APPLICATION ACCEPTED (RZ 2011-HM-012): February 1, 2011
APPLICATION ACCEPTED (FDP 2011-HM-012): October 6, 2016
PLANNING COMMISSION: January 18, 2017
BOARD OF SUPERVISORS: February 14, 2017

County of Fairfax, Virginia

January 4, 2017

STAFF REPORT

RZ/FDP 2011-HM-012

HUNTER MILL DISTRICT

APPLICANT: CARS-DB1, LLC

EXISTING ZONING: C-7 with SC and HC Overlays

PROPOSED ZONING: PTC with SC and HC Overlays

PARCELS: 29-3 ((1)) 2C1, 2C2, 2D (RZ)
29-3 ((1)) 2D (FDP)

ACREAGE: 7.63 acres (RZ)
2.00 acres (FDP)

FAR/DENSITY:

Residential:	2.63 - 4.47 FAR
Office:	2.50 FAR
Retail:	0.21 – 0.27 FAR

Maximum FAR (Option 1): 7.25 FAR

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

PROPOSAL: RZ 2011-HM-012: To rezone property to the Planned Tysons Corner Urban District (PTC District) for a mixed-use development consisting of two office towers, two multi-family residential towers, an above-grade urban park, and an at-grade athletic field. Two alternative development options, as provided in the rezoning's Conceptual Development Plan and proffers, would permit development of the at-grade athletic field site with either two multi-family residential towers or two mid-rise residential buildings.

Bob Katai

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

FDP 2011-HM-012: To approve a final development plan on a portion of land area of RZ 2011-HM-012 for an athletic field.

STAFF RECOMMENDATIONS:

Staff recommends denial of RZ 2011-HM-012. However, if it is the intent of the Board of Supervisors to approve RZ 2011-HM-012, staff recommends that the approval be subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends denial of FDP 2011-HM-012. However, if it is the intent of the Planning Commission to approve FDP 2011-HM-012, staff recommends that the approval be subject to the draft development conditions contained in Appendix 2 and subject to the Board's approval of RZ 2011-HM-012.

If it is the intent of the Board of Supervisors to approve RZ 2011-HM-012, staff recommends that the approval be subject to approval of the following modifications and waivers for RZ 2011-HM-012.

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

- Modification of Sect. 2-506 of the ZO to allow for a parapet wall, cornice or similar projection to exceed the established height limit by more than three feet but not more than 12 feet to screen mechanical equipment, as may be indicated on an FDP.

- Waiver of Par. 14 of Sect. 6-505 of the ZO to allow outdoor display and outdoor storage of vehicles associated with existing vehicle sales, rental, and ancillary service establishments.

- Wavier of Sect. 6-506 of the ZO, which requires a minimum district size of 10 acres.

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

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

- Waiver of Par. 2 of Sect. 11-302 of the ZO to allow a private street to exceed 600 feet in length to that shown on the CDP/FDP.

- Waiver of Par. 8 of Sect. 13-202 of the ZO to modify the interior landscaping

requirements for parking lots to that which are shown on the CDP/FDP.

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

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

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

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

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

- Waiver of Par. 7 of Sect. 17-201 of the ZO to permit the applicant to establish parking control signs (including spacing and location) and parking meters along private streets within and adjacent to the development in coordination with the Fairfax County Department of Transportation.

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

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

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

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

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

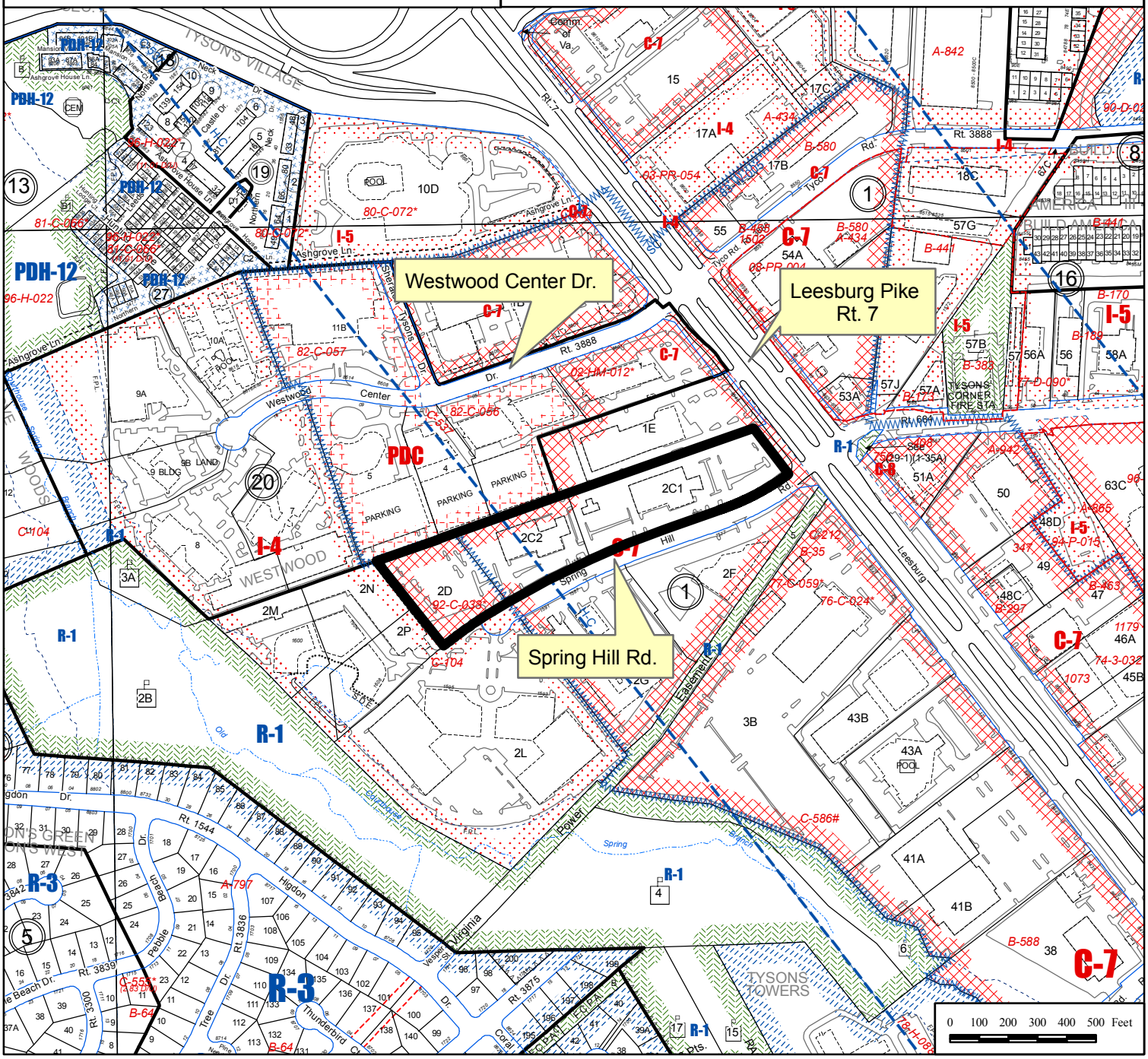
X:\DPZ\Tysons-Core\CASES\CARS - West Landbay\Staff Report and Conditions\00 -- Consolidated Staff Report for Dominion Square-West Landbay RZ 2011-HM-012.docx

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

Rezoning Application

RZ 2011-HM-012

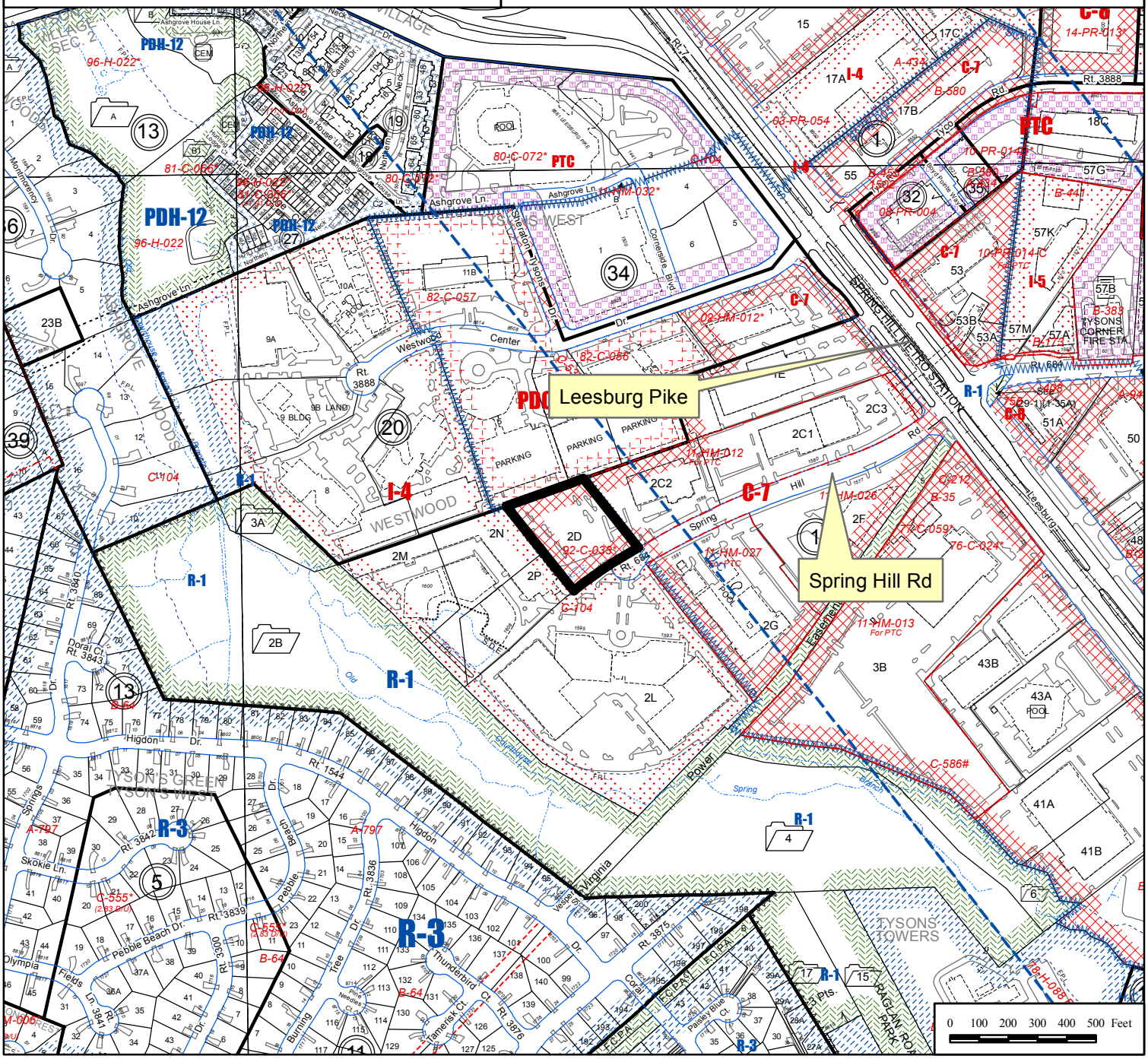
Applicant:	CARS-DB1, LLC
Accepted:	05/24/2011
Proposed:	MIXED USE
Area:	7.62 AC OF LAND; DISTRICT - HUNTER MILL
Located:	NORTHWEST QUADRANT OF THE INTERSECTIONOF SPRING HILL ROAD AND LEESBURG PIKE
Zoning:	FROM C- 7 TO PTC
Overlay Dist:	SC, HC
Map Ref Num:	029-3- /01/ /0002C1 /01/ /0002C2 /01/ /0002D



Final Development Plan

FDP 2011-HM-012

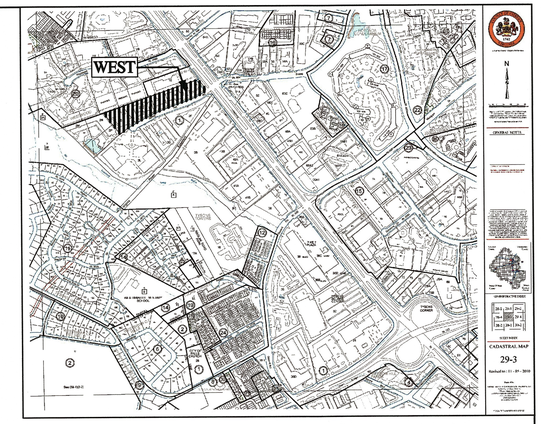
Applicant:	CARS-DB1, LLC
Accepted:	10/06/2016
Proposed:	ATHLETIC FIELD
Area:	2 AC OF LAND; DISTRICT - HUNTER MILL
Zoning Dist Sect:	
Located:	NORTH SIDE OF SPRING HILL ROAD APPROXIMATELY 1,000 FEET WEST OF ITS INTERSECTION WITH LEESBURG PIKE
Zoning:	PTC
Overlay Dist:	
Map Ref Num:	029-3- /01/ /0002D



DOMINION SQUARE
WEST LANDBAY RZ-2011-HM-012
CONCEPTUAL DEVELOPMENT PLAN

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

FEBRUARY 1, 2011
MARCH 7, 2011
MAY 18, 2011
JULY 16, 2013
MAY 7, 2014
JUNE, 27 2016
SEPTEMBER 16, 2016
NOVEMBER 07, 2016



VICINITY MAP
1"=1000'

SHEET INDEX:

CIVIL

C-1	COVER SHEET
C-2	NOTES, WAIVERS AND MODIFICATIONS
C-3	DEVELOPMENT TABULATIONS
C-4	EXISTING CONDITIONS – OVERALL
C-5	EXISTING CONDITIONS PLAN
C-6	EXISTING CONDITIONS PLAN
C-7	EXISTING VEGETATION MAP
C-8	OVERALL CONCEPTUAL DEVELOPMENT PLAN
C-9	CONCEPTUAL DEVELOPMENT PLAN
C-10	CONCEPTUAL DEVELOPMENT PLAN
C-11	CDP OPTIONAL LAYOUT PLANS
C-12	OVERALL ULTIMATE CDP SWM EXHIBIT
C-12A	OVERALL BASE OPTION CDP SWM EXHIBIT
C-13	STORMWATER MANAGEMENT COMPUTATIONS
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C-18	STORMWATER MANAGEMENT DETAILS
C-19	ADEQUATE OUTFALL DESCRIPTION
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A-5.0-8.0	SECTIONS
A-9.0-20.0	SHADOW STUDY
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LANDSCAPE ARCHITECTURE:

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L-001	OVERALL PLAN
L2-001	PEDESTRIAN HIERARCHY
L2-002	PEDESTRIAN HIERACHY – CONTEXT
L3-001	TREE PLAN
L3-002	TREE CANOPY CALCULATIONS
L4-001	URBAN PARKS PLAN AND CALCULATIONS
L4-002	PARK AND OPEN SPACE CHARACTER IMAGES
L4-003	URBAN PARKS ENLARGEMENT
L5-001	PERSPECTIVES
L5-002	PERSPECTIVES
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L6-001	ELEVATIONS
L7-001	SECTIONS
L7-002	SECTIONS
L7-003	SECTIONS
L8-001	TYPICAL STREETSCAPE ENLARGEMENTS
L8-002	TYPICAL STREETSCAPE ENLARGEMENTS
L8-003	TYPICAL STREETSCAPE ENLARGEMENTS
L9-001	TYPICAL TREE DETAILS
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L10-002	PHASING DIAGRAMS
L10-003	PHASING DIAGRAMS
L10-004	PHASING DIAGRAMS

CONCEPTUAL DEVELOPMENT RENDERING

EXHIBITS

S-1	ROAD DESIGN STANDARDS SUMMARY
S-2	EXISTING USE CDP BUILDABLE AREA
S-3	INTERIM CDP ROAD & BUILDABLE AREA

TAX MAP NO.
29-3 ((1)) 2C1, 2C2, 2D (RZ 2011-HM-102)

COMMONWEALTH OF VIRGINIA
11/7/16
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

APPLICANT
CARS – DBI, LLC
8270 GREENSBORO DRIVE, SUITE 950
McLEAN, VIRGINIA 22102

OWNER'S REPRESENTATIVE
LINCOLN PROPERTY COMPANY
101 CONSTITUTION AVE NW, SUITE 325 EAST
WASHINGTON, DC 20001
DONALD E. BOWERS, JR
(202) 513-6700

LAND USE ATTORNEY
WALSH, COLUCCI, LUBELEY, & WALSH, P.C.
2200 CLARENDON BLVD, SUITE 1300
ARLINGTON, VIRGINIA 22201
ELIZABETH D. BAKER
(703) 528-4700

ARCHITECT
WDG ARCHITECTURE
1025 CONNECTICUT AVE NW, SUITE 300
WASHINGTON, D.C. 20036
SITI ABDUL-RAHMAN, AIA
(202) 857-8300

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

LANDSCAPE ARCHITECT
LANDDESIGN INC.
200 S. PEYTON STREET
ALEXANDRIA, VIRGINIA 22314
STEPHANIE PANKIEWICZ
(703) 549-7784

TRANSPORTATION
WELLS + ASSOCIATES, INC.
1420 SPRING HILL ROAD, SUITE 610
TYSONS CORNER, VIRGINIA 22102
MIKE PINKOSKE
(703) 971-6620

VIKA NUMBER VV7096C
SHEET C-1

FILE P:\projects\7096\7096C(WEST)\CADD - PV\PLANNING\PLANNING DRAWINGS\7096C-WEST C-01 COVER.dwg USER:walsh DATE:Nov, 07 2016 TIME: 09:28 am

NOTES

1. THE PROPERTY SUBJECT TO RZ 2011-HM-012 AND SE 20A-HM IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS 29-3 ((1)) 2C1, 2C2 AND 2D. PARCELS 2C1 AND 2C2 ARE CURRENTLY ZONED C-7, HC AND SC. THE PURPOSE OF THESE APPLICATIONS IS TO REZONE TO THE PTC, HC AND SC TO DEVELOP THE PROPERTY AS SHOWN ON THE CDP.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD VERIFIED BY VIKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET. SEE SHEET C-4, NOTE 5 FOR SOURCE OF TOPOGRAPHIC INFORMATION.
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA, INC.
5. THE PROPERTY IS LOCATED IN THE SOUTH SUB DISTRICT OF THE TYSONS WEST DISTRICT OF THE TYSONS CORNER URBAN CENTER OF THE FAIRFAX COMPREHENSIVE PLAN.
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
7. STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE AND WILL BE CONSTRUCTED AS A BELOW GROUND SYSTEM, UNLESS CONSTRUCTED AS A TEMPORARY FACILITY TO ALLOW PHASED CONSTRUCTION. IN EITHER CASE, AN ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY WILL BE PROVIDED. THE APPLICANT THEREFORE RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES SHOULD THE DEVELOPMENT BE COMPLETED IN PHASES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, INFILTRATION FACILITIES OR UNDERGROUND VAULTS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FAIRFAX COUNTY SWM/BMP STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION FOR THE SPECIFIED FACILITY.
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
10. THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON THE PARCELS.
11. ALL SUBJECT PROPERTIES ARE LOCATED WITHIN A RMA ZONE. THERE IS NOT MINOR FLOODPLAIN ON THE WEST LAND BAY.
12. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS, AND SUBJECT TO MARKET TIMING.
13. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET AND SHEET S-1.
14. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL DEVELOPMENT PLAN.
15. THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE APPROXIMATE AND ARE BEING PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF FINAL DEVELOPMENT PLAN WITHOUT THE NEED TO AMEND THE CONCEPT DEVELOPMENT PLAN SO LONG AS IT IS CONSISTENT WITH DEVELOPMENT TABULATIONS ON SHEETS C-3.
16. ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
17. NO DEDICATION TO THE PUBLIC RIGHT(S) OF WAY ON LEESBURG PIKE IS PROPOSED WITH THIS APPLICATION.
18. THE PROPOSED DEVELOPMENT WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
19. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLE 6 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED BASED ON THE ACTUAL AMOUNT OF GFA FOR OFFICE AND/OR OTHER NON-RESIDENTIAL USES, AND THE ACTUAL NUMBER OF DWELLING UNITS.
20. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN.
21. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
22. TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN THE ZONING ORDINANCE SECTION 13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX.
23. DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES AS APPROVED ON THE CDP AND/OR FDP.
24. THERE ARE NO EXISTING MAJOR UTILITY EASEMENTS GREATER THAN TWENTY-FIVE FEET (25') WITHIN THE APPLICATION AREA.
25. APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA OF EACH BUILDING WITH THE FDP, WITHIN THE RANGES SHOWN ON THE DEVELOPMENT TABULATIONS SHEETS C-3, AND AS SET FORTH IN THE PROFFERS.
26. MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY PER SECTION 18-204 OF THE ZONING ORDINANCE.
27. THE SUBJECT PROPERTIES MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON CDP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWE&S WITHOUT REQUIRING MODIFICATION OF THE CDP PLAT OR PRELIMINARY PLAN.
28. ACCESSORY USES AS IDENTIFIED UNDER ARTICLE 2 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING MODIFICATION OF THE FDP. THESE USES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
    1. ACCESSORY STRUCTURES
    2. FLAG POLES
    3. FENCES
    4. CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES
    5. OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOOPS
    6. AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT
    7. BAY WINDOWS, ORIELS AND CHIMNEYS
    8. ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS
    9. OUTDOOR PATIOS NOT OVER FOUR (4) FEET IN HEIGHT ABOVE THE FINISHED GRADE
    10. DECORATIVE WALLS FOR LANDSCAPING NOT OVER THREE (3) FEET IN HEIGHT ABOVE THE FINISHED GRADE
29. PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM CRITERIA. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF FDP.
30. ALL STREET STRIPING SHOWN HEREON IN CONCEPTUAL AND SUBJECT TO CHANGE AND VDOT APPROVAL.
31. PHASING OF PROPOSED IMPROVEMENTS MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER OR AS STAND ALONE OPTION(S).
32. AREAS OF SHARED PARKING, MANAGED PARKING OR TANDEM PARKING SHALL BE DEMONSTRATED ON THE FDP.
33. ALL ELECTRICAL TRANSFORMERS TO BE LOCATED BEHIND THE PUBLIC SIDEWALKS (ABOVE OR BELOW GROUND).
34. TRANSFER OF DENSITY BETWEEN RZ 2011-HM-012 AND RX 2011-HM-013 WILL NOT OCCUR.

EXISTING BUILDING CHART:

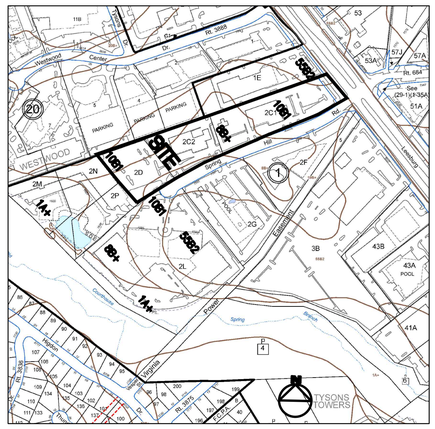
TAX MAP/PARCEL NO.	YEAR BUILT	BUILDING TO BE REMOVED
1. 29-3((1)) 2C1	1981	YES
2. 29-3((1)) 2C2	1981	YES
3. 29-3((1)) 2D	N/A	VEHICLE SALES LOT

(SEE EXISTING CONDITIONS SHEETS FOR BUILDING LOCATIONS IDENTIFIED ABOVE)

WORK FORCE HOUSING NOTE:

20% OF ALL THE DWELLING UNITS SHALL BE WORK FORCE DWELLING UNITS AND SHALL MEET THE REQUIREMENTS AS OUTLINED IN THE TYSONS CORNER COMPREHENSIVE PLAN. SEE PROFFERS

SOILS MAP 1"=500'



SOIL TYPE CLASSIFICATIONS:

1. 8B+ WORSHAM SILT LOAM
2. 10B1 GLENVILLE SILT LOAM
3. 55B2 GLENELG SILT LOAM

ZONING ORDINANCE WAIVERS / MODIFICATIONS REQUESTED

ZONING ORDINANCE ARTICLE 2 - GENERAL REGULATIONS

1. APPLICANT REQUESTS A WAIVER / MODIFICATION OF SECTION 2-506-2 TO ALLOW FOR A PARAPET WALL, CORNICE OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN THREE (3) FEET BUT NOT MORE THAN 12 FEET IN ORDER TO SCREEN MECHANICAL EQUIPMENT, AS MAY BE INDICATED ON THE FDPS.
2. THE APPLICANT REQUESTS A 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 THAT MAY CREATE A CORNER LOT CONFIGURATION AS DEFINED IN THE ZONING ORDINANCE.

ZONING ORDINANCE ARTICLE 6 - PLANNED DEVELOPMENT DISTRICT REGULATIONS

3. APPLICANT REQUESTS A MODIFICATION OF ARTICLE 6-501-7 OF THE ZONING ORDINANCE FOR THE TYSON'S CORNER URBAN CENTER STREETSCAPE DESIGN IN FAVOR OF THAT SHOWN ON THE CDP. SPECIFIC AREAS INCLUDE:
    A. STREETSCAPE ALONG ROUTE 7 AT THE WMATA PLAZA FRONTAGE
    B. STREETSCAPE ALONG SPRING WAY ALONG THE NORTHWEST SIDE OF THE APPLICANT'S PROPERTY LINE
    C. STREETSCAPE ALONG C3 / C4 PRIVATE PLAZA (EXCEEDS THE BUILDING ZONE MAX.)
    D. STREETSCAPE ALONG DOMINION STREET (PRIVATE), UNDERNEATH C1 / C2 SKYPARK
4. A WAIVER OF SECTION 6-505 PARAGRAPH 14 PROHIBITING OUTDOOR DISPLAY AND OUTDOOR STORAGE OF VEHICLES ASSOCIATED WITH EXISTING VEHICLE SALE, RENTAL, AND ANCILLARY SERVICE ESTABLISHMENTS
5. A WAIVER OF SECTION 6-506 OF THE ZONING ORDINANCE REQUIRING A MINIMUM DISTRICT SIZE OF TEN (10) ACRES.

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

6. AS ALLOWED WITHIN ZONING ORDINANCE SECTION 10-104.3.E APPLICANT REQUESTS A WAIVER OF THE MAXIMUM FENCE HEIGHT FROM SEVEN (7) FEET TO FOURTEEN (14) FEET AROUND ACCESSORY USES / STRUCTURES LOCATED WITHIN THE REAR YARD FOR THOSE AREAS OF FENCING ASSOCIATED WITH ANY PROPOSED SPORTS COURTS AND URBAN PLAZA AREAS AS INDICATED ON THE CDP OR AS MAY BE INDICATED ON AN FDP, LOCATION AND MATERIAL OF FENCE TO BE ESTABLISHED AT FDP.

ZONING ORDINANCE ARTICLE 11 - PARKING AND LOADING

7. APPLICANT REQUESTS A MODIFICATION OF SECTION 11-202(4) REQUIRING MINIMUM DISTANCE OF FORTY (40) FEET OF A LOADING SPACE IN PROXIMITY TO DRIVE AISLES, TO THAT AS DEMONSTRATED ON THE CDP AND SHOWN ON APPROVED FDPS AT TIME OF FINAL SITE PLAN.
8. APPLICANT REQUESTS A WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PARAGRAPH 2 OF SECTION 11-302 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF SIX HUNDRED (600) FEET IN LENGTH.

ZONING ORDINANCE ARTICLE 13 - LANDSCAPING

9. APPLICANT REQUESTS A MODIFICATION / WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13-202-8) FOR INTERIM SURFACE LOTS AND SPACES ON PRIVATE STREETS AS ALLOWED PER SECTION 13-202, PARAGRAPH 6, TO THAT SHOWN ON THE CDP AND TO BE SHOWN ON THE FDP. FOR INTERIM SURFACE PARKING LOTS: INTERIOR LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND MAY UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.
10. APPLICANT REQUESTS A MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13-203-5) FOR ABOVE GRADE PARKING STRUCTURES, PARKING ON PRIVATE STREETS, AND INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13-203, PARAGRAPH 3, TO THAT SHOWN ON THE CDP.

ZONING ORDINANCE ARTICLE 16 - DEVELOPMENT PLANS

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

ZONING ORDINANCE ARTICLE 17 - SITE PLAN

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

PFM WAIVERS REQUESTED*

PFM SECTION 6 - STORMWATER AND BMP CODE REQUIREMENTS

1. DEVIATIONS / MODIFICATION OF REQUIRED SWM AND BMP CRITERIA BY THE DIRECTOR, DPWES AS OUTLINED IN THE "STORMWATER MANAGEMENT DESIGN PFM DEVIATIONS NARRATIVE" OUTLINED ON STORMWATER MANAGEMENT SHEETS AND AS FOLLOWS:
    A) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1300 TO ALLOW INSTALLATION OF BIORETENTION FACILITIES (TREE PITS AND PLANTERS) IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
    B) A 4'X4' ACCESS DOOR OR APPROVED EQUAL SHALL BE PROVIDED FOR EACH CHAMBER OF THE LEED REUSE VAULT FOR MAINTENANCE.
    C) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2D TO ALLOW FOR INSTALLATION OF BIO-RETENTION FACILITIES THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.

PFM SECTION 7 - STREETS, PARKING AND DRIVEWAYS

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

2. WAIVER OF PFM SECTION 7-0403.4 REQUIRING THE MINIMUM WIDTH OF THIRTY (30) FEET FOR PRIVATE STREET AND COMMERCIAL ENTRANCES CONNECTING TO VDOT ROADWAYS, AS ALLOWED BY APPROVAL OF THE DIRECTOR OF DPW&ES AT THE TIME OF SITE PLAN.
3. A MODIFICATION OF THE PFM SECTION 7-0800 TO PERMIT EIGHTEEN (18) FOOT ALLEYS AND RAMPS FOR VEHICULAR ACCESS AND CIRCULATION IN AREAS INDICATED ON THE CDP WITH NO PARKING.
4. MODIFICATION OF SECTION 7-0802.2 PARKING GEOMETRIC STANDARDS TO ALLOW FOR UP TO A 4% PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES.

PFM SECTION 8 - SIDEWALKS, TRAILS AND RECREATION

5. WAIVER OF SECTION 8-0201.3 REQUIRING TRAILS AND BIKE TRAILS SHOWN ON THE COMPREHENSIVE TRAILS PLAN IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP.

PFM SECTION 12 - TREE PRESERVATION

6. MODIFICATION OF SECTION 12-0501.1B TO PERMIT THE REDUCTION OF THE MINIMUM PLANTER OPENING AREA FOR TREES USED TO SATISFY THE TREE COVER REQUIREMENT, IN FAVOR OF THAT SHOWN ON THE CDP AND AS PROFFERED.
7. MODIFICATION OF SECTION 12-0510 TO PERMIT:
    A) IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT, A MODIFICATION OF PFM STANDARD 12-0510 IS REQUESTED TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT TO REDUCE THE WIDTH FROM EIGHT (8) FT. TO A MINIMUM OF FIVE (5) FT. AS SHOWN ON THE CDP/FDP AND AS PROVIDED IN THE PROFFERS. STRUCTURAL SOILS WILL BE IMPLEMENTED TO ENHANCE SURVIVABILITY OF THE TREES SUBJECT TO HIS MODIFICATION REQUEST. REFER TO THE TYPICAL STREET SECTIONS FOR THE GRAPHIC PLANTING PLAN.
    B) TREES LOCATED IN EXISTING OR PROPOSED RIGHT-OF-WAY DEDICATION AREAS TO COUNT TOWARD THE 10-YEAR TREE CANOPY REQUIREMENTS.
8. MODIFICATION OF SECTION 12-511 FOR REQUIRED TREE PRESERVATION TARGET AND TEN (10) PERCENT CANOPY COVERAGE ON INDIVIDUAL LOTS / LAND BAYS. TO ALLOW FOR TREE PRESERVATION AND CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP HEREIN.
9. MODIFICATION OF SECTION 12-0515.6B TO ALLOW FOR TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIO-RETENTION AREAS TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS IF APPROPRIATE MAINTENANCE AND REPLACEMENT OF SAID TREES ARE PROFFERED.

* ALL PFM WAIVERS SHALL BE SUBMITTED TO THE DIRECTOR OF DPWPES AT TIME OF FINAL SITE PLAN SUBMISSION.

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

DOMINION SQUARE
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES, WAIVERS AND MODIFICATIONS

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11

DATE: FEB. 01, 2011

DES.	DWN.
RRC	KEA/RMC

SCALE: AS NOTED

PROJECT/FILE NO. V7096G

SHEET NO. C-2

WEST LANDBAY

DEVELOPMENT TABULATIONS - WEST LAND BAY - RZ 2011-HM-012

Building	Building Height [1]			Podium Height	Range of Stories [2]	Use	GFA by Use [3]	Building GFA [4]	Dwelling Units	Required Parking < 1/8 mile [6]		Permitted Parking 1/8-1/4 mile [6]		Total Permitted Parking		Loading Spaces Provided [7]
	Min.	Max.	Shown	Max.						Min.	Max.	Min.	Max.	Min.	Max.	
C1	**300'**	**400'**	**400'**	**40'**	**23 - 33**			**360,000 - 470,000**						0	810	2
						office	350,000 - 450,000			0	560 - 720					
						retail	10,000 - 20,000			0	30 - 90					
C2	**260'**	**360'**	**360'**	**40'**	**19 - 29**			**255,000 - 410,000**						0	714	2
						office	250,000 - 390,000			0	400 - 624					
						retail	5,000 - 20,000				0 - 90					
C3	**180'**	**280'**	**280'**	**50'**	**17 - 28**			**275,000 - 435,000**						250	657	2
						residential	275,000 - 420,000		250 - 420			250-420	355-597			
						retail	0 - 15,000					0	60			
C4	**170'**	**270'**	**270'**	**50'**	**16 - 27**			**270,000 - 445,000**						250	671	2
						residential	270,000 - 430,000		250 - 430			250-430	355-611			
						retail	0 - 15,000					0	60			
C5																
Option 1	**170'**	**260'**	**260'**	**50'**	**16 - 25**			**225,000 - 335,000**						200	515	2
						residential	225,000 - 320,000		200 - 320			200-320	284-455			
						retail	0 - 15,000					0	60			
Option 2	**60'**	**95'**	**85'**	**na**	**6 - 8**			**125,000 - 190,000**						125	309	2
						residential	125,000 - 175,000		125 - 175			125 - 175	150 -249			
						retail	0 - 15,000					0	60			
C6																
Option 1	**170'**	**260'**	**260'**	**50'**	**16 - 25**			**235,000 - 335,000**						200	469	2
						residential	235,000 - 330,000		200 - 330			200-330	284-469			
						retail	0 - 5,000					0	0			
Option 2	**60'**	**95'**	**85'**	**na**	**6 - 8**			**125,000 - 180,000**								2
						residential	125,000 - 175,000		125 - 175			125 - 175	150 -249	125	249	
						retail	0 - 5,000					0	0			
TOTALS				**Base**		office	600,000 - 840,000			0	960 - 1,344					
						residential	545,000 - 880 000	**1,160,000 - 1,790,000**	**500 - 850**			500 - 850	710 - 1,208	**500 - 2,852**		**12**
						retail	15,000 - 70,000			0	30 - 180	0	120			
				Option 1		office	600,000 -840,000			0	960 - 1,344					
						residential	1,005,000 -1,500,000	**1,620,000 - 2,430,000**	**900 - 1,500**			900 - 1,500	1,278-2,312	**900 - 3,972**		**12**
						retail	15,000 - 90,000			0	30 - 180	0	180			
				Option 2		office	600,000 -840,000			0	960 - 1,344					
						residential	795,000 - 1,230,000	**1,410,000 - 2,160,000**	**750 - 1,100**			750 - 1,200	1,010 - 1,706	**750 - 3,410**		**12**
						retail	15,000 - 90,000			0	30 - 180	0	180			

[1] Building heights are measured from average grade. Minimum and maximum heights do not do not include mechanical penthouses and architectural features. See proffers. The building heights "shown" identify the various building heights illustrated on the CDP.

[2] The numbers of stories are conceptual and may be adjusted provided the adjusted heights remains within the minimum and maximum heights shown hereon.

[3] Retail use as indicated in this tabulation includes retail sales establishments and a variety of other commenrcail uses such as eating establishments, personal service establishments, fast food restaurants; see Proffers. GFA associated with residential buildings includes both dwelling units and associated amenity spaces.

[4] The square footage and number of units for individual buildings shown is conceptual. The Applicant reserves the right to transfer square footage and units between buildings provided the maximum building heights and maximum overall site GSF are not exceeded and the minimum GFA and minimum units for an individual building are maintained. (See Proffers.)

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

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

[6] The minimum required and maximum permitted parking spaces for each use were calculated in accordance with Section 6-509 of the Zoning Ordinance, which is restated below for the primary uses on the CDP. Buildings C1 and C2 are parked utilizing the ratios for land within 1/8 mile of a Metro Station. Buildings C3, C4, C5 and C6 are parked using the ratios for land located between 1/8 and 1/4 mile from a Metro Station. Residential parking requirements were calculated assuming (a) an average mix of 60% 0-1 bedroom units and 40% 2-bedroom units. At the time of final site plan, parking will be provided based on the specific GFA, uses, number of units, mix of bedroom types and the minimum and maximum ratios set forth in Section 6-509 of the Zoning Ordinance. The Applicants reserve the right to provide more or less parking within each block at the time of FDP approval provided the maximum parking rates set forth in Section 6-509 are not exceeded at the build-out of the overall development.

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

MAXIMUM FAR CALCULATIONS

	RZ 2011-HM-012 West Land Bay Base	RZ 2011-HM-012 West Land Bay Option 1	RZ 2011-HM-012 West Land Bay Option 2
Land Area for Density Calculations	335,201 SF (7.69 ac.)	335,201 SF (7.69 ac.)	335,201 SF (7.69 ac.)
GFA	1,790,000	2,430,000	2,160,000
FAR	5.34	7.25	6.44

LAND USE MIX, GFA AND FAR

Use	GSF	Percentage of Total	FAR
Base			
--Office	840,000	47 %	2.50
--Residential	880,000	49 %	
--Retail	70,000	4 %	
Total	1,790,000	100 %	5.34
Option 1			
--Office	840,000	35 %	2.50
--Residential	1,500,000	62 %	
--Retail	90,000	3 %	
Total	2,430,000	100 %	7.25
Option 2			
--Office	840,000	39 %	2.50
--Residential	1,230,000	57 %	
--Retail	90,000	4 %	
Total	2,160,000	100 %	6.44

INTENSITY TIERS AND FAR

Intensity Tier	Land Area and Density Credits	Base Plan GFA	Base Plan FAR	Option 1 GFA	Option FAR	Option 2 GFA	Option 2 FAR
< ⅛ mile	135,048 SF 40%	880,000[1]	6.52	880,000[1]	6.52	880,000[1]	6.52
⅛ - ¼ mile	200,153 SF 60%	910,000[2]	4.55	1,550,000[3]	7.74	1,280,000[3]	6.40
TOTAL	**335,201 SF**	**1,790,000**	**5.34**	**2,430,000**	**7.25**	**2,160,000**	**6.44**

[1] Includes Buildings C1 and C2.
[2] Includes Buildings C3 and C4.
[3] Includes Buildings C3, C4, C5, and C6.

SITE TABULATIONS*

EXISTING ZONING:.....C-7, HC AND SC
PROPOSED ZONING:.....PTC, HC AND SC

RZ 2011-HM-012 WEST SITE AREA: TOTAL SPACE (INCLUDING DENSITY CREDITS): 335,201 S.F. OR 7.69515 AC.

PARCEL 2C1: 153,089 S.F. OR 3.51444 AC.
PARCEL 2C2: 92,277 S.F. OR 2.11839 AC.
PARCEL 2D: 87,115 S.F. OR 1.99988 AC.

TOTAL LAND SPACE: 332,481 S.F. OR 7.63271 AC.
DENSITY CREDIT (ONLY PARCEL 2C1): 2,720 S.F. OR 0.06244 AC.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
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W W W . V I K A . C O M

DOMINION SQUARE
WEST LANDBAY
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DEVELOPMENT TABULATIONS

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES. | DWN. DLK

SCALE: AS SHOWN

PROJECT/FILE NO. V7096G

SHEET NO. C-3

NOTES:

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON FAIRFAX COUNTY TAX MAP NO. 029–3 ((01)) AS PARCELS 2C1, 2C2, 2D. PARCELS 2C1 AND 2C2 ARE ZONED C–7, H–C & S–C, PARCEL 2D IS ZONED C–7,
2. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) AND IS BASED ON A GPS SURVEY PERFORMED BY VIKA ON MAY 11, 2010.
3. THE INFORMATION SHOWN HEREON IS A COMPILATION OF RECORD INFORMATION, GIS DATA AND A FIELD RUN SURVEY.
4. THE PROPERTIES SHOWN HEREON ARE THE PROPERTIES OF CARS DB1 LLC BY THE FOLLOWING TWO (2) CONVEYANCES: A.) DEED BOOK 19680 AT PAGE 0814 (PARCELS 2C1 & 2C2); AND B.) DEED BOOK 11116 AT PAGE 0191 (PARCEL 2D); ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
5. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY PROVIDED TO VIKA, INC. BY AERO–METRIC AND BASED ON CONTROL PHOTOGRAPHS DATED MARCH 2002 AT 1"=100'. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOUR INTERVAL IS 2.0'.

