dedication of the Park/School/Athletic Fields Parcel, prior to the issuance of the first RUP for each building in Block A and the first RUP for the building in Block E, the amount of \$9,378.00 per student for students projected to be generated by this redevelopment shall be contributed to the Board for transfer to Fairfax County Public Schools ("FCPS") to be utilized for capital improvements and capacity enhancements at the schools that students generated by these residential buildings will attend. This contribution shall be based on student yield ratios of 0.047, 0.013 and 0.027 per unit

for elementary, middle and high school, respectively. Such contribution shall be made at the time of issuance of the first RUP for each residential building.

54. Adjustments to Schools Cash Contribution. If, prior to site plan approval for the respective residential buildings, the County should increase the accepted ratio of students per subject multi-family unit or the amount of the contribution per student, the amount of the contribution shall be increased for that building to reflect the current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the amount of the contribution shall be decreased to reflect the current ratio and/or contribution.

ON-SITE PARKS AND ACTIVE RECREATION FACILITIES

55. Publicly-Accessible Parks by Block. Parks, plazas, terraces, trails and open space shown on the CDP, while retained in private ownership, shall be subject to public access easements which shall reserve to each Applicant, as applicable, the right, as to its respective Block, to reasonably restrict access for limited times for special events, security, maintenance and repairs and/or safety purposes. Each Applicant may establish reasonable rules and regulations for the public areas on its respective Block provided, however, that such public areas generally are open on a daily basis from dawn until dusk (10:00 p.m. if lighted). At the time of site plan submission for the first building in Block C, the Applicant shall enter into discussions with FCPA regarding opportunities for public programming within the large Urban Park within Block C. Any such agreement between the Applicant and FCPA shall be memorialized in a "Memorandum of Understanding." Special amenity features generally described below shall be depicted on the FDP for Block C, and shall be designed to enhance and complement land uses and may include both hardscape and softscape elements generally as depicted on the CDP. Parks and other publicly-accessible recreation areas shall be provided on each respective Block as generally shown on the Phasing Sheets and Urban Parks Plan on the CDP at the time of issuance of the first RUP or Non-RUP for new construction on that Block and as further described below, with more specific details provided on the FDP for each Block:

- A. Block A. As shown conceptually on the CDP, a minimum of two (2) publicly-accessible "Pocket Parks" (one "B" type and one "C" type as defined on the CDP) shall be provided within Block A prior to issuance of the first RUP for the second building within Block A. These two pocket parks shall offer passive recreation opportunities. Pocket Park C is "Resource Protection Area" and, as such, shall remain in undisturbed open space with no improvements as set forth on the CDP and in these Proffers. Pocket Park B located along the southern property boundary will be designed to enhance the adjacent open space and trail areas and provide connectivity and seating as appropriate, subject to availability of appropriate off-site easements without payment by the Applicant of monetary consideration for the conveyance of such easements. The Applicant shall make diligent efforts to obtain such off-site easements to enable such trail connection and, if requested, shall provide documentation

demonstrating same. However, in the event the necessary off-site easements cannot be acquired, then the cost to construct the portion of such trail from the Subject Property boundary to the existing or planned location of the off-site trail shall be escrowed with the County by the Applicant for the Block adjacent to such trail connection, and upon payment of such escrow the obligation to construct this trail connection shall be satisfied.

- B. Block C. As shown conceptually on the CDP, an approximately 2.96-acre, publicly accessible Civic Plaza/Common Green ("Urban Park"), including sport courts, terraces and grand staircase areas shall be provided within Block C prior to issuance of the first Non-RUP for the last of the two buildings in Block C. Design of the Urban Park shall be depicted at the time of FDP for Block C, but at a minimum shall include a large lawn, shade structure, walkways, seating areas, terraces, sculpture or other public art and active recreation. An elevator shall be provided and other design features as determined by the Applicant shall be located in or around the associated urban plaza, subject to final engineering. In addition, one tennis court, one basketball court and a children's playground shall be provided prior to issuance of the first Non-RUP for the second building in Block C, on the top level of the garage for use by the public, as shown conceptually on the CDP. These facilities shall be privately owned and maintained, but they shall be available for public use and subject to a public access easement, which shall reserve to the Applicant the right to restrict access as described in this Proffer 55. Two trail connections to the existing off-site asphalt trail shall be provided within Block C prior to issuance of the first Non-RUP for Block C, subject to appropriate off-site easements being provided by others to the Applicant without payment by the Applicant of monetary consideration for the conveyance of such easements. The Applicant shall make diligent efforts to obtain such off-site easements to enable such trail connection and, if requested, shall provide documentation demonstrating same. However, in the event the necessary off-site easements cannot be acquired, then the cost to construct the portion of such trail from the Subject Property boundary to the existing off-site asphalt trail shall be escrowed with the County by the Applicant for the Block adjacent to such trail connection, and upon payment of such escrow the obligation to construct this trail connection shall be satisfied.
- C. Block E. As shown conceptually on the CDP, one publicly-accessible "Pocket Park" ("A" type) that is a minimum of one-half acre in size shall be provided prior to issuance of the first RUP or Non-RUP for Block E. This pocket park shall provide important connectivity between Blocks D and F and shall be designed to create an intimate passive park that

includes seating, special plantings, plaza area, lawn space and special paving areas activating the space and linking it to the adjacent residential use. One trail connection to the existing off-site asphalt trail, including ramps and stairways depicted on the CDP, shall be provided within Block E prior to issuance of the first RUP or Non-RUP for Block E, subject to appropriate off-site easements being provided by others to the Applicant without payment by the Applicant of monetary consideration for the conveyance of such easements. The Applicant shall make diligent efforts to obtain such off-site easements to enable such trail connection and, if requested, shall provide documentation demonstrating same. However, in the event the necessary off-site easements cannot be acquired, then the cost to construct the portion of such trail from the Subject Property boundary to the existing off-site asphalt trail shall be escrowed with the County by the Applicant for the Block adjacent to such trail connection, and upon payment of such escrow the obligation to construct this trail connection shall be satisfied.

- D. Block F. As shown conceptually on the CDP, publicly-accessible "Pocket Parks" totaling a minimum of 10,000 square feet shall be provided prior to the first Non-RUP for Block F. The smaller pocket park along Westpark Drive on the east side of the proposed office building may be designed as a hardscape plaza and include a combination of special hardscape paving, benches, shade trees and/or seating areas. The larger pocket park on the western side of the office building shall be designed to facilitate pedestrian connectivity to the publicly-accessible park space and trail connections to the west and may include, but shall not be limited to, such design elements as special paving, benches, potential outdoor retail seating, shade trees and/or an architectural feature.

56. Urban Parks Tabulations. The publicly-accessible open space tabulations set forth on the CDP shall be achieved when redevelopment of the entire Subject Property is complete, in accordance with Par. 2 of Sect. 16-403 of the Zoning Ordinance.

57. Private Active Recreation Facilities. Pursuant to Par. 2 of Sect. 6-508 and of Sect. 16-404 of the Zoning Ordinance, at the time of site plan approval, a minimum of \$1,700.00 per market-rate and workforce residential dwelling unit shall be provided for each residential building within Block A and Block E toward construction of developed on-site recreation facilities (privately and publicly-accessible) for each respective building. The balance of any funds not expended for the applicable residential building, if any as determined by DPWES, shall be contributed or may be escrowed, prior to issuance of the RUP for the final unit in such building, for provision of future on-site recreation facilities (private and publicly accessible) within Block C, and, if no such facilities are identified, then such residual funds shall be contributed to the FCPA for the provision of recreation facilities within Tysons Corner. The specific facilities and amenities noted below (which are separate from and in addition to the

required provision of publicly accessible park space) shall be provided within each residential Block and may be shared between two or more residential buildings for the use and enjoyment of the residents of those buildings, as determined at the time of FDP approval. Private recreation facilities shall include, but not be limited to:

- A. Private exterior courtyard areas, which may be located on the top deck of the parking garages and/or residential buildings or in open areas and may include pool facilities, informal seating areas, landscaping, hardscape areas and/or passive recreation areas; and
- B. An interior fitness center furnished with exercise equipment that may include, but is not limited to, stationary bikes, treadmills, weight machines and free weights, but not necessarily staffed.

PEDESTRIAN CIRCULATION

58. **Pedestrian Connectivity.** Pedestrian connectivity shall be provided throughout the Subject Property generally consistent with the concepts shown on the "Pedestrian Circulation Plan" through the use of elements such as wayfinding signage, terraces, sidewalks, trails and lawn areas. As depicted on the CDP, certain connections to open space, trails and/or sidewalks located off-site on the adjacent Tysons II property to the south (Tax Map Parcel 29-4-((10))-30), Parcel B2 to the north (Tax Map Parcel 29-2-((15))-B2) and the Avalon Crescent apartments to the west (Tax Map Parcel 29-4-((7))-B) shall be provided at the time of issuance of the first RUP or Non-RUP for the Block adjacent to such connection, subject to appropriate off-site easements being provided by others to the Applicant without payment by the Applicant of monetary consideration for the conveyance of such easements. The Applicant shall make diligent efforts to obtain necessary off-site easements and, if requested, shall provide documentation demonstrating same. In the event the necessary off-site easements cannot be acquired, then the cost to construct the portion of such trail from the Subject Property boundary to the existing or planned location of the off-site trail shall be escrowed with the County, and upon payment of such escrow the obligation to construct this trail connection shall be satisfied. If approved by VDOT, a pedestrian crosswalk and trail connection across to off-site Fairfax County Tax Map Parcel 29-4-((7))-1A2 shall be provided which connects Arbor Row to the stream valley trail on the Parks/School/Athletic Fields Parcel, as referenced above.

TRANSPORTATION

59. **Definition of Construct.** The term "construct" as used with respect to the road improvements referenced in these Proffers shall mean such road improvement is open for use by the traveling public whether or not such improvement has been accepted by VDOT for maintenance.

60. **VDOT Acceptance and Dedication.** The Applicant shall diligently pursue acceptance by VDOT of all public street and related improvements to be maintained by VDOT,

as more specifically described in these Proffers. All right-of-way proposed to be accepted by VDOT into the state system for maintenance shall be dedicated to the Board in fee simple.

61. Grid of Streets. With redevelopment of each Block, the frontage improvements along the existing public streets abutting such Block and the portions located on such Block of the proposed grid of streets, generally depicted on the CDP and the Phasing Sheets, shall be constructed and open for use by the public. The Applicant shall use good faith commercially reasonable efforts to construct such frontage improvements along Westpark Drive and Westbranch Drive as shown on Sheet C8.4 of the CDP pursuant to an approved public improvement plan ("PI Plan"). The functional classification of the roadways comprising the grid of streets on the Subject Property is summarized below:

Street	Classification
Westpark Drive	Avenue (Public)
Westbranch Drive	Collector Street (Public)
Jones Branch Drive Extended	Local Street (Private; see <u>Proffer 62.C.</u>)
Private Access Roads or Streets	Service Streets (Private)

62. On-Site Road Improvements. All on-site public road improvements, on-site Private Streets and on-site Private Access Roads together with appropriate/required pavement transitions shall be constructed with the redevelopment of the individual Blocks as reflected on the Phasing Sheets, subject to VDOT approval, and prior to issuance of the first initial RUP or Non-RUP for the first new building to be constructed on the applicable Block. Such on-site road improvements shall generally consist of the following:

- A. Westpark Drive Frontage Improvements. Westpark Drive shall be constructed as generally reflected on the "Roadway Striping and Marking Plans," the "Road Cross Sections," and the Phasing Sheets in the CDP. The extent, final design and timing of these ultimate improvements shall be provided in conjunction with the redevelopment of each individual Block and determined at the time of site plan approval for that Block, unless constructed as a single public improvement project as described in Proffer 61. At a minimum, however, the frontage improvements for each respective Block shall be constructed prior to issuance of the first initial RUP or Non-RUP for the first new building to be constructed on that Block, except along the Block F frontage as qualified below.

With regard to Block F, the ultimate improvements of Westpark Drive, as described more fully above, shall be constructed along the Westpark Drive

frontage of Block F prior to issuance of the first initial non-RUP for the new building on Block F. However, if the utility equipment associated with the I-495 Express Lane improvements that is currently installed in the Block F frontage (and scheduled for removal by VDOT by September 30, 2012) is not relocated prior to approval of the first site plan for the new building on Block F, then (i) the section of Westpark Drive along the Block F frontage will be constructed in an interim configuration as depicted on CDP Sheet C8.1; (ii) funds shall be escrowed with DPWES for the costs to construct the ultimate improvements of Westpark Drive along the frontage of Block F as described above and reflected on the CDP (exclusive of utility relocations related to the I-495 Express Lane improvements); and (iii) right-of-way and ancillary and reasonable easements along the Block F frontage necessary for the construction by others of the ultimate section of Westpark Drive along the Block F frontage shall also be provided.

i. Entrances to Westpark Drive. If Block E redevelops prior to Block F, the existing entrance from Westpark Drive to the northwest corner of Block F shall be retained until the construction of the redevelopment of Block F is completed, notwithstanding VDOT's approval of a new entrance from Westpark Drive to Block E, if VDOT permits the two entrances to be open and in operation simultaneously. In the event VDOT refuses to allow the two entrances to remain open at the same time, the existing entrance on Block F in the vicinity of the common property line between Block E and F shall be closed and the new permanent entrance from Westpark Drive to Block E will be constructed as shown on the Phasing Sheets. If Block F redevelops prior to Block E, the ultimate condition of the entrance from Westpark Drive into Block E shall be constructed, as shown on the CDP.

B. Westbranch Drive Frontage Improvements. At the time of site plan approval for the first new building on Block A or Block B, whichever occurs first, or in conjunction with the PI Plan described in Proffer 61, the improvements to Westbranch Drive along the Block A frontage and the Block B frontage, respectively, will be constructed, as approved by VDOT and in general accordance with the, the "Roadway Striping and Marking Plans," the "Road Cross Sections," and consistent with the Phasing Sheets. The final design and extent of the improvements to Westbranch Drive as generally described and referenced above shall be determined at the time of the first site plan approval for Block A or Block B, whichever occurs first.

- C. Jones Branch Drive Extended. An extension of Jones Branch Drive ("Jones Branch Drive Extended") from Westpark Drive south as shown on the CDP and in general accordance with the "Roadway Striping and Marking Plans," the "Road Cross Sections" and consistent with the Phasing Sheets shall be constructed with the redevelopment of Block D or Block E, whichever occurs first, unless previously constructed by others. Jones Branch Drive Extended will be designed and constructed in accordance with current public street standards applicable to a "local street," but it will be privately maintained until such time as the adjacent property to the south redevelops, such section of Jones Branch Drive Extended connects to a public street to the south, and VDOT accepts such section of Jones Branch Drive Extended into the State system for maintenance. The right-of-way area for Jones Branch Drive Extended as shown on the CDP shall be reserved for future dedication for public street purposes if and when VDOT is prepared to accept such section of Jones Branch Drive Extended into the State system for maintenance as described in the preceding sentence. The final design of Jones Branch Drive Extended as generally described and referenced above shall be determined at the time of the first site plan approval for either Block D or Block E, whichever occurs first.
- D. Private Streets and Access Roads. With the redevelopment of each Block, the private streets and access roads as shown on the CDP and on the Phasing Sheets, shall be constructed (unless already constructed by others) and open for use by the public and a public access easement in a form acceptable to the County Attorney shall be granted.

63. Off-Site Transportation Improvements. Coincident with the submission of the first site plan for a new building on either Block B or Block C, the Applicant shall submit to VDOT and DPWES, a plan for a 275-foot extension of the southbound left turn bay on International Drive at Westpark Drive within existing rights-of-way and subject to VDOT approval and permitting. This off-site improvement shall be constructed prior to the issuance of the first initial Non-RUP for the second building to be constructed on either of Block B or Block C. Because Arbor Row generates only 23% of the southbound left-turn traffic (as set forth in the TIA), at least 77% of the construction costs associated with this improvement shall be credited against the Applicant's contribution to the Tysons Area Road Fund as evidenced by construction invoices.

64. VDOT Approval. All public street improvements proposed herein shall be subject to VDOT approval, and shall be in general conformance with the Transportation Design Standards, as amended, subject to any permitted modifications and/or waivers that may be granted.

65. Westpark Drive/Westbranch Drive Traffic Signal. A warrant study for the installation of a new traffic signal at the Westpark Drive/Westbranch Drive intersection shall be

submitted in accordance with the Phasing Sheets and within twelve (12) months after the issuance of the first initial RUP or Non-RUP for the first new building constructed on Block A, Block B or Block C. If a signal is deemed warranted by VDOT at that time after having reviewed the warrant study and approved for installation, then such traffic signal, including pedestrian enhancements as may be required by VDOT, shall be designed, equipped and installed by the Applicant.

In the event the signal proposed for the Westpark Drive/Westbranch Drive intersection is deemed not warranted within twelve (12) months after the issuance of the first Non-RUP or RUP for the first building in Block A, Block B, or Block C, then the Applicant shall submit a second warrant study within twelve (12) months after the issuance of the first initial RUP or Non-RUP for the fifth (5th) building on the Subject Property. If warranted by VDOT at that time after having reviewed the warrant study, the Applicant shall design, equip and install such signal including pedestrian enhancements as required by VDOT.

In the event the signal proposed for Westpark Drive/Westbranch Drive is not deemed warranted after the 5th building, then the Applicant shall conduct a third and final warrant study within twelve (12) months after the first initial RUP or Non-RUP for the last new building on the Subject Property. If warranted by VDOT at that time after having reviewed the warrant study, the Applicant shall design, equip and install such signal including pedestrian enhancements as may be required by VDOT. If not warranted with the last building on the Subject Property then the Applicant's obligation to construct or in any manner pay for such signal is deemed null and void and this Proffer of no further effect.

66. Jones Branch Drive/Westbranch Drive Traffic Signal. A warrant study for installation of a new traffic signal at the Jones Branch Drive/Westbranch Drive intersection shall be submitted within twelve (12) months after the issuance of the first RUP or Non-RUP for the fifth new building constructed on the Subject Property. If a signal is deemed warranted by VDOT and approved for installation at this intersection, then such traffic signal, including pedestrian enhancements as may be required by VDOT, shall be designed, equipped and installed by the Applicant for such fifth new building.

In the event that the signal proposed for the Jones Branch Drive/Westbranch Drive intersection is deemed not warranted within twelve (12) months after the issuance of the first Non-RUP or RUP for the fifth new building constructed on the Subject Property, then the Applicant shall conduct a second warrant study within twelve (12) months after the first initial RUP or Non-RUP for the last building on the Subject Property. If warranted by VDOT at that time after having reviewed the warrant study, the Applicant shall design, equip and install such signal including pedestrian enhancements as required by VDOT. If not warranted with the last building on the Subject Property, then the Applicant's obligation to construct or in any manner pay for such signal is deemed null and void and this Proffer of no further effect.

67. Traffic Signal Modifications. Concurrent with the submission of the first site plan for Block D or Block E, a signal modification plan for the Jones Branch Drive Extended intersection with Westpark Drive shall be submitted to VDOT and such signal modifications,

including pedestrian enhancements, as may be required by VDOT and in accordance with the Phasing Sheets, shall be completed prior to opening Jones Branch Drive Extended to traffic.

68. Potential Future Right-Of-Way Vacation Areas. In the event any public street right-of-way that abuts the Subject Property is vacated and/or abandoned subsequent to approval of this Rezoning, such right-of-way area will become zoned to the PTC District pursuant to Sect. 2-203 of the Zoning Ordinance and such right-of-way area may be used, without requiring a PCA, CDPA or FDPA, for utilities and to accommodate sidewalks and streetscape elements consistent with the street sections shown on the CDP and/or with the Tysons Urban Design Guidelines.

69. Pedestrian Enhancements. Any and all crosswalks shown on the CDP and FDPs crossing public streets are conceptual only and subject to VDOT review and approval at site plan.

70. Supplemental Traffic Analyses. At the time of site plan submission for each Block subsequent to approval of this Rezoning, supplemental operational traffic analyses of the points of access to the subject Block shall be provided if required by VDOT. For purposes of this Proffer, such analyses shall only be required if the Block generates more than an additional 100 peak hour directional trips (either inbound or outbound). Such supplemental operational analyses also shall be limited to an assessment of those driveways and/or turn lanes serving the particular Block.

71. Notification Letter. At the time of filing of the first site plan for each of Block A through F, a notification letter shall be sent to the Director of FCDOT. The purpose of this letter is to facilitate coordination with DPWES to ensure site plans are consistent with the Transportation Design Standards.

72. Tysons Road Fund Contributions. At the time of issuance of the first RUP or Non-RUP for each new building on the Subject Property, a contribution shall be made to the Tysons Road Fund in the amount of \$6.44 per square foot of non-residential GFA or \$1,000 per residential unit for which the RUP or Non-RUP is requested. Credits shall be allowed against such contributions for the costs of the qualifying off-site intersection improvements provided pursuant to these Proffers. These payments may be made earlier than required pursuant to this Paragraph.

73. Board-Initiated Service District for Table 7 Improvements. The Applicant will support the creation of a Tysons-wide service district by the Board, on its own initiative, for the sole purpose of providing funds to Fairfax County for the private sector's share of the costs of the Table 7 transportation improvements to serve the Tysons Corner Urban Center.

74. Additional Tysons Road Fund Contributions for Table 7 Improvements. The Applicant shall contribute to the Tysons Road Fund the sum of \$5.63 per square foot for all new non-residential GFA on each respective Block, and \$1,000.00 for each residential unit constructed on the Subject Property. The contribution associated with each building shall be

paid in a lump sum, based on the actual gross floor area of non-residential space and/or the actual number of residential units in the building, with payment to occur prior to the issuance of the first RUP or Non-RUP for each building. This contribution shall not apply to any public-use facilities constructed on the Subject Property. These payments may be made earlier than required pursuant to this paragraph.

75. Congestion Management Plan.

- A. The Applicant shall prepare and implement a construction congestion management plan during construction of each Block or Sub-Block, as appropriate, through its development/construction manager and the TPM (as defined in Proffer 78.F.(i)), so as to provide safe and efficient pedestrian and vehicle circulation at all times on the Subject Property and on the public roadways adjoining the Subject Property (each a "Congestion Management Plan").
- B. Each Congestion Management Plan shall identify anticipated construction entrances, construction staging areas, construction vehicle routes and procedures for coordination with FCDOT and/or VDOT concerning construction material deliveries, lane closures, and/or other construction related activities to minimize disturbance on the surrounding road network.
- C. Each Congestion Management Plan shall also require the Applicant to coordinate its construction activities throughout construction with VDOT and FCDOT.
- D. Such Congestion Management Plans shall be prepared by a qualified professional and submitted in connection with the VDOT permit for construction on the subject Block or Sub-Block. In addition, the TPM shall coordinate any adjustments to the TDM Plan (as defined in Proffer 78) as necessary to address each Congestion Management Plan.

TRANSPORTATION DEMAND MANAGEMENT ("TDM")

76. Tysons Transportation Management Association. The Applicant shall contribute to Fairfax County funds for the establishment of a future transportation management association (the "TMA"), which may be established for the Tysons Corner Urban Center and to which all other Tysons property owners will also contribute.

- A. The Applicant shall make a one-time contribution to the County for the establishment of this future 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 Subject Property.

- B. Twenty-five (25) percent of the total contribution to the TMA shall be paid upon site plan approval of the first new building to be constructed on the Subject Property. The remaining seventy-five percent (75%) of the total contribution shall be paid in three (3) equal installments prior to the issuance of the first RUP or Non-RUP for the first three (3) new buildings, but in any event no later than ten (10) years from the date of rezoning approval.
- C. If subsequent to the approval of this Rezoning, a Tysons Corner Urban Center-wide TMA is approved by FCDOT and established for the purpose of administering TDM programs in the Tysons Corner Urban Center, then the Applicant may, in its sole discretion, join or otherwise become associated with such entity and transfer some or all functions of this TDM Program to the new entity, whereupon this Proffer in whole or in part shall be void and of no further force or effect. Further, if determined by FCDOT that a proactive, private TDM program is no longer necessary, the TDM structure in this Proffer may be rendered null and void in whole or in part without the need for a PCA.
- D. If the TMA has not been established within three (3) years after the approval of this Rezoning, this Proffer shall be null and void with no further effect on the Subject Property. Further, any funds contributed to the TMA would then be returned to the Applicant that paid such funds.

77. TDM Administrative Group. The Applicant shall establish a TDM Administrative Group (the "AG") to fund, implement and administer the transportation demand management program (the "TDM Program") for the Subject Property as described more fully below. The AG shall include, at a minimum, one representative for each of Blocks A through F. Prior to approval of the first site plan for new development on the Subject Property, written evidence shall be provided to FCDOT that the AG has been established.

78. Transportation Demand Management Plan. The proffered elements of the TDM Program as set forth below are more fully described in the Arbor Row Transportation Demand Management Plan prepared by M.J. Wells + Associates, Inc. dated February 22, 2012, as revised through August 31, 2012 (the "TDM Plan"). A copy of the cover sheet and table of contents of the TDM Plan is attached hereto as **Exhibit B**. It is the intent of this Proffer that the TDM Plan will adapt over time to respond to the changing transportation related circumstances of the Subject Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals as set forth in these Proffers. Accordingly, modifications, revisions, and supplements to the TDM Plan as coordinated with FCDOT can be made without the need for a PCA provided that the TDM Plan continues to reflect the proffered elements of the TDM Program as set forth below.

- A. Definitions. For purposes of this Proffer, "Stabilization" shall be deemed to occur one (1) year following issuance of the last initial RUP or Non-

RUP for the final new building to be constructed on the Subject Property. "Pre-stabilization" shall be deemed to occur any time prior to Stabilization.

- B. Trip Reduction Objective. The objective of this TDM Program shall be to reduce the vehicle trips generated by residents and office tenants of the Subject Property (i.e., not including trips from hotel and retail uses), during weekday peak hours associated with the adjacent streets as more fully described in the TDM Plan, by meeting the percentage vehicle trip reductions established by the Comprehensive Plan as set forth below. These trip reduction percentages shall be multiplied by the total number of residential and office vehicle trips that would be expected to be generated by the uses developed on the Subject Property as determined by the application of the ITE Trip Generation rates and/or equations, 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 the total gross square footage of office uses proposed to be constructed in each building on the Subject Property as determined at the time of site plan approval for each new building shall be applied to the calculation described in the preceding sentence. The target reductions shall be as follows:

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

The 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 AG in coordination with the County shall 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 should subsequently adopt a goal for trip reductions that is lower than that

committed to in this Proffer, then the provisions of this Proffer shall be adjusted accordingly without requiring a PCA.

- C. TDM Program Components – Arbor Row-Wide. The TDM Program shall include, but not necessarily be limited to, the following Arbor Row-wide components, each of which are more fully described in the TDM Plan:
- (i) Arbor Row-wide TDM Program Management.
 - (ii) TDM Program Branding.
 - (iii) Transportation Program Web Site.
 - (iv) Promotion of Real Time Transit Information.
 - (v) Arbor Row Transportation Access Guide.
 - (vi) Live/work/play marketing to new tenants.
 - (vii) Pedestrian/bicycle facilities.
 - (viii) Monitoring/reporting.
 - (ix) Sustainable annual funding.
 - (x) Parking Management.
- D. TDM Program Components – 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 TDM Plan.
- (i) Residential Transportation Coordinators.
 - (ii) Try Transit Campaign for new residents.
- E. TDM Program Components – Office. The TDM Program shall include, but not necessarily be limited to the following office components, each of which is more fully described in the TDM Plan.
- (i) Office Transportation Coordinators.
 - (ii) Coordinated Outreach and Marketing Activities with TDM Providers.
 - (iii) Try Transit Campaign for new employees.

- F. Process of Implementation. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.
- (i) TDM Program Manager. If not previously appointed, the AG shall appoint and continuously employ, or cause to be employed, a TDM Program Manager ("TPM") for Arbor Row. If not previously appointed, the TPM shall be appointed by the AG no later than sixty (60) days after the issuance of the first building permit for the first new building to be constructed on the Subject Property. The TPM duties may be part of other duties associated with the appointee. The AG shall notify FCDOT and the District Supervisor in writing within 10 days of the appointment of the TPM. Thereafter the AG shall do the same within ten (10) days of any change in such appointment.
 - (ii) Annual Report and Budget. The TPM shall prepare and submit to FCDOT an initial TDM Work Plan ("TDMWP") and Annual Budget no later than 180 days after issuance of the first building permit for the first new building on the Subject Property. Every calendar year thereafter but no later than March 15th, the TPM shall submit an Annual Report, which may revise the Annual Budget in order to incorporate any new construction on the Subject Property. The Annual Report 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 then existing development levels in the Tysons Corner Urban Center as well as within Arbor Row;
 - d. A determination of the applicable Maximum Trips After Reduction for the Subject Property;
 - e. Provision of the specific details associated with the monitoring and reporting requirements of the TDM program in accordance with the TDM plan; and
 - f. Submission of the results of any Person Surveys and Vehicular Traffic Counts conducted on the Subject Property.

The Annual Report and Budget shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the Annual Report and Budget shall be deemed approved and the program elements shall be implemented. If FCDOT responds with comments on the Annual Report and Budget, then the TPM will meet with FCDOT staff within fifteen (15) days of receipt of the County's comments. Thereafter, but in any event, no later than thirty (30) days after the meeting, the TPM shall submit such revisions to the program and/or budget as discussed and agreed to with FCDOT and begin implementation of the approved program and fund the approved TDM Budget. Thereafter, the TPM, in conjunction with each Annual Report summarizing the results of the TDM Program to be submitted no later than March 15th (the "Annual Report"), shall update the Annual Report and TDM Budget for each succeeding calendar year, modify or enhance program elements and establish a budget to cover the costs of implementation of the program for such year. The expected annual amounts of the TDM Budget are further described in Section 7.0 of the TDM Plan.

- (iii) TDM Account. If not previously established, the AG, through the TPM, shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "TDM Account") within 30 days after approval of the TDM Budget. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes. The TDM Account shall be funded by the AG, through the TPM. The documents that establish the AG 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 any given year. In no event shall the TDM Budget exceed \$122,500 (this amount shall be adjusted annually from the date of rezoning approval for the Subject Property (the "Base Year")) and shall be adjusted on each anniversary thereafter of the Base Year in accordance with Proffer 111. The TPM shall provide written documentation to FCDOT demonstrating the establishment of the TDM Account within ten (10) days of its establishment. The TDM Account shall be replenished annually thereafter following the

establishment of each year's TDM Budget. The TDM Account shall be managed by the TPM.