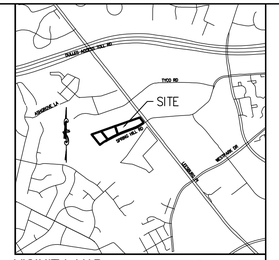
LEGEND

- BUILDING LINE
- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- EXISTING 2–FT CONTOUR
- EXISITING 10–FT CONTOUR

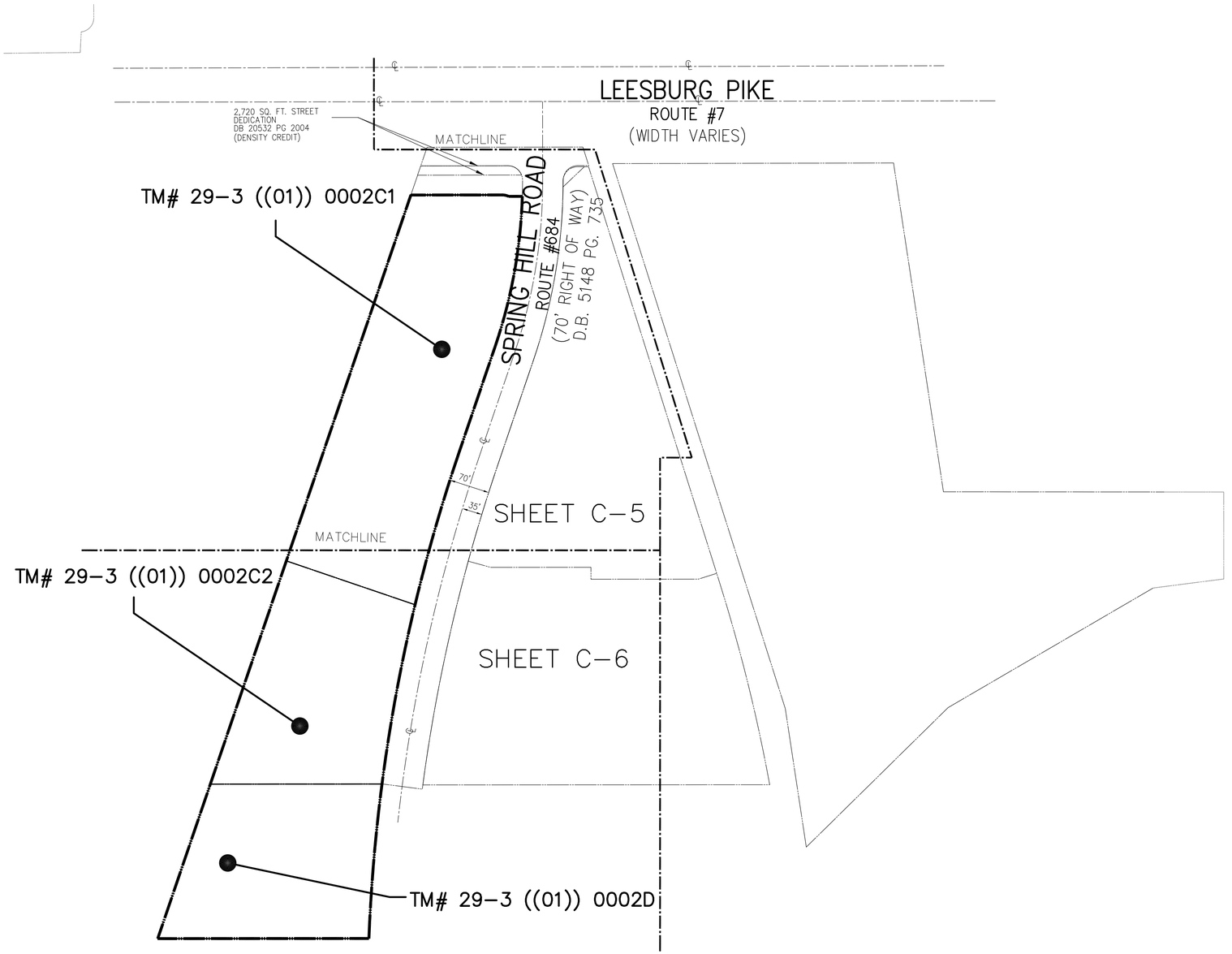
- CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- CABLE TV UTILITY BOX

- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- CURB INLET
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS
- PK NAIL FOUND
- VERIZON UTILITY BOX

- CONC. ..... CONCRETE
- C&G ..... CURB AND GUTTER
- BLDG. ..... BUILDING
- STY. ..... STORY
- TRV ..... ELECTRICAL TRANSFORMER
- ASPH. ..... ASPHALT
- ESMT. ..... EASEMENT
- RCP ..... REINFORCED CONCRETE PIPE
- CMP ..... CORRUGATED METAL PIPE
- BRL ..... BUILDING RESTRICTION LINE
- R/W ..... RIGHT–OF–WAY
- (R) ..... RECORD INFORMATION
- H.C. .....HANDICAP RAMP
- DH .....DRILL HOLE
- IPF .....IRON PIPE FOUND
- APROX.....APPROXIMATE
- LOC .....LOCATION
- STM .....STORM
- HDPE .....HIGH DENSITY POLYETHYLENE
- SHC .....SEWER HOUSE CONNECTION
- DS .....DOWN SPOUT



VICINITY MAP SCALE: 1"= 2000'



PROPERTY TABULATION (APPLICATION AREAS):

RZ 2011–HM–012

WEST	AREA	EXISTING ZONE	PROPOSED ZONE
• PARCEL 2C1	153,089 SQ. FT. OR 3.51444 ACRES	C–7, H–C, S–C	PTC, H–C, S–C
• PARCEL 2C2	92,277 SQ. FT. OR 2.11839 ACRES	C–7, H–C, S–C	PTC, H–C, S–C
• PARCEL 2D	87,115 SQ. FT. OR 1.99988 ACRES	C–7	PTC, H–C, S–C
WEST SUBTOTAL	332,481 SQ. FT. OR 7.63271 ACRES		

DENSITY TABULATION:

(INCLUDES STREET DEDICATION WITH DENSITY CREDIT)

RZ 2011–HM–012

WEST	AREA	DEED BOOK/PAGE
• DENSITY CREDIT (PARCEL 2C1)	2,720 SQ. FT. OR 0.06244 ACRES	DB 20532 PG 2004

RZ 2011–HM–012 APPLICATION AREA INCLUDING DENSITY CREDITS: 335,201 SF OR 7.69515 ACRES

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C1	263.16'	881.61'	17°06'09"	132.56'	S62°15'06"W	262.18'
C2	856.16'	2965.00'	16°32'40"	431.08'	S62°31'49"W	853.19'
C3	11.27'	25.50'	25°18'57"	5.73'	S25°24'24"E	11.18'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
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FAIRFAX COUNTY, VIRGINIA

OVERALL EXISTING CONDITIONS

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.
FEJ	LMG

SCALE: 1"=100'

PROJECT/FILE NO. V7096G

SHEET NO. C–4

P:\Surveys\LDD3–PROJECTS\V7096–SV\dwg\V7096–SV–EX–CDN.dwg 11/2/2016 5:45:13 PM EDT

Sht 804

LEESBURG PIKE ROUTE #7
(WIDTH VARIES)

SERVICE ROAD

2,720 SQ. FT. PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES DB 20532 PG 2004 (DENSITY CREDIT)

506 SQ. FT. FEE SIMPLE DB 20825 PG 0397 (NO DENSITY CREDIT)

506 SQ. FT. FEE SIMPLE DB 20463 PG 1311 (NO DENSITY)

POB

S38°03'52"E 157.34'

S38°05'02"E 23.71'

TEMP CONSTRUCTION ESMT DB 20825 PG 397
EX VERIZON ESMT DB 20825 PG 403
EX PERMANENT UTILITY ESMT DB 20825 PG 391
TEMP BORE PIT CONSTRUCTION ESMT DB 20825 PG 397
EX FCWA ESMT DB 20825 PG 403

EX 10' FCWA ESMT DB 13687 PG 2059

BITUMINOUS PAVEMENT
409 SQ FT OR 0.00939 AC.
"RESIDUE AREA" QUITCLAIMED TO CARS-DB1, L.L.C.
DB 23851 PG 12

N70°48'04"E 1352.29'

TM# 29-3 ((01)) 2C1
THE PROPERTY OF
CARS DB1 LLC
(DB 19680, PG. 0814)
153,089 SQ. FT. OR 3.51444 AC.
EXISTING ZONE: C-7
PROPOSED ZONE: PTC

#1592

EX 10' FCWA ESMT DB 13687 PG 2059

S70°48'09"W 191.02'

APPROX. LOCATION C/L EX. 15' VEPCO ESMT DB 5504 PG 1910

TM# 029-3-01-0001F
GEORGE ANDREAS, TRUSTEE AND URSULA ANDREAS, TRUSTEE
DB 10040 PG 1963
ZONE: C-7
USE: MOTOR VEHICLE SALES

SPRING HILL ROAD
ROUTE #684
DB 5148 PG 735
(70' R/W)

EX 15' STORM DRAIN ESMT DB 5868 PG 461

EX 10' SANITARY SEWER ESMT DB 5505 PG 20

1 STORY
34.0'

BITUMINOUS PAVEMENT

APPROX. LOCATION C/L EX. 15' VEPCO ESMT DB 5733 PG 661

EX. STORM DRAINAGE ESMT DB 5654 PG 1426

EX. VERIZON ESMT DB 20463 PG 1306

EX. VEPCO ESMT DB 20463 PG 1299

EX. TEMP CONSTRUCTION ESMT DB 20463 PG 1311

EX. JOINT USE UTILITY ESMT DB 20463 PG 1317

EX. TRAFFIC CONTROL ESMT DB 20463 PG 1311

BLDG HEIGHT =75.6'

#1577
6 STORY
CONCRETE & GLASS

FF=393.21'
(@ OUTSIDE OF DOOR)

Q R SPRING HILL LLC
DB 15943 PG. 2085
ZONE: C-7

NOT INCLUDED

APPROX. LOC. EX. 15' VEPCO ESMT DB 5733 PG 661

APPROX. AREA OF BUILDING FOOTPRINT AT GROUND LEVEL=17,950 S.F.

EX. 10' STORM DRAINAGE ESMT DB 5654 PG 1426

EX. METAL POLE

EX. 15' FCWA ESMT DB 5654 PG 1426

MATCHLINE – SEE SHEET C-6

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

VICINITY MAP

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

DOMINION SQUARE
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.
FEJ	LMG

SCALE: 1"=30'

PROJECT/FILE NO. V7096G

SHEET NO. C-5

P:\Surveys\LDD3-PROJECTS\V7096-SV\dwg\V7096-SV-EX-CON.dwg 11/2/2016 5:55:28 PM EDT

S# 804

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

MATCHLINE – SEE SHEET C-5

TM# 29-3 ((01)) 2C2
THE PROPERTY OF
CARS DB1 LLC
(DB 19680, PG. 0814)
92,277 S.F. OR 2.11839 AC.
EXISTING ZONE: C-7
PROPOSED ZONE: PTC

#1592
2 STORY CINDER BLOCK & STUCCO

TM# 29-3 ((01)) 2D
THE PROPERTY OF
CARS DB1 LLC
(DB 19680, PG. 0814)
87,115 S.F. OR 1.99988 AC.
EXISTING ZONE: C-7
PROPOSED ZONE: PTC

1587 SPRINGHILL HOLDINGS INC
DB 17294 PG. 740
ZONE: C-7
NOT INCLUDED

TM# 29-3 ((01)) 0002L
CALIFORNIA STATE TEACHERS,
RETIREMENT SYSTEM
476,481 SQ. FT,
DB 11403 PG. 406
ZONE: I-4
USE: OFFICE

TM# 029-3-01-0002P
SUN LIFE ASSURANCE
DB 10987 PG 1798
ZONE: I-4
USE: OFFICE

SPRING HILL ROAD
ROUTE #684
DB 5148 PG 735
(70' R/W)

N70°48'04"E 1352.29'

N38°02'34"W 363.63'

EX 10' SANITARY SEWER ESMT DB 5291 PG 429

EX 15' FCWA ESMT DB 5344 PG 419

APPROX. LOCATION C/L EX GAS ESMT DB 5509 PG 987

EX. 10' STORM DRAINAGE ESMT DB 5654 PG 1426

EX. 15' STORM DRAINAGE ESMT DB 5641 PG 1523

EX. 10' STORM DRAINAGE ESMT DB 5636 PG 1752

EX. SHARED PARKING ESMT DB 5641 PG 933

EX 10' SANITARY SEWER ESMT DB 5642 PG 401

APPROX. LOCATION C/L EX 15' VEPCO ESMT DB 5504 PG 1910

APPROX. LOCATION C/L EX 15' VEPCO ESMT DB 5504 PG 1910

APPROX. LOCATION OF 15' VEPCO ESMT DB 15590 PG 937

APPROX. LOC. EX. 15' VEPCO ESMT DB 5659 PG. 765

EX. 15' FCWA ESMT 5636 PG 1752

APPROX. LOC. EX. 15' VEPCO ESMT DB 5659 PG 765

APPROX. LOC. EX. 10' WGLC ESMT DB 5667 PG 0938

EX 15' STORM DRAIN ESMT DB 5869 PG 461

EX 20' STORM DRAIN ESMT DB 5140 PG 105

EX 10' STORM DRAINAGE ESMT DB 9476 PG 1408

EX 10' STORM DRAINAGE ESMT DB 9476 PG 1408

0.2252 ACRES PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES DB 7137 PG 1820

EX PRIVATE 25' INGRESS/ EGRESS ESMT DB 5841 PG 535

EX 24' INGRESS/ EGRESS ESMT DB 5140 PG 105

EX PRIVATE 25' INGRESS/EGRESS ESMT DB 5841 PG 535

APPROXIMATE LOCATION OF EX. 12" WATER LINE

APPROXIMATE LOCATION OF EX. 6" WATER LINE

APPROXIMATE LOCATION OF EX. 8" WATER LINE

EXISTING CURB & GUTTER

SIDEWALK

LOADING DOCK

POOL AREA

PAVILION

STAIRCASE

VICS

HCR

RETAINING WALL

BLOCK RETAINING WALL

BLOCK FREE-STANDING WALL

LINK FENCE

METAL CARPORT

DUMPSTER AREA

STORAGE AREA

ELECTRIC JUNCTION BOX

MONITORING WELL

WSSC WELL

BITUMINOUS PAVEMENT

CONCRETE DRIVE

CONC. APRON

DRY POND

POND

IPF

IPF HELD

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DOMINION SQUARE
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
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CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.
FEJ	LMG

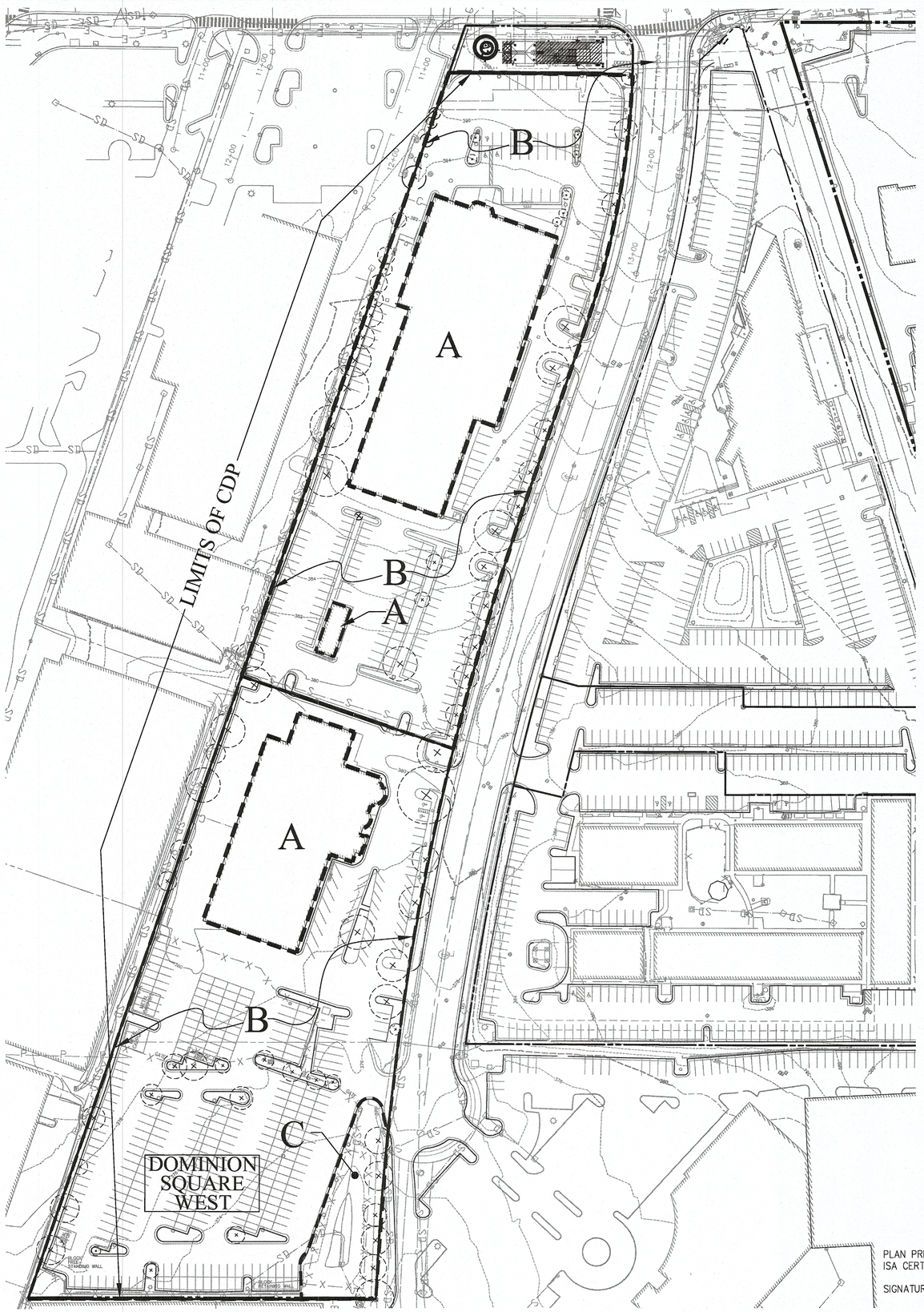
SCALE: 1"=30'

PROJECT/FILE NO. V7096G

SHEET NO. C-6

P:\Surveys\LDD3-PROJECTS\V7096-SV\dwg\V7096-SV-EX-CDN.dwg 11/2/2016 09:17:39 AM EDT

Sht 804



DOMINION SQUARE WEST – CDP VEGETATION COVER TYPES

Acer carpinifolium – Hornbeam Maple
Acer rubrum– Red Maple
Ilex opaca – American Holly
Lagerstroemia indica – Crapemyrtle
Liquidambar styraciflua – Sweetgum
Morus alba – White Mulberry
Populus deltoides – Eastern Cottonwood
Pyrus calleryana – Callery Pear
Quercus palustris – Pin Oak
Quercus phellos – Willow Oak
Tilia – Linden

DOMINION SQUARE WEST – CDP EVM NARRATIVE

AREA "A": THIS PORTION OF THE DOMINION SITE IS DEVELOPED AS THOSE BUILDINGS ASSOCIATED WITH AUTOMOBILE RETAIL AND SERVICE.

AREA "B": THIS PORTION OF THE DOMINION WEST SITE IS DEVELOPED AS PARKING COMPOUND FOR AUTOMOBILE STORAGE AND THE PARKING OF THE RETAIL PORTION OF THE SITE. THE ON-SITE EXISTING VEGETATION APPEARS TO HAVE BEEN INSTALLED WITH THE DEVELOPMENT OF THE SITE. THE SITE LANDSCAPING IS MAINTAINED THOUGH THE LEVEL MAINTENANCE DOES NOT SHOW CONSISTENCY. THE LEVELS OF VEGETATION MATURITY VARIES FROM NEW PLANTING TO SUB-CLIMAX / SUB-MATURITY. TRUNK CALIPER VARIES FROM 3.5" TO 18". THE ON-SITE VEGETATION IS HARDWOOD. THIS VEGETATION SHOWS AVERAGE HEALTH FOR FOR THE AGE AND LEVEL OF MAINTENANCE. THE VEGETATION IN AREA "B" SHOULD NOT BE CONSIDERED A PRIORITY AREA FOR PRESERVATION.

AREA "C": AREA "D" HAS BEEN DEVELOPED TO PROVIDE STORMWATER MANAGEMENT FOR THE THE CARS WEST SITE. OTHER THAN THE WILLOW OAKS ALONG SPRING HILL ROAD THERE IS NO VEGETATION ASSOCIATED WITH THIS STORMWATER FACILITY.

IN ACCORDANCE WITH THE FAIRAX COUNTY ZONING ORDINANCE, PART 5, 6-500 AND THE COMPREHENSIVE PLAN, THE DOMINION WEST APPLICATION SEEKS TO REZONE THE SUBJECT PROPERTY WITHIN THE TYSONS WEST DISTRICT TO THE PLANNED TYSONS CORNER URBAN DISTRICT (PTC). THE SUBJECT SITE IS SPECIFIED FOR COMPLETE REDEVELOPMENT WHERE ALL BUILDINGS, PARKING AREAS AND VEGETATION WILL BE REMOVED. AS A RESULT THIS APPLICATION WILL NOT MEET THE TREE PRESERVATION TARGET REQUIREMENT AS OUTLINE IN PUBLIC FACILITIES MANUAL 12-0508. WITH THIS APPLICATION A TREE PRESERVATION TARGET DEVIATION IS HEREBY REQIESTED, FOR REVIEW AND APPROVAL, IN LEIU OF PROVIDING ON-SITE TREE PRESERVATION.

DOMINION SQUARE WEST - CDP Table 12.3 Tree Preservation Target Calculations and Statement			November 7, 2016
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	42,626	See § 12-0508.2 PFM
B	Percentage of gross site area covered by existing tree canopy =	12.8%	216,963 / 642,183 = 34%
C	Percentage of 10-year tree canopy required for site =	10.0%	See Table 12.4 PFM 216,963 (10%) = 21,696
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	12.8%	624,183 (10%) = 62,418 Therefore: 62,418 (0.35) = 21,846
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0.0%	66,780 / 62,418 = 1.07%
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the T	C-7	Provide sheet number, See § 12-0508.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	YES	See § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	YES	See this sheet L 1-002 for 10-Yr Canopy Reqm't.

P:\projects\7096\7096G(WEST)\DATA -X\Landscape & Trees\EVM\CDP\[10-Yr Canopy Reqmts - CDP (2016.11.04).xls]Sheet1 (2)

November 7, 2016
Dominion Square West - CDP (VV7096G)

Supplemental 10-Year Tree Canopy Coverage Summary
(See Tables 12.3 and 12.10 for detailed information and calculations)

1. Gross Site Area = 332,481 SF
   a. Minus Dedication Area(s) = 0 SF
   b. Minus Exemption Area(s) = 0 SF
2. Adjusted Gross Site Area = 332,481 SF
3. Required 10-Year Tree Canopy Coverage (from Table 12.4)= 10%
4. **Required 10-Year Tree Canopy Coverage = 33,248 SF** (#2 x #3 = 33,248 SF)
5. Area of Existing Tree Canopy (See EVM Sheet 23.5) = 42,626 SF
6. % of Gross Site Area covered by Existing Tree Canopy = 12.821% (#5 / #1 = 12.821%)
7. **Target: Required 10-Year Tree Canopy that should be met through Preservation of Existing Trees = 4,263 SF (#4 x #6 = 4,263 SF)**
8. Area of Existing Tree Canopy to be Preserved = 0.00 SF (see EVM & Landscape Computations)
9. Area of Existing Tree Canopy to be Preserved w/ 1.25 benefit = 0.00 SF (0.00 SF x 1.25 = 0.00 SF)
10. **Total Area of Existing Tree Canopy to be Preserved = 0.00 SF**
11. **Tree Preservation Target Met? NO (0.00 SF < 805.65 SF)** If "NO" See Target Deviation Request & Narrative)
12. Resultant Area of Required 10-Year Tree Canopy to be Provided Through Tree Planting = 8,712 SF (#4 minus #10 = 8,712 SF)
13. 10-Year Canopy Area of Proposed Tree Planting = 33,925 SF
14. **Total Tree Canopy Provided = 33,925 SF (#10 + #13)**
15. **Required 10-Year Tree Canopy Coverage Met? = YES 33,925 SF > 33,248 SF (#14 > #4)**

p:\projects\7096\7096g(west)\data -x\landscape & trees\evm\cdp\10-yr canopy supplemental comps (2016.11.04).docx

EXISTING VEGETATION TABLE – DOMINION SQUARE WEST – CDP

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED/ MAINTAINED	N/A	66,441 SF (1.525 AC)	N/A	–	DEVELOPED BUILDINGS THAT AREA ASSOCIATED WITH CAR RETAIL & SERVICE.
"B"	DEVELOPED/ MAINTAINED	EARLY SUCCESSIONAL WITH SUB-CLIMAX	254,183 SF (5.835 AC)	FAIR	SEE COVER TYPE TABLE & NARRATIVE	PARKING AND SITE LANDSCAPING AS PART OF THE SITE DEVELOPMENT AND PARKING COMPOUND.
"C"	DEVELOPED/ MAINTAINED	N/A	12,150 SF (0.287 AC)	N/A	SEE COVER TYPE TABLE & NARRATIVE	THIS AREA HAS BEEN DEVELOPED AS A SWM FACILITY WHICH IS ASSOCIATED THE SITE AUTO RETAIL DEVELOPMENT.
TOTAL AREA	–	–	332,481 SF (7.633 AC)	–	–	–

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November 7, 2016

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

RE: Tree Preservation Target Deviation Request
Dominion Square
West Landbay CDP/RZ-2011- HM - 012
VIKA # V7096G

Dear Mr. Cline:

This letter is to request a deviation to the Tree Preservation Target (TPT) requirements for the above referenced site. In June 22, 2010 the Fairfax County Board of Supervisors adopted the new zoning district for Tysons Corner. The Planned Tysons Urban District, the PTC District. The referenced site is located within the South Subdistrict of the Tysons Central – 7 District of the Tysons Corner Urban Center as specified in the Fairfax County Comprehensive Plan. This subject application submittal is associated with two designated sites which are identified as Dominion East and Dominion West. This deviation is requested in whole for both sites and is based under the following two allowable deviation conditions as outlined in the Fairfax County Public Facilities Manuel (PFM). They are as follow:

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

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

The existing vegetation on the referenced sites had been planted with the development of these properties. Both Dominion East and West will be entirely razed of all existing features when these sites are redeveloped. There is no existing vegetation that is scheduled or designed to be preserved. Both of these properties are directly adjacent to the WMATA Metro improvements that are located within the Route 7 right-of way. The subject site re-development will include major redesign of street grids, both on and off-site, as well a variety urban design aspects such as pedestrian parks and plazas, various building types and uses, active and passive recreation and metro transportation improvements.

The basis for this deviation is warranted due to the site development proposed along with the site engineering necessary. Additionally, preservation of the existing vegetation in Dominion East or West will not fulfill the TPT requirements. Therefore it is requested here that UFMD deem the tree preservation requirement is hereby satisfied with the planting of the 10-year tree canopy requirements as specified in this application. Please refer to the attached landscape plans and details.

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

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

Sincerely,
VIKA, Inc.

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

NPK/npk

cc: Stephanie Pankiewicz, RLA - LDI
Robert R. Cochran, Associate Principal – VIKA VA, Inc
Jay Banks, Urban Forrester II, Fairfax County UFMD

P:\projects\7096\7096G(WEST)\DATA -X\Landscape & Trees\EVM\CDP\Cline (Tree Perserve Target Deviate) (2016.11.07).doc

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST NO. MA-4720AM
SIGNATURE _____ DATE 11/7/2016

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

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA
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VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
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DOMINION SQUARE
WEST LANDBAY
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011
DES. NPK | DWN. NPK
SCALE: 1"=60'
PROJECT/FILE NO. V7096G
SHEET NO. C-7

SEE SHEET C-27 FOR ROUTE 7 IMPROVEMENT

LEESBURG PIKE - RTE 7
(PUBLIC BOULEVARD)

SHEET C-9 SPRING HILL ROAD STATION

LEESBURG PIKE - RTE 7
(PUBLIC BOULEVARD)

LEESBURG PIKE - RTE 7
(PUBLIC BOULEVARD)

LEESBURG PIKE - RTE 7
(PUBLIC BOULEVARD)

OFF-SITE IMPROVEMENTS (SEE PROFFERS)

DOMINION STREET
(PRIVATE LOCAL STREET)

POTENTIAL 12' BUS LANE

C1
OFFICE
GFA 450,000
BUILDING HEIGHT: 400'-0"

PUBLIC SKYPARK HEIGHT: 40'-0" (I.E. CLEAR)

C2
OFFICE
GFA 390,000
BUILDING HEIGHT: 360'-0"

SPRING WAY
(PRIVATE SERVICE STREET)

ROSELINE STREET
(PUBLIC COLLECTOR)

C3
RESIDENTIAL
GFA 435,000
BUILDING HEIGHT: 280'-0"

PRIVATE SKYPARK HEIGHT: 50'-0"

C4
RESIDENTIAL
MAX GFA 445,000
MAX BUILDING HEIGHT: 270'-0"

BOONE BOULEVARD
(PUBLIC AVENUE)

ESMT RESERVATION
(FUTURE SPRING WAY)

R-O-W RESERVATION
(FUTURE MERIDIAN STREET)

MERIDIAN STREET
(PUBLIC LOCAL STREET)

SPRING HILL ROAD EXTENSION
(PUBLIC LOCAL STREET)

SPRING HILL ROAD
(PUBLIC AVENUE)

C7

C8

C10

C9

C12

C11

COMMONWEALTH STREET
(PUBLIC LOCAL STREET)

INFINITY WAY
(PRIVATE SERVICE STREET)

DOMINION STREET
(PUBLIC LOCAL STREET)

DOMINION STREET
(PUBLIC LOCAL STREET)

ROSELINE STREET
(PUBLIC COLLECTOR)

DOMINION SQUARE
EAST LANDBAY
NOT INCLUDED IN APPLICATION
SEE
2011-HM-013

SUBSTATION DEDICATON AREA
15,718 S.F. +/-

DOMINION SUBSTATION

COMMONWEALTH STREET
(PUBLIC LOCAL STREET)

BOONE BOULEVARD
(PUBLIC AVENUE)

OLD COURTHOUSE SPRING BRANCH
(STREAM VALLEY PARK)

RZ 2011-HM-012
APPLICATION AREA
DOMINION SQUARE
WEST LANDBAY CDP
LIMITS
335,201 SF
OR 7.69515 AC.
(INCLUDING
DENSITY CREDIT)

NOT INCLUDED IN APPLICATION
SEE RZ-2011-HM-027

SHEET C-10

ALTERNATE SUBSTATION DEDICATION AREA

CARS PROPERTY=29,808 S.F.

COUNTY PROPERTY=12,788 S.F.

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

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DOMINION SQUARE
WEST LANDBAY
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL CONCEPTUAL DEVELOPMENT PLAN

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CDP REVISION 11/07/16
CDP REVISION 09/16/16
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CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.

SCALE: 1"=80'

PROJECT/FILE NO. V7096G

SHEET NO. C-8

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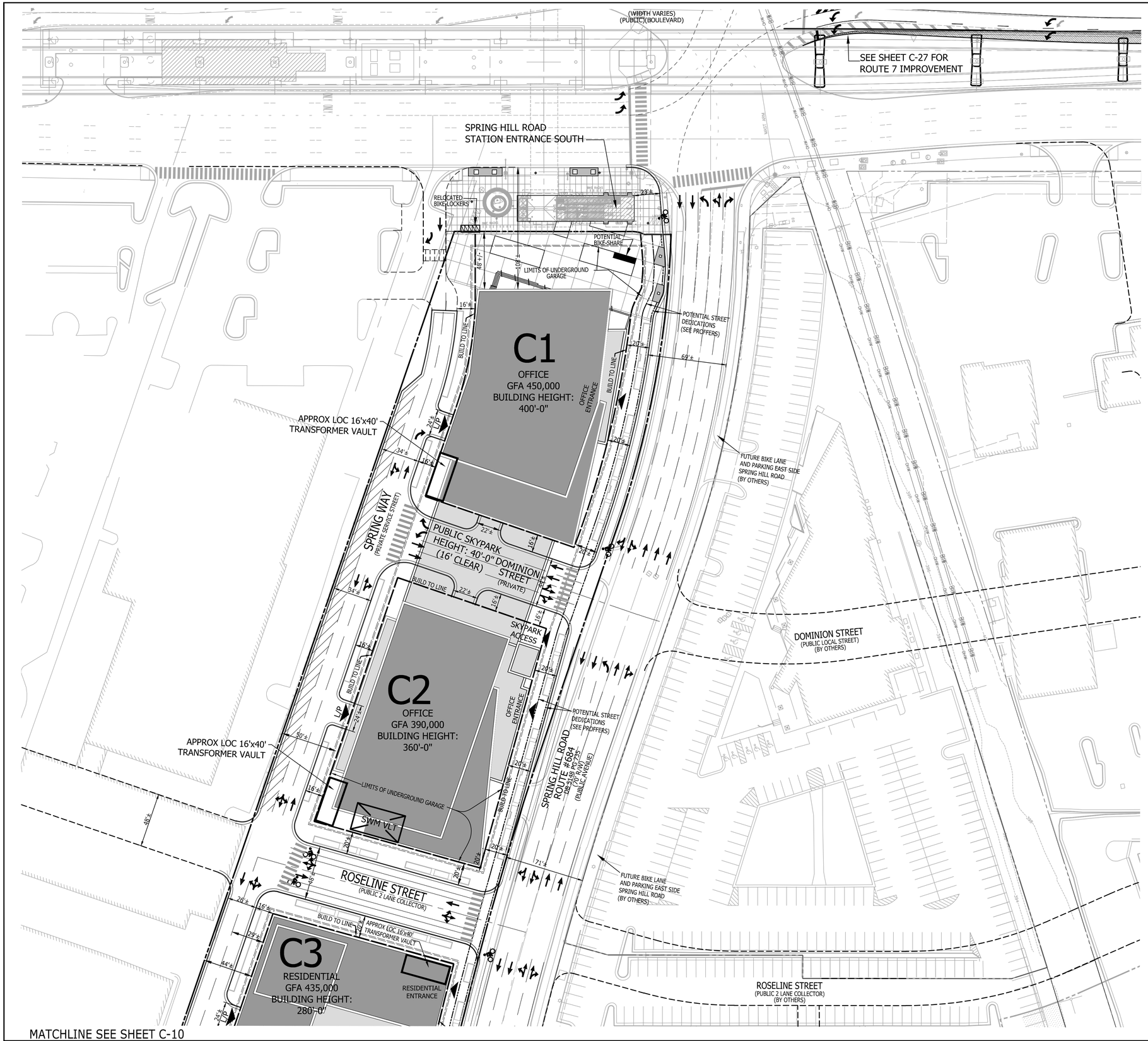

MATCHLINE SEE SHEET C-10

NOTES:

1. IN INSTANCES WHERE ROAD SECTION SPLITS THE PROPERTY LINE, APPLICANT MAY PROVIDE PARTIAL ROAD SECTION WITH THIS AND RELATED CONSTRUCTION APPLICATIONS WITH THE UNDERSTANDING THAT ADJACENT DEVELOPMENT ON ADJACENT PARCELS WILL BE REQUIRED TO COMPLETE THE ROAD SECTION.
2. APPLICANT RESERVES THE RIGHT TO VARY LOCATION OF ON STREET PARALLEL PARKING WHICH WOULD RESULT IN VARYING DIMENSIONS ON ROADWAYS PER PARKING SPACE WIDTH, SUBJECT TO COUNTY APPROVAL.
3. DASHED ROADS SHOWN OFF-SITE ARE ULTIMATE GRID LAYOUT AND SHALL BE BUILT BY OTHERS.
4. SEE ARCHITECTURAL PLANS FOR ROOF DETAILS.
5. SEE LANDSCAPE PLANS FOR PLAZA / PARK DETAILS.
6. PENTHOUSES MAY BE UP TO 30 FT. ABOVE BUILDING HEIGHTS SHOWN ON DEVELOPMENT TABS ON SHEET C-3.
7. ALSO SEE SHEET C-12 FOR APPROXIMATE SWM LOCATIONS.
8. ALL ROADWAY STRIPING SHOWN HEREON IS CONCEPTUAL AND SUBJECT TO CHANGE AND VDOT APPROVAL.
8. THESE NOTES ARE TYPICAL THROUGHOUT.

LEGEND

- P — PEDESTRIAN BUILDING ENTRANCE
- L\P — LOADING AND/OR PARKING ENTRANCE
- BUILD TO LINE
- UNDERGROUND GARAGE
- OFF-SITE ROAD BY OTHERS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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DOMINION SQUARE
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN RZ-2011-HM-012 (WEST)

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

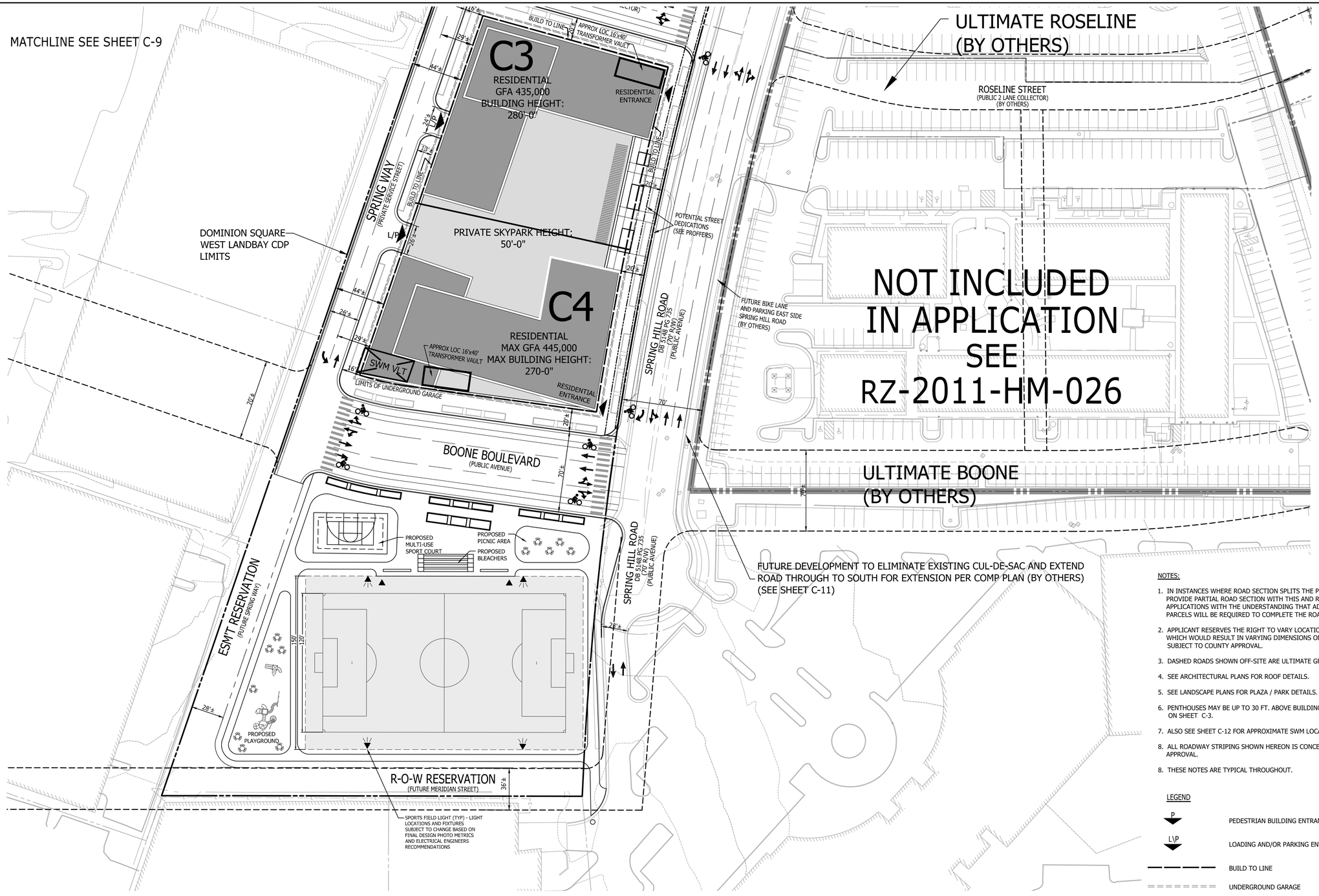
DES.	DWN.

SCALE: 1"=40'

PROJECT/FILE NO. V7096G

SHEET NO. C-9

FILE: P:\projects\7096\7096G(WEST)\CADD - P\PLANNING\PLANNING DRAWINGS\7096G-WEST C-09 C-10 CDP.dwg USER: walsh DATE: November 4, 2016 TIME: 5:35:13 AM



NOTES:

1. IN INSTANCES WHERE ROAD SECTION SPLITS THE PROPERTY LINE, APPLICANT MAY PROVIDE PARTIAL ROAD SECTION WITH THIS AND RELATED CONSTRUCTION APPLICATIONS WITH THE UNDERSTANDING THAT ADJACENT DEVELOPMENT ON ADJACENT PARCELS WILL BE REQUIRED TO COMPLETE THE ROAD SECTION.
2. APPLICANT RESERVES THE RIGHT TO VARY LOCATION OF ON STREET PARALLEL PARKING WHICH WOULD RESULT IN VARYING DIMENSIONS ON ROADWAYS PER PARKING SPACE WIDTH, SUBJECT TO COUNTY APPROVAL.
3. DASHED ROADS SHOWN OFF-SITE ARE ULTIMATE GRID LAYOUT AND SHALL BE BUILT BY OTHERS.
4. SEE ARCHITECTURAL PLANS FOR ROOF DETAILS.
5. SEE LANDSCAPE PLANS FOR PLAZA / PARK DETAILS.
6. PENTHOUSES MAY BE UP TO 30 FT. ABOVE BUILDING HEIGHTS SHOWN ON DEVELOPMENT TABS ON SHEET C-3.
7. ALSO SEE SHEET C-12 FOR APPROXIMATE SWM LOCATIONS.
8. ALL ROADWAY STRIPING SHOWN HEREON IS CONCEPTUAL AND SUBJECT TO CHANGE AND VDOT APPROVAL.
8. THESE NOTES ARE TYPICAL THROUGHOUT.

LEGEND

- P — PEDESTRIAN BUILDING ENTRANCE
- L\P — LOADING AND/OR PARKING ENTRANCE
- BUILD TO LINE
- UNDERGROUND GARAGE
- OFF-SITE ROAD BY OTHERS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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CONCEPTUAL DEVELOPMENT PLAN RZ-2011-HM-012 (WEST)

VIKA REVISIONS

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CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

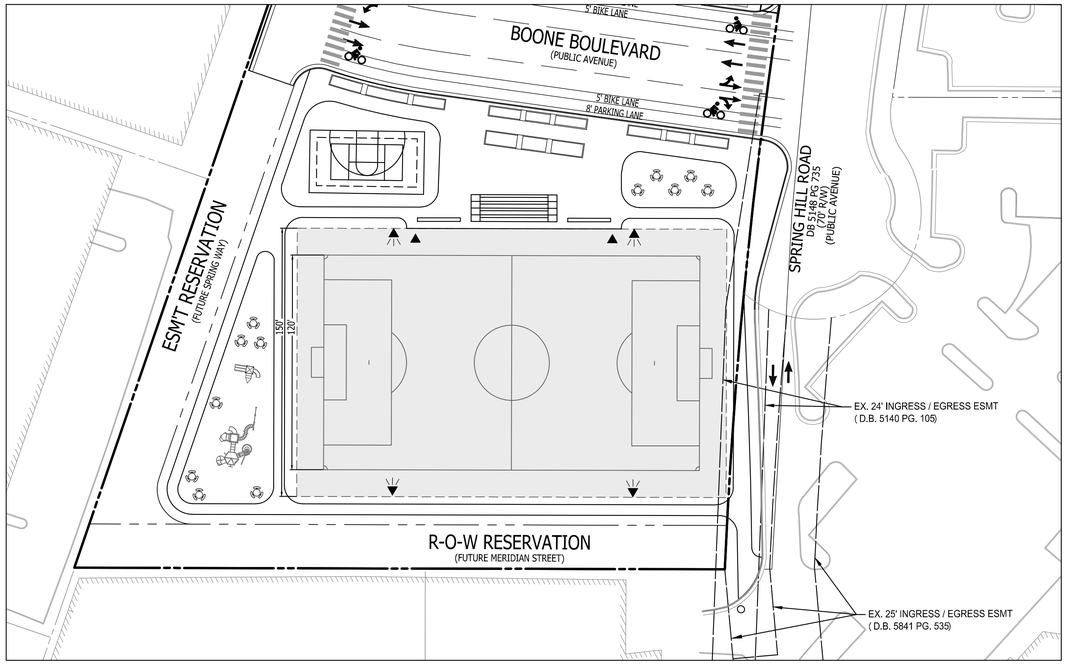
DES.	DWN.

SCALE: 1"=40'

PROJECT/FILE NO. V7096G

SHEET NO. C-10

FILE: P:\projects\7096\7096G(WEST)\CADD - P\PLANNING\PLANNING DRAWINGS\7096G-WEST C-09 C-10 CDP.dwg USER: mekonnen DATE: November 4, 2016 TIME: 5:35:13 AM



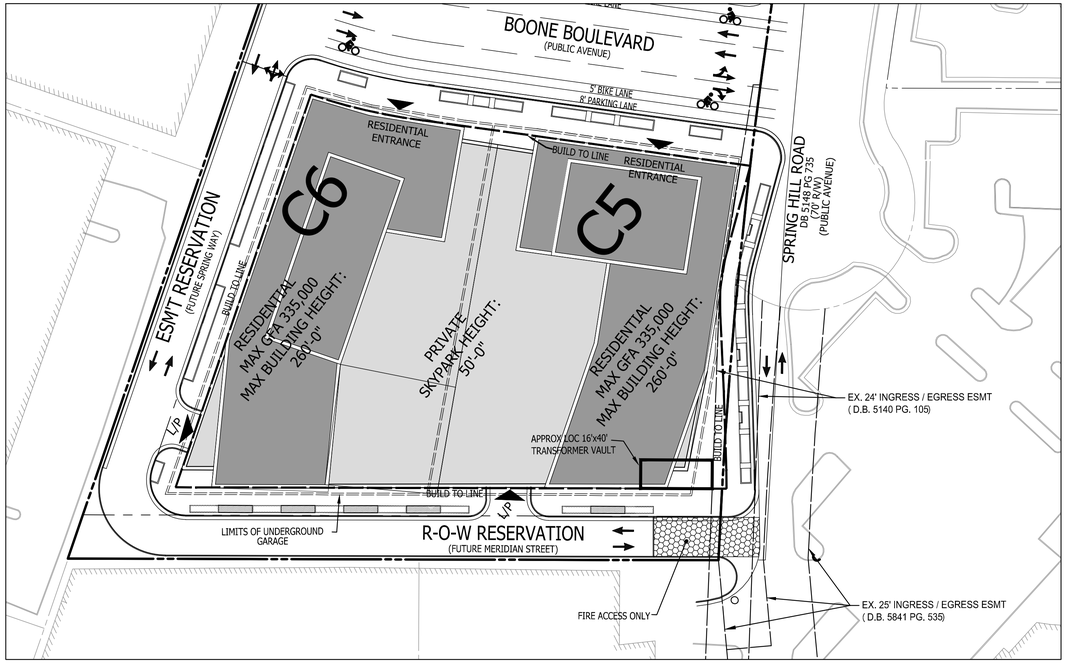
BASE PLAN - PARK

NOTES:

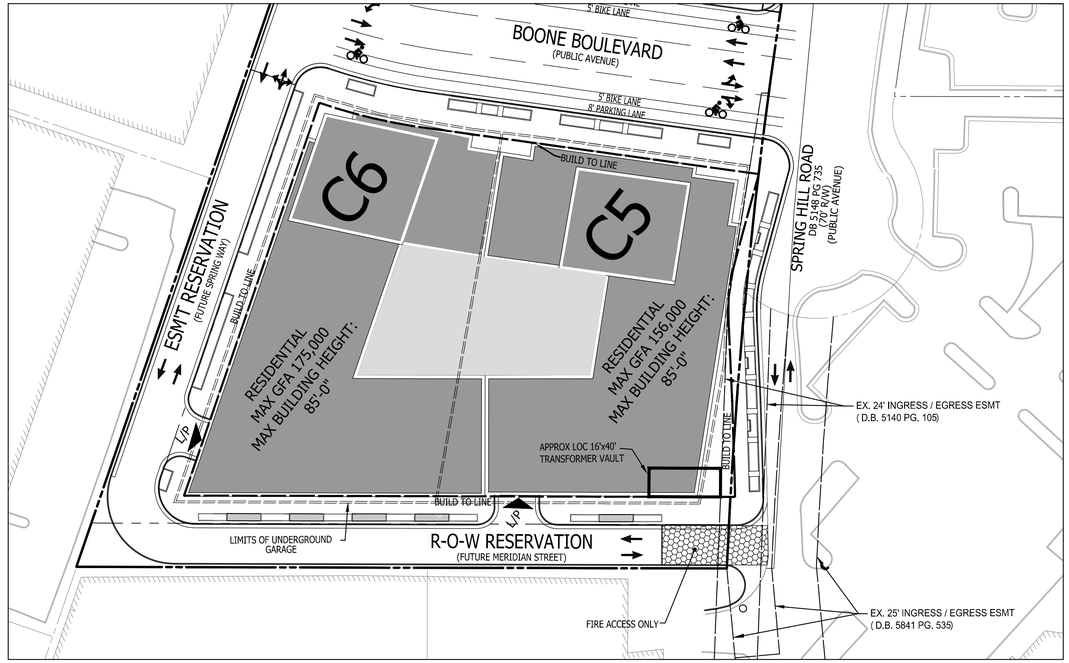
1. IN INSTANCES WHERE ROAD SECTION SPLITS THE PROPERTY LINE, APPLICANT MAY PROVIDE PARTIAL ROAD SECTION WITH THIS AND RELATED CONSTRUCTION APPLICATIONS WITH THE UNDERSTANDING THAT ADJACENT DEVELOPMENT ON ADJACENT PARCELS WILL BE REQUIRED TO COMPLETE THE ROAD SECTION.
2. APPLICANT RESERVES THE RIGHT TO VARY LOCATION OF ON STREET PARALLEL PARKING WHICH WOULD RESULT IN VARYING DIMENSIONS ON ROADWAYS PER PARKING SPACE WIDTH, SUBJECT TO COUNTY APPROVAL.
3. DASHED ROADS SHOWN OFF-SITE ARE ULTIMATE GRID LAYOUT AND SHALL BE BUILT BY OTHERS.
4. SEE ARCHITECTURAL PLANS FOR ROOF DETAILS.
5. SEE LANDSCAPE PLANS FOR PLAZA / PARK DETAILS.
6. PENTHOUSES MAY BE UP TO 30 FT. ABOVE BUILDING HEIGHTS SHOWN ON DEVELOPMENT TABS ON SHEET C-3.
7. ALSO SEE SHEET C-12 FOR APPROXIMATE SWM LOCATIONS.
8. ALL ROADWAY STRIPING SHOWN HEREON IS CONCEPTUAL AND SUBJECT TO CHANGE AND VDOT APPROVAL.
8. THESE NOTES ARE TYPICAL THROUGHOUT.