- (iv) TDM Remedy Fund. At the same time the TPM creates and funds the TDM Account, the TPM shall establish a separate interest bearing account (referred to as the "TDM Remedy Fund") with a bank or other financial institution qualified to do business in Virginia. Funding of the TDM Remedy Fund shall be made one time on a building by building basis at the rate of \$0.40 per gross square foot of new office uses and \$0.30 per gross square foot of new residential uses on the Subject Property. Funding shall be provided by the building owners prior to the issuance of the first initial RUP or Non-RUP for each applicable new building. This amount shall be adjusted annually from the date of rezoning approval of the Subject Property (the "Base Year") and shall be adjusted on each anniversary thereafter of the Base Year as permitted by VA. Code Ann. Section 15.2-2303.3. Funds from the TDM Remedy Fund shall be drawn upon only for purposes of immediate need for TDM funding and may be drawn on prior to any TDM Budget adjustments as may be required.
- (v) TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the building owners, through the TPM, shall deposit contributions to fund a multimodal incentive program for initial purchasers/lessees within Arbor Row. 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 Subject Property and provided prior to the issuance of the first RUP or Non-RUP for each individual building.
- (vi) TDM Penalty Fund. The "TDM Penalty Fund" is an account into which the AG, through the TPM, shall deposit penalty payments as may be required to be paid pursuant to this Proffer for non-attainment of trip reduction goals. The County may withdraw funds from the TDM Penalty Fund for the implementation of additional TDM Program elements/incentives and/or congestion management, first for Arbor Row, then for other TDM-related improvements or programs within Tysons Corner. To secure the AG's obligations to make payments into the TDM Penalty Fund, the AG 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 Subject Property, the AG shall:

- a. Establish the TDM Penalty Fund, if not previously established by the TPM, and/or
- b. Deliver to the County a clean, irrevocable letter of credit issued by a banking institution approved by the County or escrow cash in an interest-bearing account with an escrow agent acceptable to DPWES to secure the AG's obligations to make payments into the TDM Penalty Fund (the "Letter(s) of Credit or Cash Escrow(s)"). The Letter(s) of Credit or Cash Escrow(s) shall be issued in an amount equal to \$0.10 for each square foot of new office GFA or \$0.05 for each square foot of new residential GFA shown on the approved site plan for each new building on the Subject Property. Until the Letter(s) of Credit or Cash Escrow(s) has been posted, the figures in the preceding sentence shall be adjusted annually from the first day of the calendar month following the date on which the first RUP or Non-RUP, as the case may be, for the first new building on the Subject Property has been issued in accordance with Proffer 111, using the date of rezoning approval as the base year. Once the Letter(s) of Credit or Cash Escrow(s) has been posted, there shall be no further adjustments or increases in the amount thereof. The Letter(s) of Credit or Cash Escrow(s) shall name the County as the beneficiary and shall permit partial draws or a full draw. The foregoing stated amount(s) of the Letter(s) of Credit or Cash Escrow(s) shall be reduced by the sum of any and all previous draws under the Letter(s) of Credit or Cash Escrow(s) and payments by the AG (or the TPM) into the TDM Penalty Fund as provided below.

- (vii) Monitoring. The AG shall verify that the proffered trip reduction goals are being met through the completion of Person Surveys, Vehicular Traffic Counts of residential and/or 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 and Vehicular Traffic Counts shall be conducted for the Subject Property beginning one year following issuance of the final initial RUP or Non-RUP for the first new building to be constructed on the Subject 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 conducted upon Stabilization show that the applicable trip reduction goals for the Subject Property have been met. At such time and notwithstanding Paragraph H 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 Vehicle Traffic Counts and/or Person Surveys if conditions warrant such.

G. Remedies and Penalties.

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

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

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) through the AG. 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	
Meet or Exceed Trip Goal for 3 Years By:	Cumulative % Remedy Fund Returned
Meet Goal	30 %
5% - 10%	50%
10.1% - 15%	65%
15.1% - 18%	80%
18.1 - 20%	90%
Reach Final Goal	100 %

65-84,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	Cumulative % Remedy Fund Returned
Meet Goal	50 %
5% - 10%	65%
10.1% - 13%	80%
13.1% - 15%	90%
Reach Final Goal	100 %

84-90,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	Cumulative % Remedy Fund Returned
Meet Goal	65 %
5% - 8%	80%
8.1% - 10%	90%
Reach Final Goal	100 %

90-96,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	Cumulative % Remedy Fund Returned
Meet Goal	80%
5% - 8%	90%
Reach Final Goal	100%

96-113,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	Cumulative % Remedy Fund Returned
Meet Goal	90%
5%	100%

113,000,000+ Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	Cumulative % Remedy Fund Returned
Meet Goal	100%

c. The Applicant, through the TPM, is not required to replenish the TDM Remedy Fund at any time. Any cash left in the Remedy Fund will be released to the AG 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.

a. *Remedies.* If the TDM Program monitoring, as evidenced by the Vehicular Traffic Counts outlined above, reveals that the Maximum Trips After Reduction for the Subject Property is exceeded, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the TDM Plan and Annual Report and funded by the Remedy Fund (if available) as may be necessary, commensurate with the

extent of deviation from the Maximum Trips After Reduction goal as set forth in accordance with the expenditure schedule outlined above.

- b. If 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 table above, then any remaining Remedy Funds shall be released back to the building owner(s) through the AG.
- c. *Penalties.* If despite the implementation of remedial efforts, the applicable Maximum Trips After Reduction (based on the existing and approved development levels in the Tysons Corner Urban Center as described in Proffer 78.B.) 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

- (iii) The AG through the TPM shall make the payments required by this Proffer into the TDM Penalty Fund upon written demand by the County, and the County shall be authorized to withdraw the amounts on deposit in the TDM Penalty Fund. If the AG fails to make the required penalty payment to the TDM Penalty Fund within thirty (30) days after written demand, the County shall have the ability to withdraw the penalty amount directly from the Letter(s) of Credit or Cash Escrow(s).
- (iv) The maximum amount of penalties associated with the Subject Property, and the maximum amount the AG shall ever be required to pay pursuant to the penalty provisions of this Proffer, including prior to and after Stabilization, shall not in the aggregate exceed the amount of the Letter(s) of Credit or Cash Escrow(s) determined and computed pursuant to the provisions of the above Proffer. There is no requirement to replenish the TDM Penalty Fund at any time. The Letter(s) of Credit and/or any cash left in the Cash Escrow(s) (either Penalty and/or Remedy Funds) shall be released

to the AG once three (3) consecutive counts conducted upon Stabilization show that the Maximum Trips After Reduction have not been exceeded.

- H. Additional Trip Counts. If an Annual Report indicates that a change has occurred that is significant enough to reasonably call into question whether the applicable vehicle trip reduction goals are continuing to be met, then FCDOT may require the TPM to conduct additional Vehicular Traffic Counts (pursuant to the methodology set forth in the TDM Plan) within 90 days to determine whether in fact such objectives are being met. If any such Vehicular Traffic Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Plan to address the surplus of trips.
- I. Review of Trip Reduction Goals. At any time and concurrent with remedial actions and/or the payment of penalties as outlined in Proffer 78.G., the AG may request that FCDOT review the vehicle trip reduction goals established for the Subject Property and set a revised lower goal for the Subject Property consistent with the results of such surveys and vehicular traffic counts provided for by this Proffer. In the event a revised lower goal is established for the Subject Property, the Maximum Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA.
- J. Continuing Implementation. The AG through the TPM shall bear sole responsibility for continuing implementation of the TDM Program and compliance with this Proffer. The AG through the TPM shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer including submission of Annual Reports.
- K. Notice to Owners. All owners of the Subject Property shall be advised of the TDM Program set forth in this Proffer. The then current owner shall advise all successor owners and/or developers of their funding obligations pursuant to the requirements of this Proffer prior to purchase, and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial and subsequent purchase documents.
- L. Enforcement. If the TPM fails to timely submit a report to FCDOT as required by this Proffer, the TPM will have sixty (60) days within which to cure such violation. If after such sixty (60) day period the TPM has not submitted the delinquent report, then the AG shall be subject to a penalty of \$100 per day not to exceed \$36,500 for any one incident. Such penalty shall be payable to Fairfax County to be used for multimodal, transit,

transportation, or congestion management improvements within the vicinity of the Subject Property, or with the TPM's approval, for other TDM-related improvements or programs within Tysons Corner.

79. Transportation Demand Management for Retail/Hotel Uses. As provided in the above Proffer, certain components of the TDM Plan are applicable to and will benefit the proposed Retail/Hotel Uses on the Subject Property. Therefore, the Applicant will provide an additional TDM program tailored to specifically serve the Retail/Hotel Uses (the "Retail/Hotel TDM Program"). In no event will penalties be assessed against any Retail/Hotel Uses, which may be established on the Subject Property.

- A. Goals of the Retail/Hotel TDM Program. Because tenants of the retail stores and hotels and their employees work hours that are atypical of the standard work day, these tenants and their employees do not necessarily travel to and from the Subject Property during peak hours. Given this, the Retail/Hotel TDM Program shall encourage retail tenants, hotel guests and the retail/hotel employees to utilize transit, carpools, walking, biking and other non-Single Occupancy Vehicle ("non-SOV") modes of transportation to travel to and from the Subject Property rather than focusing on the specific trip reductions during the weekday AM or PM peak hours.
- B. Components of the Retail/Hotel TDM Program. The Retail/Hotel TDM Program shall include, at a minimum, the components applicable to the Subject Property that are described in this Proffer and the additional components provided below. These additional components may be subsequently amended by mutual agreement between the Applicant and FCDOT. All amendments to the components of the Retail/Hotel TDM Program contained in this Proffer shall be approved by FCDOT and will not require a PCA. The Retail/Hotel TDM Program components are further described in the TDM Plan.
- C. Employee/Tenant Meetings. The TPM shall hold, at a minimum, an annual TDM meeting with the Retail store tenants and Hotel Managers, and their respective employees, to review the available transit options, changes in transit service and other relevant transit-related topics. Based on these meetings, the TPM shall work with Fairfax County to consider changes to the relevant services, such as changes to bus schedules, if such changes would provide better service to the Subject Property tenants and their employees.
- D. Regional TDM Programs. The TPM shall make information available to retail store tenants, hotel guests and the retail/hotel employees about regional TDM programs that promote alternative commuting options.

This shall include information on vanpools, carpools, guaranteed ride home and other programs offered by organizations in the Washington, D.C. Metropolitan Area.

- E. Retail/Hotel TDM Program Participation Outreach. The TPM shall endeavor in good faith to encourage participation by Retail store tenants and hotel management in the Retail/Hotel TDM Program, including the encouragement of a financial participation by such tenants through their direct offering of transit benefit programs and transit incentives to their employees. Actions taken by the TPM and property management in furtherance of this objective may include dissemination of information to, and solicitation of participation from, the tenant's in-store management and executives or officers at their headquarters offices, at appropriate intervals. The TPM shall include a report to the County with respect to the activities described in the TDM Proffer as part of the Annual Report to be filed with the County. This report shall include detailed accounts of the outreach efforts and the feedback and response from the tenants.

80. Existing or Interim Arbor Row Office Uses. Certain components of the TDM Plan are applicable to and would benefit not only the existing office or interim uses on the Subject Property but potential interim uses as well. The TPM shall make available information on those components to any existing occupied office and/or interim uses which remain or are established on Blocks A through F or any established interim uses. Such uses shall not, however, be subject to monitoring nor will penalties be assessed against those existing office or interim uses. Beginning with the first September following the issuance of a building permit for any new building on Blocks A through F, the subsequent Annual Report shall be expanded to include those new office or residential uses.

81. Intelligent Transportation Systems. To optimize safe and efficient travel in Tysons Corner, the Applicant shall incorporate and maintain a system that provides pertinent traffic and transit information that allows users to make informed travel decisions. This information shall be provided at 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 shall provide, but not be limited to, information on the following:

- A. Traffic conditions, road hazards, construction work zones, and road detours.
- B. Arrival times and delays on Metrorail, Tysons Circulator, and area bus routes.
- C. Real time parking conditions and guidance to current on-site parking vacancies, if available.

- D. Bus stops pre-wired for real-time arrivals/departures information, if available.

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.

BICYCLE FACILITIES

82. **Bicycle Parking and Storage.** Bicycle racks, bike lockers, and/or bike storage areas shall be provided on each Block, with the specific amounts and locations determined at the time of FDP and finalized with site plan approval in consultation with the FCDOT Bicycle Coordinator. Bicycle racks located outside of buildings and parking garages shall be inverted U-style racks or other design approved by FCDOT. The total number of bike parking/storage spaces provided for all Blocks shall be generally consistent with the Fairfax County Policy and Guidelines for Bicycle Parking for each building or group of buildings, as determined at the time of FDP approval. Signage shall be posted on the exterior side of buildings closest to entrances to bike parking/storage space to indicate bike parking/storage.

83. **Bicycle Lanes.** In combination with the street and streetscape improvements identified in these Proffers, pavement and striping for on-street bicycle lanes along the Westpark Drive frontage of each respective Block and a temporary bicycle lane along the corresponding westbound frontage of Westpark Drive across from such Block, shall be provided as depicted on the CDP with the final dimension determined at the time of FDP approval. In addition, on Westbranch Drive a dedicated bicycle lane shall be provided between Westpark Drive and Tysons Boulevard in the southbound (uphill) direction only. The timing and installation of bicycle lane striping shall be subject to VDOT approval.

PARKING

84. **Parking Requirements.** Parking on the Subject Property shall be provided in accordance with the parking requirements for the PTC District set forth in Sect. 6-509 and Article 11 of the Zoning Ordinance, and as shown on the CDP. Tandem and valet parking shall be permitted and, subject to Board approval, shall count toward parking requirements. Tandem parking spaces may be used for residential units with two cars and in office and hotel buildings where spaces are assigned by building management. The exact number of parking spaces to be provided for each Block shall be refined with approval of the FDP and determined at the time of site plan approval based on the specific uses of each Block. If changes in the mix of uses or unit types result in parking greater than that anticipated on the CDP, the additional parking spaces shall be accommodated within the proposed parking garages, so long as the maximum height and footprints of the parking garages do not increase from that shown on the CDP. Parking at revised ratios may be provided, as may be permitted by a future amendment to the Zoning Ordinance. Optional use of revised ratios shall not require a PCA, CDPA or FDPA, provided

there is no increase in the size or height of above-grade parking garages beyond minor adjustments to what is shown on the CDP.

85. On-Street Parking Spaces on Private Streets. On-street parking may be provided on the private streets to 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, if any. Parking on private streets may be restricted through appropriate signage or such other means as determined appropriate by the Applicant as to their respective Blocks, 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.

86. On-Street Parking Spaces on Public Streets. On-street parking spaces along the public street frontages associated with each respective Block may be constructed as generally shown on the CDP and as may be adjusted at the time of FDP 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 required parking spaces to be provided for each Block. Notwithstanding the notes on the CDP, the designation and/or restriction of on-street parking spaces, including the location of handicapped spaces along Westpark Drive and Westbranch Drive, shall be determined in consultation with VDOT and FCDOT at the time of site plan approval for each respective Block.

87. Parking Restrictions. Based on tenant requirements, vehicular access and travel between the parking garages on Blocks B and C may be restricted by the Applicant, so long as Block C can maintain access through the Block B garage to Westbranch Drive. The Block D parking garage will not be connected with adjacent parking garages on other Blocks but will connect to the building on Block D. Block A may have separate parking garages for Sub-Blocks A-1 and A-2 that are not connected. All Blocks may provide gated/restricted parking within the parking garages on the respective Blocks. If gates are provided in any of the Block A through Block F parking garages, then such gates should be located to provide sufficient stacking capacity within the parking garage to prevent vehicles from stacking onto public roads.

88. Temporary Trees on Interim Surface Parking Lots. Existing surface parking lots may be used for interim parking prior to replacement with parking garages or buildings and, in the event that such parking areas are not being used for construction parking or staging or remain undeveloped (except for parking) for more than eighteen (18) months, then temporary street trees shall be planted in existing grass areas along the perimeter of such lots at a minimum size of 2.0 inches in caliper approximately every 50 feet, to the extent feasible as determined by UFMD based on existing conditions and utility easements. This interim street tree planting shall not be required to meet the minimum planting width/area standard for permanent street trees, subject to Board approval. No interior parking lot landscaping shall be required nor provided for these interim surface lots, subject to the Board's approval of a waiver.

89. Unbundled Parking for Residential Uses. All for-sale residential units must be offered exclusive of parking (i.e., at a separate cost). All leases for residential units shall be offered exclusive of parking.

90. Paid Parking for Non-Residential Uses. The Applicant may charge for parking on their respective Blocks, on a per-space basis, at rates that the Applicant deems to be market-competitive. At its sole option, the Applicant may elect to charge for parking within some or all of the parking decks associated with commercial Blocks and on portions of the street network that are privately owned.

AFFORDABLE/WORKFORCE HOUSING

91. Affordable Dwelling Units. If required by the provisions of Part 8 of Article 2 of the Zoning Ordinance, Affordable Dwelling Units ("ADUs") shall be provided for Block A and/or Block E, as applicable, pursuant to such provisions unless modified by the ADU Advisory Board.

92. Workforce Dwelling Units. For-sale and/or rental housing units shall be provided within residential buildings in accordance with the Board's 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 twenty percent (20%) of the total residential units constructed on Block A and Block E, respectively. The 20% applies to the total number of dwelling units to be constructed on the subject site, respectively; however, any units created with workforce housing bonus floor area shall be excluded from the 20% WDU calculation (e.g., if 500 total units are to be constructed, 84 WDUs/ADUs would be required, based on the calculation of $500/1.20 = 417 \text{ base units} \times .20 = 84 \text{ WDUs/ADUs}$). If ADUs are provided in any residential building, both the ADUs and the ADU bonus units shall be deducted from the total number of dwelling units on which the WDU calculation is based.

- A. The WDUs generated by each residential building shall be provided within such building; however, the WDUs may be consolidated into one or more buildings on a Block, and thereby increase the number of WDUs in one or more buildings beyond twenty percent (20%) with a corresponding decrease in the number of WDUs in the other buildings. The WDUs in each building, if any, shall have a bedroom mix roughly proportional to that provided in the market rate units in such building. Additionally, in the event that parking spaces are offered to be made available for lease to individual market rate dwelling units, at least one (1) parking space shall be made available for lease by each ADU and/or WDU in the subject Block.
- B. Notwithstanding the foregoing, should the Board's policies related to WDUs in Tysons Corner be amended, the Applicant reserves the right, in

their sole discretion as to their respective Blocks, to opt into the new policies, in part or in whole, without the need for a PCA or CDPA and, if an Applicant so opts into any such new policies, the provisions of this Proffer which relate to the new policies of the Board which the Applicant has elected to opt into shall no longer be effective. Furthermore, the Applicant reserves the right as to their respective Blocks to enter into a separate binding written agreement with the appropriate County agency as to the terms and conditions of the administration of the WDUs. Such an agreement shall be on terms mutually acceptable to the Applicant and the County and may occur any time after the approval of this Rezoning. Neither the Board nor the 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 agreement and the provisions of this Proffer as it applies to WDUs shall become null and void. Such an agreement and any modifications thereto, or an appropriate memorandum thereof, shall be recorded in the land records of the County.

93. Office and Hotel Contributions toward Affordable/Workforce Housing in Tysons Corner. One of the following two options may be chosen by the Applicant for non-residential uses' contributions toward the provision of affordable and/or workforce housing within Tysons Corner. This contribution shall be made to the Board, be deposited in a specific fund to be used solely for this purpose within Tysons Corner and shall be payable prior to the issuance of the initial Non-RUP for each new non-residential building on each respective Block, excluding retail/services uses and public uses. The contributions shall consist of either (i) a one-time contribution of \$3.00 for each square foot of office or hotel GFA, excluding retail/services uses and public uses, or (ii) an annual contribution of \$0.25 for each square foot of non-residential GFA, excluding retail/services uses and public uses and continuing for a total of sixteen (16) years.

STORMWATER MANAGEMENT

94. Stormwater Management. Stormwater management (SWM) measures for the Subject Property shall be designed with the goal of protecting the downstream receiving waters in the Tysons Corner area from further degradation while providing sufficient controls to proportionately improve the condition of such receiving waters. Stormwater detention and Best Management Practices (BMPs) shall be provided in an appropriate system, including but not limited to, underground detention vaults, LID facilities, infiltration trenches, and existing off-site stormwater management facilities as generally set forth on the CDP (collectively, the "SWM Facilities"). The specific SWM Facilities shall be identified at the time of FDP approval and subsequent site plan approval, as may be approved by DPWES. Each FDP shall include the possible locations and preliminary design of the SWM Facilities, including the access points to underground vaults. For the purposes of this Proffer, references to "current LEED requirements" shall be defined as the version of LEED under which each building is anticipated to attain

certification. At the time of each FDP submission, calculations shall be provided showing the proposed volume reductions for the subject Block, and the Applicant shall work cooperatively with DPWES and DPZ to ensure that the target reuse volume identified on the FDP is captured and the first inch of rainfall for the subject Block is retained or reused to the maximum extent practicable. This requirement may be met on an individual Block basis or based upon the total area of the Subject Property.

- A. The SWM Facilities shall be designed to accommodate not just the pre-developed (existing) peak release rates for the subject Block, but also strive to preserve and/or improve the pre-developed (existing) runoff volumes as contemplated within current LEED requirements, depending on the existing impervious condition. Stormwater management plans for each Block shall achieve at a minimum the stormwater management design credits for LEED (provided such LEED stormwater credit does not include a mandatory drawdown requirement that conflicts with other aspects of this Proffer) and retain on-site and/or seek to reuse the first inch of rainfall to the extent practicable during final design of each building in such Block, per the calculations provided on the CDP. While it is anticipated that compliance with the Comprehensive Plan goal of retaining and/or reusing the first one inch will be determined by the retention credits for the stormwater control measures provided on the CDP and the FDPs, the Applicant 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 the time of site plan, so long as the 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-accessible park areas 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 these Proffers.
- B. Site plans for each Block shall make use of certain LID techniques that will aid in runoff volume reduction and/or promote stormwater reuse throughout the Subject Property. LID techniques may include, but not be limited to, green roofs, tree box filters, pervious hardscapes/streetscapes, bioretention, vegetated swales, infiltration, and stormwater reuse for landscape irrigation and air conditioning unit cooling, as determined by the Applicant for their respective Blocks, in their sole discretion.
- C. At the time of each site plan submission, calculations shall be provided showing the proposed volume reductions for the subject Block, and the Applicant shall work cooperatively with DPWES and DPZ to ensure that the target reuse volume identified on the FDP is captured to the maximum

extent practicable. This requirement may be met on an individual Block basis or based upon the total area of the Subject Property.

INTERIOR NOISE ATTENUATION FOR RESIDENTIAL AND HOTEL USES

95. **Residential and Hotel Interior Noise Level.** The Applicant shall reduce the interior DNL to no more 45 dBA for residential and hotel buildings on the Subject Property. At the time of building plan application for the full shell building permit for each residential or hotel building, the Applicant shall submit to the Chief of the Environment and Development Review Branch of DPZ (the "E&D Chief"), for approval, and to DPWES, for information only, an acoustical study prepared by a qualified acoustical consultant (the "Indoor Noise Study") addressing indoor noise levels, including proposed noise attenuation measures and proposed materials to ensure compliance with the interior DNL limit of 45 dBA. The Applicant shall not obtain full-shell building permits until the E&D Chief has approved the applicable Indoor Noise Study, provided that a failure by the E&D Chief to review and respond to the Applicant within 60 days of receipt of the Indoor Noise Study shall be deemed approval of such study.

EQC, RPA AND TREE PRESERVATION WITHIN SUB-BLOCK A-1

96. **Environmental Quality Corridor ("EQC") Boundary.** The EQC boundary shall be delineated and appropriately labeled on the site plan and is inclusive within the Resource Protection Area boundary referenced below.

97. **Resource Protection Area ("RPA") Boundary.** Within Sub-Block A-1, the limits of clearing and grading shown along the RPA boundary shall be strictly observed and enforced. With each and every site plan submission that includes Sub-Block A-1, the Phase 1 and 2 Erosion and Sediment ("E&S") control plans and associated narrative shall require the installation of tree protection fencing with signage and super silt fence along the limits of clearing and grading that abut the RPA boundary. The only authorized encroachments into the RPA are those depicted on this plan and set forth in these Proffers, subject to approval of a Water Quality Impact Assessment and those allowed by, or exempt from, the Chesapeake Bay Preservation Ordinance ("CBPO") as approved by DPWES. The Applicant shall be responsible for the means and methods to ensure that building construction does not encroach into the RPA. Any unauthorized encroachment into, or disturbance of, the RPA is considered a violation of the CBPO and is subject to the penalties in Article 9 (violations and penalties) of such Ordinance.

98. **Tree Preservation.** A tree preservation plan and narrative for Sub-Block A-1 shall be submitted as part of the first and all subsequent site plan submissions for Sub-Block A-1. Such tree preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the UFMD. Such tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees that are located within 25 feet of either side of the limits of clearing and grading, and have trunks 12 inches in diameter and greater (measured at 4½ -feet from the base of the trunk or as

otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture), whether on-site or off-site or living or dead. Such tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP and those additional areas in which trees can be preserved as a result of final engineering. Such tree preservation plan and narrative shall include all items specified in PFM Sect. 12-0507 and Sect. 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

99. Tree Preservation Walk-Through. In connection with redevelopment of Sub-Block A-1 pursuant to the previous paragraph, the services of a certified arborist or Registered Consulting Arborist shall be retained and the limits of clearing and grading shall be marked with a continuous line of flagging prior to a pre-construction walk-through meeting. During the tree preservation pre-construction walk-through meeting, the certified arborist or landscape architect shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation without adversely impacting the buildings and related improvements and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw, and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

100. Limits of Clearing and Grading. Construction on Sub-Block A-1 shall conform with the limits of clearing and grading as shown on the CDP, subject to allowances provided in these Proffers and for the installation of utilities, public improvements (i.e. roads, streetscapes, entrances, sidewalks, degraded soil and slope conditions) and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas beyond the limits of clearing and grading for Sub-Block A-1 as shown on the CDP, such utilities and/or trails shall be located in the least disruptive manner necessary as determined by the UFMD. A replanting plan shall be developed and implemented, subject to approval by the UFMD, for any areas on Sub-Block A-1 beyond the limits of clearing and grading that must be disturbed for such trails, utilities, roads or similar uses, if any such areas are identified at the time of site plan, as described herein and in Proffer 97.

101. Tree Protection Fencing. All trees shown to be preserved on the tree preservation plan for Sub-Block A-1 shall be protected by tree protection fencing. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected

at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" Proffer below. Tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD.

102. Root Pruning. Root pruning, as needed to comply with the tree preservation requirements applicable to Sub-Block A-1, shall be performed. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission for Sub-Block A-1. The details for these treatments shall be reviewed and approved by the UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- A. Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- B. Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- C. Root pruning shall be conducted under the supervision of a certified arborist.
- D. A UFMD representative shall be informed when all root pruning and tree protection fence installation is completed.

103. Tree Appraisal. For Sub-Block A-1 only, the Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located within twenty-five (25) feet of the outer limits of disturbance that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond, a letter of credit payable to the County of Fairfax or a surety bond from a financial institution licensed to do business in Virginia, to ensure preservation and/or replacement of the trees for

which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit, cash deposit or surety bond shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be a minimum three (3) inch caliper in size, and equivalent species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this Proffer shall be returned/released to the Applicant.

104. Demolition of Existing Structures. Any demolition of existing structures and related improvements for Sub-Block A-1 in areas outside of the limits of clearing and grading shown on the CDP for Sub-Block A-1 shall be done by hand without heavy equipment to the extent practicable and conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the UFMD.

105. Site Monitoring. During any clearing or tree/vegetation/structure removal within the tree preservation area in Sub-Block A-1, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted in accordance with these Proffers and as approved by the UFMD. The services of a certified arborist or Registered Consulting Arborist shall be retained to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with these Proffers and the UFMD approvals. The monitoring schedule shall be described in the tree preservation plan, and reviewed and approved by the UFMD.

MISCELLANEOUS

106. Bird-Friendly Design. At the time of site plan submission for each respective Block, the Applicant for that site plan shall study whether bird-friendly design strategies may be employed to reduce bird injury and death due to in-flight collisions with building and/or building elements. The strategies to be studied should make the building visible to birds in flight and reduce reflections that distract or confuse birds through the use of appropriate glazing treatments or architectural elements, such as using color, texture, opacity, patterns, louvers, screens, interior window treatments, or ultraviolet materials that are visible to birds. In addition, the Applicant shall study whether interior lighting should be reduced and direct lighting which is visible from the exterior should be eliminated to reduce a building's attractiveness to birds flying at night. The Applicant shall describe the results of the studies of such bird-friendly design strategies, and to what extent any of the strategies will be implemented, in a narrative that is provided at the

time of building permit issuance. To the extent strategies are identified, but not implemented, the narrative shall describe the reasons for the exclusion of such strategies.

107. Tree Preservation and Planting Fund Contribution. To promote enhancement of the Fairfax County Tree Canopy through growth of trees on private and public land, the Applicant shall make a one-time, total contribution payable at the time of the first site plan approval in the amount of \$.002 (two tenths of a cent) per square foot of the maximum proposed GFA as stated in Proffer 9 to the Fairfax County Tree Preservation and Planting Fund ("TPPF"). This donation to the TPPF shall supply tree saplings, volunteer support, and information to landowners with which they can enhance tree canopy on their property. Additionally, this donation shall enable educational activities in FCPS, should they choose to participate.

108. Delay. Notwithstanding the foregoing, upon demonstration that, despite diligent efforts or due to factors beyond an Applicant's control, proffered improvements such as, but not limited to, the required transportation, publicly-accessible park areas and athletic fields, trail connections, off-site easements, have been delayed (due to, but not limited to, an inability to secure necessary permission for utility relocations and/or VDOT approval for traffic signals, necessary easements and site plan approval) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of such improvements.

109. Tysons Partnership. The Applicant, and their respective successors and assigns, shall become members of the Tysons Partnership or its residential equivalent no later than issuance of the first RUP or Non-RUP for their Block.

110. Metrorail Tax District Buyout for Certain Residential Uses. At least sixty (60) days prior to recording any condominium documents that would change the use of one or more buildings on Block A or Block E from a multi-unit 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 which is taxable for purposes of the now existing Phase I Dulles Rail Transportation Improvement District (the "Phase I District"), to a use that is not subject to the Phase I District tax, the Applicant shall provide a written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to record such condominium documents for that portion of Block A or Block E, as the case may be. Prior to recording such condominium documents, the Applicant shall pay to the County a sum equal to the then-present value of Phase I District taxes based on the use of that portion of Block A or Block E, as the case may be, prior to becoming subject to the condominium that will be lost as a result of recording such condominium documents, in accordance with a formula approved by the Board.

111. Escalation in Contribution Amounts. All monetary contributions specified in these Proffers shall escalate or de-escalate, as applicable, on a yearly basis from the base month of January 2013 and change effective each January 1 thereafter, as permitted by § 15.2-2303.3 of the Code of Virginia, as amended.

112. Condemnation. To the extent off-site right-of-way and/or easements are required to construct any of the public infrastructure or public improvements described in these Proffers, and the Applicant responsible for such construction has not been able to acquire such right-of-way or easements after documented, reasonable efforts to do so, the obligation of such Applicant to construct such public infrastructure or public improvements for which right-of-way and/or easements are not available shall be contingent upon the Board acquiring such right-of-way and/or easements, at the Applicant's sole expense (meaning that the Applicant shall timely pay, without limitation, the condemnation award, all appraisal and other expert fees, court costs, and attorney's fees associated with such acquisition), through its powers of eminent domain after being requested to do so by such Applicant, in writing. The Applicant's request will include: (i) plans and profiles showing the necessary right-of-way and/or easements to be acquired, including a description of the proposed public infrastructure and/or public improvements to be constructed and the public purpose to be served by such infrastructure and improvements; (ii) an independent third party appraisal of the value of the right-of-way and/or easements to be acquired based on its highest and best use and of all damages and benefits to the residue of the affected property; and (iii) copies of all correspondence between the Applicant and property owner of the right-of-way and/or easements to be acquired, including a good faith offer, in writing, by the Applicant to acquire from such property owner the right-of-way and/or easements for the appraised value. In the event the County elects not to use its power of eminent domain to acquire those off-site rights-of-way and/or easements necessary for construction of any of the public infrastructure or public improvements described in these Proffers, then that Applicant shall escrow the costs of such infrastructure or public improvements with the County for future implementation by FCDOT, VDOT and/or others. No Applicant shall be prevented from obtaining any land use approval (including, without limitation, PCA, CDPA, FDP, FDPA, site plan, subdivision, grading permit, building permit, and Non-RUP and RUP permits) for the Subject Property, nor from commencing construction on the Subject Property, during the pendency of any condemnation proceedings initiated pursuant to this Proffer, nor any deferral of the County's exercise of eminent domain pursuant to this Proffer, provided that all other prerequisites for obtaining such approvals and commencing such construction provided in these Proffers have been met.