LEGEND

- P — PEDESTRIAN BUILDING ENTRANCE
- L\P — LOADING AND/OR PARKING ENTRANCE
- BUILD TO LINE
- UNDERGROUND GARAGE
- OFF-SITE ROAD BY OTHERS



OPTION 1 - RESIDENTIAL HIGH-RISE



OPTION 2 - RESIDENTIAL LOW-RISE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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CONCEPTUAL DEVELOPMENT PLAN (OPTIONS)

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CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

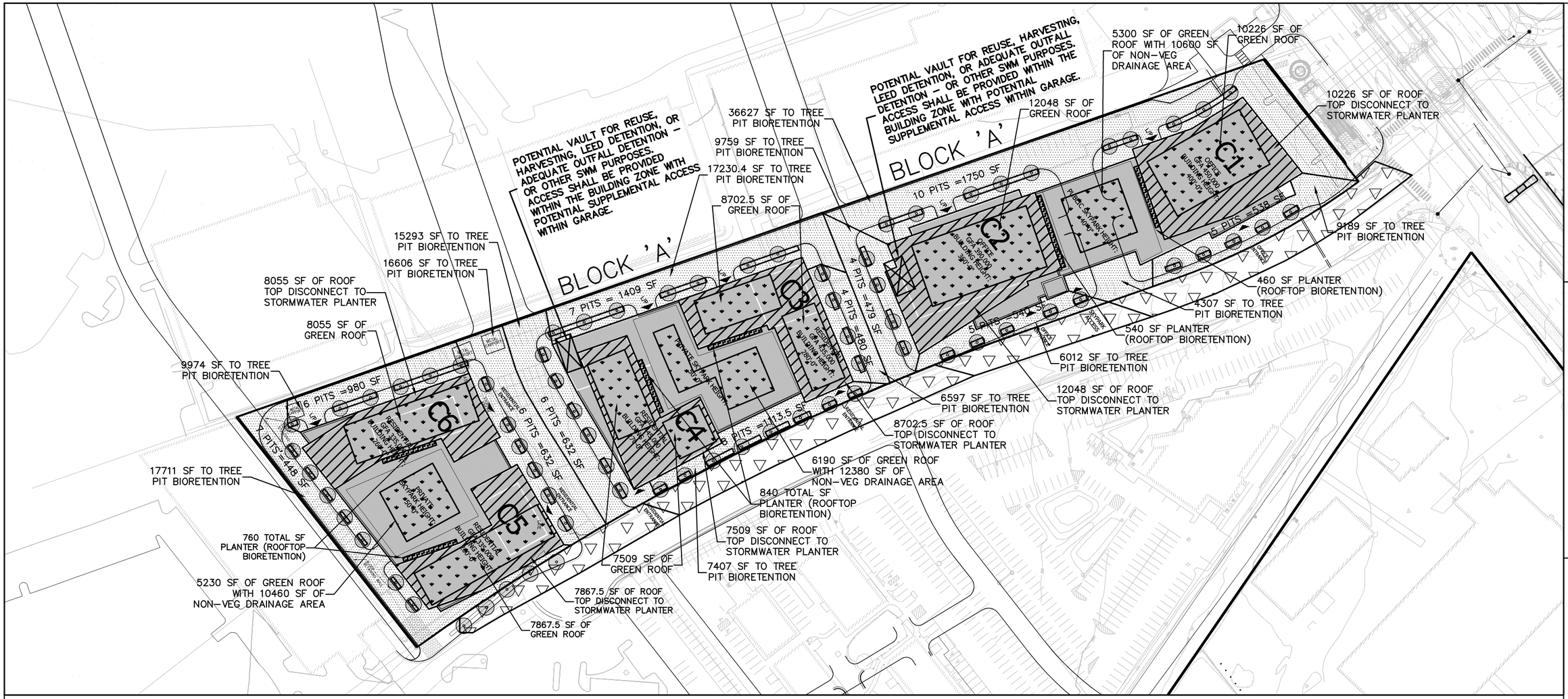
DES.	DWN.

SCALE: 1"=40'

PROJECT/FILE NO. V7096G

SHEET NO. C-11

FILE: P:\projects\7096\7096G(WEST)\CADD - PP\PLANNING\PLANNING DRAWINGS\7096G-WEST C-11 CDP-OPTIONS.dwg USER: walsh DATE: November 6, 2016 TIME: 4:15:41 AM



NOTES:

1. GREEN ROOF AREAS REPRESENTED HERE REFLECT THE OPTION WITH THE LEAST AMOUNT OF GREEN ROOF AREA TO BE CONSERVATIVE.
2. LOCATION OF PLANTERS FOR ROOFTOP DISCONNECTION ARE APPROXIMATE – FINAL DESIGN AND FDP DESIGN WILL FURTHER REFINE AND DEFINE PLANTER LOCATIONS
3. ALL ROOFTOP GREEN ROOF LOCATIONS ARE SHOWN FOR REFERENCE ONLY – THE AREA LISTED IS REPRESENTATIVE OF THE AREA DEPICTED, AND IS CONSISTENT WITH THE AREAS IN THE TABULATIONS. UPON FINAL DESIGN AND FDP DESIGN, THE ACTUALY GREEN ROOF SHAPE / LOCATION WILL BE REFINED AND FURTHER DETAILED, BUT THIS PLAN REPRESENTS THE AREA REQUIRED TO ACHIEVE THE CALCULATED DEPTH OF RUNOFF REDUCTION.
4. TREE PIT LOCATIONS ARE COORDINATED WITH LANDSCAPE PLAN – OTHER TREES ARE PLANNED FOR THE DEVELOPMENT, BUT THOSE SHOWN ON THIS PLAN ARE FOR BIORETENTION TREE PITS ONLY.

STORMWATER LEGEND:

- SITE OVERALL DRAINAGE DIVIDE
- POTENTIAL OFF–SITE DRAINAGE AREA TO BIORETENTION
- BIO–RETENTION DRAINAGE AREA
- APPROXIMATE LOCATION OF BIO–RETENTION TREE PIT
- AREA OF EXTENSIVE GREEN ROOF (SOIL DEPTH=4 INCHES)
- AREA OF INTENSIVE GREEN ROOF (SOIL DEPTH=12 INCHES)
- NON–VEGATATIVE AREA TO INTENSIVE GREEN ROOF (TIER II)
- ROOF TOP DISCONNECT TO STORMWATER PLANTERS
- STORM WATER PLANTERS

STORMWATER DESIGN NOTE:

THE STORMWATER DESIGN AND COMPUTATIONS SHOWN HEREON HAVE BEEN COMPLETED ASSUMING THE ULTIMATE 'BUILD–OUT' CONDITION, WHICH IS THE MOST DIFFICULT OPTION TO ACHIEVE THE 1" ON–SITE RETENTION. THE BUILDING LAYOUT SHOWN ON THIS PLAN INCLUDES BUILDINGS C5 AND C6 AS SHOWN IN OPTION 1 ON SHEET C–11 OF THIS PLAN. ALL COMPUTATIONS PROVIDED WITH THIS CDP ARE ASSOCIATED WITH THIS EXHIBIT.

A STORMWATER EXHIBIT HAS BEEN PROVIDED FOR THE 'BASE' OR ATHLETIC FIELD OPTION ON SHEET C–12A OF THIS PLAN. THIS EXHIBIT UTILIZES THE SWM DESIGN PROVIDED WITH THE ASSOCIATED DOMINION SQUARE FDP (RZ–2011–HM–012). SEE FDP FOR SWM EXHIBIT AND ADDITIONAL DETAILS/COMPUTATIONS.

IT SHALL BE UNDERSTOOD THAT WITH APPROVAL OF THIS CDP, AN ALTERNATE VERSION OF THE SWM CALCULATIONS WILL BE ALLOWED AT TIME OF FINAL SITE PLAN IN ACCORDANCE WITH APPROVED FDPS.

NORTH

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ULTIMATE CDP
SWM EXHIBIT

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CDP REVISION 07/10/13
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CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.
KMO	KMO

SCALE: 1"=60'

PROJECT/FILE NO. V7096G

SHEET NO. C–12

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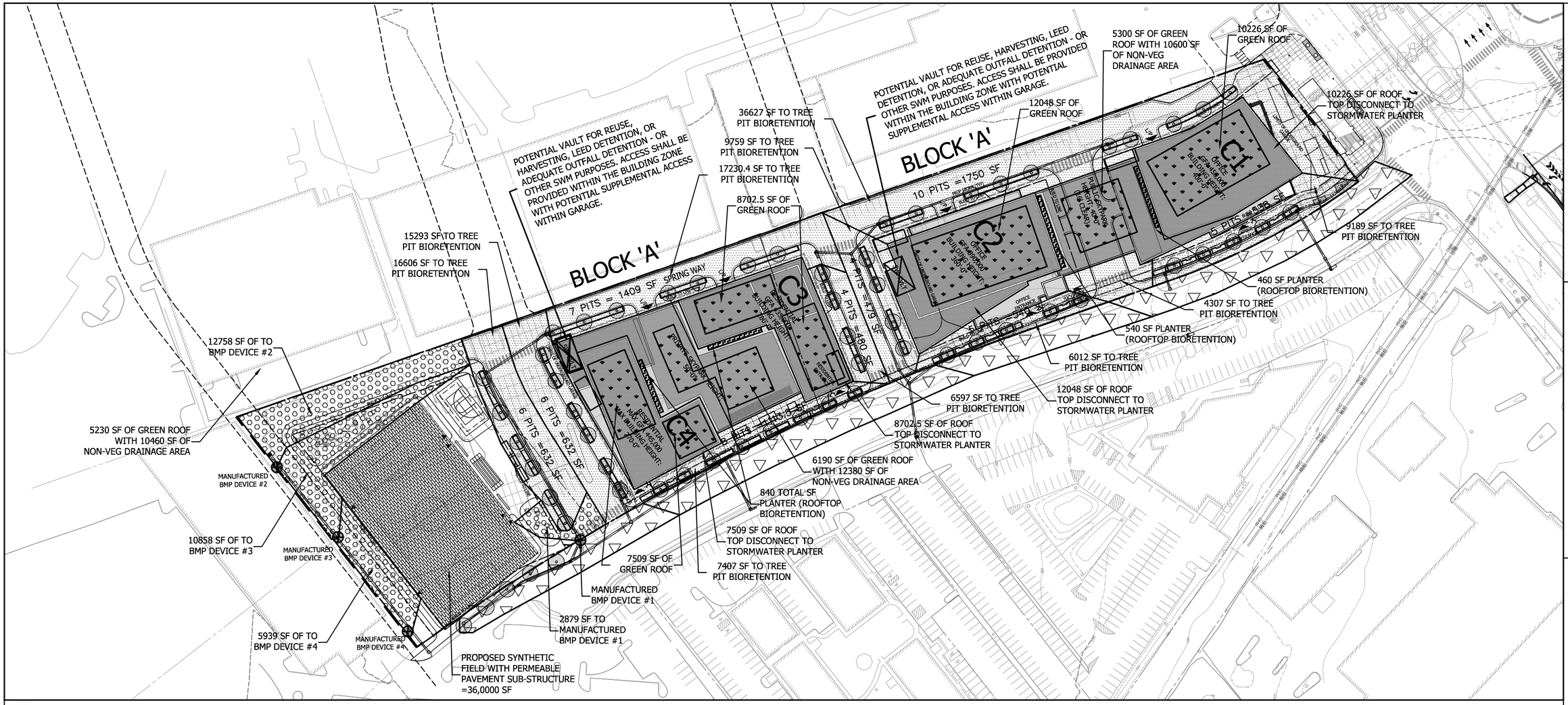

NOTES:

1. GREEN ROOF AREAS REPRESENTED HERE REFLECT THE OPTION WITH THE LEAST AMOUNT OF GREEN ROOF AREA TO BE CONSERVATIVE.

2. LOCATION OF PLANTERS FOR ROOFTOP DISCONNECTION ARE APPROXIMATE - FINAL DESIGN AND FDP DESIGN WILL FURTHER REFINE AND DEFINE PLANTER LOCATIONS

3. ALL ROOFTOP GREEN ROOF LOCATIONS ARE SHOWN FOR REFERENCE ONLY - THE AREA LISTED IS REPRESENTATIVE OF THE AREA DEPICTED, AND IS CONSISTENT WITH THE AREAS IN THE TABULATIONS. UPON FINAL DESIGN AND FDP DESIGN, THE ACTUALY GREEN ROOF SHAPE / LOCATION WILL BE REFINED AND FURTHER DETAILED, BUT THIS PLAN REPRESENTS THE AREA REQUIRED TO ACHIEVE THE CALCULATED DEPTH OF RUNOFF REDUCTION.

4. TREE PIT LOCATIONS ARE COORDINATED WITH LANDSCAPE PLAN - OTHER TREES ARE PLANNED FOR THE DEVELOPMENT, BUT THOSE SHOWN ON THIS PLAN ARE FOR BIORETENTION TREE PITS ONLY.

STORMWATER LEGEND:

- SITE OVERALL DRAINAGE DIVIDE
- POTENTIAL OFF-SITE DRAINAGE AREA TO BIORETENTION
- ROOF TOP DISCONNECT TO STORMWATER PLANTERS
- BIO-RETENTION DRAINAGE AREA
- STORM WATER PLANTERS
- APPROXIMATE LOCATION OF BIO-RETENTION TREE PIT
- APPROXIMATE MANUFACTURED BMP DEVICE
- AREA OF EXTENSIVE GREEN ROOF (SOIL DEPTH=4 INCHES)
- AREA TO MANUFACTURED BMP DEVICE
- AREA OF INTENSIVE GREEN ROOF (SOIL DEPTH=12 INCHES)
- AREA OF PERMEABLE PAVEMENT
- NON-VEGATATIVE AREA TO INTENSIVE GREEN ROOF (TIER II)

STORMWATER DESIGN NOTE:

THE STORMWATER EXHIBIT SHOWN HEREON HAS BEEN COMPLETED ASSUMING THE 'BASE' OR ATHLETIC FIELD CONDITION, SHOWN AS THE BASE OPTION ON SHEET C-11. THIS EXHIBIT IS BASED ON THE ASSOCIATED DOMINION SQUARE FDP (RZ-2011-HM-012). SEE FDP FOR SWM EXHIBIT AND ADDITIONAL DETAILS/COMPUTATIONS.

AS STATED ON SHEET C-12, THE 'ULTIMATE' CONDITION REPRESENTS THE MOST CHALLENGING OPTION FOR THE TYSONS STORMWATER DESIGN. THE COMPUTATIONS PROVIDED WITH THIS CDP ARE REPRESENTED BY THE EXHIBIT PROVIDED ON SHEET C-12.

IT SHALL BE UNDERSTOOD THAT WITH APPROVAL OF THIS CDP, AN ALTERNATE VERSION OF THE SWM CALCULATIONS WILL BE ALLOWED AT TIME OF FINAL SITE PLAN IN ACCORDANCE WITH APPROVED FDPS.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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BASE CDP SWM EXHIBIT

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CDP REVISION 07/10/13
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CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.

SCALE: 1"=80'

PROJECT/FILE NO. V7096G

SHEET NO. C-12A

FILE: P:\projects\V7096\V7096G(WEST)\CADD - PVP\PLANNING\PLANNING DRAWINGS\V7096G-WEST C-12A BASE SWM PLAN.dwg USER: oconnor DATE: November 3, 2016 TIME: 9:02:32 AM

SWM NARRATIVE

EXISTING CONDITIONS:
THE 7.63 ACRE APPLICATION AREA CURRENTLY CONSISTS OF EXISTING CAR DEALERSHIPS AND PARKING LOTS. IN THE CURRENT CONDITION, THE SUBJECT CDP AREA GENERALLY DRAINS TO THE SOUTHWEST. A PORTION OF THIS LAND BAY DRAINS INTO AN EXISTING ON-SITE DRY POND. THE REMAINING AREA IS CONVEYED VIA CLOSED CONDUIT TO THE EXISTING OFF-SITE WET POND (WP0072), WHICH PROVIDES 2-YEAR AND 10-YEAR DETENTION IN THE EXISTING CONDITION. AS SHOWN IN THE FOLLOWING STORMWATER COMPUTATIONS THE PROVIDE FACILITIES WILL REDUCE THE RUNOFF VOLUME AND RELEASE RATES, THUS REDUCING THE IMPACT ON WP0072. FROM THIS POND, WATER IS PIPED INTO OLD COURTHOUSE SPRING BRANCH. SEE SHEET C-19 FOR ADEQUATE OUTFALL DESCRIPTION AND MAP.

PROPOSED CONDITIONS:
THIS SITE PLAN PROPOSES MULTILEVEL RESIDENTIAL AND OFFICE BUILDINGS. THE WATER QUALITY AND QUANTITY REQUIREMENTS FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED THROUGH A COMBINATION OF URBAN BIO-RETENTION (TREE PITS, STORMWATER PLANTERS), AND GREEN ROOF AS SHOWN ON SHEET C-12. AS NEEDED, AT THE TIME OF FINAL DESIGN, THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT UNDERGROUND VAULTS FOR MEETING QUANTITY AND/OR QUALITY REQUIREMENTS. POTENTIAL LOCATIONS FOR THESE FACILITIES ARE SHOWN ON THE PLAN.

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

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

PART I: CONTROL CAPTURE THE FIRST 1"
SEE SHEET C-14 FOR FULL NARRATIVE

PART II: LEED
THE FIRST TARGET FOR STORMWATER MANAGEMENT DESIGN WILL BE TO MEET CURRENT LEED CREDIT 6.1 AND 6.2 REQUIREMENTS. THE PROPERTY THAT IS THE SUBJECT OF THIS REDEVELOPMENT PLAN IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION. LEED CREDIT 6.1 REQUIRES THE PROPOSED VOLUME RUNOFF TO BE REDUCED TO 75% OF THE EXISTING VOLUME RUNOFF FOR THE SITE. SEE SHEETS C-14 TO C-16 FOR NARRATIVE DETAILING COMPLIANCE WITH LEED CREDIT 6.1. LEED CREDIT 6.2 WILL BE ACHIEVED BY THE TOTAL SUSPENDED SOLIDS TREATMENT PROVIDED BY THE RUNOFF REDUCTION BMP PRACTICES ON SITE AND SUPPLEMENTED BY EXTENDED DETENTION VAULTS AND MANUFACTURED FILTRATION FACILITIES AS REQUIRED.

PART III: PFM COMPLIANCE
ADDITIONALLY, PER THE FAIRFAX COUNTY STANDARD REQUIREMENT, THE PEAK RELEASE RATE FOR THE POST DEVELOPED 2-YR AND 10-YR DESIGN STORMS WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE EXISTING CONDITION PEAK RELEASE RATE FOR THE ENTIRE SITE AREA. SEE CALCULATIONS ON SHEETS C-14 TO C-16. IT SHOULD BE NOTED THAT A PORTION OF THE APPLICATION AREA DRAINS TO AN EXISTING ON-SITE DRY POND, WHICH IS TO BE REMOVED WITH THE SUBJECT PLAN. TO RECOGNIZE THE FACT THAT THE PEAK REDUCTION IN THIS EXISTING POND WILL BE LOST UPON ITS REMOVAL, THE PRE-DEVELOPED TARGET PEAKS IN THIS PLAN HAVE CONSIDERED THE AREA DRAINING TO THIS POND TO BE GRASS IN FAIR CONDITION.

BMP NARRATIVE
SEE COMPUTATIONS ON SHEET C-17.

NOTE:

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

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

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

PART I: CONTROL/ CAPTURE THE FIRST 1 INCH OF RAINFALL

APPLICATION OVERALL SWM COMPUTATIONS – TYSONS CORNER CONFORMANCE SPREADSHEET

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

Site Name: Dominion Square - CDP

Description: Mixed Use - Dominion Square West CDP

Post-Development Land Cover

data input cells highlighted in yellow

Drainage Area A

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)				7.63	7.63
				Total	7.63

Drainage Area B

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

Drainage Area C

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

Drainage Area D

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

Drainage Area E

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

Rv Coefficients

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

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

Land Cover Summary

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	0.00
Weighted Rv (turf)	0.00
% Managed Turf	0%
Impervious Cover (acres)	7.63
Rv (impervious)	0.95
% Impervious	100%
Total Site Area (acres)	**7.63**
Site Rv	**0.95**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	**27,697**
Volume Not Converted to Runoff (cf)	**1,385**
1-inch Runoff Volume for entire site (cf)	**26,312**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	26,312
Runoff Reduction Volume Achieved (cf)	25,206
Total Runoff Volume Retained (cf)	26,591
Total Area of Site Captured in a BMP (acres)	7.31

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%) **96%**

Rainfall Depth Retained Onsite (inch) **0.96** THIS VALUE DOES NOT INCLUDE OFF-SITE AREAS

APPLICATION OVERALL SWM COMPUTATIONS – ADDITIONAL RETENTION (OFF-SITE AND LARGER STORMS)

TOTAL RUNOFF REDUCTION REQUIRED	**26,312 CFT**	**SEE OVERALL COMPUTATIONS SHEET 1 (SHOWN HERE)**
TOTAL RUNOFF REDUCTION PROVIDED	**25,206 CFT**	
RAINFALL DEPTH RETAINED ONSITE	**0.96 IN**	
SITE AREA	**7.63**	

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	ACTUAL RUNOFF RETAINED (INCHES)	VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION (TREES) - Springhill	1.00	0.95	3440	3515	1.00	3440	0.13
BIORETENTION (TREES) - Route 7	0.00	0.95	0	0	0.00	0	0.00
					TOTAL VOLUME	**3440**	**0.13**

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCHES)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
EXTENSIVE GREEN ROOF	1.25	0.95	4307	6121	1.42	1814	0.07
INTENSIVE GREEN ROOF	1.15	0.95	3971	5016	1.26	1045	0.04
PERMEABLE PAVEMENT	0.00	0.95	0	0	0.00	0	0.00
BIORETENTION (TREES)	3.60	0.95	12406	13588	1.10	1181	0.04
DISCONNECTION TO SWM PLANTER	1.31	0.95	4513	4940	1.09	427	0.02
RAINWATER HARVESTING	0.00	0.95	0	0	0.00	0	0.00
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					**TOTAL EXCESS VOL**	**4467**	**0.17**

OVERALL APPLICATION BREAKDOWN BY PRACTICE

PRACTICE	INCHES CONTRIBUTED TO OVERALL		
EXTENSIVE GREEN ROOF	0.16	IN	**TIER I CONTROLS 0.86**
INTENSIVE GREEN ROOF (Vegetative areas)	0.05	IN	
PERMEABLE PAVEMENT	0.00	IN	
BIORETENTION (ON-SITE TREE PITS)	0.47	IN	
DISCONNECTION TO SWM PLANTER (Veg. Areas)	0.01	IN	
RAINWATER HARVESTING	0.00	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.00	IN	
DISCONNECTION TO SWM PLANTER (Non Veg. Areas)	0.16	IN	**TIER II CONTROLS 0.10**
INTENSIVE GREEN ROOF (Non-Vegetative areas)	0.10	IN	
TOTAL	**0.96**	**IN**	

OVERALL APPLICATION BREAKDOWN BY BLOCK

BLOCK	INCHES RETAINED
A	0.96

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

DOMINION SQUARE
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL
STORMWATER MANAGEMENT
COMPUTATIONS

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
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SCALE: N/A

PROJECT/FILE NO. V7096G

SHEET NO. C-13

FILE: P:\projects\V7096\V7096G(WEST)\CADD - PP\ANNING\PLANNING DRAWINGS\7096G-WEST C-13 TO C-18 SWM-DATA.dwg USER: oconnor DATE: November 3, 2016 TIME: 10:59:18 AM

TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE CHECKLIST NARRATIVE

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

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS:

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

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS	RESPONSE
STORMWATER MANAGEMENT AND WATER QUALITY CONTROLS FOR REDEVELOPMENT SHOULD BE DESIGNED TO RETURN WATER INTO THE GROUND WHERE SOILS ARE SUITABLE OR REUSE IT, WHERE ALLOWED, TO THE EXTENT PRACTICABLE. REDUCTION OF STORMWATER RUNOFF VOLUME IS THE SINGLE MOST IMPORTANT STORMWATER DESIGN OBJECTIVE FOR TYSONS.	INFILTRATION HAS NOT BEEN PROPOSED WITH THE SUBJECT APPLI AREAS ON SITE AVAIALBLE FOR INFILTRATION ARE LIMITED DUE TO SIGNIFICANT PROPOSED UNDERGROUND GARAGE AREA, UTILITY VA AND, FUTURE PUBLICLY MAINTAINED ROW IN WHICH INFILTRATION PRACTICES ARE NOT ALLOWED. ON ALL OF THE SUB AREAS THE UNDERGROUND GARAGE AND/OR FUTURE ROW COVER ALMOST THI SUB-AREA.
AT A MINIMUM, THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. IF, ON A GIVEN SITE, THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL."	THE TARGET GOAL OF THE RUNOFF REDUCTION METHOD IS TO CAP AND CONTROL THE FIRST INCH OF RAINFALL. TO THIS EXTENT THRE STORMWATER MANAGEMENT STRATEGIES HAVE BEEN UTILIZED: VEGETATIVE ROOFS AND URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS). • THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC ARE USED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. • THE URBAN BIO-RETENTION TREE PITS AND STORMWATER PLA HAVE BEEN DESIGNED PER DCR SPEC #9 APPENDIX 9A. THE TR ARE UTILIZED TO ULTIMATELY TREAT THE ROADWAY RUNOFF A AS THE SURROUNDING STREETSCAPE. • THE STORMWATER PLANTERS ARE USED TO TREAT IMPERVIOU BUILDING ROOF AREAS WHERE GREEN ROOF IS IMPRACTICABL SIZING COMPUTATIONS HAVE BEEN PROVIDED THAT VERIFY THE RE STORAGE HAS BEEN MET FOR EACH ALTERNATIVE. EACH OF THES PRACTICES IS ADEQUATELY SIZED FOR THE PROPOSED DRAINAGE TO THEM. THESE PRACTICES COMBINED YIELD AN ENTIRE ONSITE RETAINED RAINFALL DEPTH OF 0.96 INCHES. ALL AREAS OF THE DEVELOPED THAT HAVE THE POTENTIAL FOR A GREEN ROOF HAVE BEEN UTILIZ SUCH PURPOSES. FOR TREATMENT OF THE PROPOSED ROADWAY T STREETSCAPES HAVE BIO-RETENTION TREE PITS PROVIDED FOR TREATMENT AND RETENTION. A TOTAL CONTROLLED AREA 96% OF SITE HAS BEEN CAPTURED. BY USING OFF-SITE AREA TO MITIGATE SHORTFALL, THE RETENTION DEPTH CAN BE BROUGHT TO 1". WE H THE TYSONS CORNER COMPREHENSIVE PLAN GOAL TO RETAIN/REI FIRST INCH OF RAINFALL TO THE MAXIMUM EXTENT PRACTICABLE.
REDEVELOPMENT PROJECTS IN TYSONS SHOULD INCORPORATE INNOVATIVE STORMWATER MANAGEMENT MEASURES IN A MANNER THAT WILL, FIRST AND FOREMOST, OPTIMIZE REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE."	THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMANCE WITH THE DCR SPECIFICATION THAT GOVERNS THEM. THE VEGETATIVE ROOF, URBAN BIO-RETENTION TREE PITS, AND STORMWATER PLANTERS HAVE BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION.
"AT A MINIMUM, STORMWATER MANAGEMENT MEASURES THAT ARE SUFFICIENT TO ATTAIN BOTH THE STORMWATER DESIGN-QUANTITY CONTROL AND STORMWATER DESIGN-QUALITY CONTROL CREDITS OF THE MOST CURRENT VERSION OF THE LEED-NC OR LEED-CS RATING SYSTEM (OR THE EQUIVALENT OF THESE CREDITS) SHOULD BE PROVIDED. IF, ON A GIVEN SITE, THE ATTAINMENT OF THE STORMWATER DESIGN LEED CREDITS (OR EQUIVALENT) IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN SUPPORT OF THIS GOAL."	LEED STORMWATER CREDITS 6.1 AND 6.2 SHALL BE OBTAINED THROUGH THE USE OF THE VEGETATIVE ROOF, THE URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS). EACH PRACTICE PROVIDES BOTH QUANTITY AND QUALITY CONTROL. ADDITIONALLY, POTENTIAL LEED REUSE VAULTS HAVE BEEN SHOWN ON THE PLANS AS IT IS OUR INTENT TO ACHIEVE LEED CERTIFICATION. SIMILARILY, AS THE FINAL LEED BOUNDARIES HAVE NOT YET BEEN IDENTIFIED; THE COMPUTATIONS PROVIDED ARE BASED ON THE TOTAL SITE AREA. THE LEED BOUNDARIES WILL BE IDENTIFIED AT THE FDP LEVEL WITH REVISED COMPUTATIONS FOR EACH SEPARATE BOUNDARY TO SHOW COMPLIANCE.
"EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS	THIS SUBJECT APPLICATION PROPOSES BIO-RETENTION TREE PITS WITHIN THE PROPOSED STREETSCAPE OF THE APPLICATION AREA. ADDITIONALLY, TREE PITS ARE PROVIDED OFFSITE AROUND THE PERIMETER OF THE APPLICATION AREA. THESE BIO-RETENTION TREE PITS CAPTURE AND TREAT THE FIRST INCH OF RAINFALL THAT RUNS OFF OF THE PROPOSED STREETS
ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED."	AND EXISTING OFFSITE STREETS AND ROW (SEE OFFSITE FACILITIES SECTION IN THE NARRATIVE). THERE ARE NO SHARED STORMWATER MANAGEMENT ALTERNATIVES WITH THIS APPLICATION.
"LID TECHNIQUES OF STORMWATER MANAGEMENT SHOULD ALSO BE INCORPORATED INTO NEW AND REDESIGNED STREETS WHERE ALLOWED AND PRACTICABLE."	LOW IMPACT DEVELOPMENT (LID) TECHNIQUES ARE PROVIDED FOR IN THE STREET DESIGN VIA THE URBAN BIO-RETENTION (TREE PIT). THESE TREE PITS PROVIDE BOTH QUANTITY AND QUALITY CONTROL AS OUTLINED BY DCR SPEC #9.
"RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHOULD BE PURSUED WHERE FEASIBLE; RESTORATION AND STABILIZATION TECHNIQUES THAT INCORPORATE ECOLOGICALLY AND AESTHETICALLY BENEFICIAL, VEGETATED APPROACHES ARE PREFERRED. OFF-SITE EFFORTS TO RESTORE AND/OR STABILIZE STREAMS IN TYSONS CORNER SHOULD ALSO BE ENCOURAGED. THE ABOVE GUIDELINES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY TO ALLOW FOR IMPROVEMENTS TO THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER THROUGH NATURAL RESTORATIVE PROCESSES AND/OR THROUGH RESTORATION PROJECTS."	THIS SUBJECT APPLICATION DOES NOT PROPOSE ANY STREAM RESTORATION AS IT HAS NO OPEN CHANNELS OR STREAMS WITHIN ITS BOUNDARY. IT IS BELIEVED THAT ANY STREAM RESTORATION SHOULD BE COMPREHENSIVE IN MANNER AND NOT PROVIDED IN PIECE MEAL FORM TO BETTER PROVIDE AESTHETIC AND RECREATIONAL VALUE TO TYSONS CORNER.

[illegible] THE BUILDING ROOF AREA SHALL BE CONTROLLED BY A VEGETATIVE ROOF THAT HAS BEEN DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. ROOF AREAS IMPRACTICABLE FOR GREEN ROOF HAVE BEEN DISCONNECTED WHERE POSSIBLE TO STORMWATER PLANTERS. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- THE COMPUTATIONS PROVIDED CALCULATE THE REQUIRED TREATMENT VOLUME OF 1" OF RAINFALL OVER THE ENTIRE SITE CDP AREA REGARDLESS OF ROW DEDICATION.
- THE STORMWATER MANAGEMENT DESIGN FOR THIS SITE SHALL INCLUDE PRACTICES THAT ARE DOCUMENTED IN THE DCR RUNOFF REDUCTION MANUAL. THIS SUBJECT APPLICATION PROPOSES MODIFICATIONS OF THE DCR STORMWATER PLANTER FOR IMPLEMENTATION WITH HIGH RISE CONSTRUCTION, AND POTENTIAL MODIFICATION FOR INFILTRATION RATES BELOW THE MINIMUM STATED.
- ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR BY ROOF TOP ACCESS FOR THE VEGETATIVE ROOFS AND STREET ACCESS FOR THE TREE PITS. ACCESS TO THE STORMWATER PLANTERS SHALL BE PROVIDED VIA ROOFTOP (PODIUM) ACCESS.
- THE TREE PITS, VEGETATIVE ROOFS, AND STORMWATER PLANTERS SHALL BE PRIVATELY MAINTAINED.
- THE DESIGN SHALL CREATE A SAFE ENVIRONMENT FOR THE PUBLIC. THE EXTENSIVE VEGETATIVE ROOF AREAS SHALL NOT HAVE PUBLIC ACCESS WHEREAS THE TREE PITS SHALL BE PROVIDED WITH A GRATE OR FENCE TO PREVENT PEDESTRIAN CONFLICTS. INTENSIVE GREEN ROOFS AND STORMWATER PLANTERS WILL BE DESIGNED AS PART OF ROOFTOP AND AT GRADE AMENITIES AND WILL NOT CREATE A SAFETY CONCERN.
- THIS PROJECT SHALL BE CONSTRUCTED IN PHASES. EACH PHASE SHALL HAVE INDEPENDENT SWM CONTROLS THAT MEET TO THE MAXIMUM EXTENT PRACTICABLE THE GOALS OF THE TYSONS CORNER COMPREHENSIVE PLAN. THE PHASED CONSTRUCTION AND SWM CONTROLS WILL BE IDENTIFIED IN MORE DETAIL AT FDP AND SITE PLAN LEVEL, BUT WILL REMAIN IN GENERAL CONFORMANCE WITH THE CDP TREATMENT PROVIDED.
- CERTAIN PFM REQUIREMENTS SHALL NEED TO BE WAIVED IN ORDER TO MEET THE OVERALL CONCEPT OF THE PTC COMPREHENSIVE PLAN. A DETAILED LIST OF WAIVERS IS AS FOLLOWS. SHEET C-2 INCLUDES ADDITIONAL WAIVERS THAT MAY BE USED FOR FUTURE FLEXIBILITY:

DESIGN OF BEST MANAGEMENT PRACTICES

- INFILTRATION BMP'S

  INFILTRATION FACILITIES ARE NOT PROPSOED WITH THE SUBJECT APPLICATION.

- RAINWATER HARVESTING

  CURRENTLY THERE IS NO RAINWATER HARVESTING PROPOSED WITH THIS APPLICATION – HOWEVER IT MAY BE POSSIBLE TO BE USED ON THE TURF FIELDS WITH RUNOFF FROM THE SUBSTATION. AN EVALUATION WAS PERFORMED TO ASSESS THE REUSE DEMAND POTENTIAL FOR THE ART HVAC SYSTEMS, WHICH ARE TO BE EMPLOYED WITHIN THIS APPLICATION. IT WAS FOUND THAT REUSE IN THESE COOLING TOWERE IS NOT PRACTICABLE AS THEY DO NOT REQUIRE MAKEUP WATER. THE DEVELOPER RESERVES THE RIGHT TO UTILIZE RAINWATER HARVESTING IF VIABLE AT SITE PLAN SUBMISSION. ANY HARVESTING OF SUBSTATION RUNOFF WILL BE DETERMINED BY FINAL DEMANDS FOR TURF IRRIGATION WITH FINAL PLANS FOR THE BALL FIELD FACILITIES.

OF THE RUNOFF REDUCTION PRACTICES ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- RUNOFF REDUCTION BMP'S IN THE FORM OF URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS) SHALL BE PROVIDED WITH UNDER-DRAINS AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC#9 AND SPEC #7.
- THE BIO-RETENTION TREE PITS AND STORMWATER PLANTERS SHALL CONFORM TO DCR SPEC#9. THE VEGETATIVE ROOF SYSTEM SHALL CONFORM TO DCR SPEC #5.
- AS MENTIONED EARLIER DUE TO SITE CONSTRAINTS THE ENTIRE 1.0" OF RAINFALL COULD NOT BE CAPTURES/CONTROLLED FOR THE SITE AS A WHOLE. THE PROPOSED PLANS CAN ACCOUNT FOR 0.96" – BUT THIS NUMBER RISES TO 1" WHEN CONSIDERING OFF-SITE MITIGATION.

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

  PORTIONS OF THE INTENSIVE GREEN ROOF SYSTEM AND STORMWATER PLANTER SYSTEM PROVIDED WITH THESE PLANS SHALL BE A TIER 2 DESIGN SINCE THEY ARE DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. AS SUCH THEY HAVE BEEN OVER DESIGNED TO ACCOUNT FOR THIS ADDITIONAL AREA RUNOFF. AS CAN BE SEEN ON THE PLAN, 0.86 INCHES OF THE FIRST 1.0 INCH RAINFALL DEPTH SHALL BE CONTROLLED BY THE TIER 1 PRACTICES AND 0.10 INCHES BY THE TIER 2. THE STORMWATER PLANTERS ARE A DCR DESIGN (SPEC #9 URBAN BIORETENTION) MODIFIED TO DISCONNECT TOWER ROOF WATER TO A PODIUM OR AT GRADE. IT IS REQUESTED THAT OFFSITE TREATMENT BE ALLOWED TO TREAT EXISTING ROW TO PARTIALLY OFF-SET THE ON-SITE SHORTFALL OF 1" RETENTION. THIS AREA WILL BRING THE TOTAL RETENTION DEPTH TO 1 INCH

- TIER 3 INNOVATIVE BMP'S (NON-APPROVED)
- THERE ARE NO TIER 3 OR NON-APPROVED BMP'S BEING PROPOSED WITH THIS SUBJECT APPLICATION. AS MENTIONED PREVIOUSLY SITE CONSTRAINTS LIMIT THE APPLICABILITY OF VARIOUS BMP PRACTICES.

CURRENTLY THE SUBJECT APPLICATION DOES NOT PROPOSE THE USE OF OFFSITE OR SHARED SWM FACILITIES. HOWEVER, THE TREE PITS ALONG SPRINGHILL AND ROUTE 7 CAN ACCOMMODATE ADDITIONAL STREET RUNOFF FROM THE VDOT ROW. AS CAN BE SEEN ON THE PLANS THIS WILL ALLOW RAINFALL DEPTH CONTROLLED.

- CONFORMANCE WITH COMPREHENSIVE PLAN STORMWATER GOALS

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

  - AS MENTIONED PREVIOUSLY THE PROPOSED DESIGN SHALL CAPTURE THE ENTIRE 1" IF OFF-SITE MITIGATION IS ALLOWED TO TREAT EXISTING ROW.
  - THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTEND FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF VEGETATIVE ROOFS AND URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS). 96% OF THE TOTAL SITE AREA IS CAPTURED ALONG WITH 0.96" OF THE FIRST 1 INCH OF RAINFALL.
  - AS MENTIONED PREVIOUSLY SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP'S PRACTICES (REUSE, INFILTRATION ETC.)
  - THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF [illegible] REDUCTION THAN THAT CALCULATED IN THE 1" COMPLIANCE COMPUTATIONS – WITH THIS GREATER VOLUME APPLIED TO LEED COMPLIANCE ONLY.
  - STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS) THAT ARE DESIGNED IN ACCORDANCE WITH DCR SPEC #9.
  - STREAM STABILIZATION AND RESTORATION HAS NOT BEEN PROPOSED WITH THIS SUBJECT APPLICATION DUE TO THE NEED OF A COMPREHENSIVE STREAM RESTORATION PROGRAM.
  - THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S SWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF.

- SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST

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

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

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

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
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FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT NARRATIVE

VIKA REVISIONS

CDP REVISION 11/07/16
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DATE: FEB. 01, 2011

DES.	DWN.
KMO	KMO

SCALE: N/A

PROJECT/FILE NO. V7096G

SHEET NO. C–14

FILE: P:\projects\7096\7096G(WEST)\CADD - PP\PLANNING\PLANNING DRAWINGS\7096G-WEST C-13 TO C-18 SWM-DATA.dwg USER: rcormor DATE: November 3, 2015 TIME: 11:08:45 AM

PART I: CONTROL/CAPTURE THE FIRST INCH OF RAINFALL

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'A'

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

Site Name: Dominion Square - CDP

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.00	**0.00**
Impervious Cover	0.00	0.00	0.00	7.63	**7.63**
				D.A. Total (acres)	**7.63**

Rv (turf) 0.00
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 26,312

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Estimate RWH RR % Credit: Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Vegetated Roof	Intensive* and Extensive** (*4.5" depth and 0.30 porosity; **12" depth and 0.30 porosity)	2.40	N/A	8,278	Subtract 100% of provided storage vol.	100%	N/A	8,278	N/A	11,137	8,278	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	PLANTERS = 1.31 ACRES TREE PITS = 3.60 ACRES	4.91	N/A	16,927	Subtract 100% of provided storage vol.	100%	0	16,927	N/A	18,528	16,927	0	
	Totals:	**7.31**	**0.00**										

See Site Data and Summary Tab for Site Results

Total Drainage Area Treated (acres): 7.31

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 25,206

SIZING COMPUTATIONS FOR ON–SITE PRACTICES

Tyson's Corner Tree Pit Sizing chart (CDP) - ONSITE

TREE PIT NUMBER	DA TO TREE PIT (SQ. FT.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
Area A	156712	6203	0.95	12406	7151.5	9	3	1	1	0.25	0.4	**13588**
TOTALS =	**156712**	**6203**		**12406**	**7151.5**							**13588**

P:\projects\7096\7096G(WEST)\DATA -X\SWM\SWM (WEST) 2016-09-12\SWM\TYSONS\[DCR SPEC CALCS BLOCK A.xlsx]Tree Pit Sizing - ONSITE

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

Tyson's Corner SWM Planter Sizing chart (CDP)

SWM Planter	DA TO planter (Ac.) (Veg.)	DA TO planter (Ac.) (Non Veg.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
BLOCK A	0.06	1.25	2257	0.95	4513	2600	9	3	1	1	0.25	0.4	**4940**
TOTALS =	**0.06**	**1.25**	**2257**		**4513**	**2600**							**4940**

P:\projects\7096\7096G(WEST)\DATA -X\SWM\SWM (WEST) 2016-09-12\SWM\TYSONS\[DCR SPEC CALCS BLOCK A.xlsx]SWM PLANTERS

Note: Sizing based on DCR Spec# 9-A (2013)
SA(REQ'D)=Tv/2
Tv(RED'Q)=1"*Rv*A/12
Tv(PROV'D)=SA*SUM OF STORAGE

Tyson's Corner Green Roof Sizing chart (CDP)

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA (VEGETATIVE AREA) (SQ. FT.)	DA (NON-VEGETATIVE) (SQ. FT.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
BLOCK A	EXTENSIVE	54408.0	0	0.95	4307	54408	4.5	0.30	6121
BLOCK A	INTENSIVE-PODIUM	16720.0	33440	0.95	4368	16720	12	0.30	5016
Total		**71128.0**	**33440.0**		8675	71128			**11137**

P:\projects\7096\7096G(WEST)\DATA -X\SWM\SWM (WEST) 2016-09-12\SWM\TYSONS\[DCR SPEC CALCS BLOCK A.xlsx]Green Roof Sizing

Note: Sizing based on DCR Spec# 5
EXTENSIVE Tv Tv(RED'Q)=1"*Rv*DA/12
INTENSIVE Tv Tv(RED'Q)=1.1"*Rv*DA/12
Tv(PROV'D)=(Surface Area*Soil Depth*Porosity)/12

SIZING COMPUTATIONS FOR OFF–SITE PRACTICES

Tyson's Corner Tree Pit Sizing chart (CDP) - OFFSITE - EXCLUDED FROM 1" COMPS

TREE PIT NUMBER	DA TO TREE PIT (SQ. FT.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
SPRINGHILL	43451	1720	0.95	3440	1850	9	3	1	1	0.25	0.4	**3515**
TOTALS =	**43451**	**1720**		**3440**	**1850**							**3515**

P:\projects\7096\7096G(WEST)\DATA -X\SWM\SWM (WEST) 2016-09-12\SWM\TYSONS\[DCR SPEC CALCS BLOCK A.xlsx]Tree Pit Sizing - OFF SITE

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

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

DOMINION SQUARE
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER COMPS
DRAINAGE AREA 'A'

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES. KMO | DWN. KMO

SCALE: N/A

PROJECT/FILE NO. V7096G

SHEET NO. C–15

FILE: P:\projects\7096\7096G(WEST)\CADD - PP\PLANNING\PLANNING DRAWINGS\7096G-WEST C-13 TO C-18 SWM-DATA.dwg USER: rconnor DATE: November 3, 2016 TIME: 11:08:45 AM

PART II: LEED CREDIT 6.1 COMPLIANCE

EXISTING DP-0174 NOTE:
THE EXISTING ON-SITE FACILITY (DP01474) TO BE REMOVED WITH THE SUBJECT APPLICATION, REDUCED THE EXISTING PEAK RELEASE RATE HOWEVER DID NOT REDUCE THE TOTAL RUNOFF VOLUME FROM THE SITE. THEREFORE; THE LEED 6.1 (VOLUME) COMPUTATIONS DO NOT TAKE INTO ACCOUNT THE EXISTING FACILITY. FOR THE PFM (PEAK FLOW) COMPUTATIONS THE 2.80 ACRES TREATED BY THIS FACILITY HAVE BEEN TREATED AS A FOREST CONDITION.