113. 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 these Proffers shall include within its meaning and shall be binding upon the successors in interest and/or the owners from time to time of any portion of the Subject Property during the period of their ownership. Once portions of the Subject 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 transferor.

114. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

[SIGNATURES ON FOLLOWING PAGES]

APPLICANT:

CITYLINE PARTNERS LLC
Applicant and Agent for Title Owners

By: 
Name: William Helm
Title: CO President

CITYLINE OWNERS:

FRANKLIN 7903 WESTPARK LLC
Title Owner of Parcel 29-4-((7))-1

By: 
Name: William Helm
Title: Executive Vice President

GRAYSON 7913 WESTPARK LLC
Title Owner of Parcel 29-4-((7))-2

By: 
Name: William Helm
Title: Executive Vice President

CAMPBELL-SCOTT WESTPARK LLC
Title Owner of Parcel 29-4-((7))-3

By: 
Name: William Helm
Title: Executive Vice President

ESSEX 7929 WESTPARK LLC
Title Owner of Parcel 29-4-((7))-9

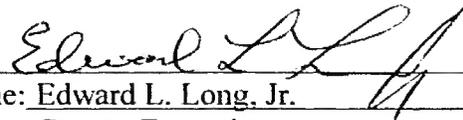
By: 
Name: William Helton
Title: Executive Vice President

FREDERICK 8003 WESTPARK LLC
Title Owner of Parcel 29-4-((7))-10

By: 
Name: William Helton
Title: Executive Vice President

COUNTY:

FAIRFAX COUNTY BOARD OF
SUPERVISORS, a body politic
Title Owner of Westbranch Drive Right-of-Way

By: 
Name: Edward L. Long, Jr.
Title: County Executive

AMT:

AMT-THE ASSOCIATION FOR
MANUFACTURING TECHNOLOGY
Title Owner of Parcel 29-4-((7))-5A

By: _____
Name: _____
Title: _____

ESSEX 7929 WESTPARK LLC
Title Owner of Parcel 29-4-((7))-9

By: _____
Name: _____
Title: _____

FREDERICK 8003 WESTPARK LLC
Title Owner of Parcel 29-4-((7))-10

By: _____
Name: _____
Title: _____

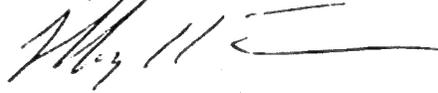
COUNTY:

FAIRFAX COUNTY BOARD OF
SUPERVISORS, a body politic
Title Owner of Westbranch Drive Right-of-Way

By: _____
Name: Edward L. Long, Jr.
Title: County Executive

AMT:

AMT-THE ASSOCIATION FOR
MANUFACTURING TECHNOLOGY
Title Owner of Parcel 29-4-((7))-5A

By: 
Name: Jeffrey H. Traver
Title: Vice President Business Development

CONTRACT PURCHASER:

HOME PROPERTIES TYSONS LLC
Contract Purchaser of Parcel 29-4-((7))-10

BY: Home Properties, L.P., its sole member

BY: Home Properties, Inc., its general partner

By: 
Name: Donald R. Laque
Title: Sr Vice President, Development

CONTRACT PURCHASER:

HANOVER R.S.LIMITED PARTNERSHIP
*Contract Purchaser of Parcels 29-4-((7))-1 and
29-4-((7))-2 (part)*

BY: THC Capital G.P. LLC, its sole general
partner

By: _____
Name: _____
Title: _____

CONTRACT PURCHASER:

HOME PROPERTIES TYSONS LLC
Contract Purchaser of Parcel 29-4-((7))-10

BY: Home Properties, L.P., its sole member

BY: Home Properties, Inc., its general partner

By: _____
Name: _____
Title: _____

CONTRACT PURCHASER:

HANOVER R.S.LIMITED PARTNERSHIP
*Contract Purchaser of Parcels 29-4-((7))-1 and
29-4-((7))-2 (part)*

BY: THC Capital G.P. L.L.C. its sole general
partner

By: Kathy K. Binford
Name: KATHY K. BINFORD
Title: VICE PRESIDENT



County of Fairfax, Virginia

MEMORANDUM

DATE: January 13, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief *DMJ*
Environment and Development Review Branch, DPZ

SUBJECT: Comprehensive Plan Land Use Analysis: PCA/CDPA 2011-PR-023
City line Partners, LLC
FDP 2011-PR-023-04
Renaissance Centro Tysons, LLC

The memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced application and the Proffered Condition Amendment and Conceptual Development Plan Amendment (PCA/CDPA) dated March 30, 2015 and Final Development Plan (FDP) dated March 30, 2015, as revised through December 30, 2015. The extent to which the proposed use, intensity and development plans are consistent with the land use guidance contained in the Comprehensive Plan is noted.

DESCRIPTION OF THE APPLICATION

The applicant and owner of the approximately 2.0 acres of land referred to as "Block D" are requesting an amendment of the approved proffers and conceptual development plan for hotel use on the site. The applicant proposes to develop residential use (a minimum of 110 units and a maximum of 140 units not including any retail/service uses that might be converted to up to ten live-work units) and retail use (approximately 6,000 square feet) in lieu of the 162,000 square feet of hotel use and 8,000 square feet of retail use approved on Block D. The previously approved hotel with retail was part of a larger rezoning approved on October 26, 2012 to the Planned Tysons Corner (PTC) Urban District. The development, known as Arbor Row, consists of a mix of office, retail and residential uses situated between Tysons II Galleria Mall and office buildings and associated parking structures directly across Westpark Drive.

Renaissance, the contract purchaser of Block D, is seeking FDP approval for a residential building instead of the previously approved hotel. The residential building is proposed to be up to 25 stories with five parking levels, an amenity level, 18-21 residential levels and a penthouse and mechanical building at the top with a maximum building height of 300 feet.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-653-9447
www.fairfaxcounty.gov/dpz/



Overall, approximately 2.6 million square feet of gross floor area was approved for Arbor Row, achieving a floor area ratio (FAR) 3.05, based on bonus density for the provision of land for an elementary school and park. Under the proposed applications, approximately 202,794 gross square feet is shown, including bonus density for an overall FAR of 3.09. The draft proffers, dated December 30, 2015, provide for an alternative building proposal with a lesser floor area that totals 196,235 square feet of residential and retail use and a maximum building height of 285 feet, depending on how bonus density for workforce housing is addressed.

LOCATION AND CHARACTER

The application property is located in the North Tysons Central 123 District, Subarea 2: South West Park. Block D is situated on the south side of Westpark Drive at its intersection with Jones Branch Drive and is one of six blocks (Blocks A through F) of the Arbor Row development approved on the southwest edge Westpark Drive. New office construction is underway on property south of the site that is situated between Galleria Drive and Tysons Boulevard. Block E, located southeast and adjacent to the subject site, has been constructed as a 20-27-story residential building with ground floor retail. Block C to the northeast was approved for office and retail/service uses as part of the original rezoning and CDP approval. Block D is located within 1/3 mile of the Tysons Corner Metro Station.

COMPREHENSIVE PLAN CITATIONS

Plan Map: Transit Station Mixed Use

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/tysons.pdf>

In the Fairfax County Comprehensive Plan, Area II Volume, 2013 Edition, Tysons Corner Urban Center, as amended through April 29, 2014, under the heading, Subarea 2: South West Park, Redevelopment Option, beginning on page 141, the Plan states:

“ With the advent of Metrorail, the vision for this area is to redevelop primarily with mixed use with an urban character at a substantially higher intensity than the Base Plan. The mix of uses should include ground level retail. However, the degree of intensification is contingent on how well development integrates with Tysons II through pedestrian and vehicular linkages. Any redevelopment that is not within 1/2 mile distance of the Metro station should not exceed an intensity of 1.0 FAR for office use or should not exceed 1.5 FAR

for mixed use including residential use (the mix of uses should have less traffic impact than office redevelopment at 1.0 FAR).

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

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

- The vision is to redevelop the subarea with more intense mixed use buildings for portions within 1/2 mile distance of the Metro station. Redevelopment should be diverse in land uses, including additional office use as well as potential hotel, retail and/or residential uses. All redevelopment should provide support retail and service uses. The intensities and land use mix should be consistent with the Areawide Land Use Recommendations.
- Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. To ensure the provision of public facilities, a street grid, and the desired land use pattern, redevelopment proposals in this subarea should consolidate with a significant portion of the West Park Urban Neighborhood Subarea in the North Central District. This level of consolidation would be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.
- In this subarea, coordinated proffered development plans with Tysons II will be essential to create the envisioned urban environment. Coordinated proffered development plans will help overcome the significant grade change between the two subareas. To address the issue of improving pedestrian connectivity, pedestrian terraces and plazas should be built into the side of the hill between Tysons Boulevard and West Park Drive.
- 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. To improve vehicular circulation, redevelopment should accommodate the Jones Branch extension as shown in the Areawide Transportation Recommendations.

- To improve connectivity, other streets creating urban blocks and other pedestrian and bike circulation improvements may need to be provided. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are implemented consistent with guidance in the Areawide Urban Design and Transportation Recommendations.
- Publicly accessible open space and urban design amenities should be provided consistent with the Areawide Urban Design recommendations and the urban park and open space standards in the Areawide Environmental Stewardship Recommendations.
- If 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.
- 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.
- The maximum building height in this subarea is 225 feet, as conceptually shown on the Building Height Map in the Areawide Urban Design Recommendations. As indicated under the Building Height guidelines in the Urban Design Recommendations, building heights should vary within the subarea.
- Potential circulator routes, as described in the Areawide Transportation recommendations, extend through or abut portions of this subarea. In addition to the above guidance for this area, redevelopment proposals along the circulator routes should provide rights-of-way or otherwise accommodate these circulators and should make appropriate contributions toward their construction cost. See the Intensity section of the Areawide Land Use Recommendations.”

ANALYSIS

With the conversion from hotel to the proposed residential use, the overall approved FAR for the Arbor Row development increases from 3.05 to 3.09 based on the increase in gross floor area allocated to Block D for the provision of affordable and workforce dwelling units. The Comprehensive Plan encourages mixed use and increased residential development in Tysons.

The previously approved developed proposed an overall mix of 43% office, 48.4% residential, 6.3% Hotel and 2.3% retail/service. The proposed conversion of hotel to residential would result in a similar mix that is 55.3% residential, 42.55% office and 2.2% retail/services. Therefore, staff believes that the proposed change from hotel to residential use with potential ground floor retail for Block D of the Arbor Row development does not present any significant land use issues and remains in conformance with the Comprehensive Plan.

The proposed Final Development Plan also includes an additional .59 acre of publicly-accessible park space which is a further enhancement over the previously shown hotel use. The proposed additional building height, up to 300 feet, is consistent with the residential development constructed on Block E to the southeast and is in keeping with the height flexibility approved with the original application.

It is noted that all previously proffered commitments for LEED certification, open space, grid of streets, street scape, design features and pedestrian connectivity are proposed to remain unchanged. New commitments for residential amenities in the form of landscaped terrace and courtyard, pool area, lobby/reception area and mail room for residents are shown.

The applicant has worked with staff to provide improved illustrations of the pocket park area to clearly show pedestrian connections through the pocket park from the residential development on Block E to the park/common green area of Block C. Staff further notes that additional design consideration to the residential drop off area has been provided in order to 1) improve pedestrian safety and separation from vehicles and; 2) more clearly articulate the drop-off through the use of alternate paving treatments and/or landscape features.

Issue: Affordable and Workforce Dwelling Units Proffer

In the Fairfax County Comprehensive Plan, Area II Volume, 2013 Edition, Tysons Corner Urban Center, as amended through April 29, 2014, under the heading, Land Use Guidelines, Affordable Housing, beginning on page 33 the Plan states:

“A critical aspect of the vision is to provide housing choices and ensure that a population with a variety of income levels has the ability to live in Tysons. The Policy Plan states that affordable housing should be located close to employment opportunities and should be a vital element in high density and mixed use development projects. A specific objective in the Policy Plan is to encourage affordable and workforce housing in Tysons. Affordable housing may include Affordable Dwelling Units (ADUs) required pursuant to the Zoning Ordinance and Workforce Dwelling Units (WDUs) administered consistent with the Board’s administrative policy guidelines for such units, or other such price controlled units that the Board deems to meet the intent of these provisions.

All projects with a residential component that seek to utilize the redevelopment option in the District Recommendations should provide 20% affordable and workforce dwelling units. These projects are allowed a 20% residential floor area bonus and flexibility in how and where Workforce Dwelling Units can be provided within Tysons.

Because development proposals within 1/4 mile of the Metro stations are not subject to a maximum intensity, the FAR proposed for rezoning applications in these areas is considered to include the bonus floor area allowed for meeting the affordable and workforce housing expectations....

- A maximum 20% increase in residential floor area is allowed for achieving the workforce housing objective. In mixed use developments, some of this increase in floor area may be used for commercial purposes. The percentage of nonresidential and residential bonus floor area should be similar to the project's overall land use mix. In order to provide more flexibility with the bonus, the Policy Plan's size restrictions on bonus market rate units do not apply within Tysons.
- The WDUs provided should have a similar mix in the number of bedrooms as the market rate units. The minimum unit size of WDUs should be consistent with the Policy Plan.
- WDUs should be price controlled as set forth in the Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines, adopted October 15, 2007 or as amended.
- WDUs are preferred to be provided on-site. However, developers may aggregate land for workforce housing off-site and/or transfer to others the responsibility for creating such units in building structures where the advantages of financing and operating affordable and workforce housing can be realized. Units provided in this manner should be located within Tysons, should be in general conformance with the applicable land use, intensity, public facility and urban design objectives, and should include all of the income tiers set forth in Table 1.
- Efforts should be made to preserve market rate housing units that are affordable to households earning below 120% of AMI. Land owners may meet their affordable housing objective by purchasing existing units and preserving their affordability as set forth in the Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines, adopted October 15, 2007 or as amended. Redevelopment of existing housing units should satisfy Objective 11 in the Land Use section of the Policy Plan, including increased affordable housing opportunities and positive impacts on the environment, public facilities and transportation systems.
- The WDUs should be provided concurrently with market rate units or with some form of surety that they will be built.
- Cash contributions in lieu of providing WDUs are not desired.
- Programs that capitalize either the development of housing or the incomes of households, such as low income housing tax credits, tax-exempt housing bonds, tax increment financing, tax abatement, or a county housing fund should be considered.
- Flexibility in the total number of WDUs provided may be considered for projects that meet additional housing needs that have been identified by the county. Examples include providing a higher proportion of units in the lowest income tiers or providing units with more bedrooms than would otherwise be expected. Such proposals should be evaluated on a case-by-case basis.
- Creative strategies for achieving housing objectives should be considered. This could include a system similar to wetlands banking in which a developer builds additional affordable and

workforce dwelling units and the credit for providing the units is sold to another developer who has an obligation to provide affordable housing. Another strategy could be incorporating units into public buildings. Facilities for populations with special needs, including those who are homeless, should also be considered.”

Draft Proffer 92 sets forth the applicant’s proposed options for the provision of either rental or for sale workforce units. Should this residential building be a rental project, the applicant has brought forward for consideration a proffer for Rental Workforce Dwelling Units that is consistent with the workforce housing proffer that was accepted with other residential development in Arbor Row. This proffer provides for twenty percent (20%) of the total number of dwelling units to be constructed on Block D to be affordable to households making up to 120% of the Area Median Income (AMI) as set forth in the Board’s Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010. This option presents no outstanding concerns.

The applicant would like to have the option of providing for-sale units on this site and has been working with staff in the Office of Community Revitalization (OCR), the Department of Housing and Community Development (HCD) and the Department of Planning and Zoning (DPZ) on a revised workforce housing proffer that would make for-sale housing feasible, in their opinion. While the countywide workforce housing policy makes a distinction between rental and for-sale developments, the Tysons Plan does not. However, it does provide a range of suggested ways to address workforce housing that provides flexibility in how this planning objective can be met. Staff is supportive of providing a range of housing opportunities in Tysons including for-sale as well as rental housing. Since the adoption of the Tysons Plan in 2010, approximately 1,950 new multifamily residential units have been constructed and another 1,200 units are under construction. To our knowledge, all of these projects are rental developments. It was recently announced that the Lerner Corporation is contemplating a condominium project as part of its Tysons II development but this development was approved prior to the adoption of the 2010 Tysons Plan so it is not covered by the workforce housing recommendations that apply to Block D.

The owner of Arbor Row, Block D, having been in discussions with several condominium developers, has expressed a strong desire to have the flexibility to provide for-sale housing on this site. To that end, they have proposed a For-Sale Workforce Dwelling Unit (WDU) proffer for consideration as part of this application. The main provisions of this For-Sale WDU proffer and the staff response are provided below.

Proffer 92

- The total number of For-Sale WDUs provided will represent 20% of the total residential units constructed on Block D. Staff supports this commitment which is in line with the recommendations in the Tysons Plan.
- The For-Sale WDUs will be developed with a maximum of an additional 20% of Gross Floor Area (GFA) above the base development and a maximum building height of 300

feet. Staff generally supports the bonus intensity and the request for increased height which is needed to accommodate the provision of WDUs.

- One-third of the For-Sale WDUs will be provided at the 70% of AMI income tier, one-third at the 80% of AMI income tier, and one-third at the 100% of AMI income tier. While the Tysons Plan recommends five income tiers (60%, 70%, 80%, 100% and 120% of AMI), staff can support the proposed three income tiers as a reasonable approach to providing for-sale housing in Tysons.
- Strict bedroom proportionality between For-Sale WDUs and market rate units will not be required. Staff agrees that some flexibility with respect to bedroom proportionality should be considered. Staff had proposed to the applicant that a commitment of no more than half of the For-Sale WDUs should be efficiencies or studio units with the remainder being one-bedroom and one-bedroom/ den units. Staff believes that more specificity regarding the types of units to be provided under this proffer provision is needed.
- The sale of market rate units will not be restricted based on the sale of For-Sale WDUs. Staff agrees with this provision and had worked with the applicant on a commitment to a joint marketing plan for the For-Sale WDUs. Staff recommends that this marketing plan be referenced in the proffer.
- The For-Sale WDUs will be marketed for a set time period after which any unsold WDUs can be offered for sale at comparable market prices to the public with the applicant contributing the monetary difference between the WDU price and the market sales price to the Fairfax County Housing Trust Fund, less the applicant's costs associated with continued ownership and subsequent sale. Staff supports this provision as a last resort should a For-Sale WDU remain unsold after the marketing period; however, staff has not come to an agreement with the applicant on what, if any, costs should be deducted from the final sales price. This concern remains outstanding.

In addition, the applicant has proffered an alternative to the provision of For-Sale WDUs on Block D (see draft proffer 92B). This alternative would be a cash contribution to the Board to establish a fund to promote affordable housing in Tysons. The amount proffered would be as follows:

- An initial contribution of one-half of one percent of the net base sales price of the market rate units provided in two installments related to site plan submission and approval and final occupancy, and
- An additional contribution of one percent of the net base sales price made in four installments related to occupancy.

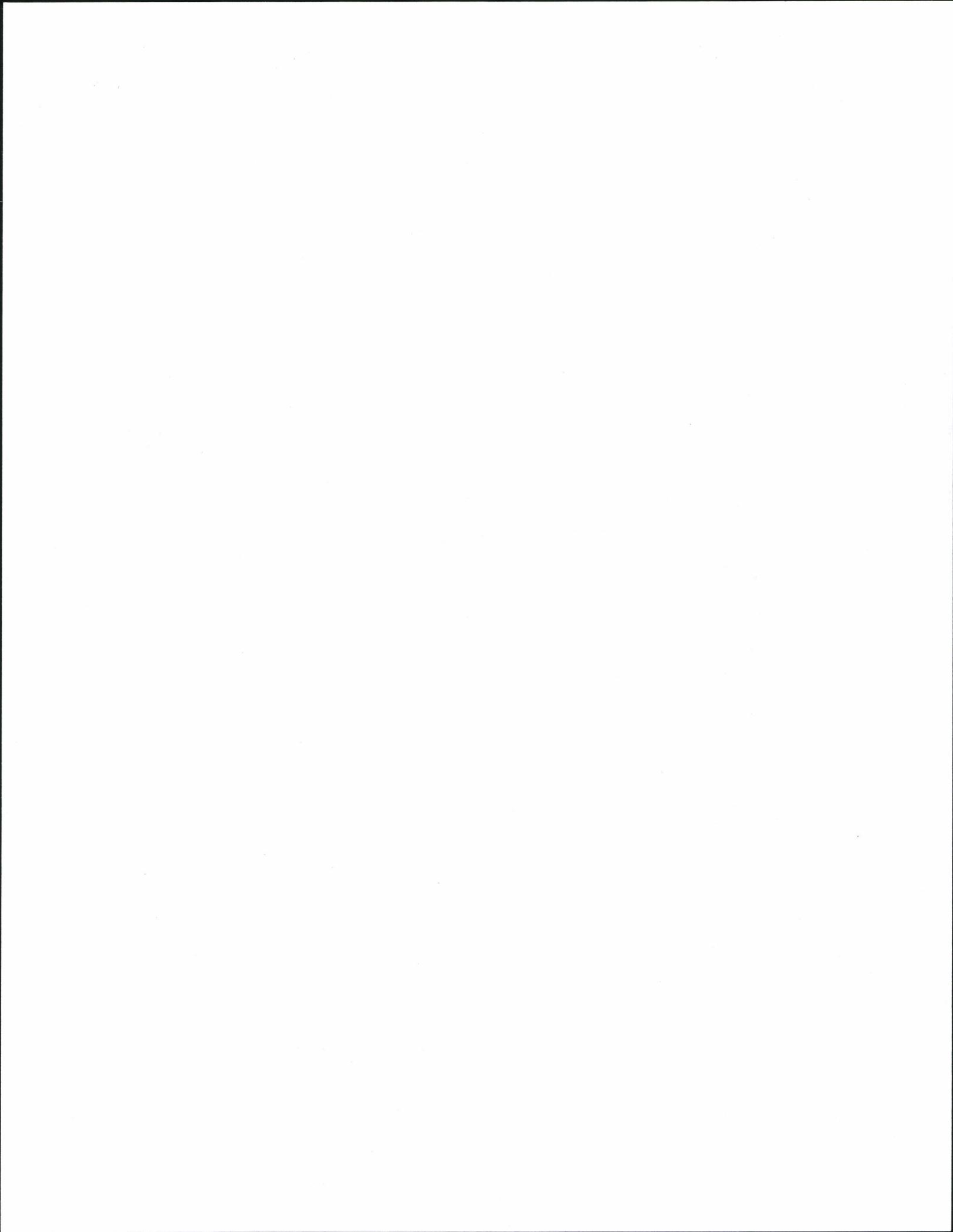
Should this alternative be selected by the applicant, the residential building on Block D can be developed with an additional 16% of GFA above the base development and at a maximum building height of 285 feet.

With respect to cash contributions, the Tysons Plan states: "Cash contributions in lieu of WDUs are not desired." While it is clear from this language that a cash contribution is not the preferred method of addressing the Plan's affordable housing objective, it does provide the latitude to consider this proposed alternative particularly as it relates to high-rise residential development in Tysons.

Since this could be the first time that a cash payment is made in lieu of WDUs in Tysons, it is important that the amount be sufficient to advance the provision of affordable housing in Tysons. However, without knowing the number of units and the projected sales prices it is impossible to evaluate the sufficiency of this proposed proffer. Therefore, staff strongly recommends that a minimum contribution amount be established with this proffer. Staff believes that initially, this minimum should exceed the \$486,000 (\$3.00 per square foot) contribution that was proffered with the previously approved hotel use that this residential use is replacing. Further, the proffer should be clarified to indicate that any cash contribution, if accepted, would be directed to the Housing Trust Fund for use in the Tysons area. Although staff is open to continued work with the applicant, to date, the draft proffers have not addressed these staff recommendations and the issue remains outstanding.

CONCLUSION

Staff believes that the proposed amendment to the previously approved application to convert a hotel to a residential building with the provision of ground floor retail is consistent with the recommended mix of uses for the site and that the proposed building height is in keeping with other approved development in the area. Staff is generally supportive of proffered commitments for the provision of workforce housing either under a rental or for sale scenario with the exception of the cash buyout as it is currently proposed.





County of Fairfax, Virginia

MEMORANDUM

DATE: November 2, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief *DMJ*
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: **PCA/CDPA 2011-PR-023**
FDP 2010-PR-023-04
Arbor Row – Block D

This memorandum, prepared by Mary Ann Welton, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Proffer Condition Amendment (PCA), Conceptual Development Plan Amendment (CDPA) and the Final Development Plan (FDP) for Block D and proffers which have been revised through October 5, 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:

The applicant and owner of the approximately 2-acre parcel, referred to as Block D of the development known as Arbor Row, proposes to amend the previously approved proffers and conceptual development plan for hotel use on the site. The concurrent conceptual and proffer amendment applications and final development plan now propose a residential development consisting of 110-140 units within a single 9-17 story building.

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, 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;
- ...
- 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.

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. This application now proposes a residential building on Block D. 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. However the proffers related to the previous hotel use references the National Association of Home Building Program (NAHB) which no longer exists but has been replaced by the 2012 National Green Building Standard (NGBS). Other residential programs exist which the proffer does not reference, such as Earthcraft House.

Since the original Arbor Row application was approved in 2012, many improvements and modifications have been incorporated into typical green building proffer commitments which reflect clarity and improvement in the green building proffer implementation process. Staff has provided the applicant with a mark-up for the green building proffer which incorporates appropriate changes in the green building proffer language for Block D. Without these changes the green building proffer is weak, does not meet current green building proffer standards and could result in delay at the time of site plan review since the previously proffered green building standard no longer exists.

Staff understands that the applicant is in general agreement to provide modified proffer commitments which address the appropriate green building references. With these anticipated proffer modifications to appropriate green building commitments for new residential development in Tysons Corners, staff believes that this application will be in conformance with the Comprehensive Plan guidance.

DMJ: MAW



County of Fairfax, Virginia

MEMORANDUM

DATE: October 14, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael Davis, Acting Chief
Site Analysis Section, DOT 

SUBJECT: PCA/CDPA/FDP 2011-PR-023 – Arbor Row Block D
Land Identification Map: 29-4 ((7)) 2A

This department has reviewed the subject Proffered Condition Amendment, Conceptual Development Plan Amendment and Final Development Plan submittal dated October 5, 2015. The applicant is proposing to change the approved 162,000 sq. ft. hotel on Block D to 203,600 sq. ft. of residential development and decrease the amount of accessory retail development from 8,000 sq. ft. to 6,028 sq. ft.

The applicant has addressed all of the critical transportation issues identified with this application. Of note are the following observations:

- Peak Hour and Average Daily Traffic Expected – The change in use from hotel to residential will decrease AM, PM and daily trips by 30-40% depending on the time period assessed, according to a comparison of trip generation provided by the applicant. Additionally, the reduction in retail square feet will have a similar effect. In summary, the change will result in less traffic than previously approved.
- TDM – The applicant has modified their TDM proffers to remove any reference of the hotel use, and has reaffirmed their commitment to what is now typical TDM reductions for residential uses in PTC rezoning approvals.

MAD/JCH

Cc: Suzanne Wright, DPZ



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

September 10, 2015

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: FDP 2011-PR-023-04 PCA 2011-PR-023 Renaissance Centro Tysons, LLC
Arbor Row Block D
Tax Map # 29-4((07))0002A
Fairfax County

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 October 20, 2015, and received on October 20, 2015. I have no additional comments related to this application.

cc: Ms. Angela Rodeheaver

fairfaxrezoning2011-PR-023-04fdp4RenaissanceCentroTysonsLLC10-30-15BB



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: October 22, 2015

SUBJECT: PCA/CDPA 2011-PR-023, FDP 2011-PR-023-04, Arbor Row Block D, Revised Tax Map Number(s): 29-4 ((7)) 2A

BACKGROUND

This memo replaces comments provided by the Park Authority in a memo dated August 28, 2015. The Park Authority staff has reviewed the proposed Development Plan dated March 30, 2015, as revised through October 5, 2015, for the above referenced applications. The Development Plans reflects a change from the previously approved hotel use to multi-family residential as well as an increase in building height and gross floor area. The requested change could establish an additional 140 residential units and increase the gross floor area by 33,600 square feet. Based on an average multi-family household size of 1.75, the development could add 245 new residents (140 du @ 1.75 residents/du = 245 new residents) to the Providence Supervisory District.

COMPREHENSIVE PLAN GUIDANCE

Per the Fairfax County Zoning Ordinance, the provision of open space and recreational facilities within the Planned Tysons Corner Zoning District must be in accordance with the adopted Comprehensive Plan recommendations for streetscape and urban parkland. The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities and offers a variety of ways to offset those impacts, (Parks and Recreation, Objective 6, p.8). Additional guidance for urban development is found both in the Policy Plan (Parks and Recreation, Park Classification System, p.10-11) and the Park Authority's Urban Parks Framework. Level of service standards are identified in Appendix 2 (Parks and Recreation, Appendix 2, p. 17). Further guidance is provided in the Environmental Stewardship and Tysons North Central District sections of the Tysons Corner Comprehensive Plan.

The Tysons Park System Concept Plan, approved by the Park Authority Board in October 2014, provides extensive guidance for developing park spaces to serve Tysons. The Tysons Park System Concept Plan expands on the direction of the Comprehensive Plan in terms of park placement and

typology, connectivity, provision of recreational facilities, and athletic fields as well as strategies for implementation. Park spaces should be physically and visually accessible with wayfinding signage to link park spaces together.

ANALYSIS AND RECOMMENDATIONS

Urban Park 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.”

The change in use from hotel to residential creates a greater demand for urban park space and facilities. Application of the Urban Parks Framework standard would indicate that an additional 0.37 acres of publicly accessible open space should be provided to serve the new residents.

Analysis:

The requested plan change will eliminate a structured parking area from the southern end of the application area that was approved with the original rezoning. Conversion of this area to a public park space provides sufficient space to address the need generated by the proposed development.

Urban Park Space Design

The current design reflects a more naturalized, environmental approach to the configuration of space. The space has been designed as an extension of the park space for Block E. Pedestrian connections enhance the sense of relationship to the overall site. Landscaping is focused on material to attract butterflies and offer interpretation.

Analysis:

The design of this space is greatly improved by the continuation of pedestrian connections around the building and to the adjacent site.

A large cistern is shown across the southern side of the building and visible in the cross sections on Sheet L2.03 of the FDP. Additional detail was requested regarding this structure. What materials/surfacing will be used? Is this an enclosed structure or open on the top? What is the proposed height of this feature? A note was added to the plan that the cistern would be enclosed by a masonry wall. A masonry wall can mean lots of things and does not convey the character of the enclosure and, ultimately, its visual impact on the publicly accessible park space. The Park Authority continues to request additional information regarding the cistern.

Although the area of Pocket Park A is defined on the plan as a rectangular area south of the building, the Park Authority continues to strongly request that the public access easement be extended over this area and the lawn area west of the building. There is no visual distinction between these two spaces that would make someone aware of what is available for public enjoyment and what is not. This creates an ambiguous situation and concerns regarding enforcement. If the applicant is concerned about reserving open areas for residents to use, typical proffers reserve the right of the applicant to temporarily restrict public access to such space for site sponsored events.

At time of site plan, the Applicant should develop a wayfinding system to clearly indicate and invite people into the publicly accessible park spaces. The wayfinding should be a coordinated design for the Arbor Row development, particularly with the adjacent Block E. The general wayfinding plan should be reviewed with the Park Authority and OCR.