LEED BOUNDARY NOTE:
IT IS ASSUMED THE LEED BOUNDARY IS LIMITED TO THE PROPERTY LINE OF THE SUBJECT APPLICATION AREA: TOTALING 7.63 ACRES. THE LEED BOUNDARY HAS BEEN SHOWN ON THE KEY MAP BELOW. THE FINAL LEED BOUNDARY WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.

EX. CONDITIONS 2-YEAR RUNOFF DEPTH

KMO
DOMINION SQUARE CDP
PREDEVELOPED
Fairfax NOAA_C County, Virginia

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
EX. CONDIT	Open space; grass cover 50% to 75% (fair)	D	.73	84
	Paved parking lots, roofs, driveways	D	6.9	98
	Total Area / Weighted Curve Number		7.63	97
			====	==

STORM 2-Yr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EX. CONDIT	0.012		2.824		11.93	30.16	2530.32

2-YEAR 24 HOUR STORM EX. CONDITION RUNOFF DEPTH

PR. CONDITIONS 2-YEAR RUNOFF DEPTH

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POST DEVELOPED
Fairfax NOAA_C County, Virginia

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
PR. CONDIT	Paved parking lots, roofs, driveways	D	7.63	98
	Total Area / Weighted Curve Number		7.63	98
			====	==

STORM 2-Yr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PR. CONDIT	0.012		2.936		11.93	30.64	2570.71

2-YEAR 24 HOUR STORM PR. CONDITION RUNOFF DEPTH

TOTAL RUNOFF VOL. (EX. CONDITIONS)
2-YEAR STORM: 7.63 AC X 2.824 IN. X 1FT/12 IN.
X 43,560 SF/AC = 78,216.05 CFT

TOTAL RUNOFF VOL. (ALLOWABLE RELEASE)
THIS SITE IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITIONS; THEREFORE PER LEED, POST-DEVELOPMENT VOLUME FOR THE 2-YEAR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME.

78,216.05 SF X 0.75 = 58,662.04 CFT

TOTAL RUNOFF VOL. (PROPOSED CONDITIONS)
2-YEAR STORM: 7.63 AC X 2.936 IN. X 1FT/12 IN.
X 43,560 SF/AC = 81,318.10 CFT

RUNOFF REDUCTION PRACTICES (ON-SITE ONLY)
RETENTION VOLUME: SEE CURVE NUMBER REDUCTION COMPS BELOW
DRAINAGE AREA 'A' = 14,178 CFT
DETENTION VAULT VOLUME PROVIDED = 12,000 CFT

TOTAL RETENTION VOLUME = 26,178 CFT

LEED PROVIDED RUNOFF REDUCTION VOLUME:
81,318.10 CFT - 26,178 CFT = 55,140.10 CFT

55,140.10 CFT (POST. DEV. VOL.) < 58,662.04 CFT (0.75 X PRE-DEV. VOL.)

THEREFORE, THIS SITE MEETS THE LEED REQUIREMENT OF REDUCING THE SITE RUNOFF TO 75% OF THE EXISTING CONDITION RUNOFF VOLUME FOR THE 2-YEAR STORM.

PART III: PFM 2 YEAR AND 10 YEAR DETENTION COMPLIANCE

CURVE NUMBER REDUCTION COMPUTATIONS

	1-year storm	2-year storm	10-year storm	
$RV_{Developed}$ (in) with no Runoff Reduction	2.39	2.94	4.63	*From RRM*
$RV_{Developed}$ (in) with Storage Provided	**1.88**	**2.43**	**4.12**	*Based on RR Volume Provided (See below)*
CN adjusted	**93**	**93**	**93**	*SEE FORMULA BELOW*

	Storage Volume	RR Credit	Runoff Reduction	
URBAN BIO-RETENTION	13,588	40%	**5,435**	*RR Credit Based on VRRM*
SWM PLANTERS	4,940	40%	**1,976**	*RR Credit Based on VRRM*
INFILTRATION	0	90%	**0**	*RR Credit Based on VRRM*
EXTENSIVE GREEN ROOF	6,121	45%	**2,754**	*RR Credit Based on VRRM*
INTENSIVE GREEN ROOF	5,016	80%	**4,013**	*RR Credit Based on VRRM*
	Total RR Volume Provided		**14,178**	

EX. CONDITIONS PEAK FLOW COMPUTATIONS

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PREDEVELOPED WEST
Fairfax NOAA_C County, Virginia

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
EX. CONDIT	Open space; grass cover 50% to 75% (fair)	D	3.53	84
	Paved parking lots, roofs, driveways	D	4.1	98
	Total Area / Weighted Curve Number		7.63	92
			====	==

INCLUDES 2.80 ACRES TREATED BY DP-0174

PFM PROVIDED RELEASE RATE
THE TOTAL STORAGE VOLUME PROVIDED IS EQUAL TO THE SUM OF THE DETENTION VOLUME PROVIDE BY THE VAULTS AND THE STORAGE PROVIDED BY THE VARIOUS RUNOFF REDUCTION PRACTICES EXCLUDING THE NON-VEGATIVE DRAINAGE AREA TO THE INTENSIVE GREEN ROOF

TOTAL RETENTION PROVIDED BY RUNOFF REDUCTION PRACTICES = 14,178 CF (CURVE NUMBER REDUCTION COMPS)

TOTAL RETENTION PROVIDED BY INTENSIVE GREEN ROOF = 5,016 CF
INTENSIVE GREEN ROOF TREATMENT AREAS (16,720 SF VEG. AND 33,440 SF NON-VEG.) = 50,160 SF
33,440 SF / 50,160 SF = 66.6% X 5,016 CF = 3,344 CF

14,178 CF - 3,344 CF = 10,834 CF PROVIDED BY RR PRACTICES FOR PFM CALCULATIONS

AS SHOWN THE TR-55 SHORTCUT METHOD THE MINIMUM ADDITIONAL STORAGE REQUIRED TO MEET THE PFM RELEASE RATE REQUIREMENTS IS 11,073 CFT. THE TOTAL DETENTION VOLUME PROVIDED BY VAULTS = 12,000 CFT

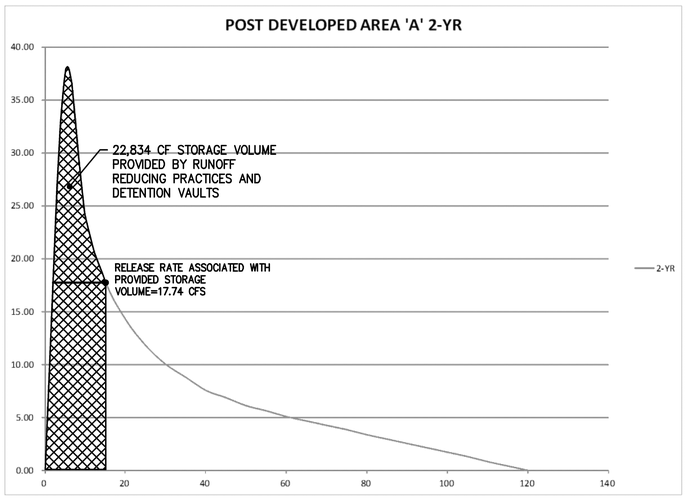
TOTAL STORAGE VOLUME PROVIDED FOR PFM CALCULATIONS = 22,834 CFT

AS SHOWN IN THE HYDROGRAPHS PROVIDED BELOW, THE POST-DEVELOPED PEAK RELEASE RATES FOR THE 2-YEAR AND 10-YEAR STORM EVENTS ARE BELOW THE ALLOWABLE RELEASE RATES.

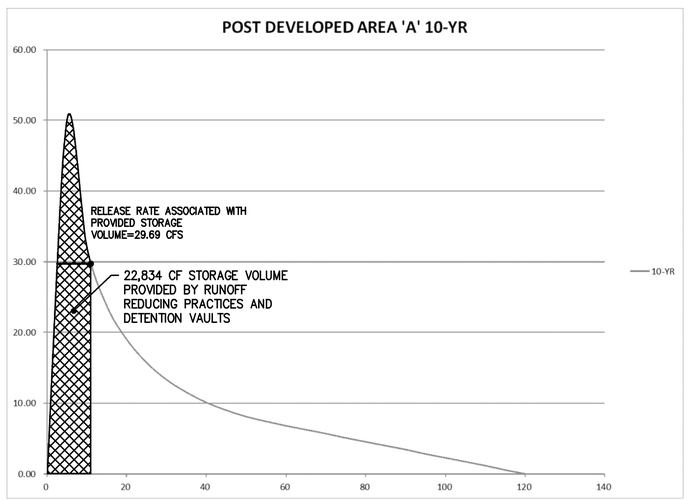
ALLOWABLE RELEASE RATES
Q(2-PRE) = 26.54 CFS
Q(10-PRE) = 44.01 CFS

PROVIDED RELEASE RATES
Q(2-POST) = 17.74 CFS
Q(10-POST) = 29.69 CFS

PFM 2YR DETENTION COMPLIANCE



PFM 10YR DETENTION COMPLIANCE



PRELIMINARY SWM SIZING TR-55 SHORTCUT METHOD

	SITE AREA (acre)	7.63				
	1-year		2-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.62	2.62	3.17	3.17	4.87	4.87
CN	92	93	92	93	92	93
S=1000/CN-10	0.87	0.77	0.87	0.74	0.87	0.70
0.2S	0.17	0.15	0.17	0.15	0.17	0.14
$RV=(P-0.2S)^2/(P-0.2S)+S$	1.80	1.88	2.32	2.43	3.96	4.12
POST (adjusted) from CN reduction computations; PRE CN can be computed using same computations on this tab						

1-YR TR-55 SHORT PRELIM. SIZING		2-YR TR-55 SHORT PRELIM. SIZING		10-YR TR-55 SHORT PRELIM. SIZING	
Qpre-development	20.85	Qpre-development	26.54	Qpre-development	44.01
QPost Development	21.69	QPost Development	27.37	QPost Development	44.75
RVPost Development (with runoff reduction)	1.88	RVPost Development (with runoff reduction)	2.43	RVPost Development (with runoff reduction)	4.12
Qallowable	20.85	Qallowable	26.54	Qallowable	44.01
Qallowable/QPost Development	0.96	Qallowable/QPost Development	0.97	Qallowable/QPost Development	0.98
Vs/Vr	**0.11**	Vs/Vr	**0.10**	Vs/Vr	**0.10**
Vs	0.20	Vs	0.25	Vs	0.40
Storage required (cf)	**5,652**	**Storage required (cf)**	**7,018**	**Storage required (cf)**	**11,073**

P:\projects\7096\7096G(WEST)\DATA -X\SWM\CDP\SWM (WEST) 2016-09-12\SWM\PFM Computations\[TR-55 CDP ADJUSTED RR.xlsx]PRELIM SWM SIZING

Figure B.2 can also be used to estimate V_s/V_r. For a Type II or Type III rainfall distribution, V_s/V_r can also be calculated using the following equation:

$$V_s/V_r = 0.682 - 1.43\,(q_o/q_i) + 1.64\,(q_o/q_i)^2 - 0.804\,(q_o/q_i)^3 \qquad (2.1.16)$$

Where: V_s = required storage volume (acre-feet)
V_r = runoff volume (acre-feet)
q_o = peak outflow discharge (cfs)
q_i = peak inflow discharge (cfs)

The required storage volume can then be calculated by:

$$V_s = \frac{(V_s/V_r)(Q_d)(A)}{12} \qquad (2.1.17)$$

Where: V_s and V_r are defined above
Q_d = the post-developed runoff for the design storm (inches)
A = total drainage area (acres)

PART II: LEED CREDIT 6.2 COMPLIANCE

LEED 2009 for New Construction and Major Renovations
SS CREDIT 6.2: STORMWATER DESIGN - QUALITY CONTROL
Project # 1000016458 The Ascent

All fields and uploads are required unless otherwise noted.

ALL OPTIONS

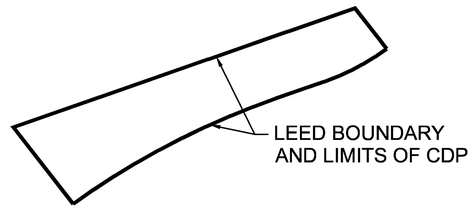
Complete the table below. List the TSS removal efficiencies for the Best Management Practices (BMPs) implemented on the project. The table will calculate the weighted TSS removal efficiency for each BMP based on the percentage of the site that the BMP treats where BMPs operate in a simple series. For more complex situations (such as two BMPs into one), either simplify the interactions to fit the table, or provide additional calculations in the Special Circumstances section of the form.

Table SSc6.2-1. TSS Removal Efficiency

BMP Type/Label	BMP Description and/or Location	In Series with BMP Above?	Percent Site Treated by BMP	TSS Removal Efficiency (%)	Source of TSS Removal Efficiency data	Weighted Average TSS Removal Efficiency (%)		
CDS	VORTECHNIC	N/A	0.27	80	Manufacturer	0.22	+	-
EXT. GR.	ROOF	Yes	0.16	70	National or regional source	0.02	+	-
INT. GR	ROOF	No	0.15	80	National or regional source	0.12	+	-
SW PLNTRS	ROOF	No	0.17	70	National or regional source	0.12	+	-
TREE PITS	BIORETENTION	No	0.47	70	National or regional source	0.33	+	-
Total weighted average TSS removal efficiency (must be at least 80%)						0.81		

☒ The BMPs listed in the table are designed to treat stormwater runoff from 90% of the average annual rainfall.

LEED CREDIT 6.2 COMPLIANCE NARRATIVE
LEED CREDIT SS6.2 SHALL REQUIRE THIS SITE TO TREAT THE STORMWATER RUNOFF FROM 90% OF THE AVERAGE ANNUAL RAINFALL (1" FOR HUMID WATERSHEDS) WITH A BMP(S) CAPABLE OF REMOVING 80% OF THE AVERAGE ANNUAL POST DEVELOPED SUSPENDED SOLIDS (TSS). AS CAN BE SEEN IN THE COMPUTATIONS ABOVE, THIS SITE SHALL COMPLY WITH THE LEED REQUIREMENT VIA THE VARIOUS RUNOFF REDUCTION DEVICES AND POTENTIALLY A MANUFACTURED BMP DEVICE. IT IS ASSUMED THE LEED BOUNDARY IS LIMITED TO THE PROPERTY LINE OF THE APPLICATION AREA. THE LEED BOUNDARY HAS BEEN SHOWN ON THE KEY MAP BELOW. THE FINAL LEED BOUNDARY WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.



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PROJECT/FILE NO. V7096G
SHEET NO. C–16

FILE: P:\projects\7096\7096G(WEST)\CADD - PP-LANNING\PLANNING DRAWINGS\7096G-WEST C-13 TO C-18 SWM-DATA.dwg USER: oconnor DATE: November 3, 2016 TIME: 11:08:45 AM

BMP COMPLIANCE (VRRM)

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

BMP Design Specifications List: **2013 Draft Stds & Specs**

Site Summary

Total Rainfall (in):	**43**
Total Disturbed Acreage:	**7.63**

Site Land Cover Summary

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	3.53	3.53	46
Impervious Cover (acres)	0.00	0.00	0.00	4.10	4.10	54
					7.63	100

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.00	0.00	0
Impervious Cover (acres)	0.00	0.00	0.00	7.63	7.63	100
					7.63	100

Site Tv and Land Cover Nutrient Loads

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post-ReDevelopment	Post-Development (New Impervious)	Adjusted Pre-ReDevelopment
Site Rv	0.95	0.95	0.95	0.95
Treatment Volume (ft^3)	26,312	14,139	12,173	14,139
TP Load (lb/yr)	16.53	8.88	7.65	8.88

Pre-ReDevelopment TP Load per acre (lb/acre/yr)	Final Post-Development TP Load per acre (lb/acre/yr)	Post-ReDevelopment TP Load per acre (lb/acre/yr)
2.17	**2.17**	**2.17**

Total TP Load Reduction Required (lb/yr)	**7.98**	1.78	6.20

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre-ReDevelopment
TN Load (lb/yr)	118.27	77.95

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%

Total Runoff Volume Reduction (ft^3)	10,301
Total TP Load Reduction Achieved (lb/yr)	8.06
Total TN Load Reduction Achieved (lb/yr)	64.49
Remaining Post Development TP Load (lb/yr)	8.47
Remaining TP Load Reduction (lb/yr) Required	**0.00**

** TARGET TP REDUCTION EXCEEDED BY 0.08 LB/YEAR **

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious Cover (acres)	7.63	0.00	0.00	0.00	0.00	7.63
Total Area (acres)	**7.63**	**0.00**	**0.00**	**0.00**	**0.00**	**7.63**

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	8.06	0.00	0.00	0.00	0.00	8.06
TN Load Reduced (lb/yr)	64.49	0.00	0.00	0.00	0.00	64.49

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.00	0.00	0
Impervious Cover (acres)	0.00	0.00	0.00	7.63	7.63	100
					7.63	

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft^3)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
1.a. Vegetated Roof #1 (Spec #5)		**1.25**	**4,310.63**		**2.71**	**1.22**	**1.49**	
1.b. Vegetated Roof #2 (Spec #5)		**0.767676768**	**2,647.33**		**1.66**	**1.00**	**0.66**	
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)		**4.91**	**16,932.14**	**0.00**	**10.63**	**5.84**	**4.78**	

Total Impervious Cover Treated (acres)	6.93
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved in D.A. (lb/yr)	8.06
Total TN Load Reduction Achieved in D.A. (lb/yr)	64.49

Runoff Volume and CN Calculations

	1-year storm	2-year storm	10-year storm
Target Rainfall Event (in)	2.62	3.17	4.87

Drainage Areas	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN		98	0	0	0	0
RR (ft^3)		10,301	0	0	0	0
1-year return period	**RV wo RR (ws-in)**	2.39	0.00	0.00	0.00	0.00
	RV w RR (ws-in)	2.02	0.00	0.00	0.00	0.00
	CN adjusted	94	0	0	0	0
2-year return period	**RV wo RR (ws-in)**	2.94	0.00	0.00	0.00	0.00
	RV w RR (ws-in)	2.57	0.00	0.00	0.00	0.00
	CN adjusted	94	0	0	0	0
10-year return period	**RV wo RR (ws-in)**	4.63	0.00	0.00	0.00	0.00
	RV w RR (ws-in)	4.26	0.00	0.00	0.00	0.00
	CN adjusted	95	0	0	0	0

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DES. KMO | DWN. KMO

SCALE: N/A

PROJECT/FILE NO. V7096G

SHEET NO. C-17

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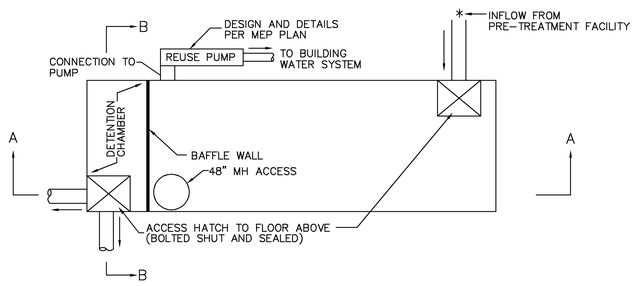
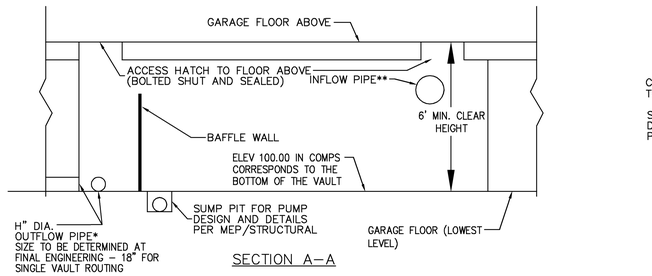


PLAN VIEW

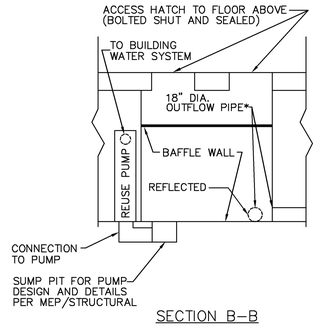


SECTION A–A

* ONE OUTFLOW PIPE PER VAULT. LOCATION TO BE DETERMINED WITH FINAL ENGINEERING. OUTFALL MAY BE PUMPED
** FINAL NUMBER AND LOCATION OF INFLOW PIPES PER MEP

NOTES:

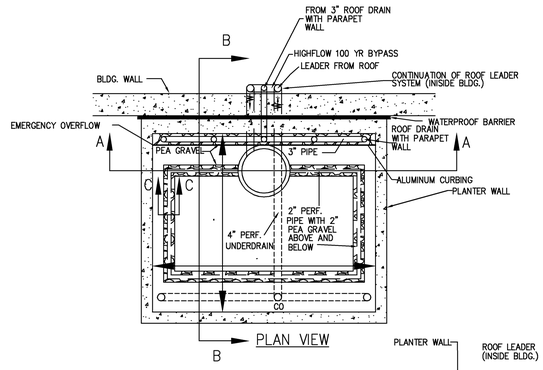
1) FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF STORMWATER MANAGEMENT VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
2) SUPPORT AND REINFORCING FOR VAULTS PER STRUCTUAL ENGINEERING PLANS.



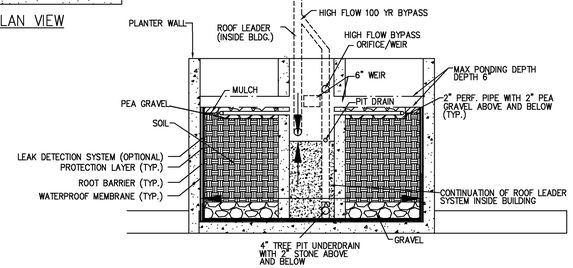
SECTION B–B

TYPICAL RETENTION/DETENTION VAULT DETAIL

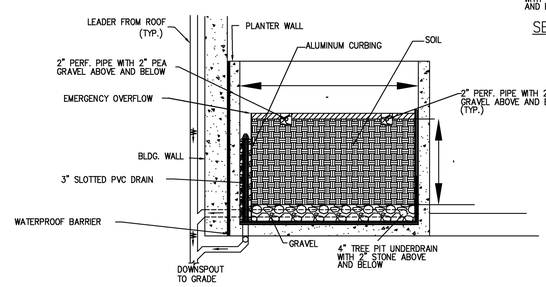
NOT TO SCALE



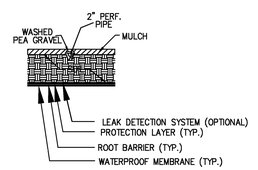
PLAN VIEW



SECTION A–A



SECTION B–B



SECTION C–C

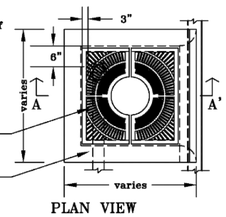
STORMWATER PLANTER DETAIL

NOT TO SCALE

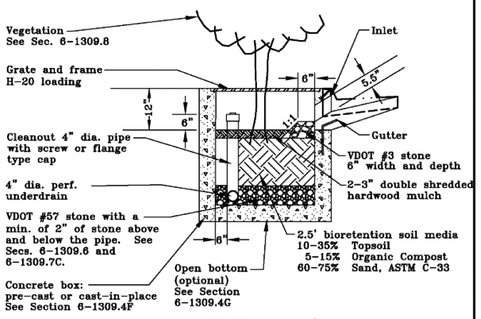
NOTE: SWM PLANTER DETAILS ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

Note:
1) The Director may approve variations of this design provided the facility meets the requirements of Sec. 6-1309 et seq.
2) All pipe shall be in accordance with Section 6-1307.9C.



PLAN VIEW

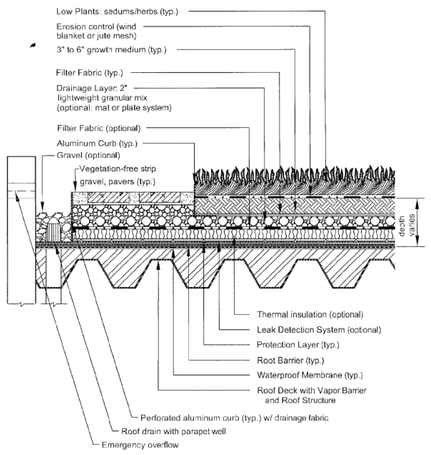


CROSS SECTION A–A'

Ref. Sec. 6-1309 et seq. Rev. 3-07	TREE BOX FILTER	PLATE NO. 90-6	STD. NO.

TREE BOX FILTER DETAIL

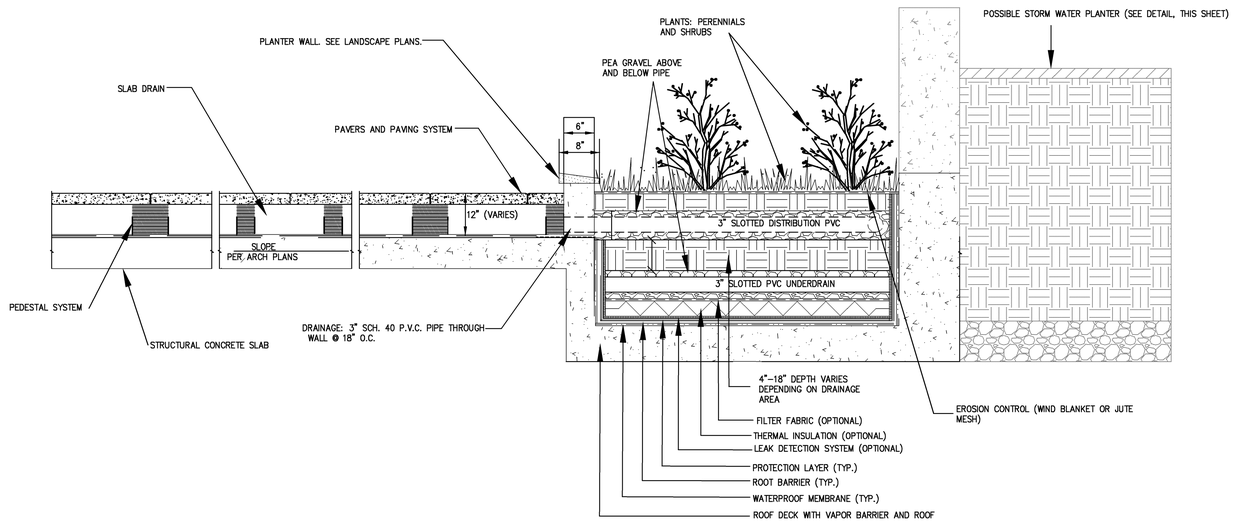
VA DCR STORMWATER DESIGN SPECIFICATION NO. 5 **VEGETATED ROOF**



CROSS SECTION VIEW (NTS)

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

EXTENSIVE GREEN ROOF



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

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FAIRFAX COUNTY, VIRGINIA

STORMWATER VAULT AND BMP DETAILS

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES. KMO	DWN. KMO

SCALE: N/A

PROJECT/FILE NO. V7096G

SHEET NO. C–18

FILE: P:\projects\7096\7096G(WEST)\CADD - P\PLANNING\PLANNING DRAWINGS\7096G-WEST C-13 TO C-18 SWM-DATA.dwg USER: sconnor DATE: November 3, 2016 TIME: 11:08:45 AM

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. 8-011 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 O)
FDP P Districts (Sect. 16-502 1A (6) & (17))	Amendments (Sect. 18-202 10F & 10I)

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

☑ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) C-12. 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.

☑ 3. Provide:

Facility Name/ Type & No. (E.g dry pond, infiltration trench, underground vault, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
SEE SHEET C-12	SEE SHEET C-12	SEE SHEET C-12	SEE SHEET C-12	SEE SHEET C-12	SEE SHEET C-16	N/A
Totals:						

☐ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) C-6 TO C-11 & C-12. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A.

☐ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) C-12. Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.)

☐ 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) L-5.0.

☐ 7. 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) C-13, C-14, C-17.

☐ 8. 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) C-19. If the outfall is proposed to be improved off-site it should be specifically noted.

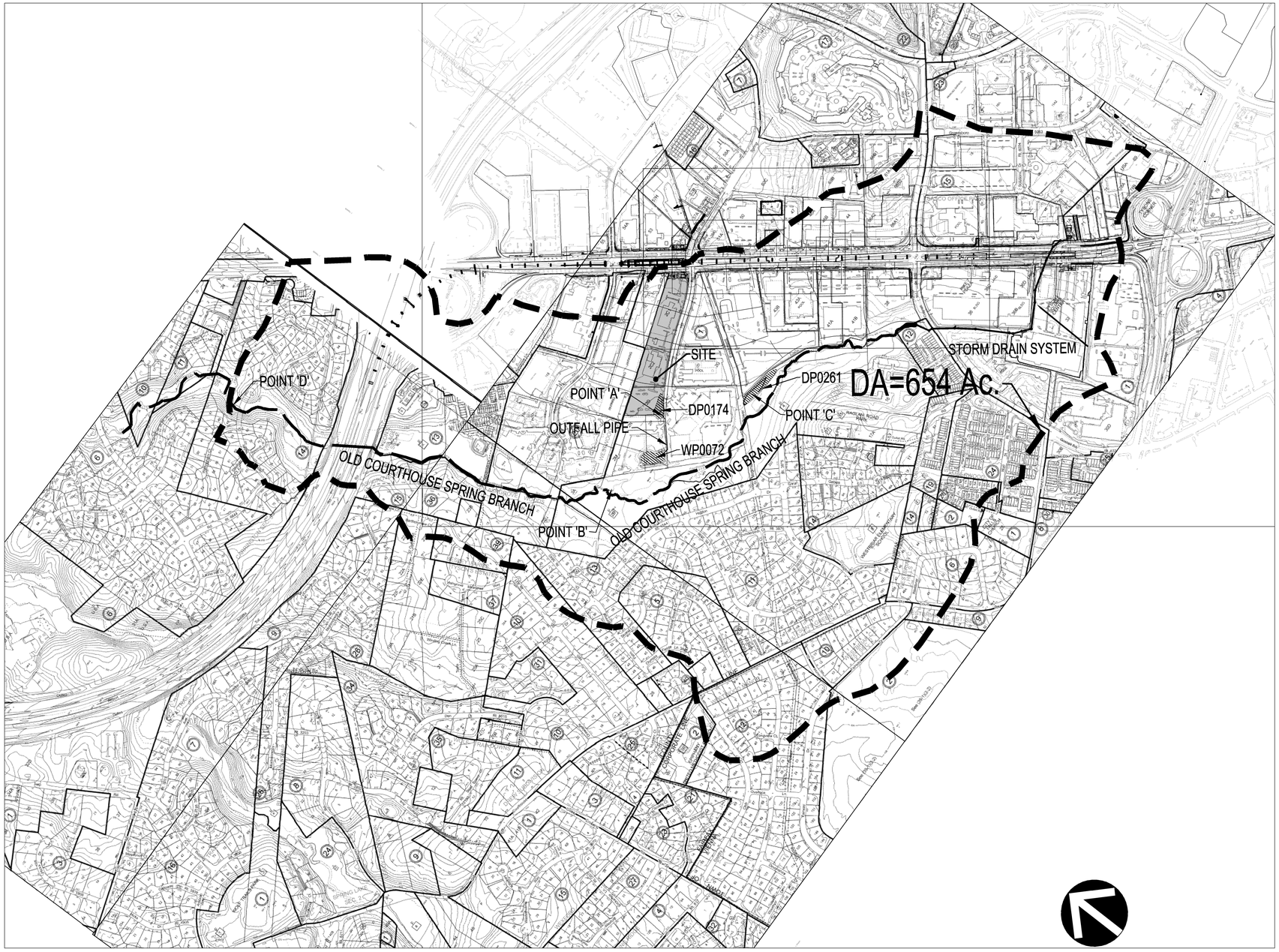
☐ 9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) C-19. (GRANDFATHERED SITE)

☐ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) C-6 TO C-11.

☐ 11. A submission waiver is required for _____.

☐ 12. Stormwater management is not required because _____.

Revised: 8/4/2015



OUTFALL DESCRIPTIONS

THIS WATERSHED MAP INCLUDES THE CDP SITE AREA PLUS CONTRIBUTING SUB-SHEDS AS SHOWN ON THIS PLAN. THE ADEQUACY OF OUTFALL FOR THIS CDP IS BASED UPON THE PREMISE THAT AN ADEQUATE OUTFALL IS IN PLACE OR WILL BE IN PLACE AT THE TIME OF FINAL SITE PLAN. THE OUTFALL FROM THE SUBJECT APPLICATION AREA IS PARTIALLY THROUGH AN EXISTING DRY POND (DP0174), AND PARTIALLY THROUGH AN EXISTING CLOSED CONDUIT SYSTEM. ULTIMATELY ALL RUNOFF FROM THIS LAND BAY ENTERS AN EXISTING CLOSED CONDUIT SYSTEM, WHICH CONVEYS RUNOFF IN A SOUTHERLY DIRECTION THROUGH THE ADJACENT SITE, DISCHARGING INTO EXISTING POND WP0072. FROM THIS FACILITY FLOW WILL DISCHARGE INTO OLD COURTHOUSE SPRING BRANCH (POINTS 'A' TO 'B'). OLD COURTHOUSE SPRING BRANCH FLOWS IN A WESTERLY DIRECTION, SUCH THAT FLOW FROM DP0261 (POINT 'C') WILL COMBINE WITH FLOW AT POINT 'B'. THIS OPEN CHANNEL (OLD COURTHOUSE SPRING BRANCH) CONVEYS FLOW TO THE TO THE WEST UNDER THE DULLES TOLL ROAD (RT. 267). THE STUDY AREA INDICATED ON THIS SHEET (POINT 'D') IS APPROXIMATELY 654 AC., WHICH IS GREATER THAN ONE SQUARE MILE (640 AC.) – THEREFORE MEETING THE EXTENT REQUIRED IN THE ZONING ORDINANCE.

A PRELIMINARY REVIEW WOULD INDICATE THAT THE EXISTING CLOSED CONDUIT SYSTEMS ADEQUATELY CONVEY THE FLOWS FROM THEIR CONTRIBUTING AREAS – INCLUDING THE SUBJECT SITE. THE EXISTING NATURAL CHANNEL APPEARS TO POSSESS SUFFICIENT CAPACITY FOR CONVEYANCE OF THE FLOWS EXPERIENCED BY THE CHANNEL. A VISUAL INSPECTION OF THE CHANNEL INDICATES EROSION HAS OCCURRED IN THE CHANNEL PREVIOUSLY. AN INITIAL REVIEW OF THE ANTICIPATED VELOCITIES OF FLOW IN THE CHANNEL INDICATES THAT PRESENT VELOCITIES MAY OR MAY NOT BE EROSIVE – THAT PAST EROSION MAY HAVE BROUGHT THE CHANNEL TO ITS CURRENT CONDITION. AT FINAL SITE PLAN A DETAILED ANALYSIS WILL VERIFY THE ADEQUACY OF THE CHANNEL, WITH ON-SITE SWM CONTROLS PROVIDED TO ADDRESS ANY INADEQUATE AREAS.

GRAPHIC SCALE

500 0 250 500 1000 2000

(IN FEET)
1 inch = 500 ft.

LEGEND:

DENOTES SITE AREA

SUB AREA DRAINAGE LINE

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WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL DESCRIPTION

VIKA REVISIONS

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CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

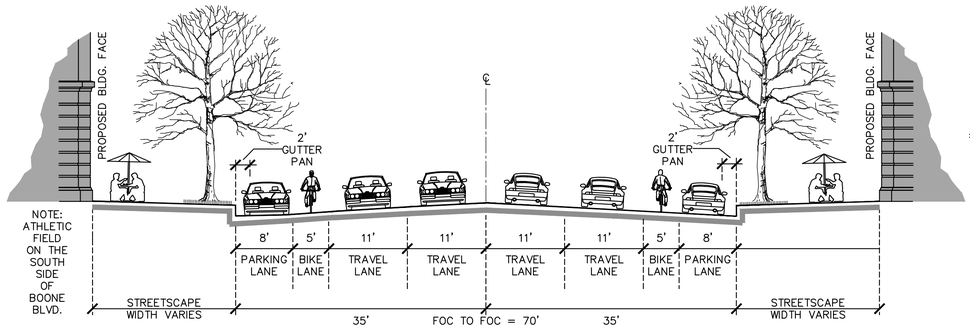
DES.	DWN.
SEC	SEC

SCALE: 1"=500'

PROJECT/FILE NO. V7096G

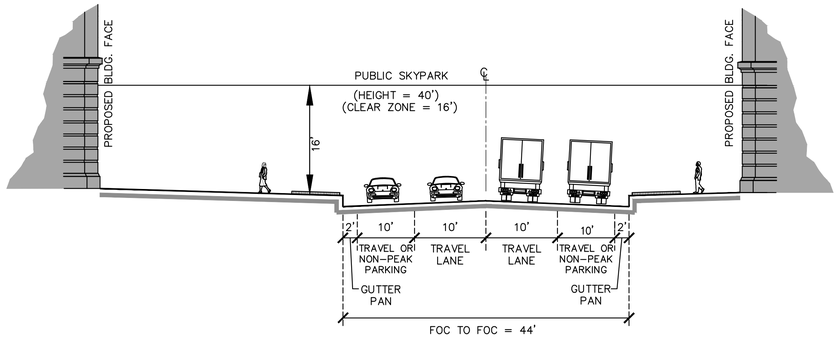
SHEET NO. C-19

FILE: P:\projects\7096\7096G(WEST)\CADD - PVPLANNING\PLANNING DRAWINGS\7096G-WEST C-19 OUTFALL.dwg USER: oconnor DATE: November 3, 2016 TIME: 11:23:34 AM

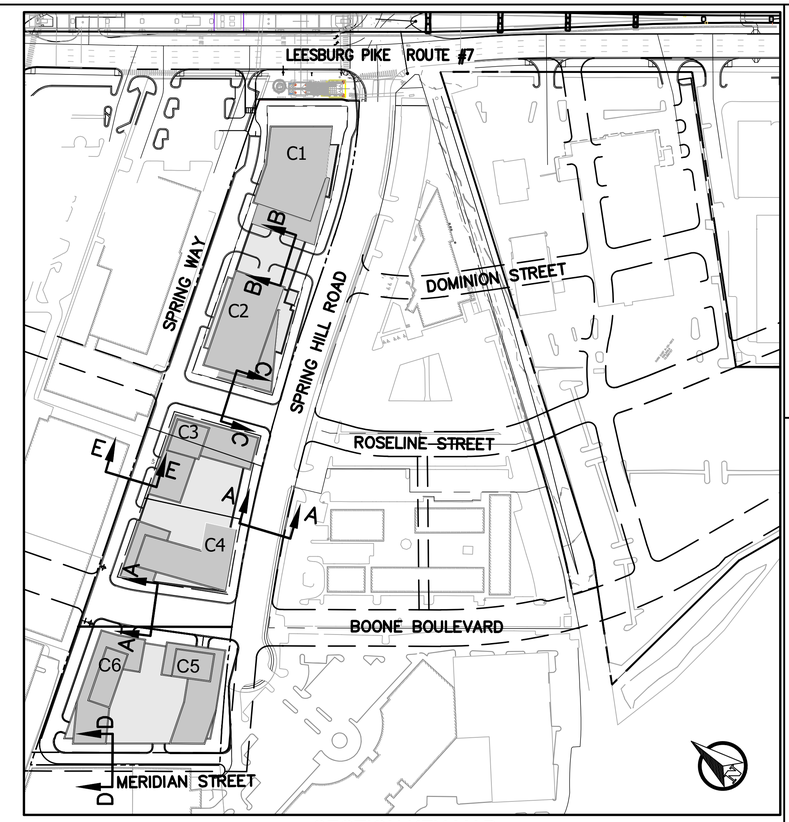


*BICYCLE AND PARKING LANES ON THE NORTHBOUND (EAST) SIDE OF SPRING HILL ROAD BY OTHERS WITH FUTURE DEVELOPMENT.

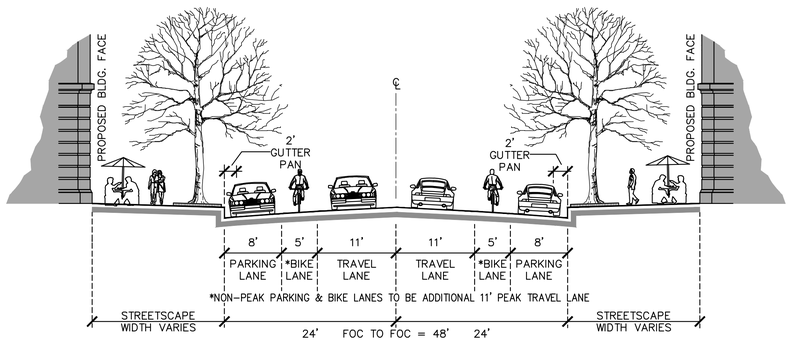
AVENUES
BOONE BOULEVARD, SPRING HILL ROAD (PARKING ON BOTH SIDES)
SECTION A-A



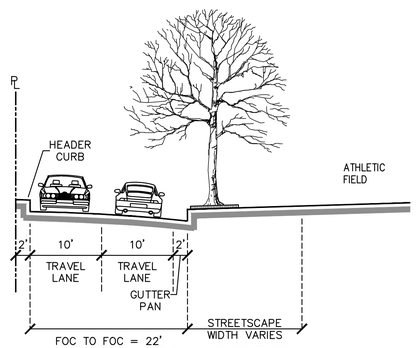
LOCAL STREET
SECTION B-B
DOMINION STREET



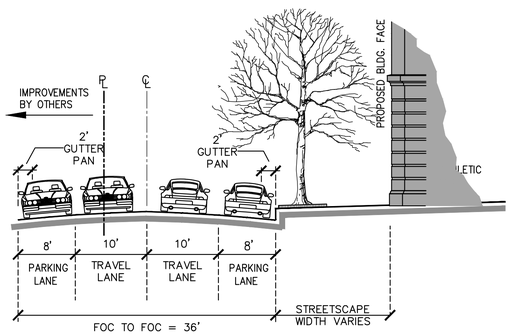
SECTION KEY MAP
NOT TO SCALE



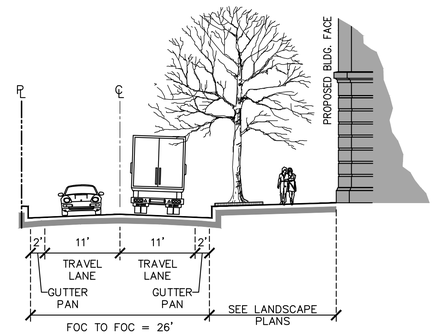
2 LANE COLLECTOR
ROSELINE STREET
SECTION C-C



LOCAL STREET
MERIDIAN STREET - INTERIM
SECTION D-D



LOCAL STREET
MERIDIAN STREET - ULTIMATE
SECTION D-D



PRIVATE ALLEY
SPRING WAY
SECTION I E-E

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WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

STREET SECTIONS

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.

SCALE: N/A

PROJECT/FILE NO. V7096G

SHEET NO. C-20

C1
OFFICE
GFA 450,000
BUILDING HEIGHT:
400'-0"

C2
OFFICE
GFA 390,000
BUILDING HEIGHT:
360'-0"

C3
RESIDENTIAL
GFA 435,000
BUILDING HEIGHT:
280'-0"

C4
RESIDENTIAL
MAX GFA 445,000
MAX BUILDING HEIGHT:
270-0"

C5
RESIDENTIAL
MAX GFA 335,000
MAX BUILDING HEIGHT:
260'-0"

C6
RESIDENTIAL
MAX GFA 335,000
MAX BUILDING HEIGHT:
280'-0"

PRIVATE
SKYPARK HEIGHT:
30'-0"

RESIDENTIAL ENTRANCE

BUILD TO LINE

DOMINION STREET
(PRIVATE LOCAL STREET)

SPRING WAY
(PRIVATE SERVICE STREET)

ROSELINE STREET
(PUBLIC COLLECTOR)

BOONE
BOULEVARD
(PUBLIC AVENUE)

SPRING HILL ROAD
(PUBLIC AVENUE)

DOMINION STREET
(PUBLIC LOCAL STREET)

COMMONWEALTH STREET
(PUBLIC LOCAL STREET)

INFINITY WAY
(PRIVATE SERVICE STREET)

DOMINION STREET
(PUBLIC LOCAL STREET)

ROSELINE STREET
(PUBLIC COLLECTOR)

BOONE
BOULEVARD
(PUBLIC AVENUE)

DOMINION SUBSTATION

COMMONWEALTH STREET
(PUBLIC LOCAL STREET)

OLD COURTHOUSE
SPRING BRANCH
(STREAM VALLEY PARK)

SPRING HILL ROAD
EXTENSION
(PUBLIC LOCAL STREET)

MERIDIAN STREET
(PUBLIC LOCAL STREET)

LEGEND

- AVENUE
- COLLECTOR WITH NON-PEAK PARKING AND BIKE LANE
- LOCAL STREET
- PRIVATE SERVICE STREET
- MINIMUM STOPPING SIGHT DISTANCE — SSD

NOTE:
PRIVATE STREET SHALL BE DESIGNED IN ACCORDANCE WITH THE PFM. THE DESIGN SPEED SHALL BE DETERMINED AT THE TIME OF THE FDP. SPRING HILL SECTION AND SOUTH-WESTERN TERMINUS TO BE COORDINATED WITH FCDOT AND/OR VDOT.