Please confirm whether public access has previously been granted by the property owner to cover the portion of the rear ramp access that exists on Block D.

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.”

The Comprehensive Plan provides guidance for provision of one full-service athletic field per 4.5 million square feet of new GFA. The original rezoning application proffered and provided 1.5 athletic fields to address the need generated by the Arbor Row development and other Tysons applications with a bonus applied for early delivery of the facilities. The proposed application requests an additional 33,600 square feet of gross floor area, the impacts of which were not addressed with the original rezoning approval. Per Comprehensive Plan guidance, the increased gross floor area would generate the need for 1/100 of a full sized athletic field.

The Applicant has included a draft proffer to address this impact to parks through a cash contribution to the Park Authority.

Analysis:

The applicant's proffer to contribute \$79,968 (\$2.38 per sq. ft. of additional GFA) to Fairfax County Park Authority will support public purchase of land and construction of facilities to serve athletic field needs in Tysons.

Time of delivery should be updated to provision of the contribution prior to receiving the first RUP for the Block D building.

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 6-508 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. With 140 non-ADUs proposed, the Ordinance-required amount to be spent on-site is \$252,000. 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.

The plan shows several private rooftop amenity spaces that include a swimming pool, sundeck, seating, outdoor dining, and landscaping. Publicly accessible park space is provided to the south of the residential building with pedestrian connections within the site and connecting to the adjacent public park space.

Analysis:

The applicant has provided a draft proffer commitment to expend the required funds onsite with any residual being contributed to the Park Authority for development of facilities within Tysons.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section. Comments on proffers are provided separately.

- Provide additional detail regarding the cistern to evaluate its relationship to the park space.
- Provide public access fully across the area of the pocket park including the eastern ramps and western lawn and pedestrian route.

Please note the Park Authority would like to review and comment on proffers and development conditions related to park and recreation issues. We request that draft and final proffers and development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCCA Reviewer: Gayle Hooper
DPZ Coordinator: Suzanne Wright

Barbara Berlin

PCA/CDPA 2011-PR-023, FDP 2011-PR-023-04, Arbor Row Block D, Revised

Page 5

Copy: Cindy Walsh, Director, Resource Management Division
Suzanne Wright, DPZ Coordinator
Andrea L. Dorlester, Planner IV, Park Planning Branch
Chron File
File Copy



County of Fairfax, Virginia

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

DATE: October 27, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning (DPZ)

FROM: *Barbara Byron*
Barbara Byron, Director
Office of Community Revitalization (OCR)

SUBJECT: Arbor Row – Block D
PCA/CDPA 2011-PR-023
FDP 2011-PR-023-04

The Office of Community Revitalization (OCR) has reviewed the above referenced proffered condition amendment, including the draft proffers, and FDP for Block D dated October 5, 2015. The following analysis and recommendations are offered for consideration regarding this application.

General Comments:

The overall design for Arbor Row, Block D meets the urban design intent of the Comprehensive Plan for a pedestrian-oriented development. The site, totaling 1.99 acres, is part of the larger Arbor Row mixed-use development located south of Westpark Drive; Block D is approximately 1/3 mile away from the Tyson Corner Metrorail station. Block D is currently zoned to allow for one hotel structure, the applicant seeks to change the building to residential uses. The application also proposed modifications to the building and site design to address the change in use, such as a more robust outdoor park space and redesigned building access.

Detailed Comments:

1. Street Grid and Block Length: The applicant has retained the previously approved street grid and block dimensions. The block length along Westpark Drive remains approximately 160 feet, which is consistent with the Comprehensive Plan and the Tysons Urban Design Guidelines (TUDG), which establish a maximum block length of 600 feet.

Office of Community Revitalization
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
www.fcrevit.org



2. Pedestrian Hierarchy: The applicant has provided an updated Pedestrian Hierarchy Plan and enhanced the pedestrian connectivity within the Block through the creation of a new pedestrian loop around the proposed building. Pedestrian connectivity through the block to Tysons Boulevard is retained and enhanced through the addition of a garden terrace amenity. This pedestrian connection is a critical link providing pedestrian access to the Tysons Corner Metrorail station.
3. Streetscape Design: The application is consistent with the recommendations of the Comprehensive Plan and the TUDG regarding streetscape dimensions. The applicant has provided a general palette of streetscape materials and furnishings that are cohesive throughout the Arbor Row development.
 - a. The applicant has redesigned the residential lobby entrance. Using paving materials, the applicant has clearly delineated a path for pedestrians through the driveway. These materials are carried south to provide an improved pedestrian pathway across the garage entrance.
 - b. Areas for outdoor seating within the building zone are accommodated along Westpark Drive and Jones Branch Drive Extension. These areas are well located and should help to create an active and vibrant street presence.
4. Utilities:
 - a. The applicant has retained the previously approved option to locate electric transformers above ground within the building zone, with appropriate screening. While OCR encourages applicants to locate these utilities within buildings or below ground where possible, the identified location is away from active street uses and accommodates a pedestrian path and planting areas adjacent to the building. The proposed transformer locations should not negatively impact the pedestrian experience.
5. Building Design: The building design and massing is generally consistent with the previous approval and the recommendations of the TUDG. Build-to lines are generally in agreement with the Comprehensive Plan.
 - a. Active uses, including retail and residential lobby areas, are located along Westpark Drive and Jones Branch Drive Extension. Areas for outdoor retail spaces within the building zone have also been identified; these areas will help to enliven street activity.
 - b. The applicant has proposed diverse building materials, fenestration patterns, and a variegated street wall. The combination of design elements and building materials create an interesting streetscape.
 - c. The proposed architectural panel system and balcony locations create an interesting structure on the north and south elevations and should create a unique feature in Tyson's skyline.
6. Parking Structure Design: Parking is provided in a rear parking structure that is integrated with the building design and located partially below grade. The applicant has provided an aluminum / glass screening system at the pedestrian grade along the eastern and western garage façades, where the primary pedestrian activity occurs. This façade is designed to mimic storefronts. On the south side, the applicant has screened the ground level with landscaping in order to provide a pleasant and attractive experience in the recreation area. Private outdoor amenity space for the building residents is proposed on top of the parking structure, so that no garage parking will be exposed to the surrounding buildings.

7. Urban Parks: The applicant is proposing to enhance previously approved public park to the rear of the site through introducing new amenities areas. The added garden terrace and butterfly garden area compliment the proposed change in use and serve to enhance the pedestrian experience.

CC: Suzanne Wright, Staff Coordinator, DPZ/ZED
Scott Sizer, Revitalization Program Manager, OCR
OCR File



County of Fairfax, Virginia

MEMORANDUM

DATE: October 22, 2015

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

FROM: Bin Zhang, Tysons Corner Site Reviewer
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: #PCA/CDPA 2011-PR-023; LDS Project #9698-ZONA-001-1;
#FDP 2011-PR-023-04; LDS Project #25530-ZONA-005-1;
Arbor Row Block D; PCA/CDPA/FDP dated October 5, 2015;
Scotts Run Watershed; Tax Map #029-4-((7))-2A; 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

Preliminary computation has been provided to demonstrate compliance with Stormwater Management Ordinance (SWMO) Article 4.

Stormwater Quantity Control

The site is currently served by Pond C. 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 reducing the site imperviousness and various runoff reduction practices. The applicant also reserves the right to use Pond C. **Please note the existing condition used in the analysis shall be the undeveloped condition of the site.**



Adequate Outfall

A preliminary outfall analysis has been provided. The narrative is based on the old criteria. At site plan, the applicant shall demonstrate compliance with the channel protection and flood protection requirements of SWMO 124-4-4.

Tysons Corner Urban Center, Areawide Recommendations

The applicant has provided a preliminary computation on the FDP stating that 106% of the total site area is captured by a BMP, and 1.00 inch of rainfall will be retained and reused on-site through the use of runoff reduction methods including rainwater harvesting, infiltration, and bio-retention. The retention depth achieved includes treatment of offsite areas along Westpark Drive and Jones Branch Drive Extension. The applicant indicates that LEED stormwater credits 6.1 and 6.2 shall be obtained through the use of various BMPs.

Other Comments:

With respect to the preliminary design information that is shown on the CDPA/FDP, DPWES offers the following additional comments:

1. PCA/CDPA Sheet C-10.00. FDP Sheet C-9.0.
 - (1) Checklist Item #3 is inconsistent with Sheet 10.04.
 - (2) Maintenance access to the detention vault and infiltration facility is through hose extension from Jones Branch Drive Extension. Further details shall be provided at final site plan per PFM 2-1200. The analysis should also address needs of vault replacement or major maintenance needs.
2. PCA/CDPA Sheet C-10.01. FDP Sheet C-8.2. The applicants stated that they would reserve the right to use offsite nutrient credit to satisfy the water quality requirements. This would be further evaluated at site plan.
3. PCA/CDPA Sheet C-10.02; FDP Sheet C-8.3. Deviations/Modifications of Sections 6-1306.3F, 6-1303.1A, 6-1303.2I, 6-1307.2F, 6-1307.2D and 6-1303.2G 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. 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 CDPA/FDP, is achieved. 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. 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.

4. PCA/CDPA Sheet C-10.03. FDP Sheet C-9.6. LEED SS6.1 should verify volume reduction in cubic foot.
5. PCA/CDPA Sheet C-10.04. FDP Sheet C-9.1.
 - (1) Provide rainwater harvesting demand and supply analysis to support the efficiency claimed.
 - (2) 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 for building related reuse, a code modification may be required. Refer to Virginia amendments to Chapter 29 of the 2012 International Building Code.
6. PCA/CDPA Sheets C-10.05&C-10.06. FDP C-9.2&C-9.3.
 - (1) Provide summary of the peak discharge from pre/post 2 year and 10 year storm.
 - (2) The site is currently served by Pond C. The existing condition used in the detention analysis shall be the undeveloped condition of the site.
 - (3) The reuse chamber of the vault cannot be used toward detention. When route runoff through the vault, the reuse chamber shall be assumed full.
7. PCA/CDPA Sheets C-10.07&C-10.08. FDP C-9.4&C-9.5.
 - (1) The Contech Filter is provided inside the detention cistern. Credits cannot be given to both rainwater reuse and Contech Filter. It is treating the same water.
 - (2) Provide sizing of the Contech Filter. How many units are required?
 - (3) **In the VRRM spreadsheet, Credit is only available for dedicated year-round drawdown/demand for the water. While seasonal practices (such as irrigation) may be incorporated into the site design, they are not considered to contribute to**

Suzanne Wright, Staff Coordinator
#PCA/CDPA 2011-PR-023; LDS Project #9698-ZONA-001-1;
#FDP 2011-PR-023-04; LDS Project #25530-ZONA-005-1;
Arbor Row Block D
Page 4 of 4

the treatment volume credit (for stormwater purposes) unless a drawdown at an equal or greater rate is also realized during non-seasonal periods (e.g. treatment in a secondary runoff reduction practice during non-irrigation months).

8. PCA/CDPA Sheets C-10.09 to C-10.11. FDP Sheets C-8.0 to C8.2. The narrative is based on the old criteria. At site plan, the applicant shall demonstrate compliance with the channel protection and flood protection requirements of SWMO 124-4-4.
9. The civil sheets for the CDPA and FDP depict proposed electric transformers and switchgear on a pad along the west side of proposed Building D. Staff and the applicant have discussed design options that include placing transformers and switchgear inside the ground floor level of a building. Staff recommends adjusting the transformer and switchgear location accordingly.
10. An overall streetlight plan has been submitted for the Arbor Row development and has begun implementation with the Arbor Row Blocks E and F site plans. Staff recommends accounting for these light locations on the Block D FDP and verifying adequate photometric at this juncture prior to site plan submittal. The applicant indicates that the locations for lighting shown on the FDP are consistent with the overall light plan for Arbor Row. A photometric plan will be provided at Site Plan.

Notwithstanding any notes, analysis, computations, narrative, facilities, details and/or design presented on the CDPA/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.



County of Fairfax, Virginia

MEMORANDUM

DATE: July 8, 2015

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

FROM: Laurie Stone
Strategic Planner
Fire and Rescue Department

SUBJECT: Zoning Application Analysis

REFERENCE: PCA/CDPA 2011-PR-023 (Cityline Partners, LLC)
FDP 2011-PR-023-04 (Renaissance Centro Tysons, LLC)

The Fire and Rescue Department (FRD) is providing the following comments on the referenced plan amendment and rezoning application.

Current Fire and Rescue Service Delivery

The proposed Renaissance Centro Tysons, LLC ("Renaissance") development is located in the emergency response area of the Tysons Corner Fire and Rescue Station 29 located on Spring Hill Road. The next closed fire station is the Dunn Loring Fire and Rescue Station 13 located on Gallows Road.

Emergency Response Impact of Proposed Development

The PCA/CDPA and FDP for the Renaissance development propose to substitute a hotel with a 110-140 multi-family unit residential building with up to twenty-seven (27) stories including 6,028 square feet of accessory retail and services.

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 responded to 2,764 incidents and the Dunn Loring Fire and Rescue Station responded to 2,953 incidents, an average of eight calls per day for each station. The potential impact on emergency services of the additional 275-350 residential population currently can be handled by the existing fire stations. Although a projected increase in call volume from one rezoning case may not exceed a fire station's workload capacity, multiple rezoning cases in a station's response area could significantly impact that station's availability and overall response times to emergency incidents.

Furthermore, residential dwelling units may be 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.

**Proudly Protecting and
Serving Our Community**

Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
703-246-2126
www.fairfaxcounty.gov/fire



Traffic Signal Preemption Equipment for Emergency Responders:

As Fairfax County increases in population density and roadways become more congested, it will be more challenging for FRD to meet response time goals to emergency incidents. To improve response times, the FRD is aggressively pursuing installation of preemption equipment on traffic signals throughout the county. Traffic preemption also improves both civilian and firefighter safety by reducing the potential for accidents at intersections.

In summary, the proposed development of 110-140 new residential dwelling units could have an impact on Fire and Rescue services of additional incidents per year. Although the existing fire stations can absorb this higher call volume, multiple new developments in a station's area could significantly impact response times to all emergency incidents. Therefore, the FRD requests the developer proffer the cost of preemption devices for traffic signals (\$10K each) located along the primary travel route from the closest fire station. The attached map identifies the traffic signals needing preemption equipment.

Please contact me at 703-246-3889 if you have any questions regarding the comments.



FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

June 1, 2015

RECEIVED
Department of Planning & Zoning

JUN 09 2015

Zoning Evaluation Division

TO: Barbara Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning

FROM: Aimee Holleb, Assistant Director *AH*
Office of Facilities Planning Services

SUBJECT: PCA 2011-PR-023, City Line Partners, Arbor Row Block D

ACREAGE: 1.99

TAX MAP: 29-4 ((7)) 2A

PROPOSAL:

The proffer condition application requests to amend the existing PTC zoning to change the mix of uses in Block D, which would permit an additional 110 to 140 high-rise multi-family units.

ANALYSIS:

School Capacities

The schools serving this area are Westbriar Elementary, Kilmer Middle, and Marshall High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 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 Proposed 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 Proposed 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.

Barbara Berlin
 June 1, 2015
 Page 2
 PCA 2011-PR-023, City Line Partners, Arbor Row Block D

Proposed

Units in addition to those approved in the original rezoning.

School level	Mid/High-rise Multi-family ratio	<u>Proposed</u> # of units	Estimated Student yield
Elementary	.056	110 to 140	6 to 8
Middle	.016	110 to 140	2
High	.028	110 to 140	3 to 4

11 to 14 total

2013 Countywide student yield ratios (November 2014)

RECOMMENDATIONS:

Proffer Contribution

A net of 11 to 14 new students is anticipated (6 to 8 Elementary, 2 Middle, and 3 to 4 High). Based on the approved Residential Development Criteria, a proffer contribution between \$129,239 (11 x \$11,749) and \$164,486 (14 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].

It is also recommended that proffer payment occur at the time of site plan or first building permit approval. A proffer contribution at the time of occupancy is not recommended since this does not allow the school system adequate time to use the proffer contribution to offset the impact of new students.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. 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.