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

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WEST LANDBAY

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FAIRFAX COUNTY, VIRGINIA

TRAFFIC CIRCULATION PLAN

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.

SCALE: 1"=60'

PROJECT/FILE NO. V7096G

SHEET NO. C-21

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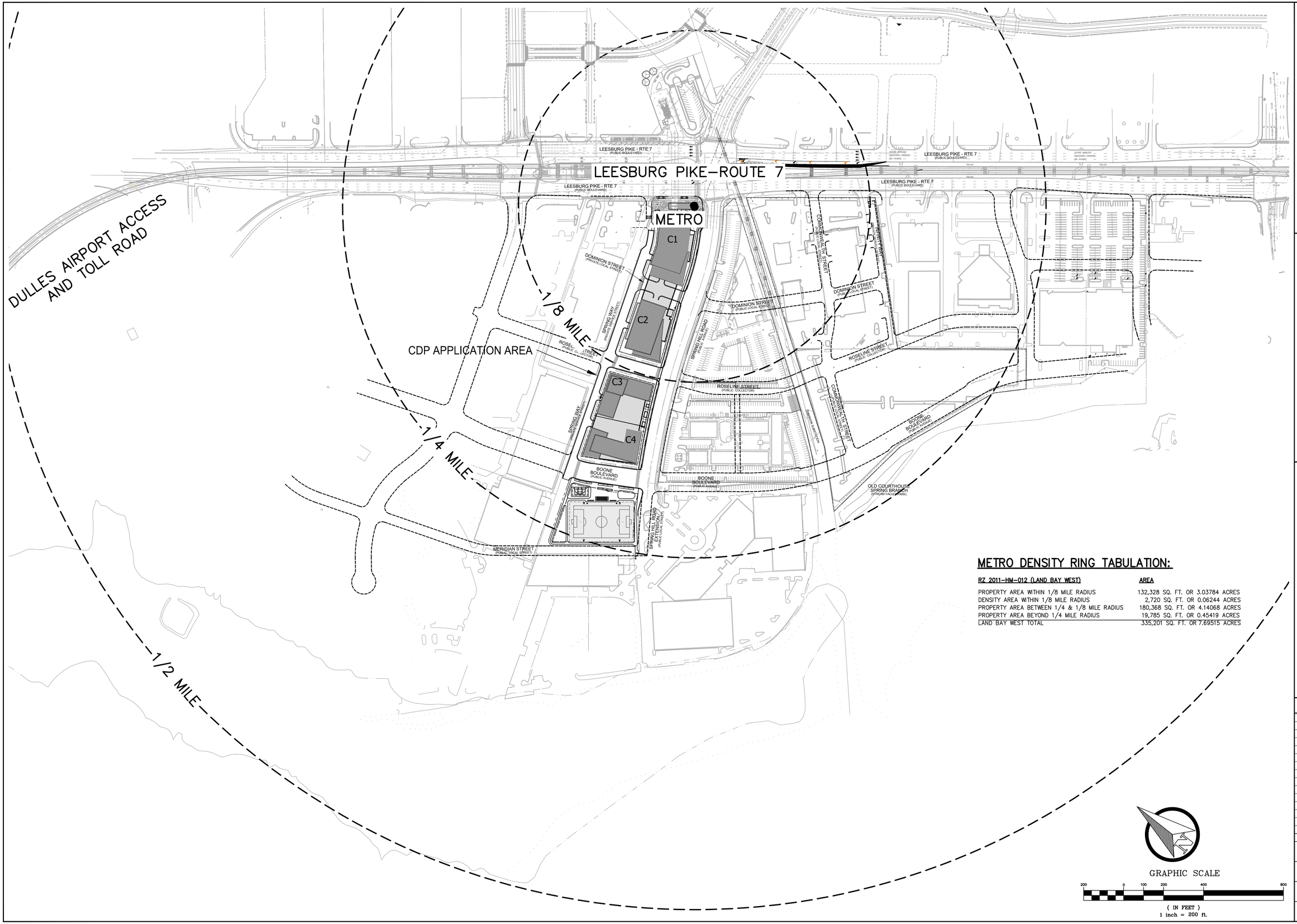

METRO DENSITY RING TABULATION:

RZ 2011-HM-012 (LAND BAY WEST)	AREA
PROPERTY AREA WITHIN 1/8 MILE RADIUS	132,328 SQ. FT. OR 3.03784 ACRES
DENSITY AREA WITHIN 1/8 MILE RADIUS	2,720 SQ. FT. OR 0.06244 ACRES
PROPERTY AREA BETWEEN 1/4 & 1/8 MILE RADIUS	180,368 SQ. FT. OR 4.14068 ACRES
PROPERTY AREA BEYOND 1/4 MILE RADIUS	19,785 SQ. FT. OR 0.45419 ACRES
LAND BAY WEST TOTAL	335,201 SQ. FT. OR 7.69515 ACRES

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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FAIRFAX COUNTY, VIRGINIA

METRO CONTEXT EXHIBIT

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CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.

SCALE: 1"=200'

PROJECT/FILE NO. V7096G

SHEET NO. C-22

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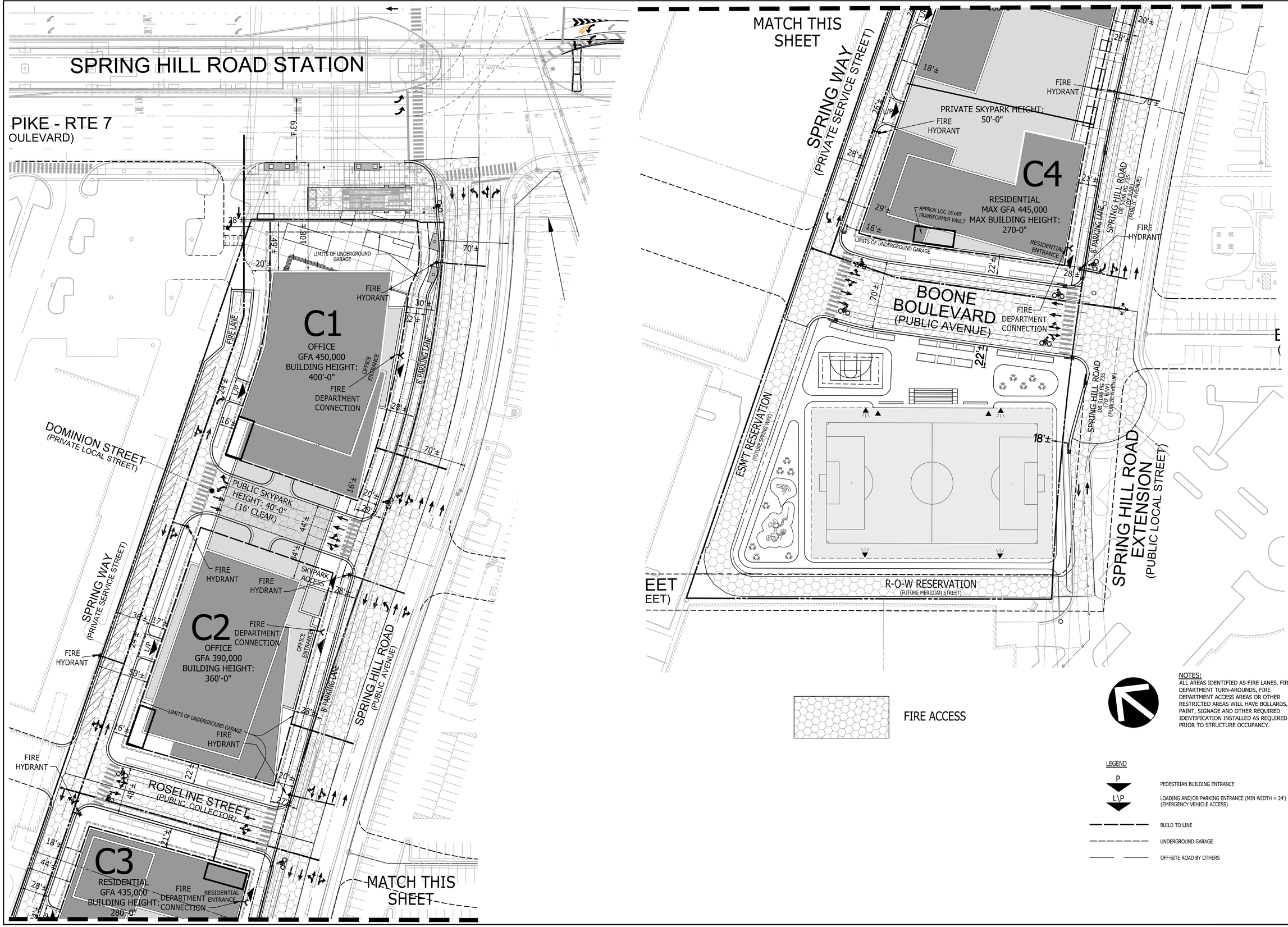

FIRE ACCESS

NOTES:
ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURN-AROUNDS, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAINT, SIGNAGE AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.

LEGEND

- P — PEDESTRIAN BUILDING ENTRANCE
- L\P — LOADING AND/OR PARKING ENTRANCE (MIN WIDTH = 24') (EMERGENCY VEHICLE ACCESS)
- BUILD TO LINE
- UNDERGROUND GARAGE
- OFF-SITE ROAD BY OTHERS

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FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS PLAN

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.

SCALE: 1"=40'

PROJECT/FILE NO. V7096G

SHEET NO. C-23

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P:\7096G(WEST)\CADD -

RZ-2011-HM-012

FIRE ACCESS SHEET REQUIREMENTS

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

NOTES:
1.) ALL BUILDINGS TO BE MADE OF NON-COMBUSTIBLE SKIN MATERIAL
2.) ALL ROOFS TO BE CLASS A

BLDG. C1

TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	33
BUILDING HEIGHT	400'-0"
BUILDING SF	495,000
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY / USE GROUP	B, M, S-2

BLDG. C2

TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	29
BUILDING HEIGHT	360'-0"
BUILDING SF	470,000
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY / USE GROUP	B, M, S-2

BLDG. C3

TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	28
BUILDING HEIGHT	280'-0"
BUILDING SF	435,000
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY / USE GROUP	R-2, M, S-2

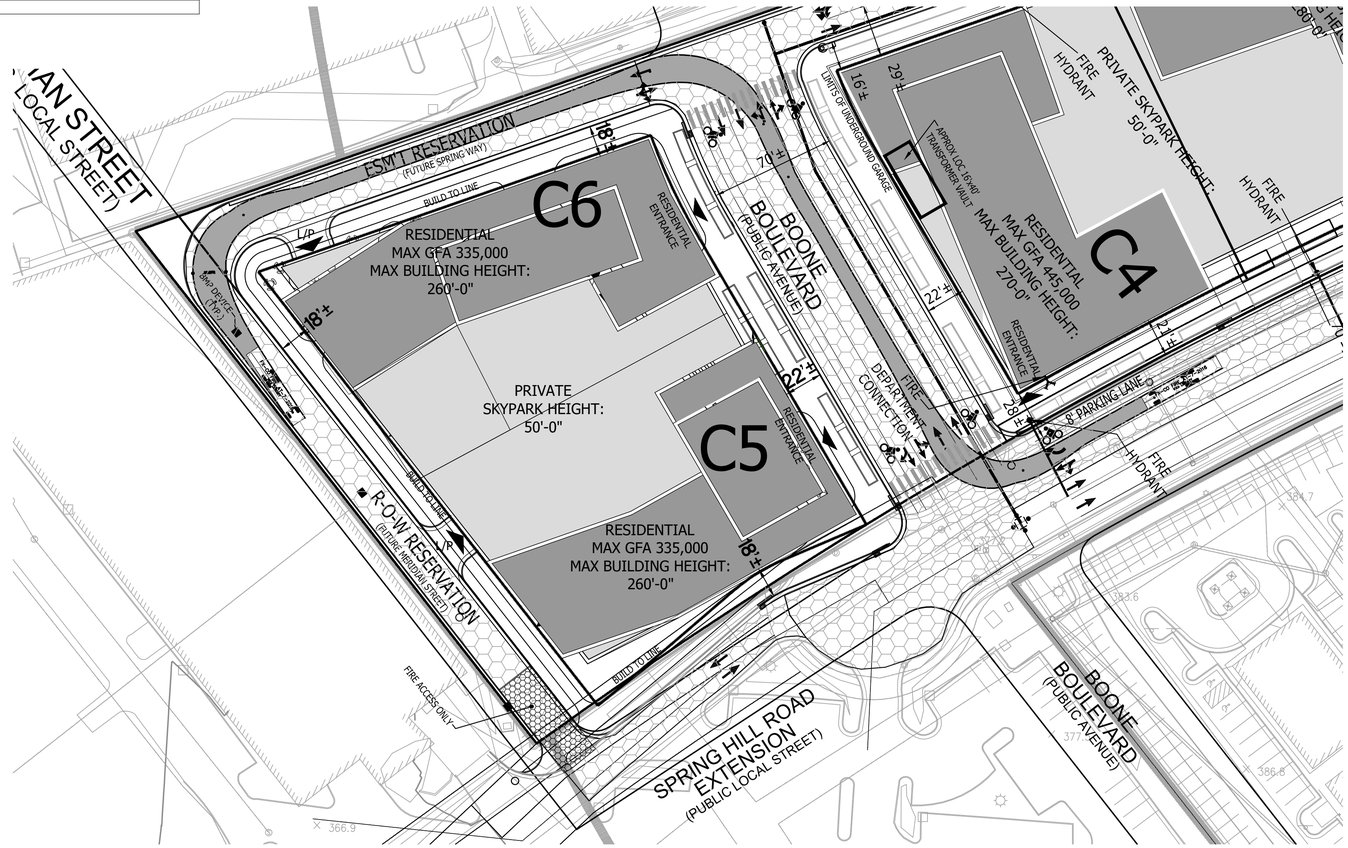
BLDG. C4

TYPE OF CONSTRUCTION	1A
NUMBER OF STORIES	27
BUILDING HEIGHT	270'-0"
BUILDING SF	445,000
FULLY SPRINKLERED PER NFPA 13	YES
SPRINKLER TYPE	13
FIRE WALL RATING	
OCCUPANCY / USE GROUP	R-2, M, S-2

NOTES:
ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURN-AROUNDS, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAINT, SIGNAGE AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.

LEGEND

- P — PEDESTRIAN BUILDING ENTRANCE
- L/P — LOADING AND/OR PARKING ENTRANCE (MIN WIDTH = 24') (EMERGENCY VEHICLE ACCESS)
- BUILD TO LINE
- UNDERGROUND GARAGE
- OFF-SITE ROAD BY OTHERS



AUTO TURN DETAIL
1"=40'

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
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DOMINION SQUARE
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS PLAN/TABS

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.
RRC	DLK/RMC

SCALE: 1"=40'

PROJECT/FILE NO.
V7096G

SHEET NO.
C-24

FILE: P:\projects\7096\7096G(WEST)\CADD - P\PLANNING\PLANNING DRAWINGS\7096G-WEST C-23 C-24 FIRE ACCESS.dwg USER: mekonnen DATE: November 6, 2016 TIME: 5:46:59 AM

NOTES:

1. IN INSTANCES WHERE ROAD SECTION SPLITS THE PROPERTY LINE, APPLICANT MAY PROVIDE PARTIAL ROAD SECTION WITH THIS AND RELATED CONSTRUCTION APPLICATIONS WITH THE UNDERSTANDING THAT ADJACENT DEVELOPMENT ON ADJACENT PARCELS WILL BE REQUIRED TO COMPLETE THE ROAD SECTION.
2. APPLICANT RESERVES THE RIGHT TO VARY LOCATION OF ON STREET PARALLEL PARKING WHICH WOULD RESULT IN VARYING DIMENSIONS ON ROADWAYS PER PARKING SPACE WIDTH AS APPROVED BY THE COUNTY.
3. DASHED ROADS SHOWN OFF-SITE ARE ULTIMATE GRID LAYOUT AND SHALL BE BUILT BY OTHERS.
4. SEE ARCHITECTURAL PLANS FOR ROOF DETAILS.
5. SEE LANDSCAPE PLANS FOR PLAZA / PARK DETAILS.
6. PENTHOUSES MAY BE UP TO 30 FT. ABOVE BUILDING HEIGHTS SHOWN ON DEVELOPMENT TABS ON SHEET C-2.
7. SEE SHEET 19 FOR APPROXIMATE SWM LOCATIONS.
8. THESE NOTES ARE TYPICAL THROUGHOUT.

LEGEND

- P — PEDESTRIAN BUILDING ENTRANCE
- L\P — LOADING AND/OR PARKING ENTRANCE
- BUILD TO LINE
- UNDERGROUND GARAGE
- OFF-SITE ROAD BY OTHERS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
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DOMINION SQUARE
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

UTILITY/ GRADING PLAN

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.
RRC	DM

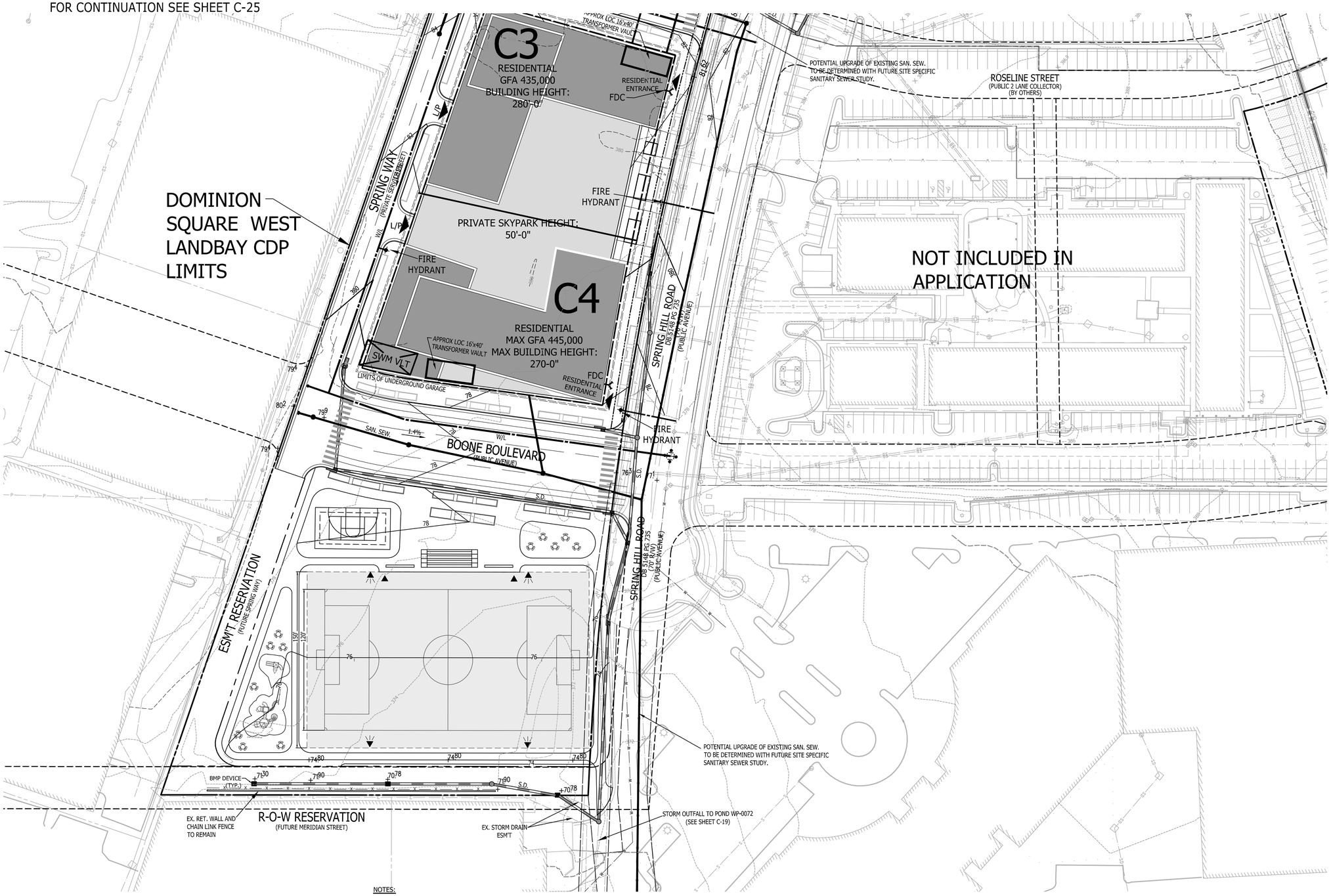
SCALE: 1"=40'

PROJECT/FILE NO. V7096G

SHEET NO. C-25

G:\V7096G(WEST)\CADD - P\PLANNING\PLANNING DRAWINGS\7096G-WEST C-25 C-26 UTIL-GRADE.dwg USER: walsh DATE: November 7, 2016 TIME: 10:13:06 AM

FOR CONTINUATION SEE SHEET C-25



NOTES:

1. IN INSTANCES WHERE ROAD SECTION SPLITS THE PROPERTY LINE, APPLICANT MAY PROVIDE PARTIAL ROAD SECTION WITH THIS AND RELATED CONSTRUCTION APPLICATIONS WITH THE UNDERSTANDING THAT ADJACENT DEVELOPMENT ON ADJACENT PARCELS WILL BE REQUIRED TO COMPLETE THE ROAD SECTION.
2. APPLICANT RESERVES THE RIGHT TO VARY LOCATION OF ON STREET PARALLEL PARKING WHICH WOULD RESULT IN VARYING DIMENSIONS ON ROADWAYS PER PARKING SPACE WIDTH AS APPROVED BY THE COUNTY.
3. DASHED ROADS SHOWN OFF-SITE ARE ULTIMATE GRID LAYOUT AND SHALL BE BUILT BY OTHERS.
4. SEE ARCHITECTURAL PLANS FOR ROOF DETAILS.
5. SEE LANDSCAPE PLANS FOR PLAZA / PARK DETAILS.
6. PENTHOUSES MAY BE UP TO 30 FT. ABOVE BUILDING HEIGHTS SHOWN ON DEVELOPMENT TABS ON SHEET C-3.
7. SEE SHEET C-12 FOR APPROXIMATE SWM LOCATIONS. SWM VAULT AND TRANSFORMER VAULT LOCATIONS SUBJECT TO CHANGE WITH FDP AND /OR SITE PLAN.
8. SEE SHEET C-11 FOR OPTIONAL C-5/C-6 LAYOUTS.

LEGEND

- P — PEDESTRIAN BUILDING ENTRANCE
- L\P — LOADING AND/OR PARKING ENTRANCE
- BUILD TO LINE
- UNDERGROUND GARAGE
- OFF-SITE ROAD BY OTHERS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
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DOMINION SQUARE
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

UTILITY/ GRADING PLAN

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

DES.	DWN.

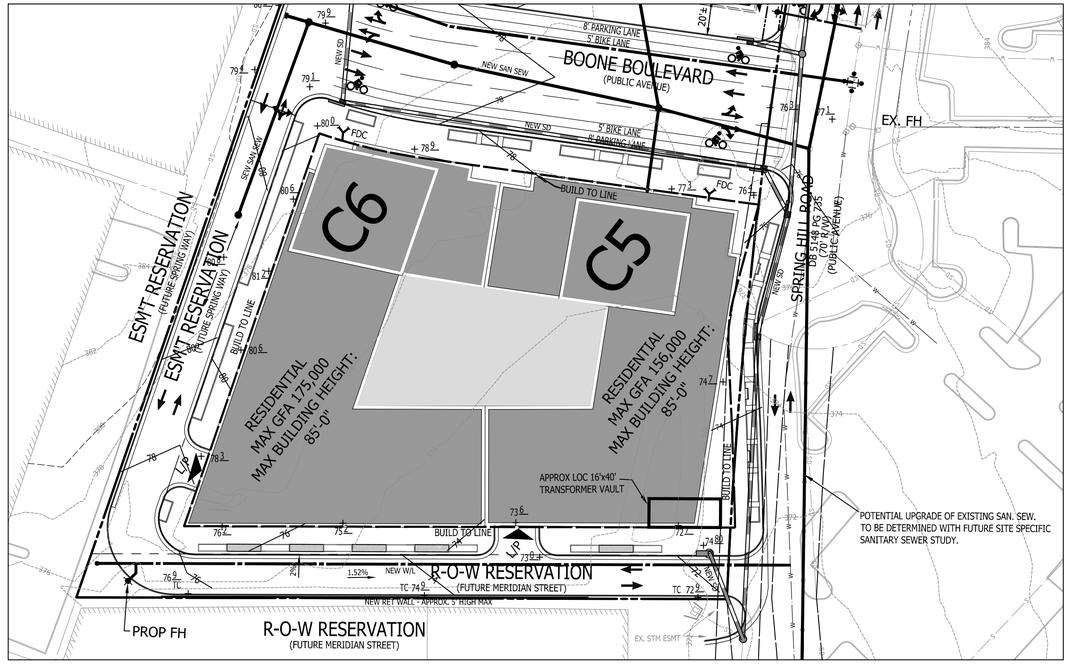
SCALE: 1"=40'

PROJECT/FILE NO. V7096G

SHEET NO. C-26

I:\V7096G\WEST\CADD-P\PLANNING\PLANNING DRAWINGS\7096G-WEST C-25 C-26 UTIL-GRADE.dwg USER: walsh DATE: November 7, 2016 TIME: 10:13:06 AM

UTILITY AND GRADING: OPTION 1
RESIDENTIAL HIGH-RISE



UTILITY AND GRADING: OPTION 2
RESIDENTIAL LOW-RISE

NOTES:

1. ALL GRADING ON THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DEVELOPMENT AND SITE PLANS.
2. IN INSTANCES WHERE ROAD SECTION SPLITS THE PROPERTY LINE, APPLICANT MAY PROVIDE PARTIAL ROAD SECTION WITH THIS AND RELATED CONSTRUCTION APPLICATIONS WITH THE UNDERSTANDING THAT ADJACENT DEVELOPMENT ON ADJACENT PARCELS WILL BE REQUIRED TO COMPLETE THE ROAD SECTION.
3. APPLICANT RESERVES THE RIGHT TO VARY LOCATION OF ON STREET PARALLEL PARKING WHICH WOULD RESULT IN VARYING DIMENSIONS ON ROADWAYS PER PARKING SPACE WIDTH AS APPROVED BY THE COUNTY.
4. DASHED ROADS SHOWN OFF-SITE ARE ULTIMATE GRID LAYOUT AND SHALL BE BUILT BY OTHERS.
5. SEE ARCHITECTURAL PLANS FOR ROOF DETAILS.
6. SEE LANDSCAPE PLANS FOR PLAZA / PARK DETAILS.
7. PENTHOUSES MAY BE UP TO 30 FT. ABOVE BUILDING HEIGHTS SHOWN ON DEVELOPMENT TABS ON SHEET C-2.
8. SEE SHEET 19 FOR APPROXIMATE SWM LOCATIONS.
9. THESE NOTES ARE TYPICAL THROUGHOUT.

LEGEND

- P — PEDESTRIAN BUILDING ENTRANCE
- L\P — LOADING AND/OR PARKING ENTRANCE
- BUILD TO LINE
- UNDERGROUND GARAGE
- OFF-SITE ROAD BY OTHERS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
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WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

UTILITY AND GRADING PLAN (OPTIONS)

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11
DATE: FEB. 01, 2011

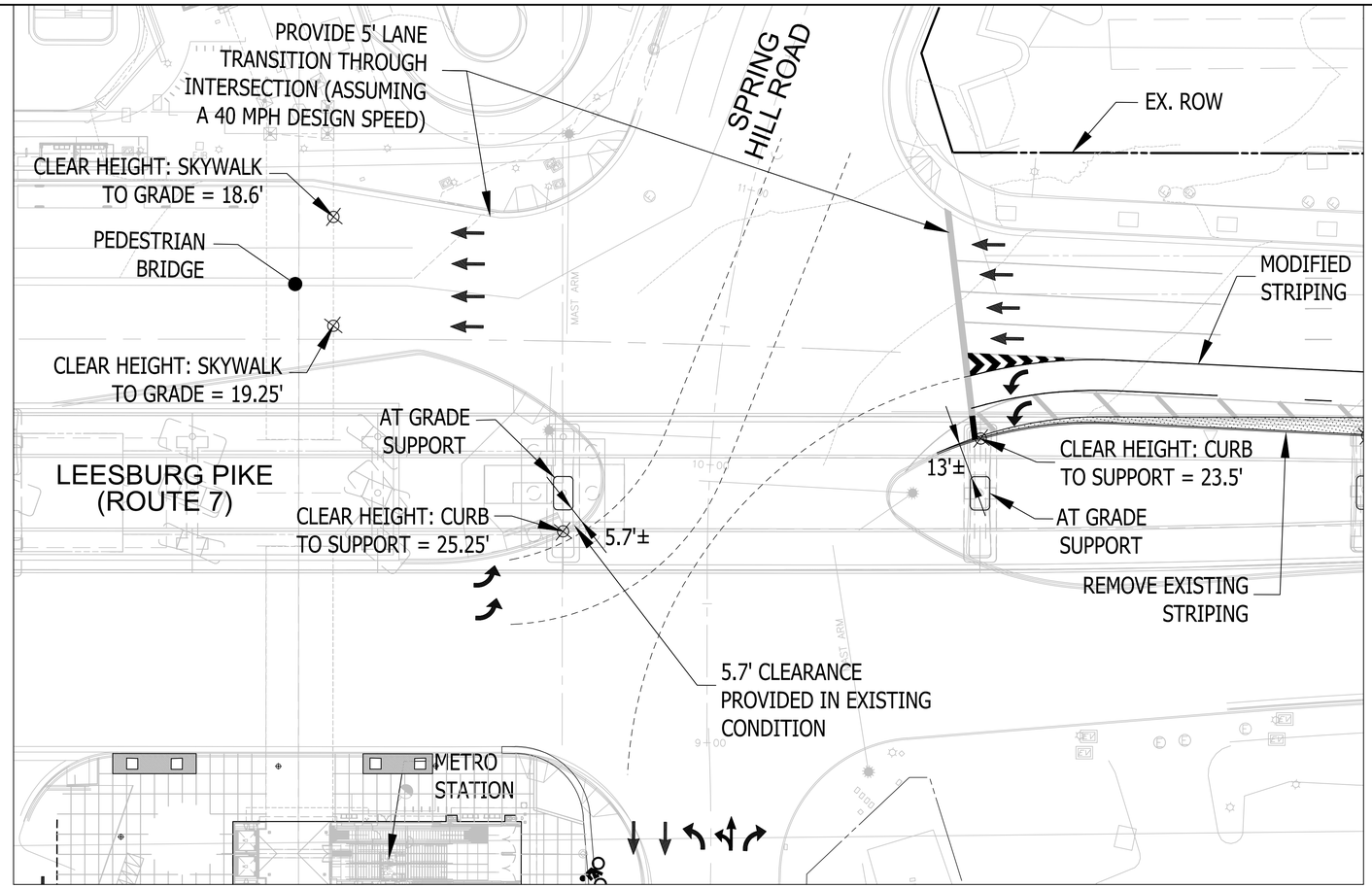
DES.	DWN.

SCALE: 1"=40'

PROJECT/FILE NO. V7096G

SHEET NO. C-26A

FILE: P:\projects\7096\7096G(WEST)\CADD - PLANNING\PLANNING DRAWINGS\7096G-WEST C-26A CDP-OPTIONS.dwg USER: walsh DATE: November 3, 2016 TIME: 5:38:07 PM



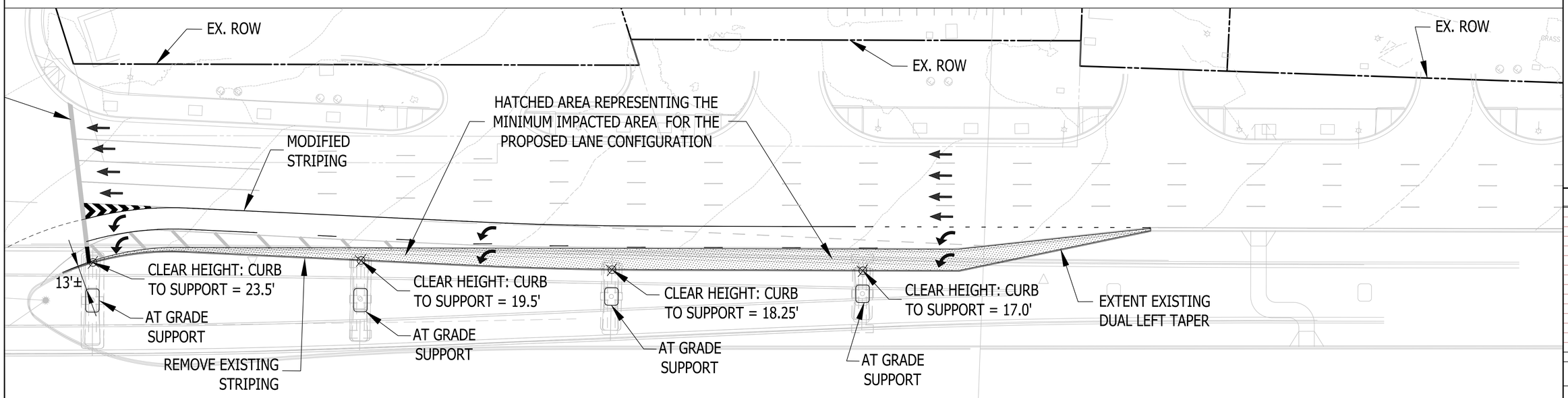
ROUTE 7 AT SPRING HILL ROAD INTERSECTION: DUAL LEFT EXHIBIT

SCALE: 1"=25'

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.



WESTBOUND ROUTE 7 IMPROVEMENTS

SCALE: 1"=25'

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

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

TURN LANE EXHIBIT
DUAL TURN LANES
AT SPRING HILL ROAD

VIKA REVISIONS

CDP REVISION 11/07/16
CDP REVISION 09/16/16
CDP REVISION 06/27/16
CDP REVISION 05/07/14
CDP REVISION 07/10/13
CDP REVISION 05/18/11
CDP REVISION 03/07/11

DATE: FEB. 01, 2011

DES.	DWN.
KMO	KMO

SCALE: 1"=25'

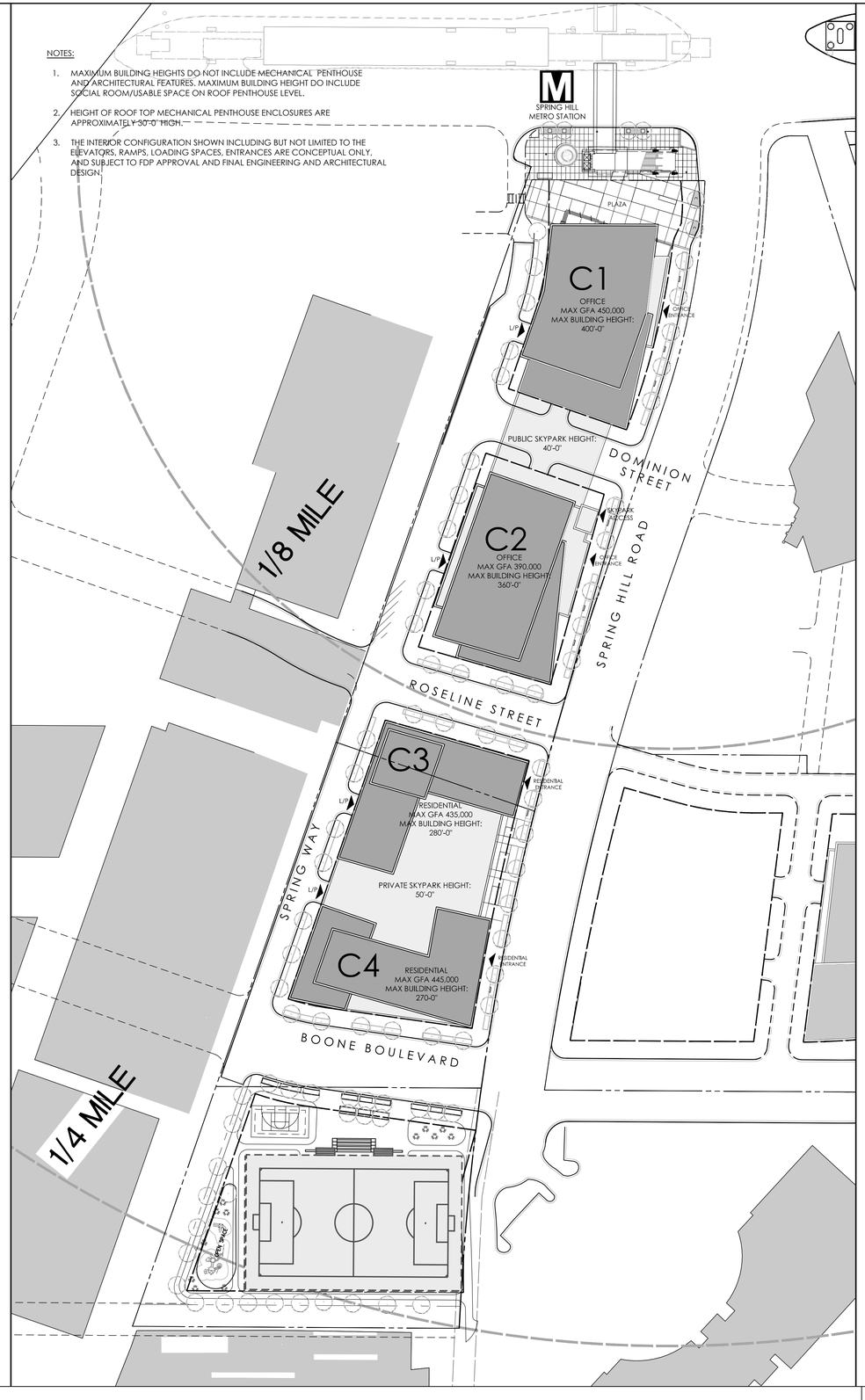
PROJECT/FILE NO. V7096G

SHEET NO. C-27

FILE: P:\projects\V7096\V7096G(WEST)\CADD- PV\PLANNING\PLANNING DRAWINGS\V7096G-WEST C-27 ROUTE 7 TURN LANE EXHIBIT.dwg USER: oconnor DATE: November 2, 2016 TIME: 9:17:59 AM

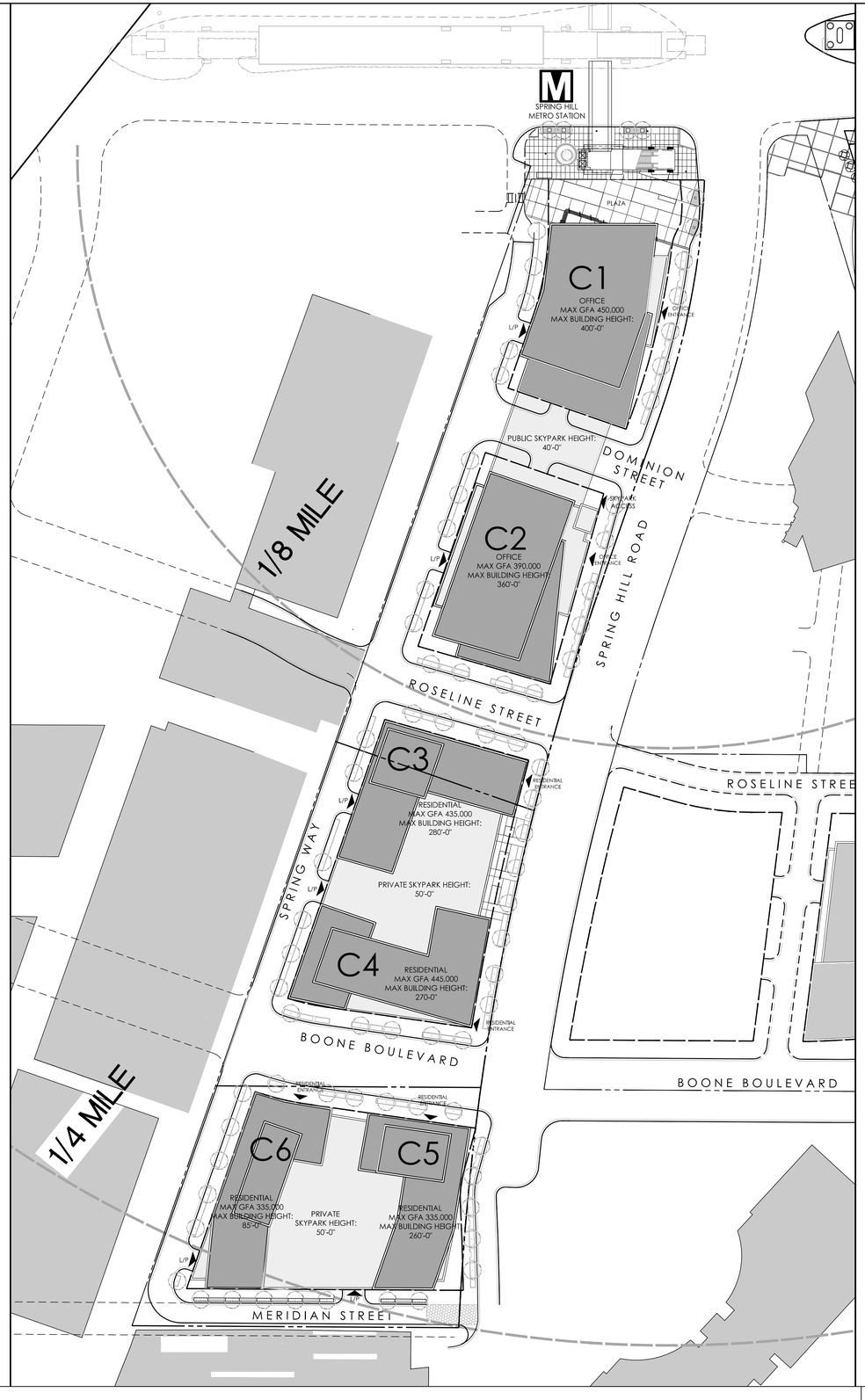
NOTES:

1. MAXIMUM BUILDING HEIGHTS DO NOT INCLUDE MECHANICAL PENTHOUSE AND ARCHITECTURAL FEATURES. MAXIMUM BUILDING HEIGHT DO INCLUDE SOCIAL ROOM/USABLE SPACE ON ROOF PENTHOUSE LEVEL.
2. HEIGHT OF ROOF TOP MECHANICAL PENTHOUSE ENCLOSURES ARE APPROXIMATELY 30'-0" HIGH.
3. THE INTERIOR CONFIGURATION SHOWN INCLUDING BUT NOT LIMITED TO THE ELEVATORS, RAMPS, LOADING SPACES, ENTRANCES ARE CONCEPTUAL ONLY, AND SUBJECT TO FDP APPROVAL AND FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



OVERALL MASTER PLAN - BASE PLAN

1



OVERALL MASTER PLAN - OPTION 1

2

WDG

WDG Architecture, PLLC
1025 Connecticut Avenue NW
Suite 300
Washington DC 20036
tel 202 857 8300
fax 202 463 2198
e-mail wdg@wdgarch.com

Applicant
CARS DBI, LLC

8270 Greensboro Drive
Suite 950
McLean, VA 22102
tel
fax
e-mail

Civil Engineer
Vika, Inc
Contact: Robert R. Cochran
8180 Greensboro Drive
Suite 200
McLean, VA 22102
tel 703.442.7800
fax 703.761.2787
e-mail

Landscape Architect
LandDesign Inc.
Contact: Stephanie Pankiewicz
200 South Peyton Street
Alexandria, VA 22314
tel 703.549.7784
fax 703.548.4984
e-mail

Traffic Consultant
Wells + Associates, Inc
Contact: Robin Antonucci
1420 Spring Hill Road
Suite 600
McLean, VA 22102
tel 703.917.6620
fax 703.917.0739
e-mail

Land/Zoning Attorney
Walsh Colucci Lubeley Emrich & Walsh
Contact: Elizabeth Baker
2200 Clarendon Blvd.
13th floor
Arlington, VA 22201
tel 703.528.4700
fax 703.525.3197
e-mail

DOMINION SQUARE

Hunter Mill District
Fairfax County, Virginia

CDP RESUBMISSION	07.16.2013
CDP RESUBMISSION	05.07.2014
CDP RESUBMISSION	06.27.2016
CDP RESUBMISSION	09.16.2016
CDP RESUBMISSION	11.07.2016

SCALE: 1"=70'-0"

OVERALL MASTER PLAN - BASE PLAN AND OPTION 1

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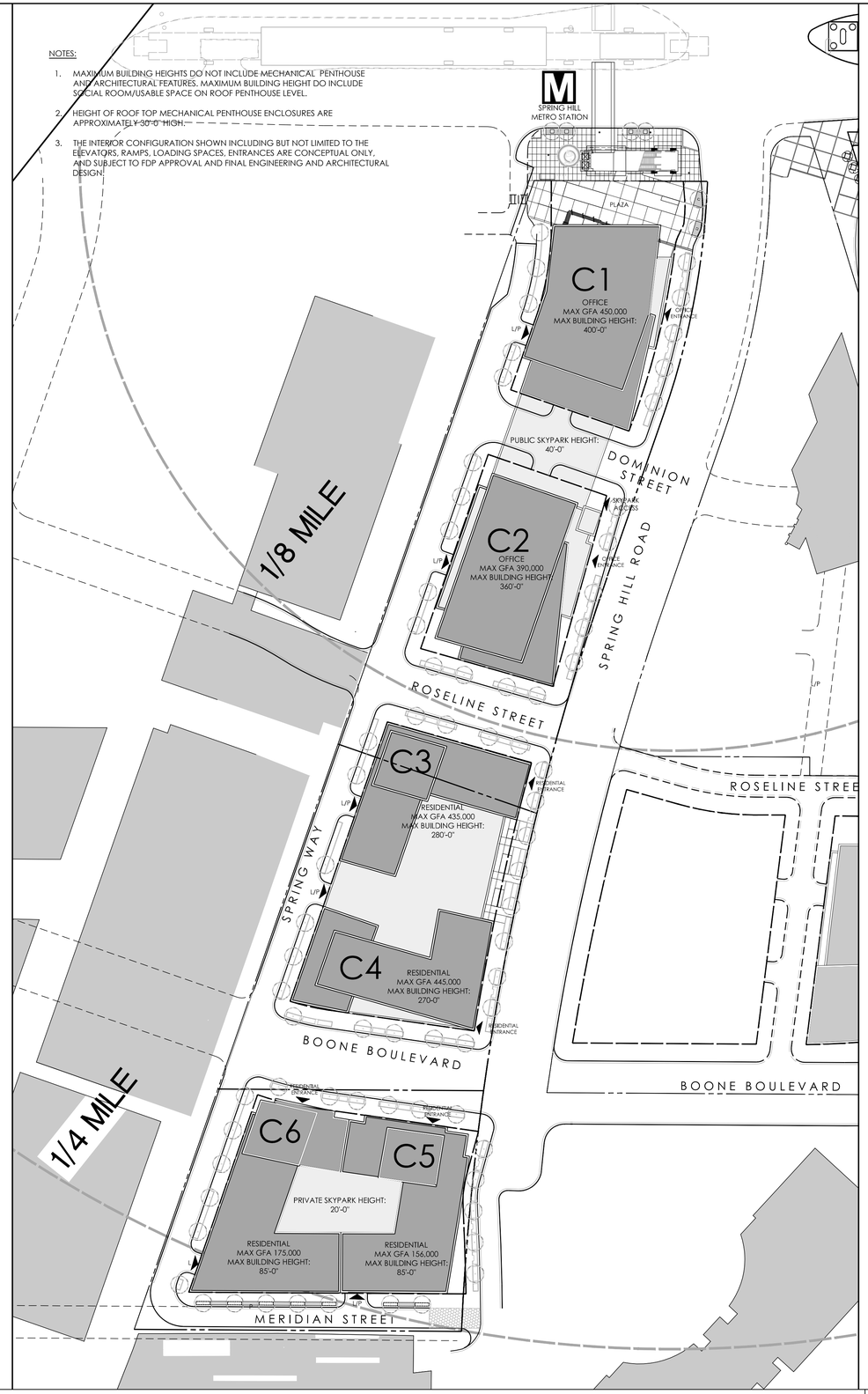
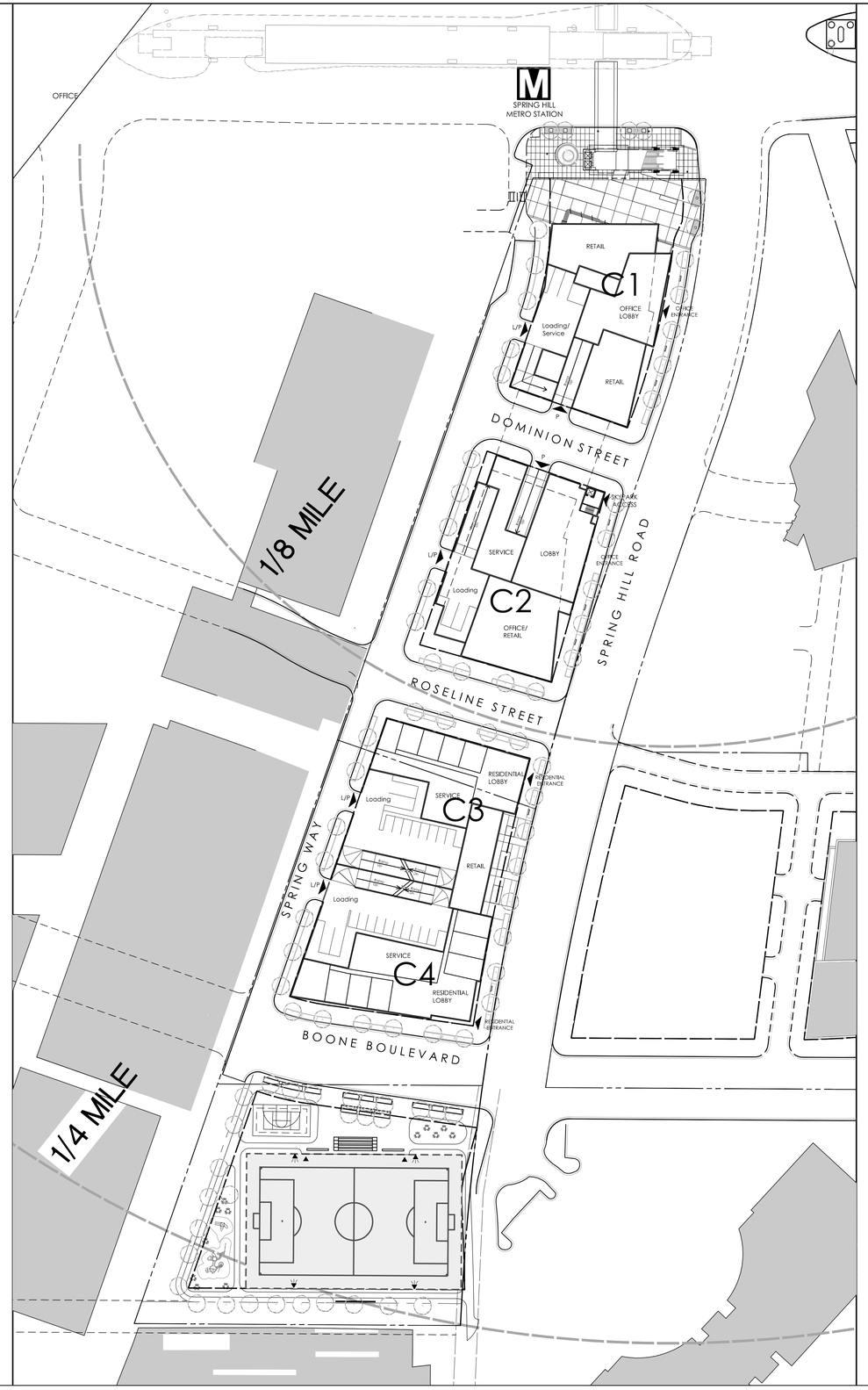
A-1.0

NOTES:

1. MAXIMUM BUILDING HEIGHTS DO NOT INCLUDE MECHANICAL PENTHOUSE AND ARCHITECTURAL FEATURES. MAXIMUM BUILDING HEIGHT DO INCLUDE SOCIAL ROOM/USABLE SPACE ON ROOF PENTHOUSE LEVEL.
2. HEIGHT OF ROOF TOP MECHANICAL PENTHOUSE ENCLOSURES ARE APPROXIMATELY 30'-0" HIGH.
3. THE INTERIOR CONFIGURATION SHOWN INCLUDING BUT NOT LIMITED TO THE ELEVATORS, RAMPS, LOADING SPACES, ENTRANCES ARE CONCEPTUAL ONLY, AND SUBJECT TO FDP APPROVAL AND FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



OVERALL MASTER PLAN - OPTION 2 | 1



OVERALL GROUND FLOOR PLAN - BASE PLAN | 2

WDG

WDG Architecture, PLLC
1025 Connecticut Avenue NW
Suite 300
Washington DC 20036
tel 202 857 8300
fax 202 463 2198
e-mail wdg@wdgarch.com

Applicant
CARS DBI, LLC

8270 Greensboro Drive
Suite 950
McLean, VA 22102

tel
fax
e-mail

Civil Engineer
Vika, Inc
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Landscape Architect
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fax 703.548.4984
e-mail

Traffic Consultant
Wells + Associates, Inc
Contact: Robin Antonucci
1420 Spring Hill Road
Suite 600
McLean, VA 22102
tel 703.917.6620
fax 703.917.0739
e-mail

Land/Zoning Attorney
Walsh Colucci Lubeley Emrich & Wals
Contact: Elizabeth Baker
2200 Clarendon Blvd.
13th floor
Arlington, VA 22201
tel 703.528.4700
fax 703.525.3197
e-mail

DOMINION SQUARE

Hunter Mill District
Fairfax County, Virginia

CDP RESUBMISSION	07.16.2013
CDP RESUBMISSION	05.07.2014
CDP RESUBMISSION	06.27.2016
CDP RESUBMISSION	09.16.2016
CDP RESUBMISSION	11.07.2016

SCALE: 1"=70'-0"

OVERALL MASTER PLAN OPTION 2 AND OVERALL GROUND FLOOR PLAN - BASE PLAN

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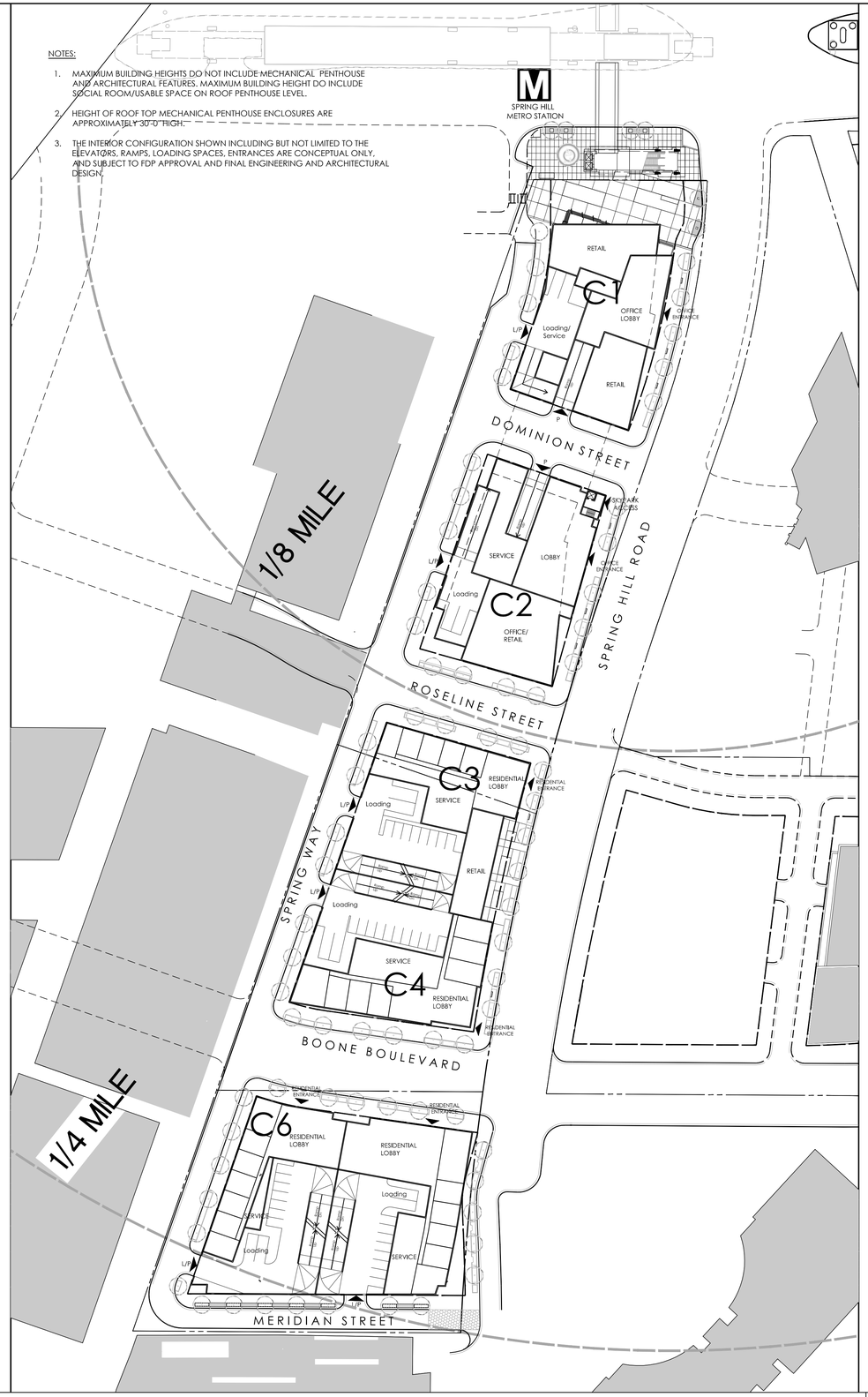
A-2.0

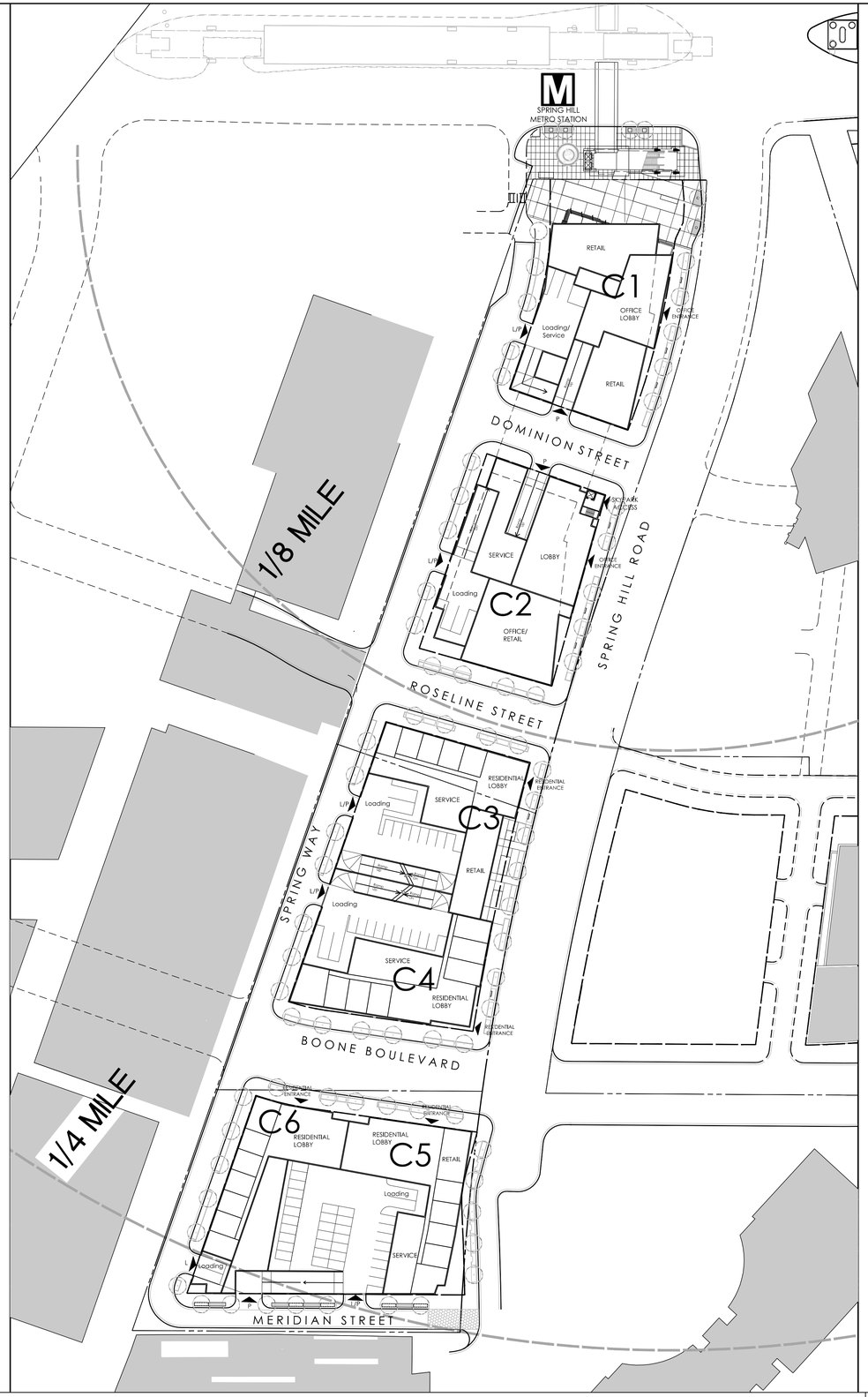
NOTES:

1. MAXIMUM BUILDING HEIGHTS DO NOT INCLUDE MECHANICAL PENTHOUSE AND ARCHITECTURAL FEATURES. MAXIMUM BUILDING HEIGHT DO INCLUDE SOCIAL ROOM/USABLE SPACE ON ROOF PENTHOUSE LEVEL.
2. HEIGHT OF ROOF TOP MECHANICAL PENTHOUSE ENCLOSURES ARE APPROXIMATELY 30'-0" HIGH.
3. THE INTERIOR CONFIGURATION SHOWN INCLUDING BUT NOT LIMITED TO THE ELEVATORS, RAMPS, LOADING SPACES, ENTRANCES ARE CONCEPTUAL ONLY, AND SUBJECT TO FDP APPROVAL AND FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



OVERALL GROUND FLOOR PLAN - OPTION 1

1



OVERALL GROUND FLOOR PLAN - OPTION 2

2

WDG

WDG Architecture, PLLC
1025 Connecticut Avenue NW
Suite 300
Washington DC 20036
tel 202 857 8300
fax 202 463 2198
e-mail wdg@wdgarch.com

Applicant
CARS DBI, LLC

8270 Greensboro Drive
Suite 950
McLean, VA 22102

tel
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Civil Engineer
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fax 703.917.0739
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Contact: Elizabeth Baker

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Arlington, VA 22201

tel 703.528.4700
fax 703.525.3197
e-mail

DOMINION SQUARE

Hunter Mill District
Fairfax County, Virginia

CDP RESUBMISSION	07.16.2013
CDP RESUBMISSION	05.07.2014
CDP RESUBMISSION	06.27.2016
CDP RESUBMISSION	09.16.2016
CDP RESUBMISSION	11.07.2016

SCALE: 1"=70'-0"

OVERALL GROUND FLOOR PLAN OPTION 1 AND 2

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A-3.0

NOTES:

1. MAXIMUM BUILDING HEIGHTS DO NOT INCLUDE MECHANICAL PENTHOUSE AND ARCHITECTURAL FEATURES. MAXIMUM BUILDING HEIGHT DO INCLUDE SOCIAL ROOM/USABLE SPACE ON ROOF PENTHOUSE LEVEL.
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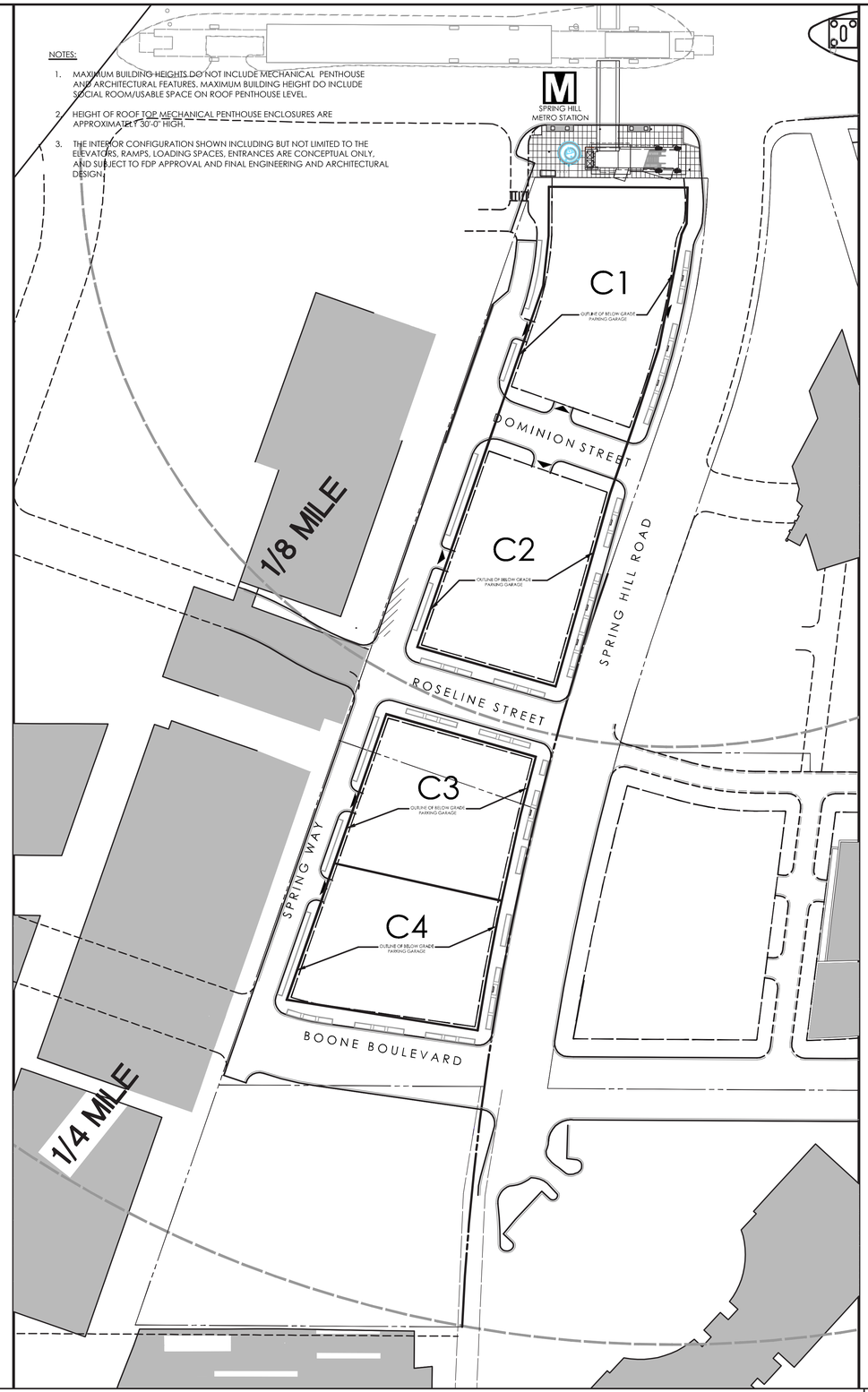
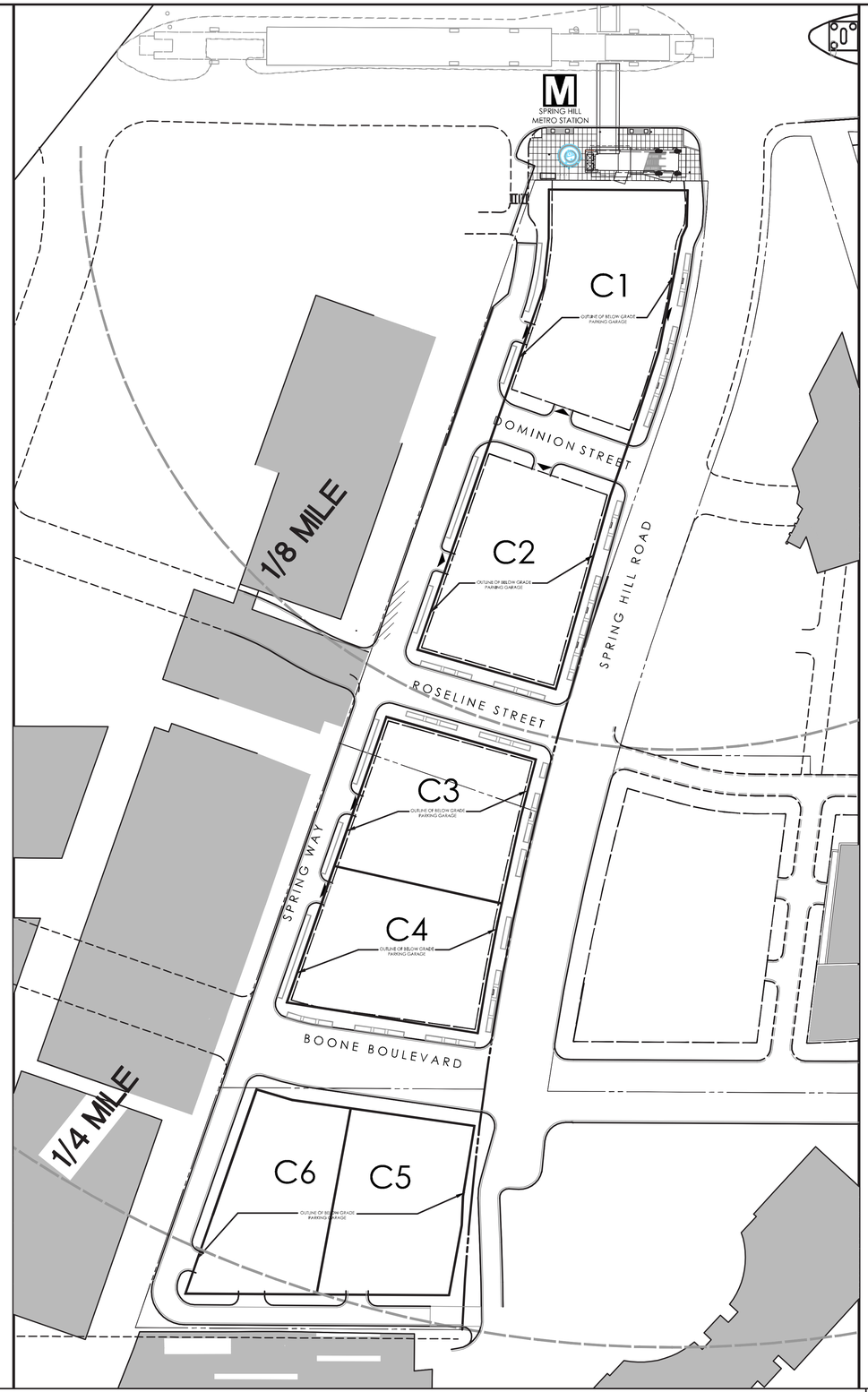


OUTLINE OF BELOW GRADE PARKING PLAN - BASE PLAN

1



OUTLINE OF BELOW GRADE PARKING PLAN - OPTION 1 AND OPTION 2

2

WDG

WDG Architecture, PLLC
1025 Connecticut Avenue NW
Suite 300
Washington DC 20036
tel 202 857 8300
fax 202 463 2198
e-mail wdg@wdgarch.com

Applicant
CARS DBI, LLC

8270 Greensboro Drive
Suite 950
McLean, VA 22102

tel
fax
e-mail

Civil Engineer
Vika, Inc
Contact: Robert R. Cochran

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Contact: Elizabeth Baker

2200 Clarendon Blvd.
13th floor
Arlington, VA 22201

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fax 703.525.3197
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DOMINION SQUARE

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Fairfax County, Virginia

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CDP RESUBMISSION	11.07.2016

PARKING PLAN - BASE PLAN AND PARKING PLAN OPTION 1 AND 2

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A-4.0

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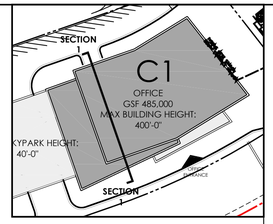
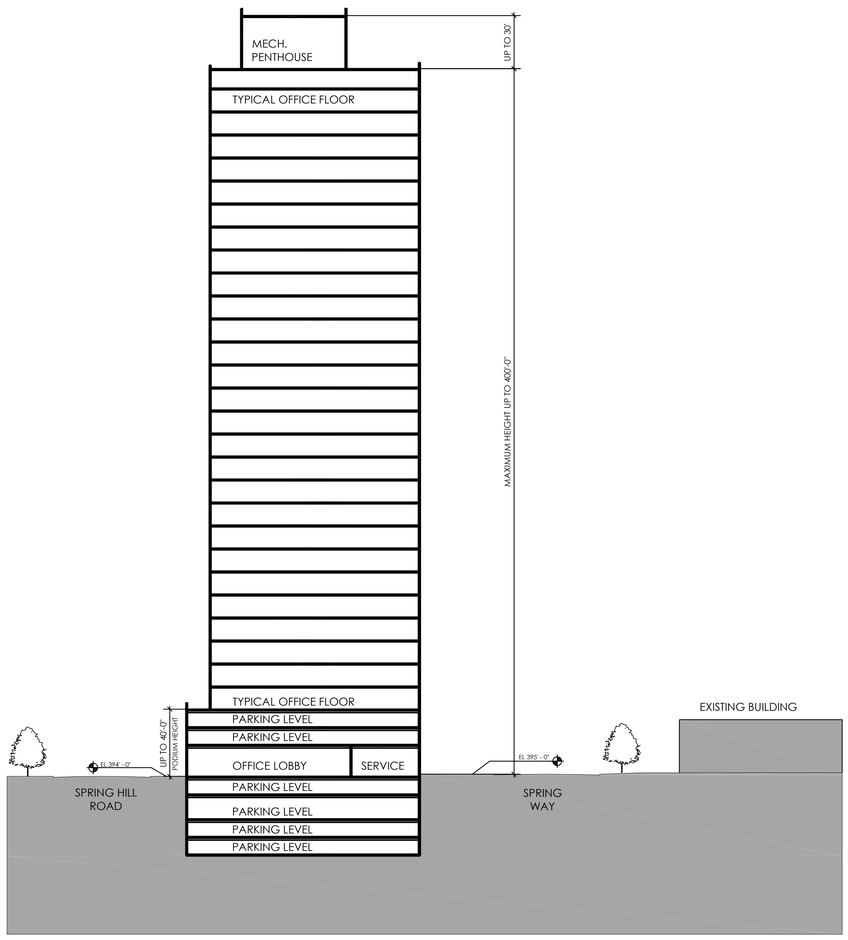


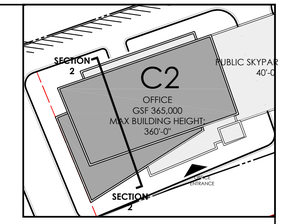
KEYPLAN

OFFICE C1



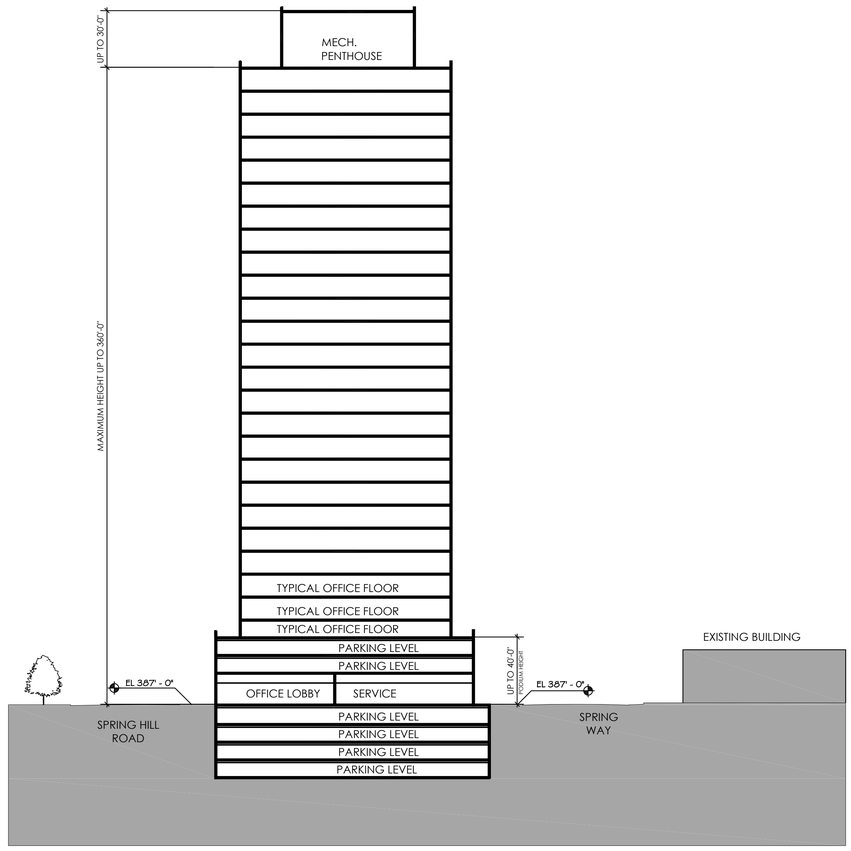
OFFICE BUILDING C1
Scale: 1" = 40'-0"

1



KEYPLAN

OFFICE C2



OFFICE BUILDING C2
Scale: 1" = 40'-0"

2

WDG Architecture, PLLC
1025 Connecticut Avenue NW
Suite 300
Washington DC 20036
tel 202 857 8300
fax 202 463 2198
e-mail wdg@wdgarch.com

Applicant
CARS DBI, LLC

8270 Greensboro Drive
Suite 950
McLean, VA 22102

tel
fax
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SECTIONS

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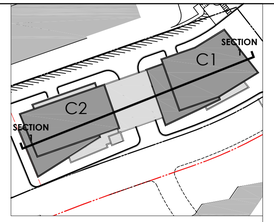
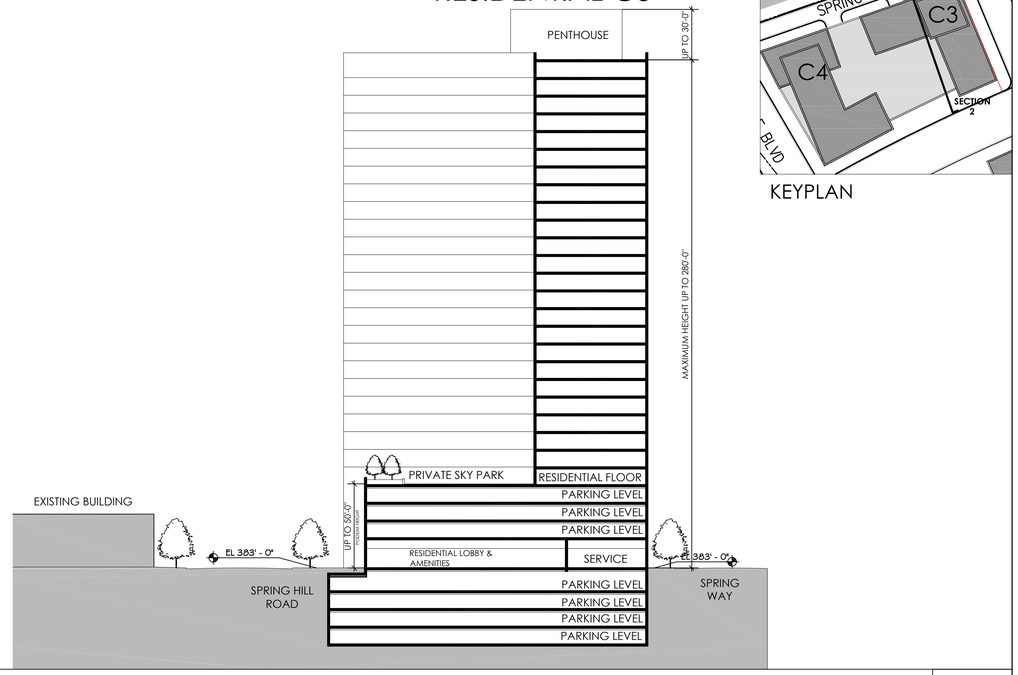
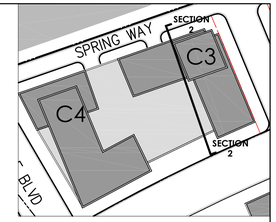


KEYPLAN

RESIDENTIAL C3





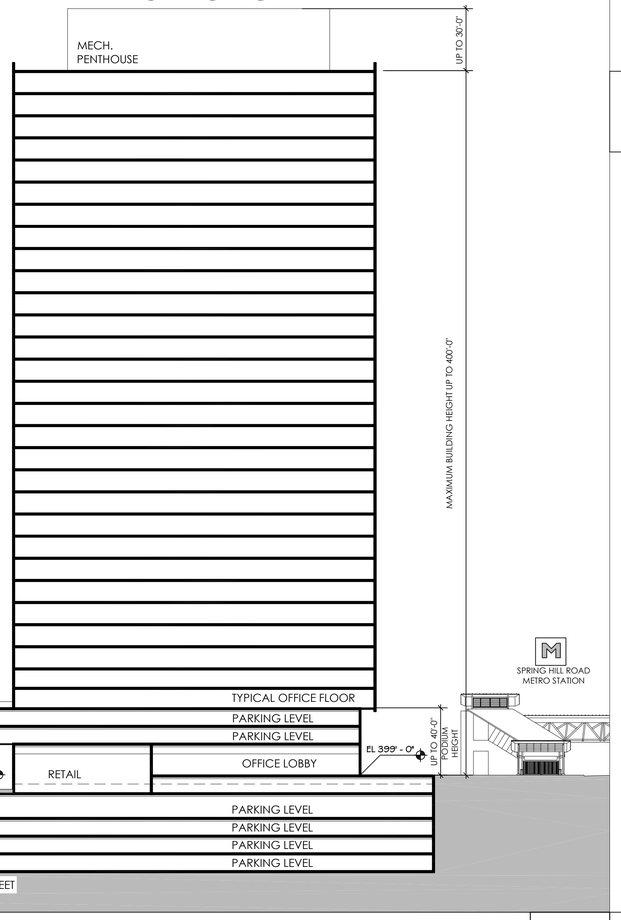
KEYPLAN

RESIDENTIAL BUILDING C3
Scale: 1" = 40'-0"

2

OFFICE C2

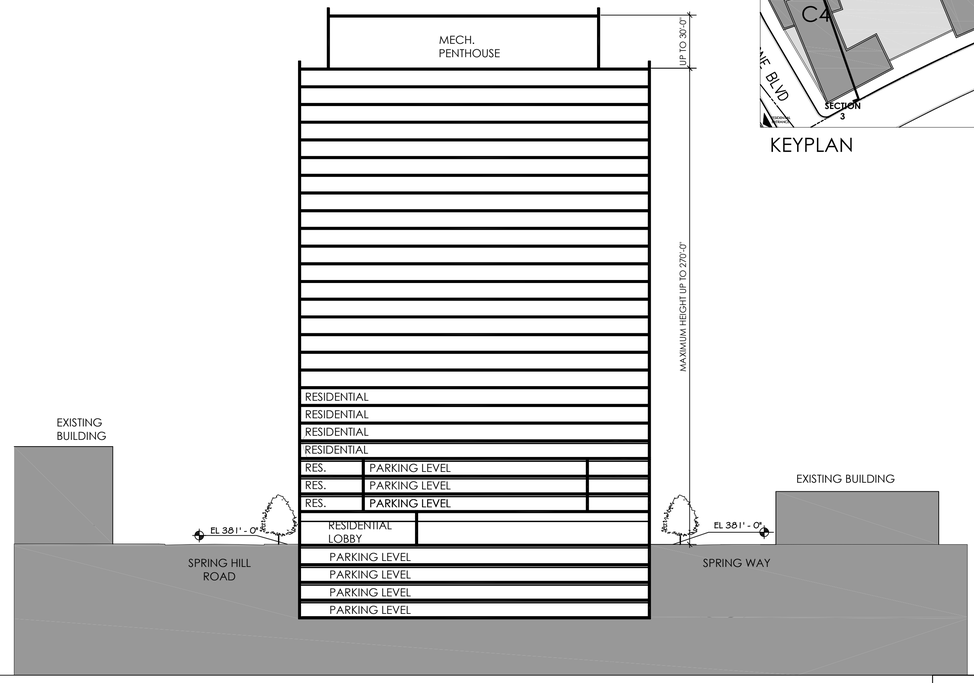
OFFICE C1

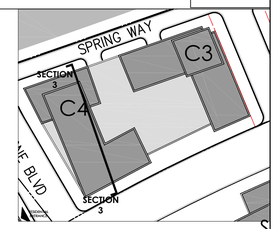


OFFICE BUILDING C2 AND C1
Scale: 1" = 40'-0"

1

RESIDENTIAL C4





KEYPLAN

RESIDENTIAL BUILDING C4
Scale: 1" = 40'-0"

3

WDG

WDG Architecture, PLLC
1025 Connecticut Avenue NW
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Washington DC 20036
tel 202 857 8300
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SECTIONS

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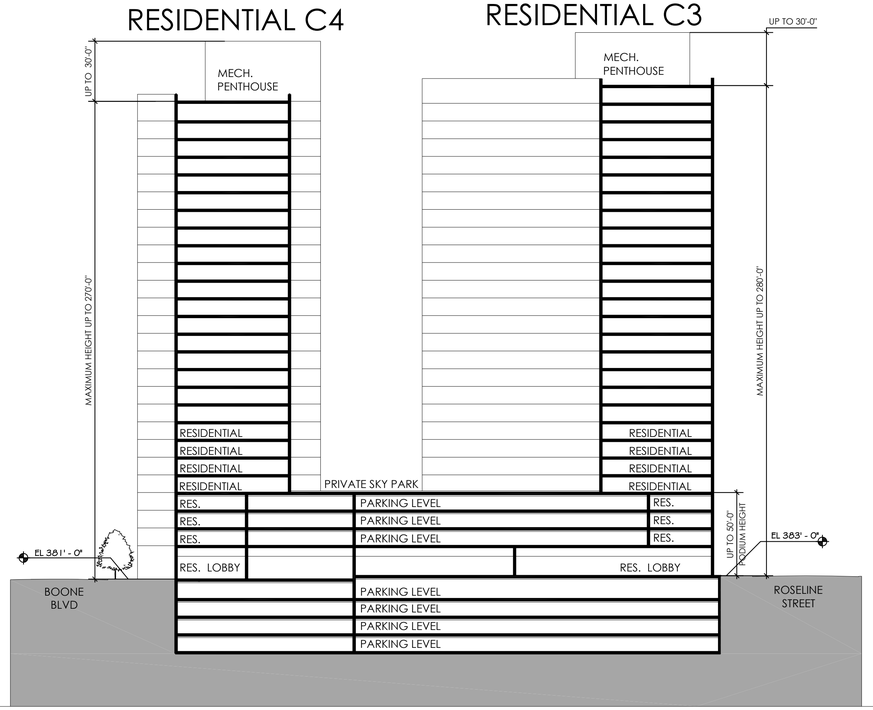
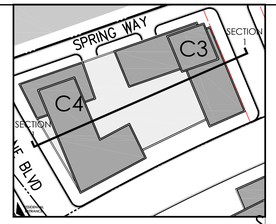
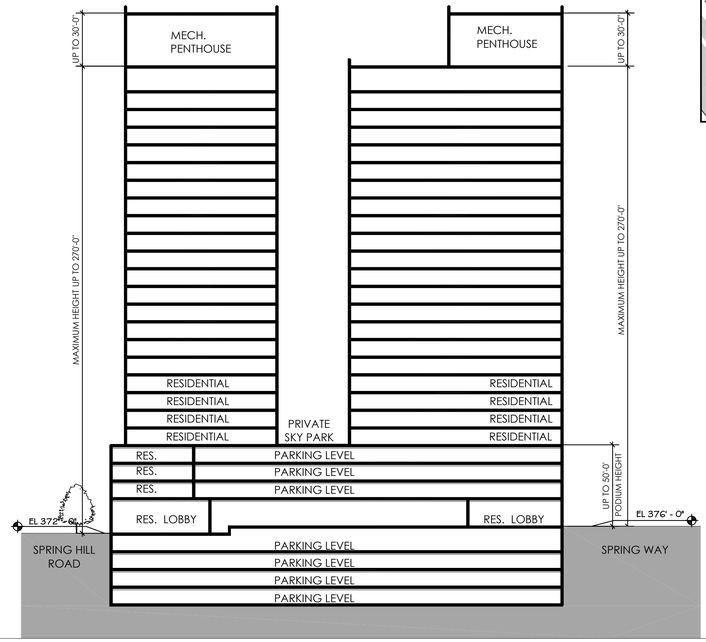


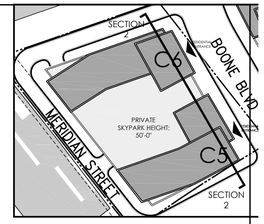


KEYPLAN

RESIDENTIAL BUILDINGS C4 AND C3 **1**

Scale: 1" = 40'-0"

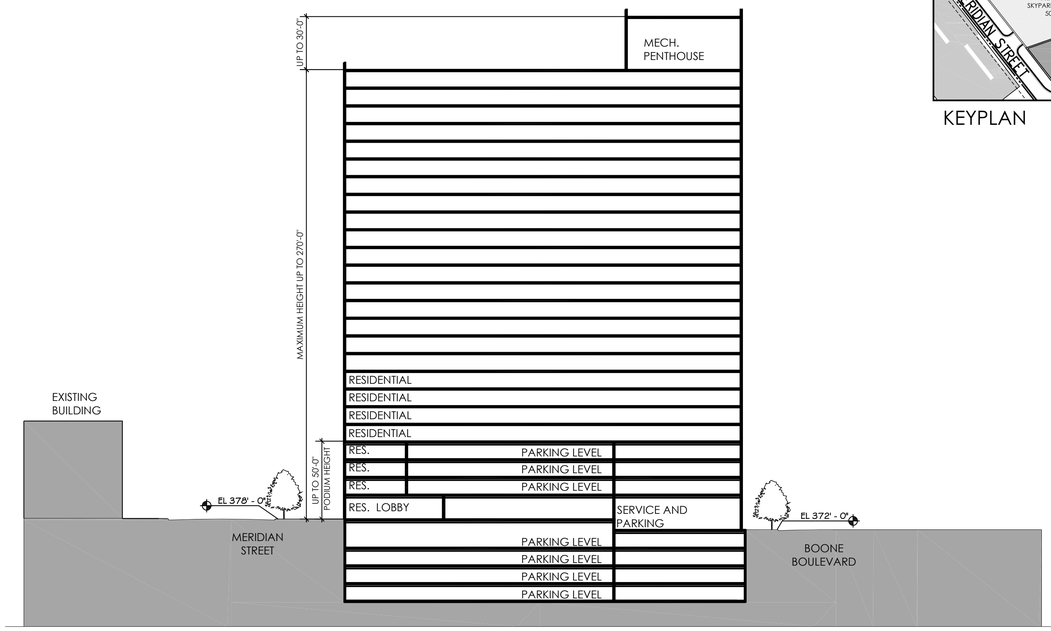


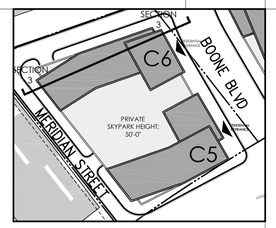


KEYPLAN

RESIDENTIAL BUILDINGS C5 AND C6 - OPTION 1 **2**

Scale: 1" = 40'-0"