ADDITIONAL INFORMATION:

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 MFHR	138
RZ 2006-PR-028	Towers Crescent	Approved	756 MFHR	58
RZ 2010-PR-021	Capital One	Approved	1,297 MFHR	113

Barbara Berlin
 June 1, 2015
 Page 3
 PCA 2011-PR-023, City Line Partners, Arbor Row Block D

RZ 2010-PR-022	Campus Point Realty	Pending	1,615 MFHR	178
RZ 2011-PR-005	NVC & Clyde's	Approved	428 to 1,546 MFHR	47 to 169
RZ 2011-PR-010 & 011	Cityline Partners	Under Constr.	2,308 MFHR	254*
RZ 2011-HM-013 & 013	Dominion Square	Pending	1,260 to 2,000 MFHR	133 to 212
RZ 2011-PR-023	Arbor Row	Approved	685 to 1,174 MFHR	63 to 102
RZ 2011-HM-026	Q-R Spring Hill	Pending	341 MFHR	29
RZ 2011-HM-027	1587 Springhill Holdings	Pending	501 MFHR	45
RZ 2011-HM-032	Tysons West	Under Constr.	425 to 669 MFHR	47 to 73
RZ 2012-PR-002	Greensboro Park	Approved	520 MFHR	58
RZ 2013-PR-009	Tysons Westpark	Pending	1,280 MFHR	136
RZ 2014-PR-017	Meridian Science 7980	Pending	330-465 MFHR	35 to 49
RZ 2015-PR-006	International Place	Pending	511 MFHR	50

AJH/gjb

Attachment: Locator Map

cc: Patty Reed, School Board Member, Providence District
 Jane Strauss, School Board Member, Dranesville District
 Pat Hynes, School Board Member, Hunter Mill District
 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

Conceptual Development Plan Amendment

CDPA 2011-PR-023

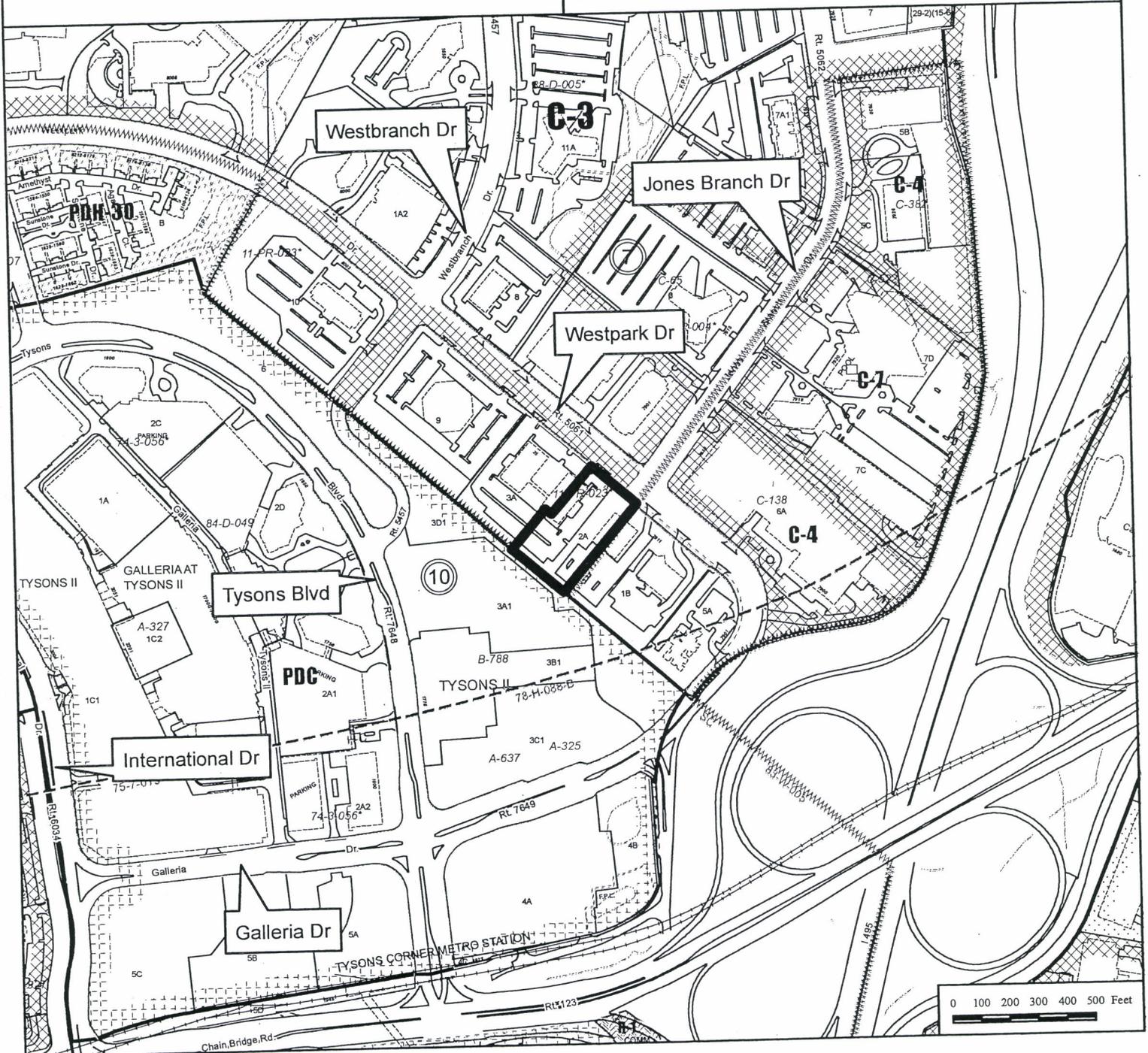
Applicant: CITYLINE PARTNERS LLC
Accepted: 04/22/2015
Proposed: AMEND CONCEPTUAL DEVELOPMENT PLAN ASSOCIATED WITH RZ 2011-PR-023
Area: 2 AC OF LAND; DISTRICT - INPUT REQUIRED
Zoning Dist Sect: Located: SOUTH SIDE OF WESTPARK DRIVE AT ITS INTERSECTION WITH JONES BRANCH DRIVE
Zoning: PTC
Overlay Dist:
Map Ref Num: 029-4- /07/ /0002A

Proffered Condition Amendment

PCA 2011-PR-023

APPENDIX 13

Applicant: CITYLINE PARTNERS LLC
Accepted: 04/22/2015
Proposed: AMEND PROFFERS AND CONDITIONS ASSOCIATED WITH RZ 2011-PR-023
Area: 2 AC OF LAND; DISTRICT - INPUT REQUIRED
Zoning Dist Sect: Located: SOUTH SIDE OF WESTPARK DRIVE AT ITS INTERSECTION WITH JONES BRANCH DRIVE
Zoning: PTC
Overlay Dist:
Map Ref Num: 029-4- /07/ /0002A





FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

APPENDIX 14

RECEIVED
Department of Planning & Zoning

MAY 22 2015

Zoning Evaluation Division

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

May 20, 2015

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: CDPA/PCA 2011-PR-023
Arbor Row Block D
Tax Map: 29-4

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing 8-inch on site and a 12-inch water main located in Westpark Drive. See the enclosed water system map.
3. The installation of a 24-inch water main in Westpark Drive will also be required in conjunction with this site development
4. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Ross Stilling, P.E., Chief, Site Plan Review at (703) 289-6385.

Sincerely,

Gregory J. Prelewicz, P.E.
Manager, Planning Department

Enclosure



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 703-324-1290, TTY 711
 www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: PCA/CDPA 2011-PR-023
 (Assigned by staff)

RECEIVED
 Department of Planning & Zoning

MAR 30 2015

Zoning Evaluation Division

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Cityline Partners LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the PTC District to the PTC District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA <input checked="" type="checkbox"/>	CDP <input type="checkbox"/>	CSP <input type="checkbox"/>	FDP <input type="checkbox"/>	CDPA <input checked="" type="checkbox"/>	CSPA <input type="checkbox"/>	FDPA <input type="checkbox"/>
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LEGAL DESCRIPTION:

Lot 2A		Westpark Subdivision	22837	1888
(See also attached Legal Description)				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

29-4	((7))		2A	± 1.99616 Acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

7913 Westpark Drive, McLean, VA 22102

ADVERTISING DESCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

South side of Westpark Drive (Route 5061) at its intersection with Jones Branch Drive (Route 5062)	
PRESENT USE: Approved Mixed-Use (Hotel and Retail)	PROPOSED USE: Mixed Use (Multi-family Residential and Retail)
MAGISTERIAL DISTRICT: Providence	OVERLAY DISTRICT (S):

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Thomas D. Fleury
 Cityline Partners LLC

Type or Print Name

1651 Old Meadow Road, Suite 650
 McLean, VA 22102

Address

Signature of Applicant or Agent

(Work) _____ **(Mobile)** _____

Telephone Number

John C. McGranahan, Jr., Esq.
 Hunton & Williams LLP
 1751 Pinnacle Drive, Suite 1700
 McLean, VA 22102
 (703) 714-7464 (jmcgranahan@hunton.com)

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE

Date application accepted: April 22, 2015

Donalinda Lebes

Fee Paid \$ 15,460.00

PCA/CDPA 2015-0103/0104

mpc
 4/22/15

Conceptual Development Plan Amendment

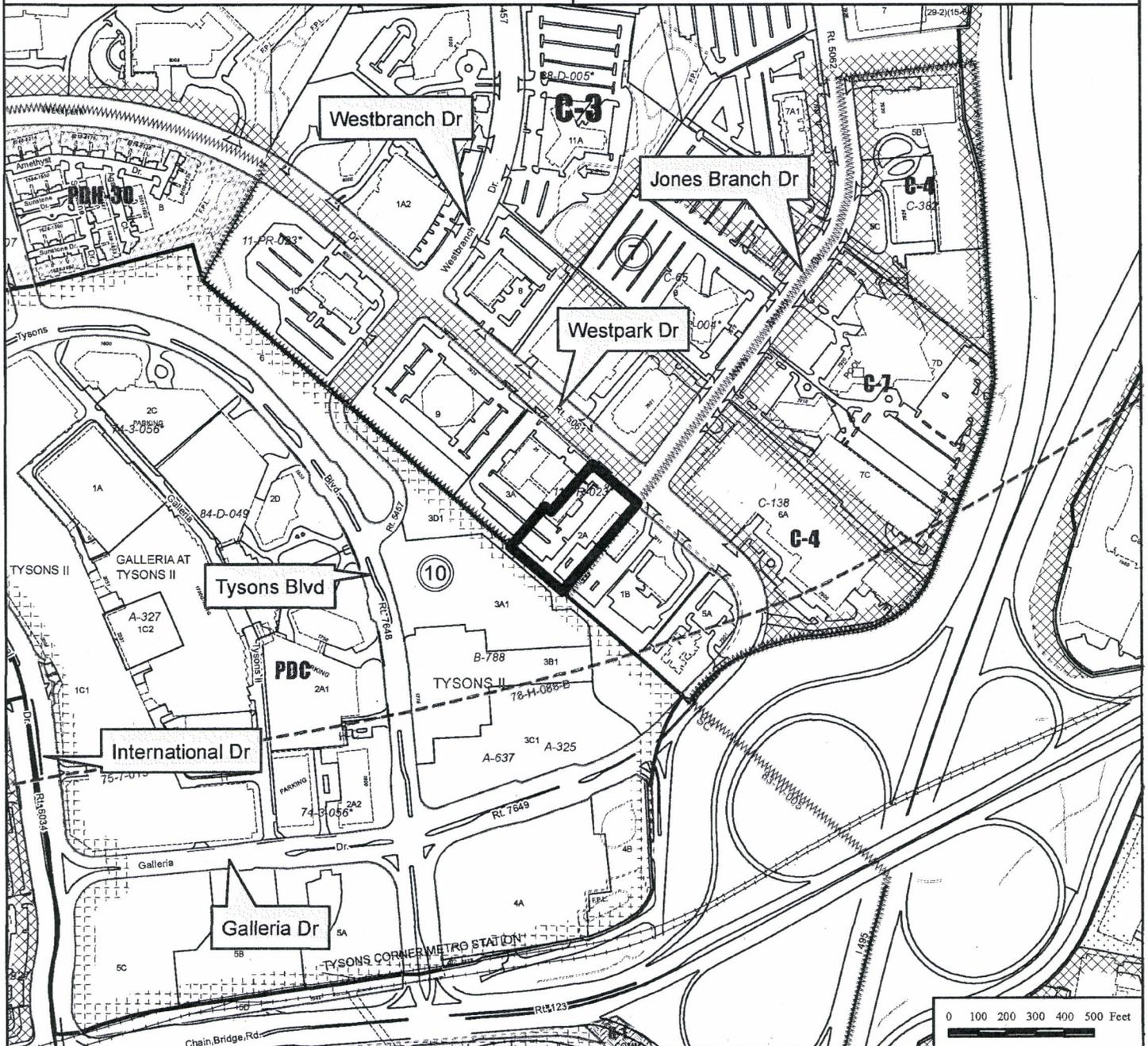
CDPA 2011-PR-023

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Zoning: PTC
Overlay Dist:
Map Ref Num: 029-4- /07/ /0002A

Proffered Condition Amendment

PCA 2011-PR-023

Applicant: CITYLINE PARTNERS LLC
Accepted: 04/22/2015
Proposed: AMEND PROFFERS AND CONDITIONS ASSOCIATED WITH RZ 2011-PR-023
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Zoning: PTC
Overlay Dist:
Map Ref Num: 029-4- /07/ /0002A





County of Fairfax, Virginia

MEMORANDUM

DATE: October 19, 2015

TO: Suzanne Wright, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh C. Whitehead, Urban Forester III
Forest Conservation Branch, DPWES

SUBJECT: Arbor Row Block D PCA/CDPA 2011-PR-023
FDP 2011-PR-023-04

RECEIVED
Department of Planning & Zoning

OCT 20 2015

Zoning Evaluation Division

I have reviewed the above referenced PCA/CDPA/FDP submission for the subject site, stamped as received by the Zoning Evaluation Division on October 6, 2015, and proffers dated October 5, 2015.

All Forest Conservation Branch (FCB) staff comments made during review of previous submissions of this application have been adequately addressed. FCB staff has no additional comments at this time.

If there are any questions or further assistance is desired, please contact me at (703)324-1770.

HCW/
UFMDID #: 201084

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





County of Fairfax, Virginia

MEMORANDUM

DATE: June 10, 2015

TO: Suzanne Wright
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sharad Regmi, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. PCA/CDPA 2011-PR-023**
Tax Map No. 029-4-((07))-0002A

The above referenced zoning application is within Tysons Corner Urban Center (see attached map). As such, prior to site plan submission, the applicant shall be required to provide sewer capacity analysis study to Wastewater Planning and Monitoring Division of all the lines within the Urban Center which its site contributes flow to. If it is determined that any of the lines within the Tysons Corner Urban Center are inadequate, the applicant will be required to perform necessary upgrades prior to or concurrent with site plan submission.

For sanitary trunk sewers that serve the Tysons Corner Urban Center but are located beyond the boundary of the Center, the projected wastewater flow is anticipated to increase significantly, resulting in potentially overloading the system. To accommodate the added flow, pipe improvement will be necessary in the future, hence, the possibility of pro-rata share may be applicable.

If you have any questions or comments, please do not hesitate to contact me at 703-324-5008.

FAIRFAX COUNTY
WASTEWATER MANAGEMENT



Quality of Water = Quality of Life

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division

12000 Government Center Parkway, Suite 358
Fairfax, VA 22035

Phone: 703-324-5030, **Fax:** 703-803-3297

www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: May 19, 2015

TO: Suzanne Wright
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 2011-PR-023-04**
Tax Map No. 029-4-((07))-0002-A

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.



ZONING ORDINANCE PROVISIONS

6-500 PTC PLANNED TYSONS CORNER URBAN DISTRICT**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.

16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		