KEYPLAN

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RESIDENTIAL BUILDING C6 - OPTION 1 **3**

Scale: 1" = 40'-0"

WDG

WDG Architecture, PLLC
1025 Connecticut Avenue NW
Suite 300
Washington DC 20036
tel 202 857 8300
fax 202 463 2198
e-mail wdg@wdgarch.com

Applicant
CARS DBI, LLC

8270 Greensboro Drive
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McLean, VA 22102

tel
fax
e-mail

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McLean, VA 22102

tel 703.442.7800
fax 703.761.2787
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Landscape Architect
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Contact: Stephanie Pankiewicz
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Alexandria, VA 22314

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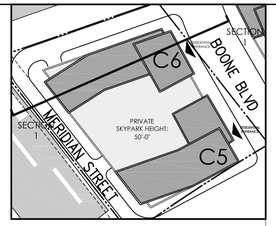

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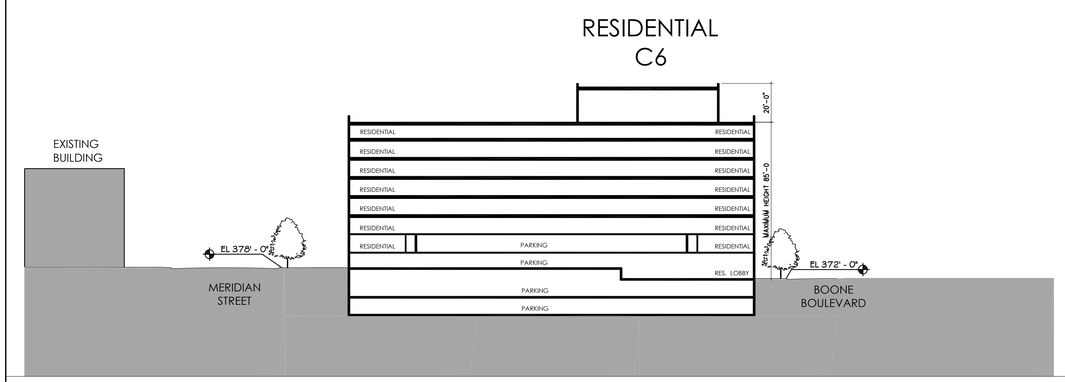
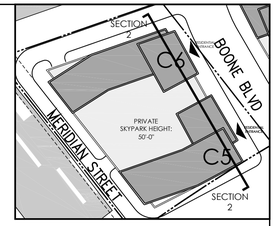


RESIDENTIAL BUILDINGS C6 - OPTION 2

Scale: 1" = 40'-0"

1



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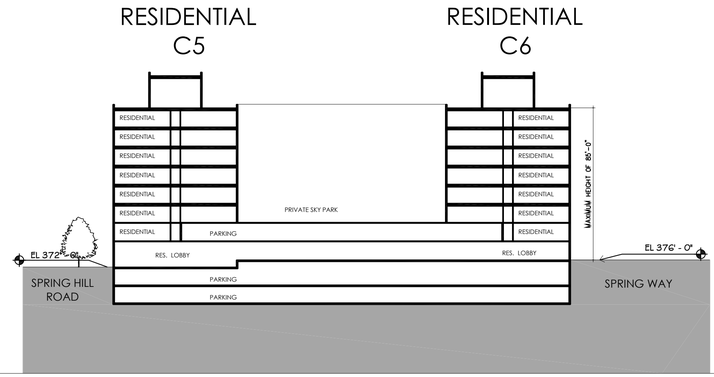

RESIDENTIAL BUILDINGS C5 AND C6 - OPTION 2

Scale: 1" = 40'-0"

2

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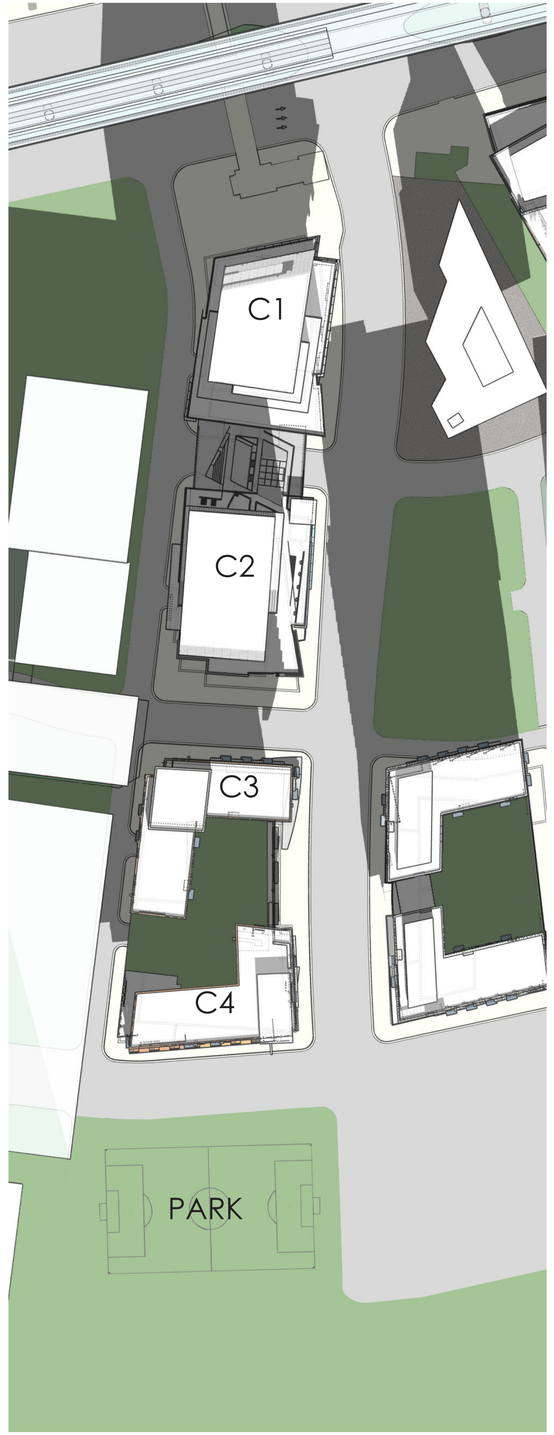
MARCH AND SEPTEMBER 21 - 9:00 AM

MARCH AND SEPTEMBER 21 - 12:00 PM



MARCH AND SEPTEMBER 21 - 3:00 PM

WDG

WDG Architecture, PLLC
1025 Connecticut Avenue NW
Suite 300
Washington DC 20036
tel 202 857 8300
fax 202 463 2198
e-mail wdg@wdgarch.com

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SHADOW STUDY
EXISTING CONTEXT

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A - 9.0

JUNE 21 - 9:00 AM

JUNE 21 - 12:00 PM

JUNE 21 - 3:00 PM

WDG

WDG Architecture, PLLC
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Washington DC 20036
tel 202 857 8300
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SHADOW STUDY
EXISTING CONTEXT

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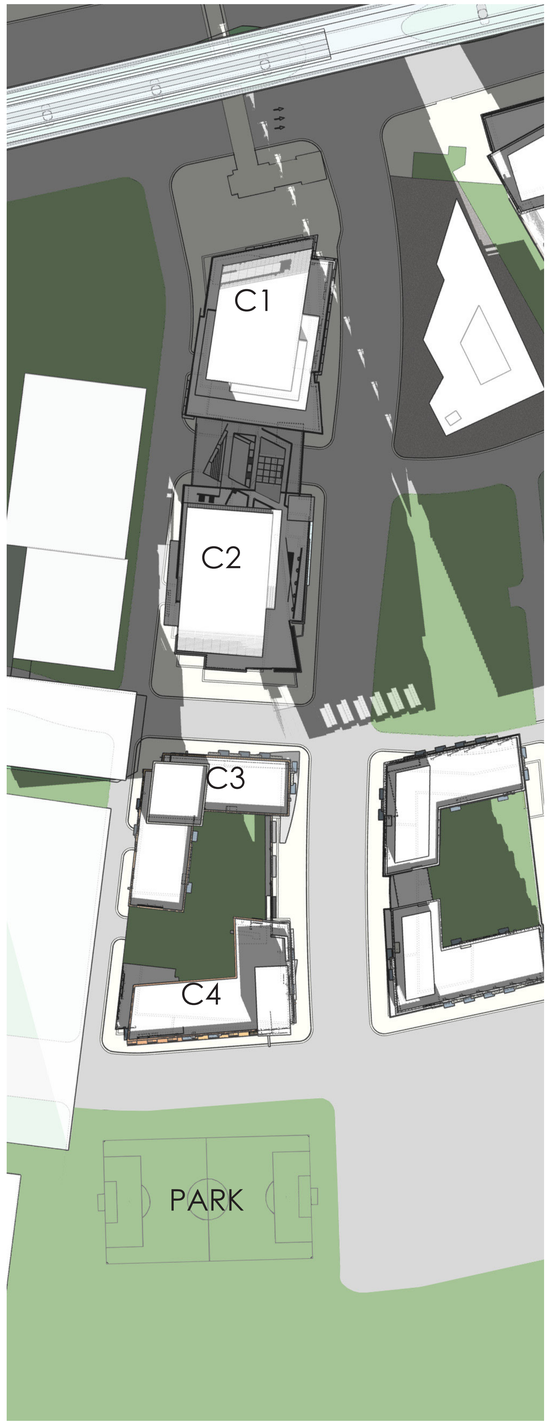
DECEMBER 21 - 9:00 AM

DECEMBER 21 - 12:00 PM



DECEMBER 21 - 3:00 PM

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McLean, VA 22102

tel 703.442.7800
fax 703.761.2787
e-mail

Landscape Architect
LandDesign Inc.
Contact: Stephanie Pankiewicz
200 South Peyton Street
Alexandria, VA 22314

tel 703.549.7784
fax 703.548.4984
e-mail

Traffic Consultant
Wells + Associates, Inc
Contact: Robin Antonucci
1420 Spring Hill Road
Suite 600
McLean, VA 22102

tel 703.917.6620
fax 703.917.0739
e-mail

Land/Zoning Attorney
Walsh Colucci Lubeley Emrich & Walsh
Contact: Elizabeth Baker
2200 Clarendon Blvd.
13th floor
Arlington, VA 22201

tel 703.528.4700
fax 703.525.3197
e-mail

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Hunter Mill District
Fairfax County, Virginia

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CDP RESUBMISSION	05.07.2014
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CDP RESUBMISSION	9.16.2016
CDP RESUBMISSION	11.07.2016

SHADOW STUDY
EXISTING CONTEXT

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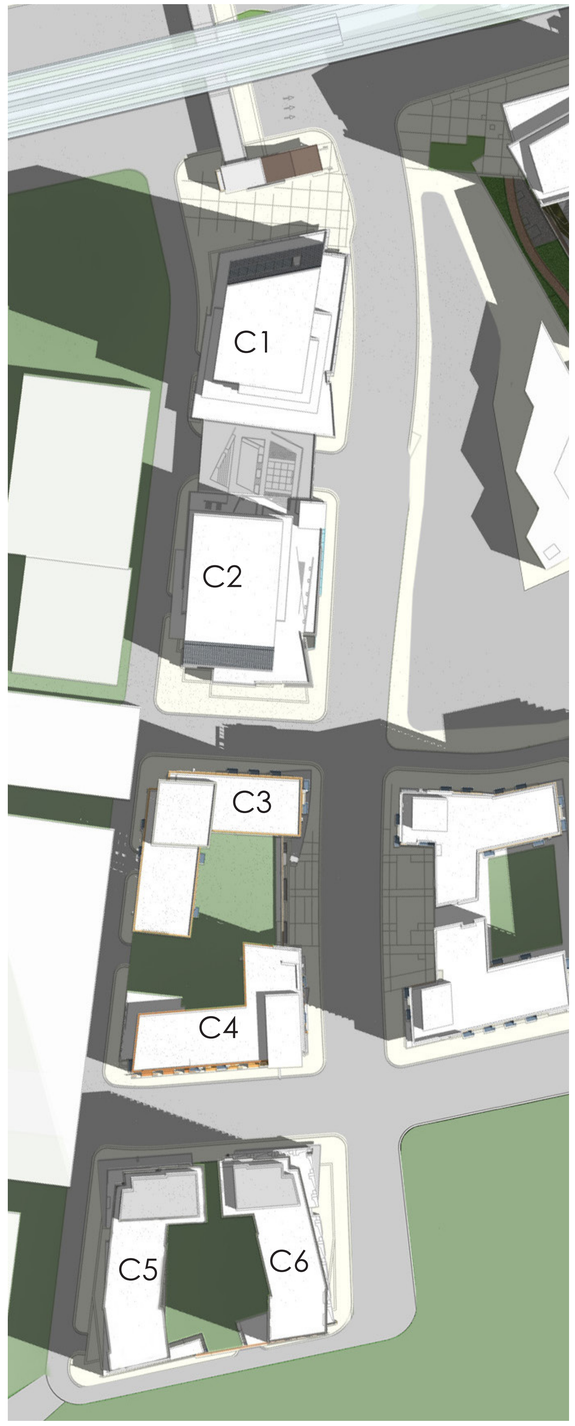

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WDG

WDG Architecture, PLLC
1025 Connecticut Avenue NW
Suite 300
Washington DC 20036
tel 202 857 8300
fax 202 463 2198
e-mail wdg@wdgarch.com

Applicant
CARS DBI, LLC

8270 Greensboro Drive
Suite 950
McLean, VA 22102

tel
fax
e-mail

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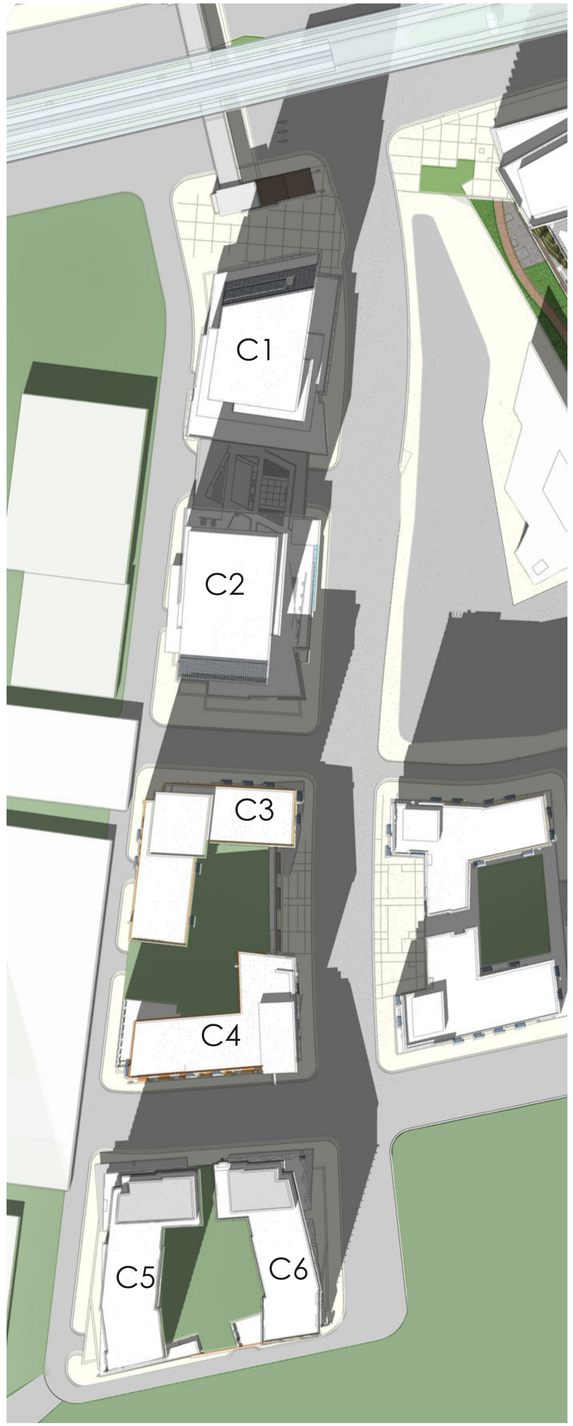

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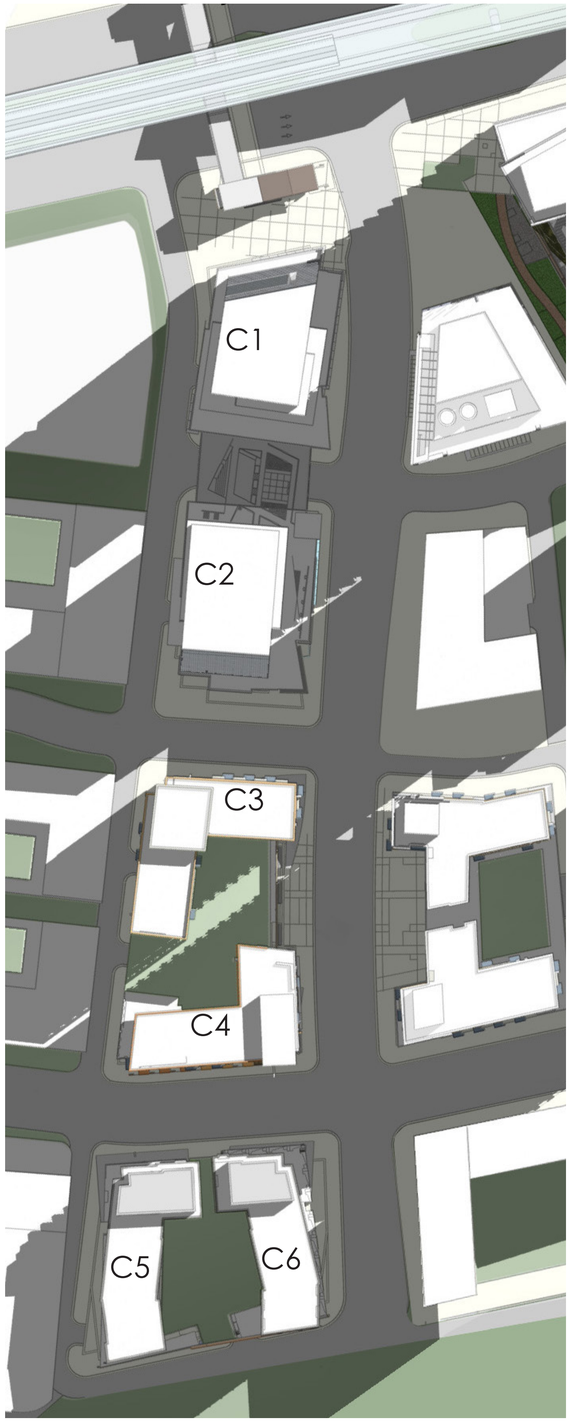

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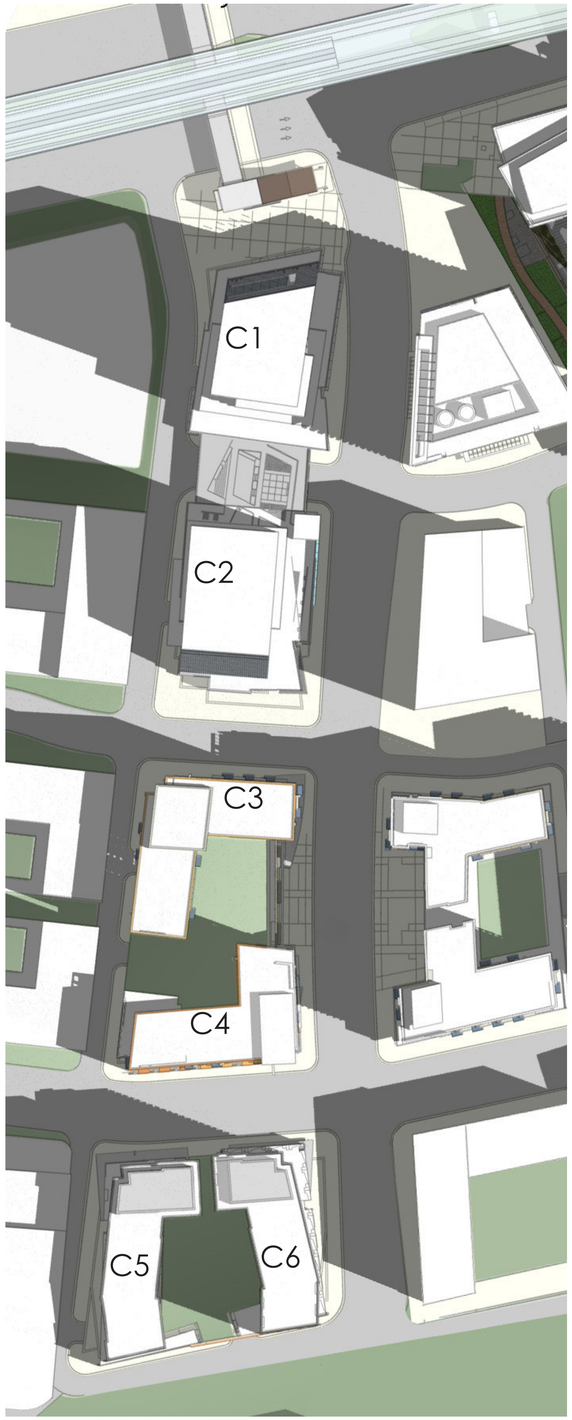

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SHADOW STUDY
PROPOSED CONTEXT
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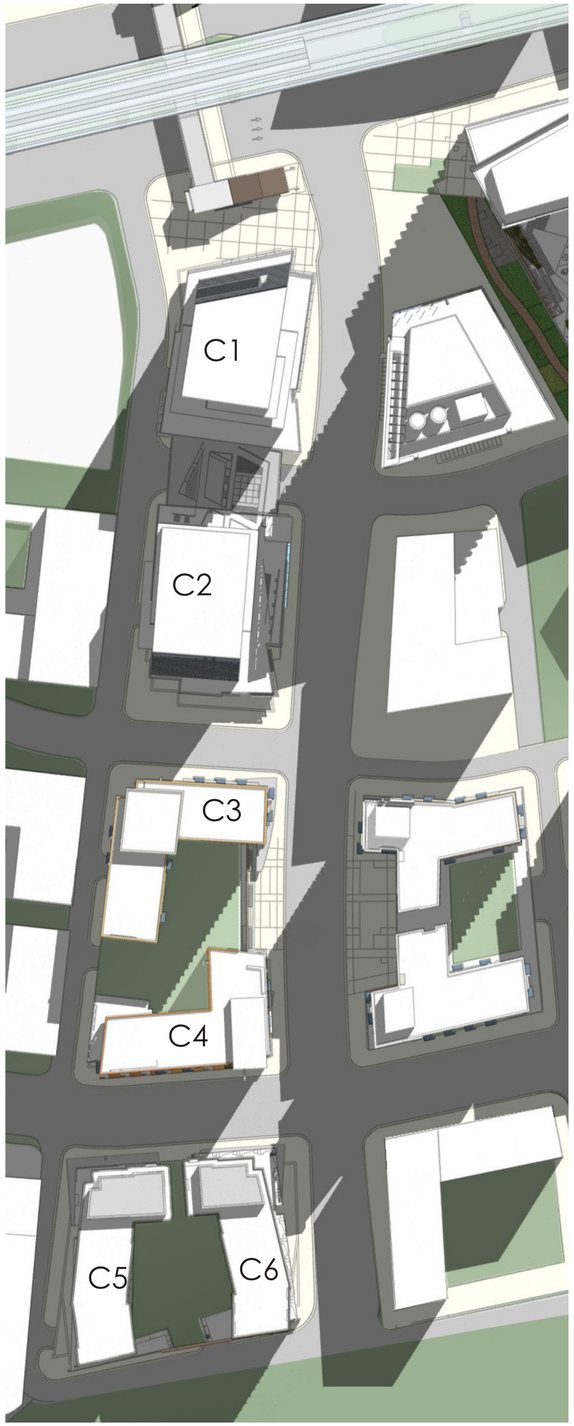

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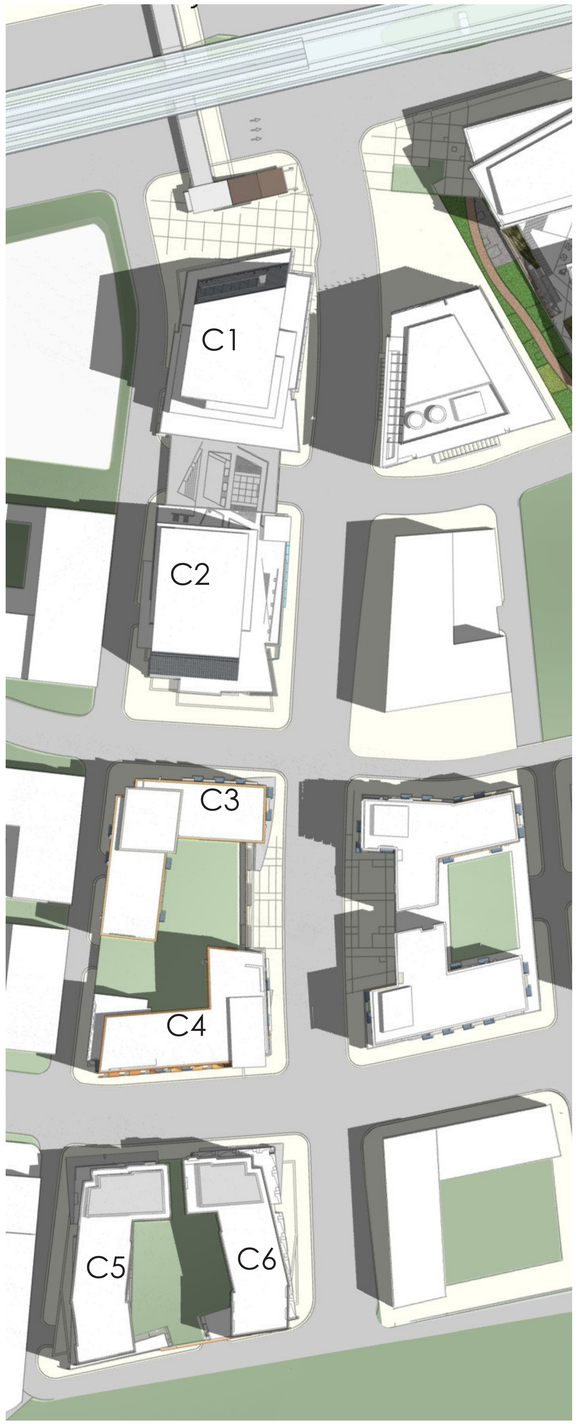

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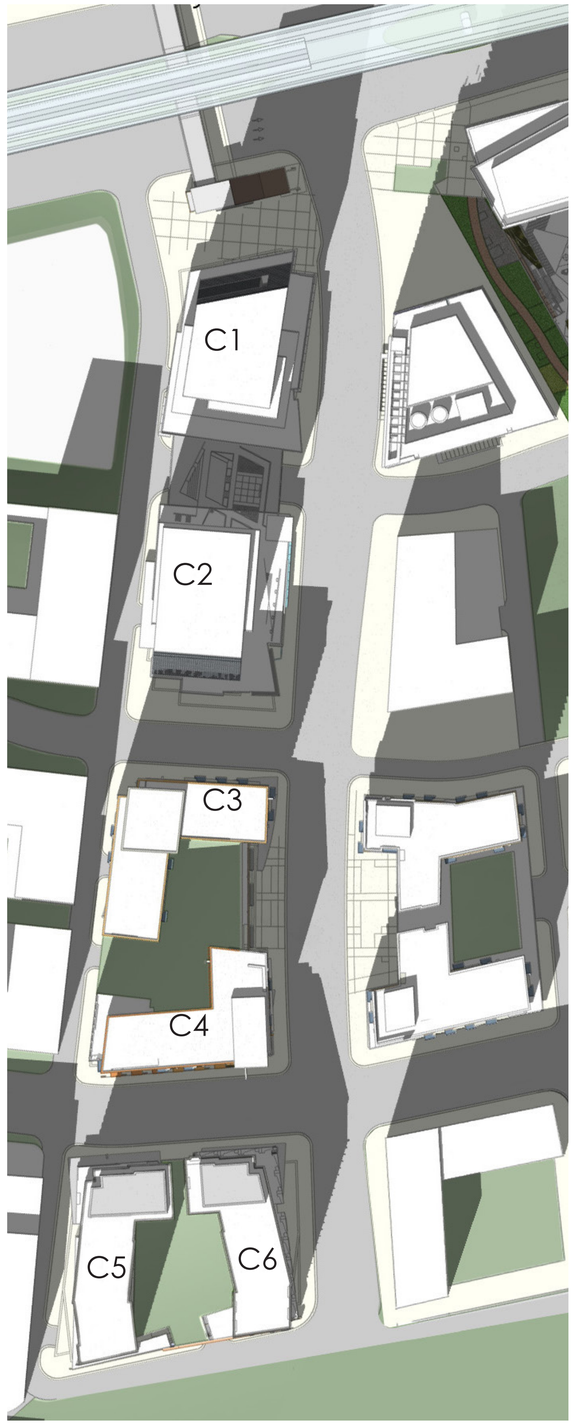

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PROPOSED CONTEXT
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Suite 300
Washington DC 20036
tel 202 857 8300
fax 202 463 2198
e-mail wdg@wdgarch.com

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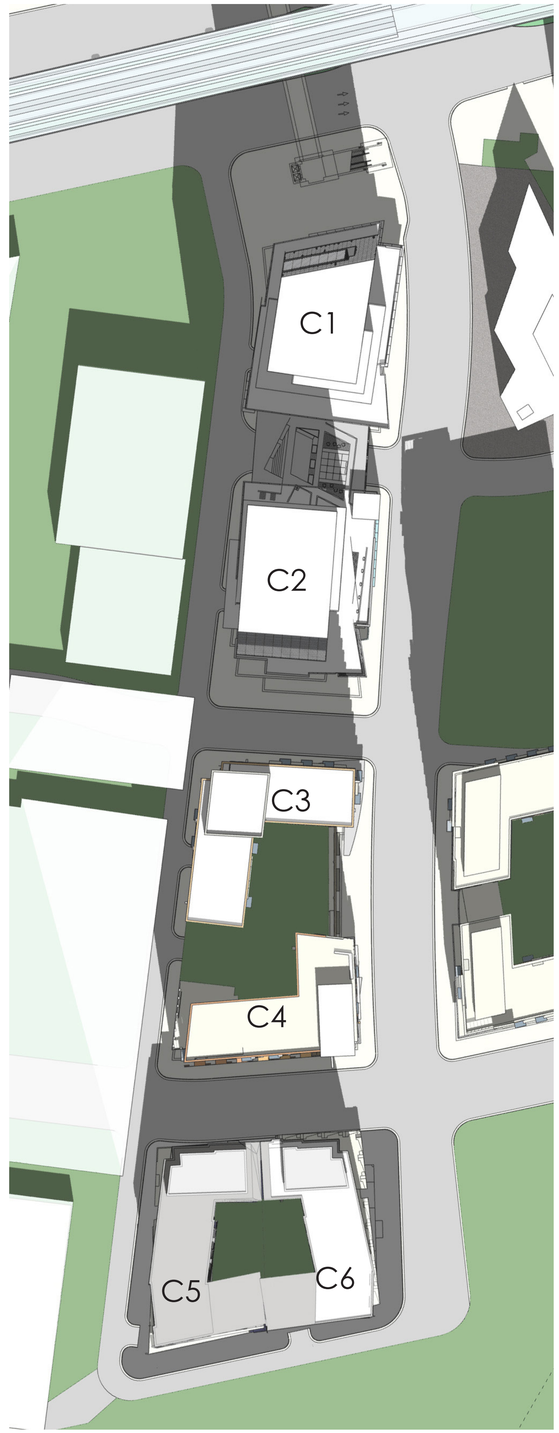

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SHADOW STUDY
EXISTNG CONTEXT
OPTION 2

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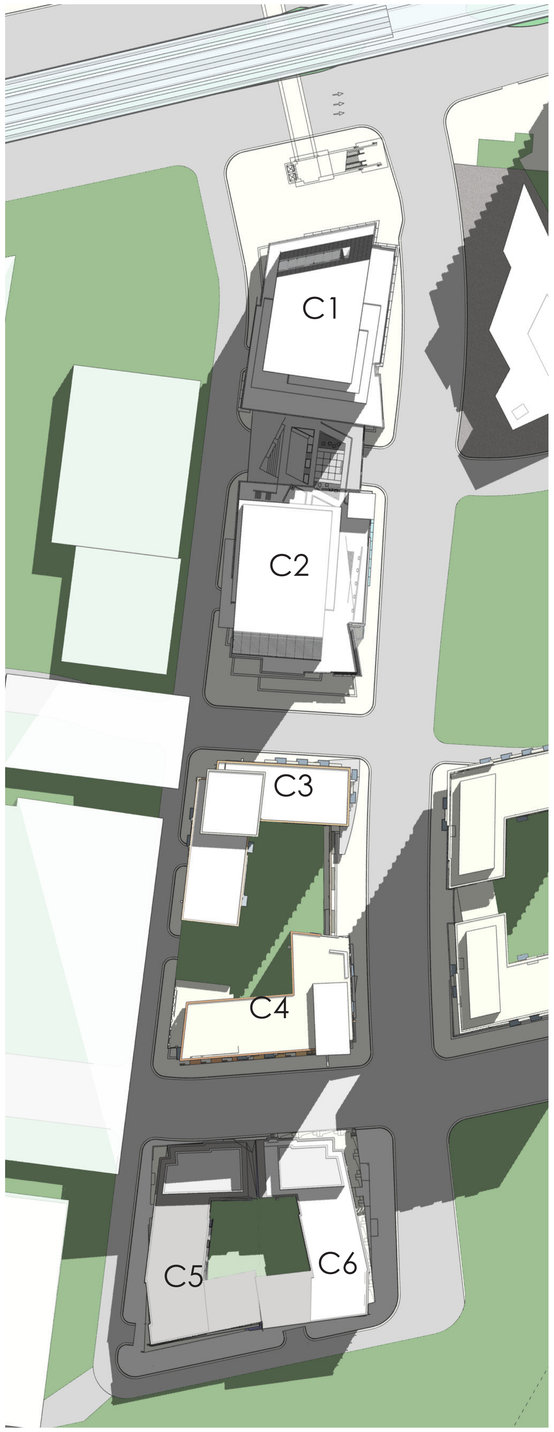

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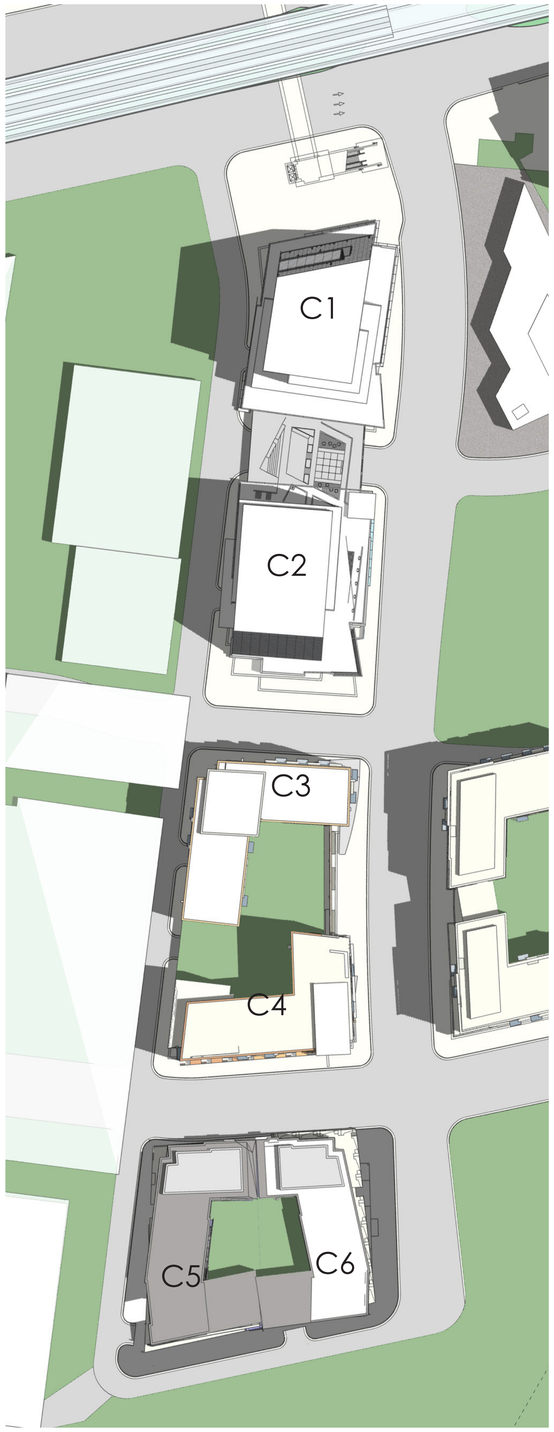

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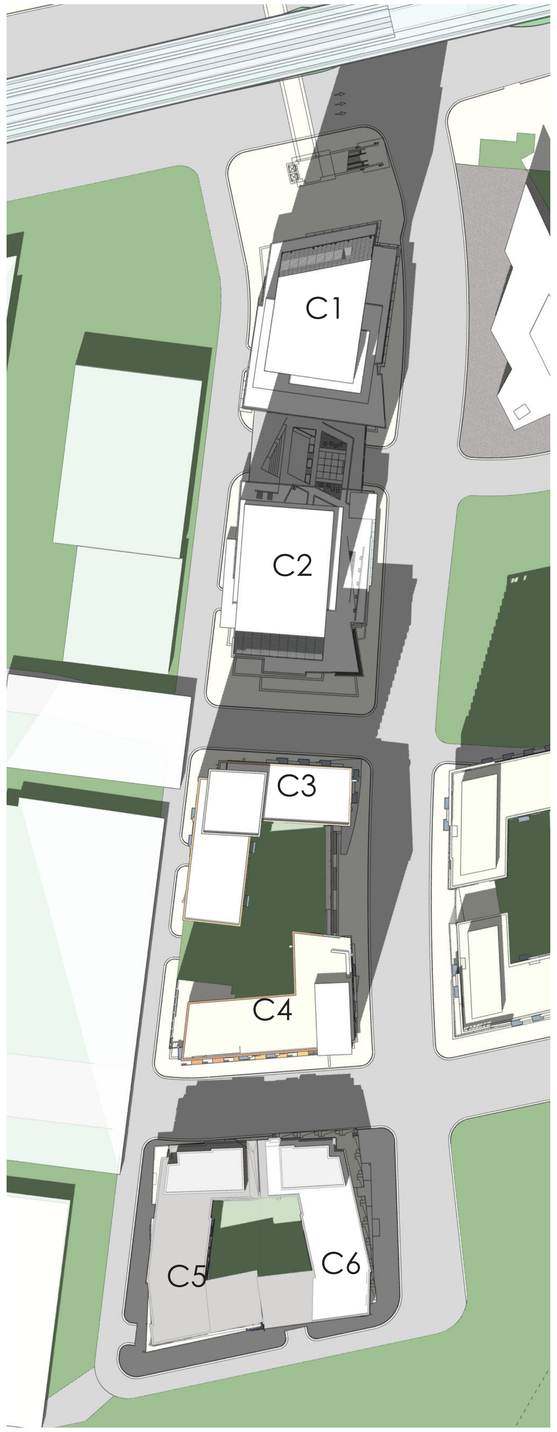

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SHADOW STUDY
EXISTNG CONTEXT
OPTION 2

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WDG

WDG Architecture, PLLC
1025 Connecticut Avenue NW
Suite 300
Washington DC 20036
tel 202 857 8300
fax 202 463 2198
e-mail wdg@wdgarch.com

Applicant
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8270 Greensboro Drive
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McLean, VA 22102

tel
fax
e-mail

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EXISTNG CONTEXT
OPTION 2

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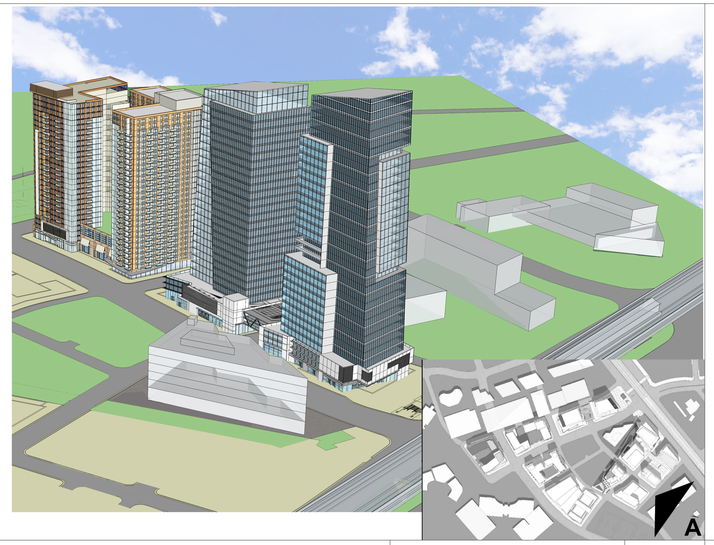

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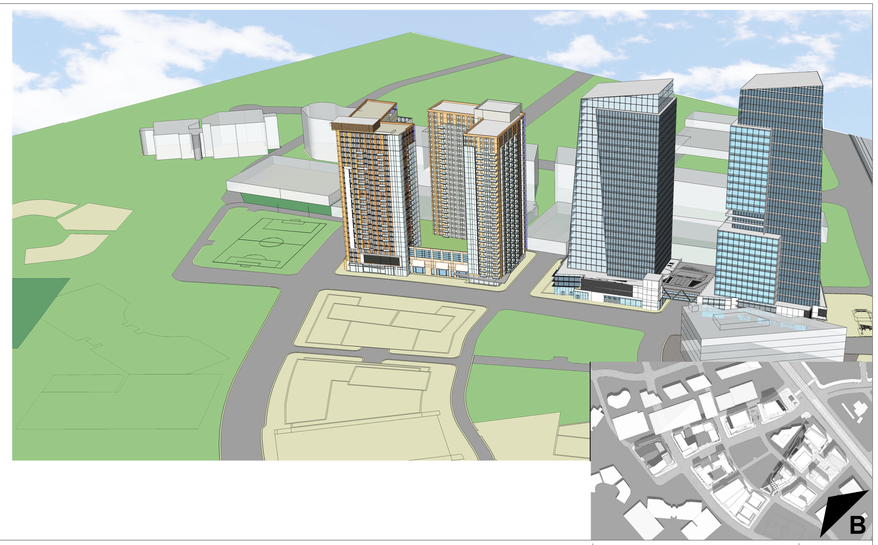

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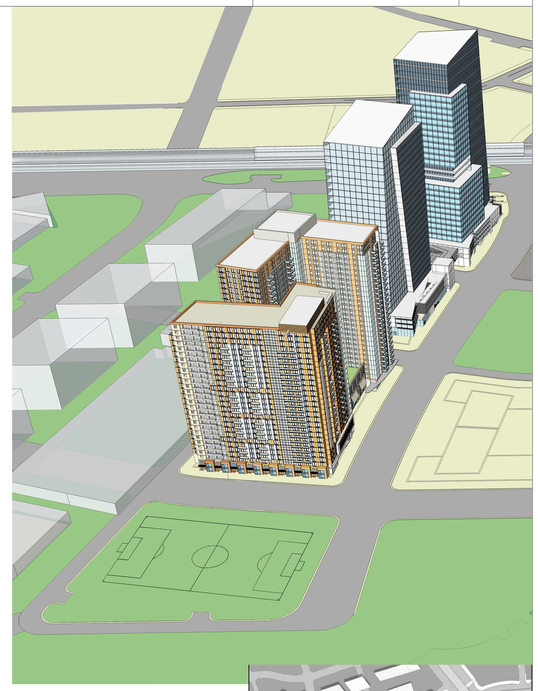

VIEW FROM D **D**

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OVERALL VIEW
BASE PLAN
EXISTING CONTEXT

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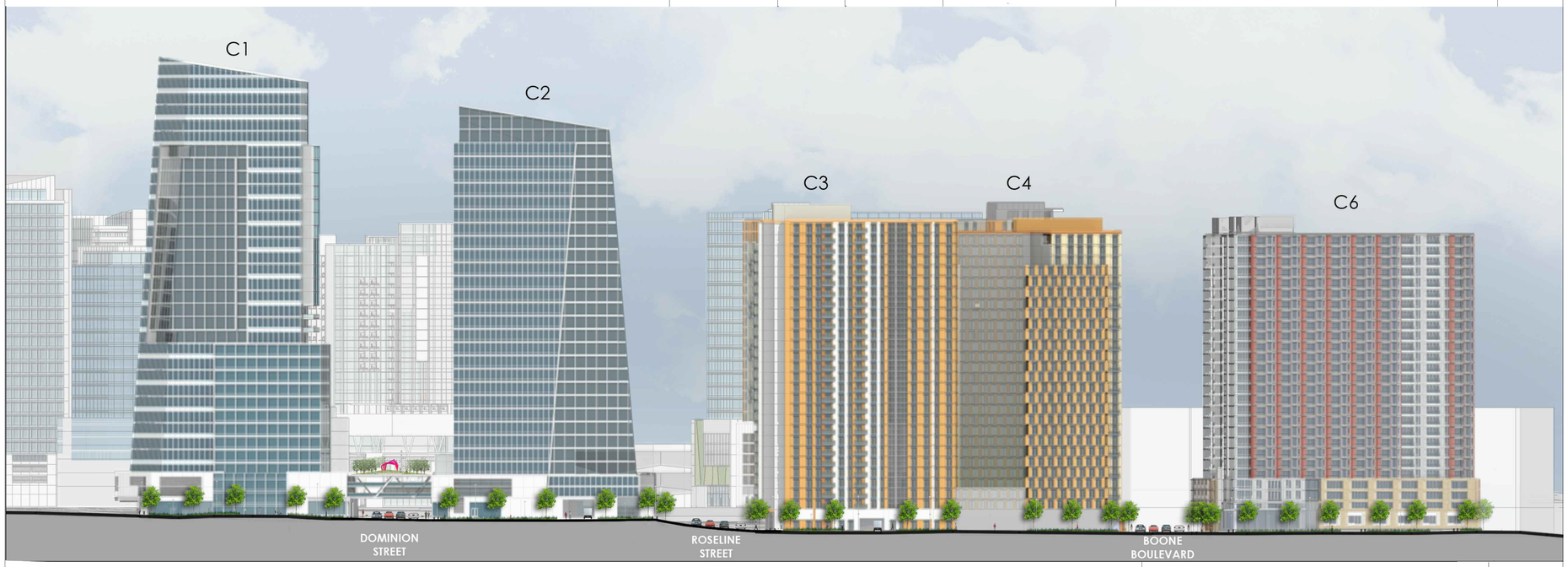
VIEW E **1**

BUILDING ELEVATION ALONG LEESBURG PIKE **2**



BUILDING ELEVATION ON SPRING WAY
(OPTION 1) **3**

WDG Architecture, PLLC
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Fairfax County, Virginia

CDP RESUBMISSION	07.16.2013
CDP RESUBMISSION	05.07.2014
CDP RESUBMISSION	6.27.12016
CDP RESUBMISSION	9.16.2016
CDP RESUBMISSION	11.07.2016

VIEWS

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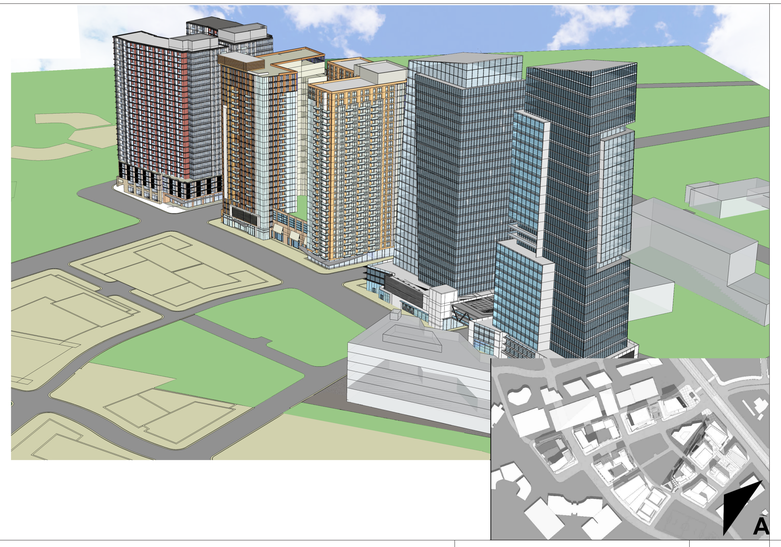
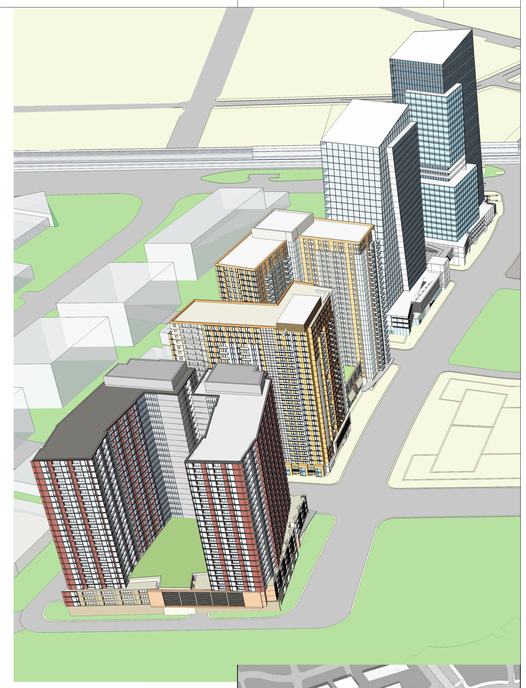


VIEW FROM A **A**

VIEW FROM D **B**

VIEW FROM C **C**



VIEW FROM D **D**

WDG Architecture, PLLC
1025 Connecticut Avenue NW
Suite 300
Washington DC 20036
tel 202 857 8300
fax 202 463 2198
e-mail wdg@wdgarch.com

Applicant
CARS DBI, LLC

8270 Greensboro Drive
Suite 950
McLean, VA 22102

tel
fax
e-mail

Civil Engineer
Vika, Inc
Contact: Robert R. Cochran

8180 Greensboro Drive
Suite 200
McLean, VA 22102

tel 703.442.7800
fax 703.761.2787
e-mail

Landscape Architect
LandDesign Inc.
Contact: Stephanie Pankiewicz

200 South Peyton Street
Alexandria, VA 22314

tel 703.549.7784
fax 703.548.4984
e-mail

Traffic Consultant
Wells + Associates, Inc
Contact: Robin Antonucci

1420 Spring Hill Road
Suite 600
McLean, VA 22102

tel 703.917.6620
fax 703.917.0739
e-mail

Land/Zoning Attorney
Walsh Colucci Lubeley Emrich & Walsh
Contact: Elizabeth Baker

2200 Clarendon Blvd.
13th floor
[illegible], VA 22201

703.528.4700
703.525.3197

DOMINION SQUARE

Hunter Mill District
Fairfax County, Virginia

ESUBMISSION	07.16.2013
ESUBMISSION	05.07.2014
ESUBMISSION	6.27.12016
ESUBMISSION	9.16.2016
ESUBMISSION	11.07.2016

OVERALL VIEWS WITH EXISTING CONTEXT OPTION 1

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WDG

WDG Architecture, PLLC
1025 Connecticut Avenue NW
Suite 300
Washington DC 20036
tel 202 857 8300
fax 202 463 2198
e-mail wdg@wdgarch.com

Applicant
CARS DBI, LLC

8270 Greensboro Drive
Suite 950
McLean, VA 22102

tel
fax
e-mail

Civil Engineer
Vika, Inc
Contact: Robert R. Cochran
8180 Greensboro Drive
Suite 200
McLean, VA 22102

tel 703.442.7800
fax 703.761.2787
e-mail

Landscape Architect
LandDesign Inc.
Contact: Stephanie Pankiewicz
200 South Peyton Street
Alexandria, VA 22314

tel 703.549.7784
fax 703.548.4984
e-mail

Traffic Consultant
Wells + Associates, Inc
Contact: Robin Antonucci
1420 Spring Hill Road
Suite 600
McLean, VA 22102

tel 703.917.6620
fax 703.917.0739
e-mail

Land/Zoning Attorney
Walsh Colucci Lubeley Emrich & Walsh
Contact: Elizabeth Baker
2200 Clarendon Blvd.
13th floor
Arlington, VA 22201

tel 703.528.4700
fax 703.525.3197
e-mail

DOMINION SQUARE

Hunter Mill District
Fairfax County, Virginia

CDP RESUBMISSION	07.16.2013
CDP RESUBMISSION	05.07.2014
CDP RESUBMISSION	6.27.12016
CDP RESUBMISSION	9.16.2016
CDP RESUBMISSION	11.07.2016

MASTERPLAN WITH PROPOSED CONTEXT

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A - 24.0

WDG Architecture, PLLC
1025 Connecticut Avenue NW
Suite 300
Washington DC 20036
tel 202 857 8300
fax 202 463 2198
e-mail wdg@wdgarch.com

Applicant
CARS DBI, LLC

8270 Greensboro Drive
Suite 950
McLean, VA 22102

tel
fax
e-mail

Civil Engineer
Vika, Inc
Contact: Robert R. Cochran

8180 Greensboro Drive
Suite 200
McLean, VA 22102

tel 703.442.7800
fax 703.761.2787
e-mail

Landscape Architect
LandDesign Inc.
Contact: Stephanie Pankiewicz

200 South Peyton Street
Alexandria, VA 22314

tel 703.549.7784
fax 703.548.4984
e-mail

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Contact: Robin Antonucci

1420 Spring Hill Road
Suite 600
McLean, VA 22102

tel 703.917.6620
fax 703.917.0739
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Land/Zoning Attorney
Walsh Colucci Lubeley Emrich & Walsh
Contact: Elizabeth Baker

2200 Clarendon Blvd.
13th floor
Arlington, VA 22201

tel 703.528.4700
fax 703.525.3197
e-mail

DOMINION SQUARE

Hunter Mill District
Fairfax County, Virginia

CDP RESUBMISSION	07.16.2013
CDP RESUBMISSION	05.07.2014
CDP RESUBMISSION	6.27.12016
CDP RESUBMISSION	9.16.2016
CDP RESUBMISSION	11.07.2016
	11.07.2016

T

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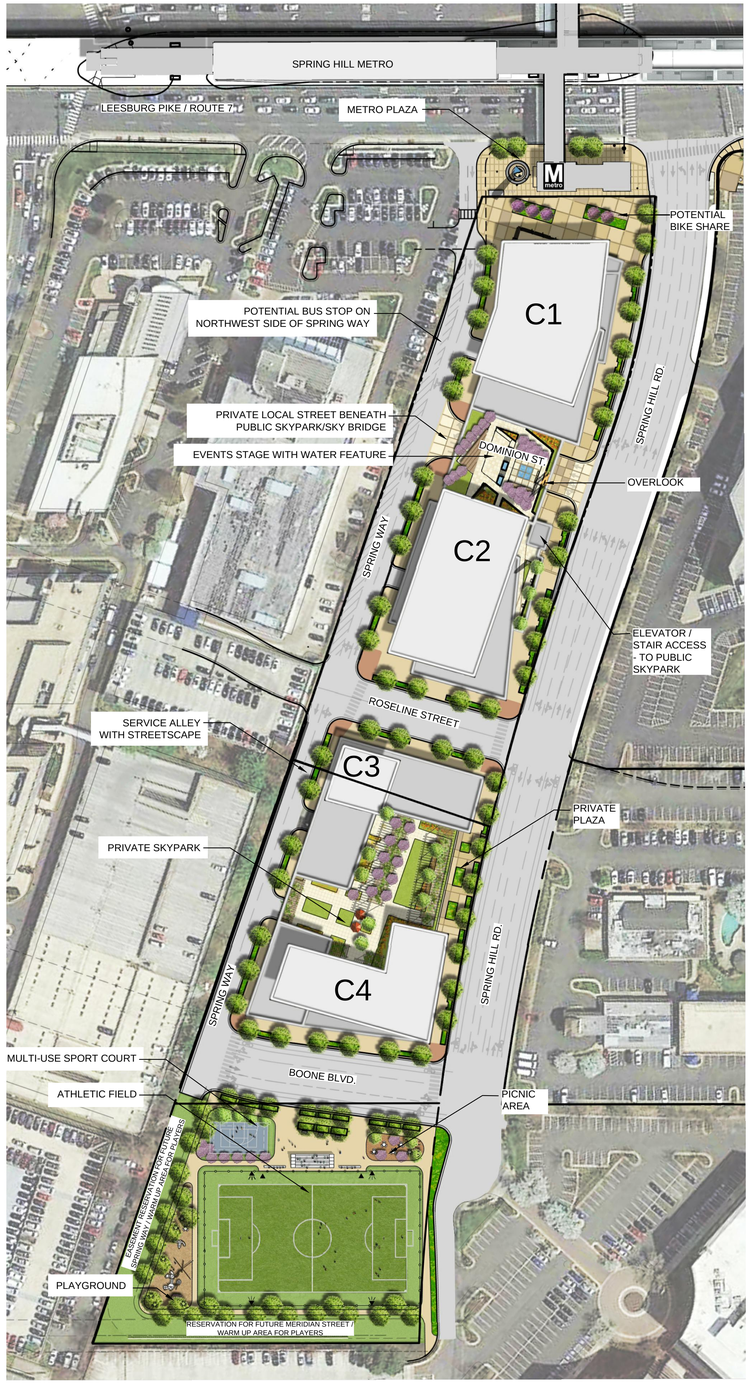

BASE **BASE PLAN**

OPT 1 **OPTION 1**

OPT 2 **OPTION 2**

SCALE: 1" = 80'

40' 0' 40' 80' 160'

NORTH

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200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.9984
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Dominion Square West Landbay

Conceptual Development Plan

CARS - DBI, LLC | LINCOLN PROPERTIES COMPANY

ILLUSTRATIVE PLAN

REVISIONS:
11/07/2016 - CDP RESUBMISSION

DATE: 10/11/2016
DESIGNED BY: SP/KG
DRAWN BY: SK
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 80'
PROJECT #: 2010073

SHEET NUMBER:
L1-000

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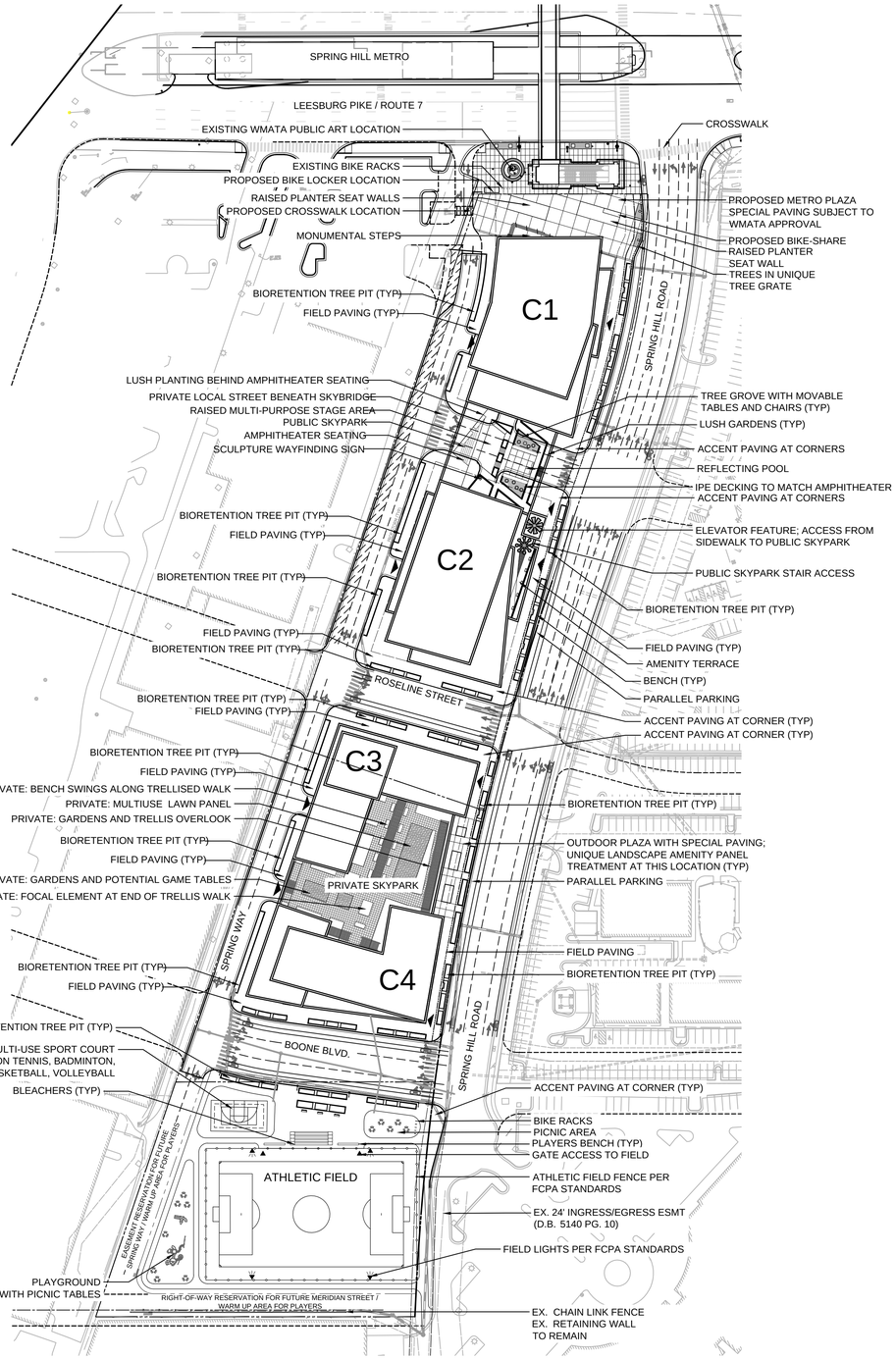
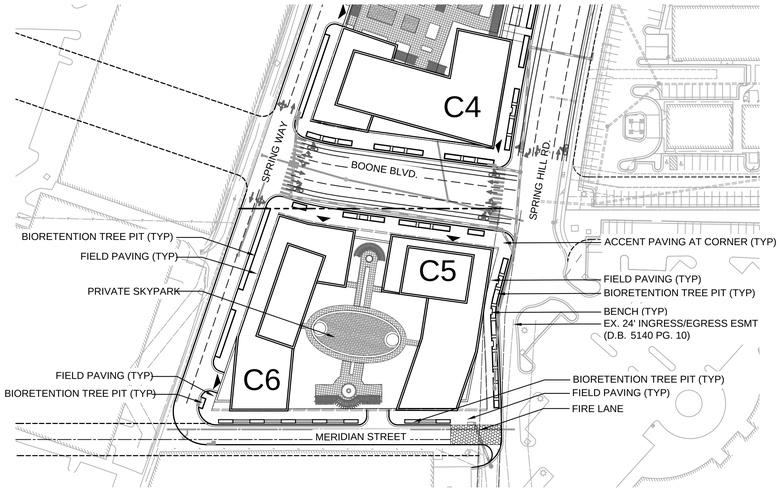
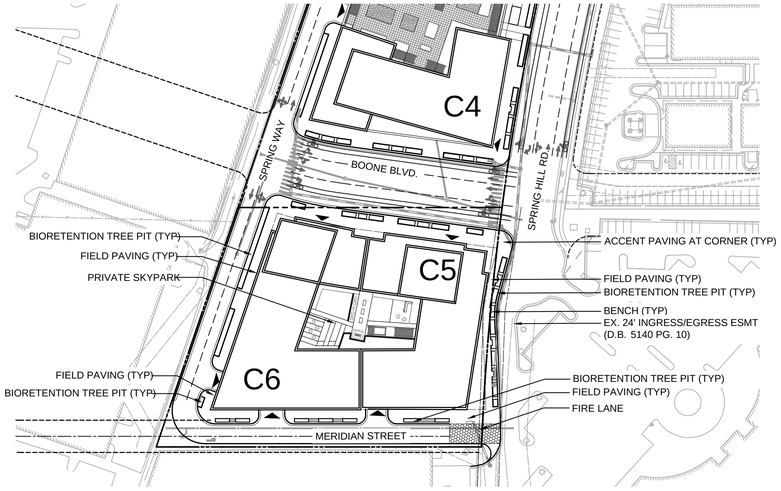


BASE **BASE PLAN**



OPT 1 **OPTION 1**



OPT 2 **OPTION 2**

LEGEND

- PROPERTY LINE / EXISTING VDOT ROW
- RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES AT STREET LEVEL (SEE NOTE 2)
- LOADING AND PARKING ENTRANCES (SEE NOTE 2)
- ELEVATOR KIOSK
- PUBLIC SKYPARK STAIR ACCESS
- FIRE ACCESS LANE
- PEDESTRIAN CROSSWALK

NOTES:

1. NOT ALL ITEMS IN LEGEND WILL APPEAR IN PLANS.
2. SEE ARCHITECTURE PLANS FOR LOCATIONS OF PROPOSED PEDESTRIAN AND GARAGE ENTRANCES.
3. SEE CIVIL DRAWINGS FOR LOCATIONS OF PROPOSED UTILITIES.

SCALE: 1" = 80'

40' 0' 40' 80' 160'

NORTH

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

Dominion Square West Landbay

Conceptual Development Plan

CARS - DBI, LLC | LINCOLN PROPERTIES COMPANY

OVERALL PLAN

REVISIONS:
1 | 10/7/2016 - CDP RESUBMISSION

DATE: 10/1/2016
DESIGNED BY: SP/KG
DRAWN BY: SP/KG
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 80'
PROJECT #: 20100073

SHEET NUMBER:
L1-001

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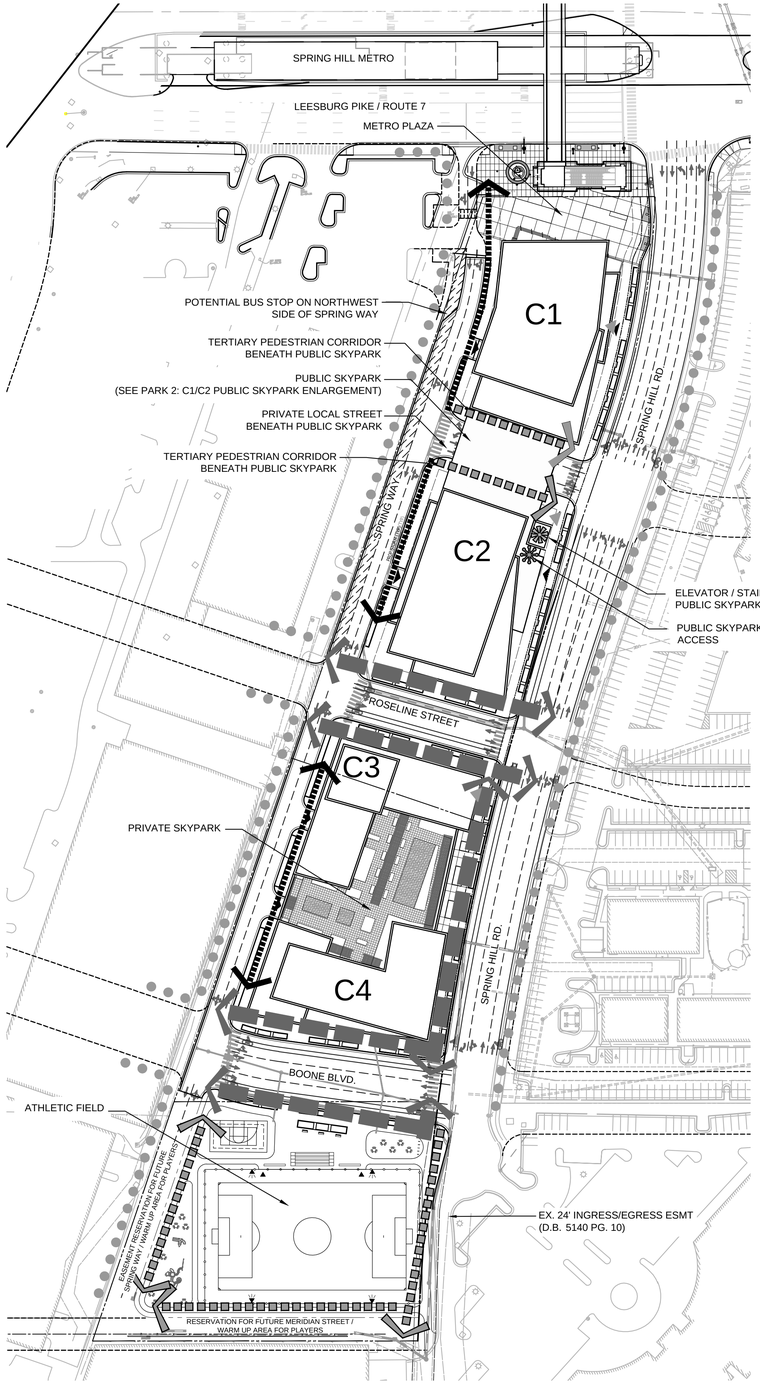
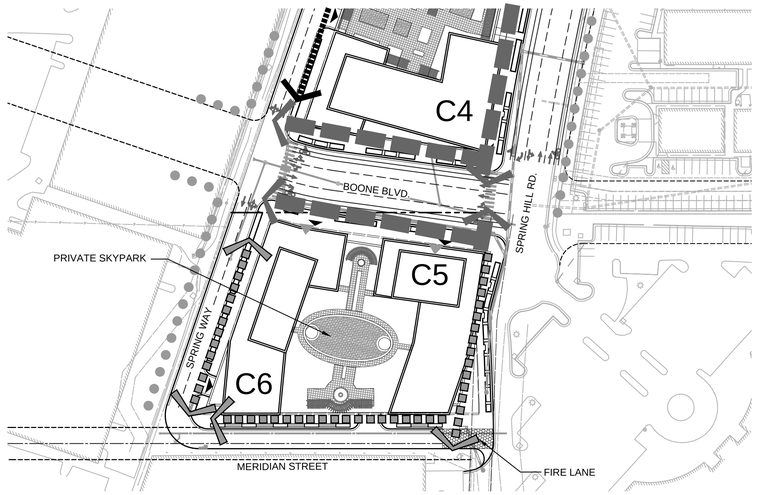
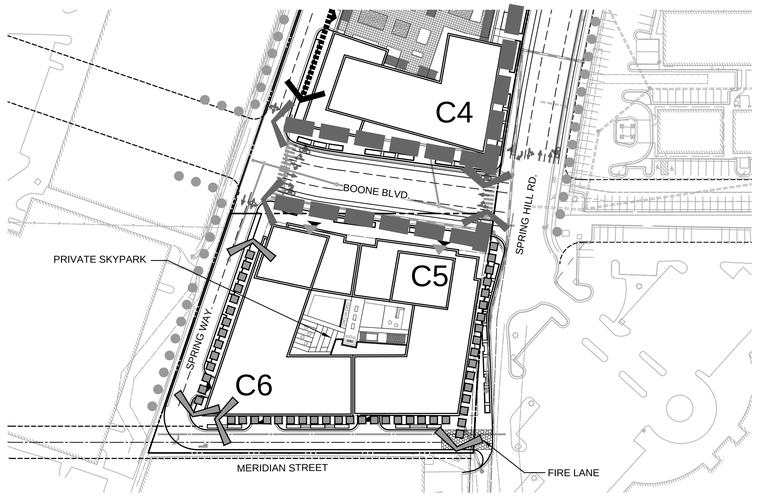


BASE **BASE PLAN**



OPT 1 **OPTION 1**



OPT 2 **OPTION 2**

LEGEND

- PROPERTY LINE / EXISTING VDOT ROW
- PRIMARY PEDESTRIAN CORRIDOR
- SECONDARY PEDESTRIAN CORRIDOR
- TERTIARY PEDESTRIAN CORRIDOR
- SERVICE ST & ALLEY PEDESTRIAN CORRIDOR
- INTERIOR PEDESTRIAN CIRCULATION
- BY OTHERS
- RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES AT STREET LEVEL (SEE NOTE 2)
- LOADING AND PARKING ENTRANCES (SEE NOTE 2)
- LANDMARK ELEVATOR KIOSK
- PUBLIC SKYPARK STAIR ACCESS
- FIRE LANE
- PEDESTRIAN CROSSWALK

NOTES:

1. NOT ALL ITEMS IN LEGEND WILL APPEAR IN PLANS.
2. SEE ARCHITECTURE PLANS FOR LOCATIONS OF PROPOSED PEDESTRIAN AND GARAGE ENTRANCES.
3. SEE CIVIL DRAWINGS FOR LOCATIONS OF PROPOSED UTILITIES.

SCALE: 1" = 80'

40' 0' 40' 80' 160'

NORTH

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Dominion Square West Landbay

Conceptual Development Plan

CARS - DBI, LLC | LINCOLN PROPERTIES COMPANY

PEDESTRIAN HIERARCHY

REVISIONS:
1 | 07/2016 - CDP RESUBMISSION

DATE: 10/11/2016
DESIGNED BY: SPIKG
DRAWN BY: SK
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 80'
PROJECT #: 2010073

SHEET NUMBER: L2-001

Nov 03, 2016 - 5:27pm
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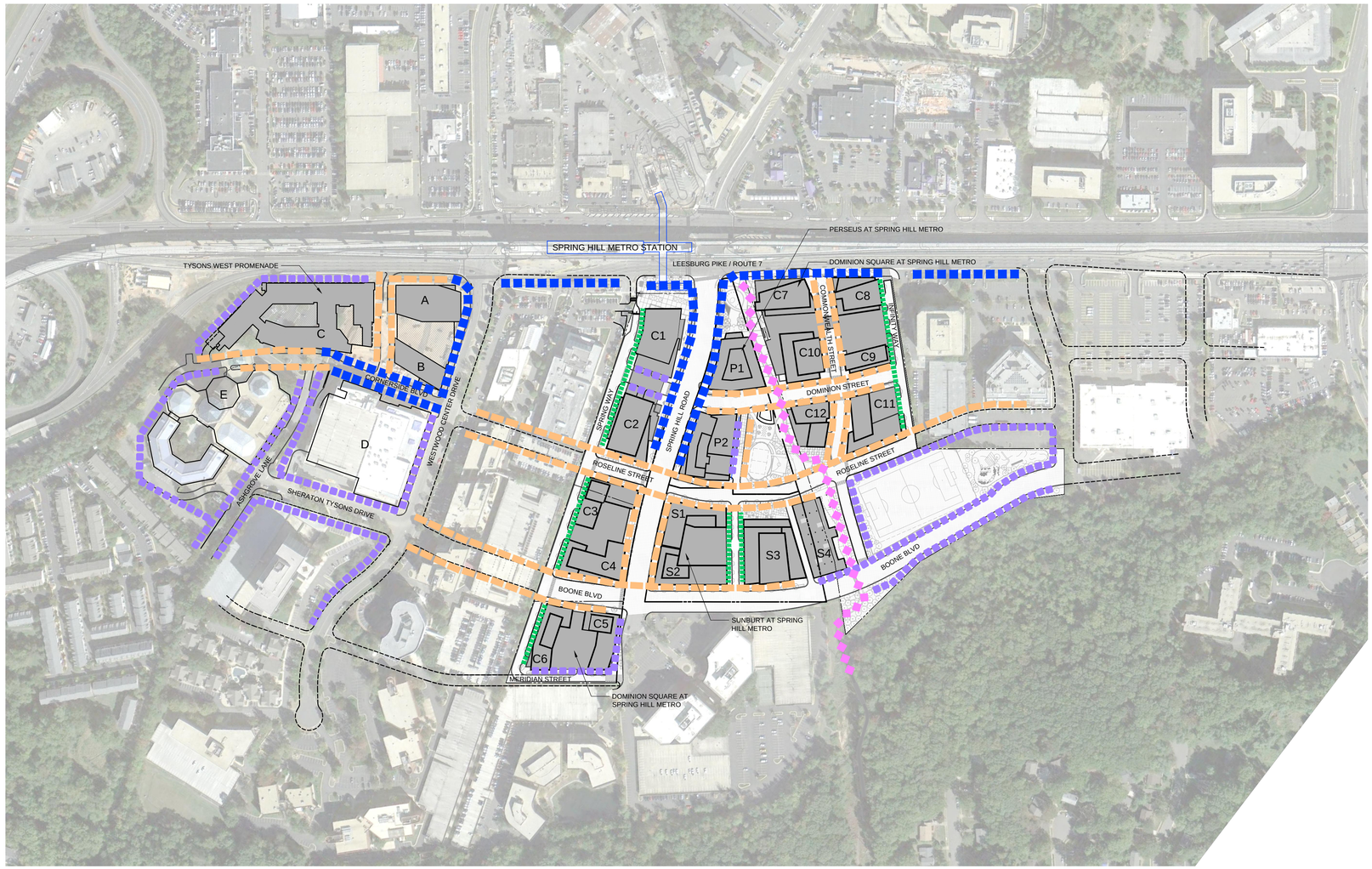

LEGEND

- PROPERTY LINE / EXISTING VDOT ROW
- PRIMARY PEDESTRIAN CORRIDOR
- SECONDARY PEDESTRIAN CORRIDOR
- TERTIARY PEDESTRIAN CORRIDOR
- MULTI-MODAL PATH (PRIMARY PEDESTRIAN CORRIDOR)
- SERVICE ST & ALLEY PEDESTRIAN CORRIDOR
- INTERIOR PEDESTRIAN CIRCULATION
- BY OTHERS
- RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES AT STREET LEVEL (SEE NOTE 2)
- LOADING AND PARKING ENTRANCES (SEE NOTE 2)
- LANDMARK ELEVATOR KIOSK
- PUBLIC SKYPARK STAIR ACCESS
- FIRE LANE
- PEDESTRIAN CROSSWALK

NOTES:

1. NOT ALL ITEMS IN LEGEND WILL APPEAR IN PLANS.
2. SEE ARCHITECTURE PLANS FOR LOCATIONS OF PROPOSED PEDESTRIAN AND GARAGE ENTRANCES.
3. SEE CIVIL DRAWINGS FOR LOCATIONS OF PROPOSED UTILITIES.

SCALE: 1" = 200'

100' 0' 100 200 400

NORTH

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V: 703.549.7784 F: 703.549.4984
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Dominion Square West Landbay

Conceptual Development Plan

CARS - DBI, LLC | LINCOLN PROPERTIES COMPANY

PEDESTRIAN HIERARCHY - CONTEXT

REVISIONS:
1 | 1/07/2016 - CDP RESUBMISSION
. | . . . .

DATE: 10/11/2016
DESIGNED BY: SPK/G
DRAWN BY: SK
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 200'
PROJECT #: 20100073

SHEET NUMBER:
L2-002

Nov 01, 2016 - 5:30pm
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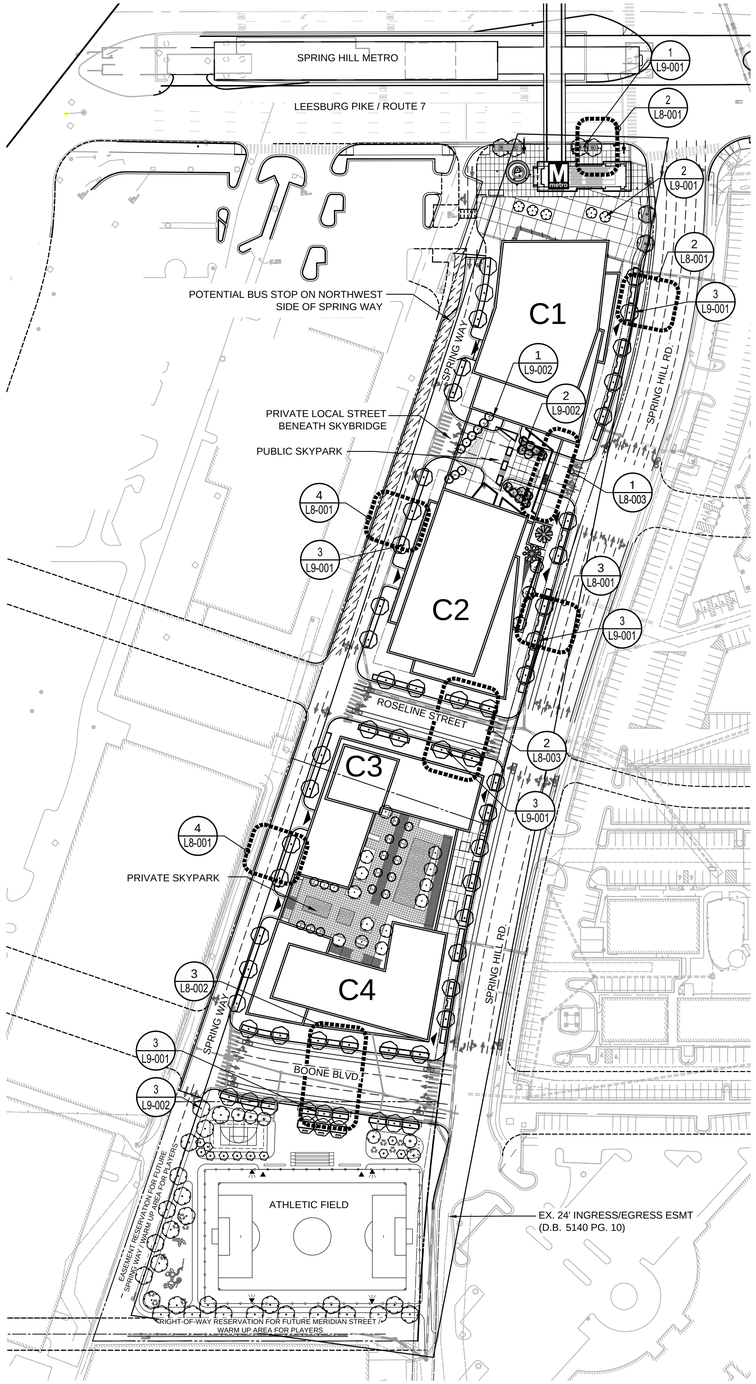

BASE **BASE PLAN**

CONCEPTUAL PLANT SCHEDULE				
Table 12.12 Plant Schedule (Wthin Site)				
STREET TREES - BIORETENTION (CATEGORY IV)				
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME
		61	Street Tree - Bioretention (Category IV)	(Options Below)
			Acer rubrum 'October Glory'	October Glory Maple
			Platanus Acerifolia	London Plane Tree
			Quercus Phellos	Willow Oak
			Ulmus parvifolia	Allee Lacebark Elm
STREET TREES - STANDARD TREE PIT (CATEGORY IV)				
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME
		33	Street Tree - Standard Tree Pit (Category IV)	(Options Below)
			Acer rubrum 'October Glory'	October Glory Maple
			Platanus Acerifolia	London Plane Tree
			Quercus Phellos	Willow Oak
			Ulmus parvifolia	Allee Lacebark Elm
LANDSCAPE TREE - TREE PLANTING ON STRUCTURE (CATEGORY III)				
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME
		5	Landscape Tree - Tree Planting on Structure (Category III)	(Options Below)
			Cercidiphyllum japonicum	Katsura Tree
			Gleditsia triacanthos inermis	Thornless Common Honeylocust
			Prunus x yedoensis	Yoshino Cherry
LANDSCAPE TREE - STANDARD TREE PIT AT GRADE (CATEGORY III)				
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME
		6	Landscape Tree - Standard Tree Planting at Grade (Category III)	(Options Below)
			Cercidiphyllum japonicum	Katsura Tree
			Gleditsia triacanthos inermis	Thornless Common Honeylocust
			Prunus x yedoensis	Yoshino Cherry
ORNAMENTAL TREE - SILVA CELL OR CANTILEVERED SIDEWALK (CATEGORY II)				
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME
		16	Ornamental Tree - Silva Cell or Cantilevered Sidewalk (Category II)	(Options Below)
			Amalanchier alnifolia	Serviceberry
			Cercis canadensis	Eastern Redbud
			Cornus kousa	Kousa Dogwood
			Halesia carolina	Snowdrop Tree
			Prunus x yedoensis	Yshino Cherry
ORNAMENTAL; TREE - STANDARD TREE IN PLANTER ON STRUCTURE (CATEGORY II)				
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME
		37	Ornamental Tree - Standard Tree in Planter on Structure (Category II)	(Options Below)
			Acer palmatum	Japanese Maple
			Cornus kousa	Kousa Dogwood
			Cornus mas	Cornelian Cherry Dogwood
ORNAMENTAL TREE - STANDARD TREE PIT AT GRADE (CATEGORY II)				
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME
		11	Ornamental Tree - Standard Tree Pit at Grade (Category II)	(Options Below)
			Acer palmatum	Japanese Maple
			Cornus kousa	Kousa Dogwood
			Cornus mas	Cornelian Cherry Dogwood

LEGEND

- PROPERTY LINE / EXISTING VDOT ROW
- RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES AT STREET LEVEL (SEE NOTE 2)
- LOADING ENTRANCES (SEE NOTE 2)
- ELEVATOR KIOSK
- PUBLIC SKYPARK STAIR ACCESS
- FIRE ACCESS LANE
- PEDESTRIAN CROSSWALK

X L8-00X — STREETSCAPE ENLARGEMENT (SHEETS L8-001 TO L8-003)

X L9-00X — TREE DETAILS (SHEETS L9-001 TO L9-002)

NOTES:

1. NOT ALL ITEMS IN LEGEND WILL APPEAR IN PLANS.
2. SEE ARCHITECTURE PLANS FOR LOCATIONS OF PROPOSED PEDESTRIAN AND GARAGE ENTRANCES.
3. SEE CIVIL DRAWINGS FOR LOCATIONS OF PROPOSED UTILITIES.

SCALE: 1" = 80'

40 0' 10 80 160

NORTH

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Conceptual Development Plan
CARS - DBI, LLC | LINCOLN PROPERTIES COMPANY
TREE PLAN

REVISIONS:
11/07/2016 - CDP RESUBMISSION

DATE: 10/11/2016
DESIGNED BY: SP/KG
DRAWN BY: SW
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 80'
PROJECT #: 2010073

SHEET NUMBER:
L3-001

Nov 03, 2016 - 5:33pm
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0073_L3-001 - Tree Plan.dwg

BASE

BASE PLAN

CONCEPTUAL PLANT SCHEDULE

Table 12.12 Plant Schedule (Within Site)

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	10-YR CANOPY	TREE CANOPY SUBTOTAL SF	CANOPY CREDIT MULTIPLIER	TREE CANOPY SUBTOTAL SF
STREET TREES - BIORETENTION (CATEGORY IV)									
		61	Street Tree - Bioretention (Category IV)	(Options Below)	3" Cal.	250 s.f.	15,250 s.f.	N/A	15,250 s.f.
			Acer rubrum 'October Glory'	October Glory Maple	3" Cal.	250 s.f.	0 s.f.	N/A	0 s.f.
			Platanus Acerifolia	London Plane Tree	3" Cal.	250 sf	0 s.f.	N/A	0 s.f.
			Quercus Phellos	Willow Oak	3" Cal.	250 s.f.	0 s.f.	N/A	0 s.f.
			Ulmus parvifolia	Allee Lacebark Elm	3" Cal.	250 sf	0 s.f.	N/A	0 s.f.
			TOTAL ON-SITE CATEGORY IV BIORETENTION STREET TREES						**15,250** s.f.
STREET TREES - STANDARD TREE PIT (CATEGORY IV)									
		33	Street Tree - Standard Tree Pit (Category IV)	(Options Below)	3" Cal.	250 s.f.	8,250 s.f.	N/A	8,250 s.f.
			Acer rubrum 'October Glory'	October Glory Maple	3" Cal.	250 s.f.	0 s.f.	N/A	0 s.f.
			Platanus Acerifolia	London Plane Tree	3" Cal.	250 sf	0 s.f.	N/A	0 s.f.
			Quercus Phellos	Willow Oak	3" Cal.	250 s.f.	0 s.f.	N/A	0 s.f.
			Ulmus parvifolia	Allee Lacebark Elm	3" Cal.	250 sf	0 s.f.	N/A	0 s.f.
			TOTAL ON-SITE CATEGORY IV STANDARD TREE PIT						**8,250** s.f.
LANDSCAPE TREE - TREE PLANTING ON STRUCTURE (CATEGORY III)									
		5	Landscape Tree - Tree Planting on Structure (Category III)	(Options Below)	2" Cal.	175 s.f.	875 s.f.	N/A	875 s.f.
			Cercidiphyllum japonicum	Katsura Tree	2" Cal.	175 s.f.	0 s.f.	N/A	0 s.f.
			Gleditsia triacanthos inermis	Thornless Common Honeylc	2" Cal.	175 sf	0 s.f.	N/A	0 s.f.
			Prunus x yedoensis	Yoshino Cherry	2" Cal.	175 sf	0 s.f.	N/A	0 s.f.
			TOTAL ON-SITE CATEGORY III LANDSCAPE TREE ON STRUCTURE						**875** s.f.
LANDSCAPE TREE - STANDARD TREE PIT AT GRADE (CATEGORY III)									
		6	Landscape Tree - Standard Tree Pit at Grade (Category III)	(Options Below)	2" Cal.	175 s.f.	1,050 s.f.	N/A	1,050 s.f.
			Cercidiphyllum japonicum	Katsura Tree	2" Cal.	175 s.f.	0 s.f.	N/A	0 s.f.
			Gleditsia triacanthos inermis	Thornless Common Honeylc	2" Cal.	175 sf	0 s.f.	N/A	0 s.f.
			Prunus x yedoensis	Yoshino Cherry	2" Cal.	175 sf	0 s.f.	N/A	0 s.f.
			TOTAL ON-SITE CATEGORY III LANDSCAPE TREE AT GRADE						**1,050** s.f.
ORNAMENTAL TREE - SILVA CELL OR CANTILEVERED SIDEWALK (CATEGORY II)									
		16	Ornamental Tree - Silva Cell or Cantilevered Sidewalk (Category II)	(Options Below)	2" Cal.	125 s.f.	2,000 s.f.	N/A	2,000 s.f.
			Amalanchier alnifolia	Serviceberry	2" Cal.	125 s.f.	0 s.f.	N/A	0 s.f.
			Cercis canadensis	Eastern Redbud	2" Cal.	125 sf	0 s.f.	N/A	0 s.f.
			Cornus kousa	Kousa Dogwood	2" Cal.	125 s.f.	0 s.f.	N/A	0 s.f.
			Halesia carolina	Snowdrop Tree	2" Cal.	125 sf	0 s.f.	N/A	0 s.f.
			Prunus x yedoensis	Yshino Cherry					
			TOTAL ON-SITE CATEGORY II ORANMENTAL TREE SILVA CELL OR CANTILEVERED						**2,000** s.f.
ORNAMENTAL TREE - STANDARD TREE IN PLANTER ON STRUCTURE (CATEGORY II)									
		37	Ornamental Tree - Standard Tree in Planter on Structure (Category II)	(Options Below)	2" Cal.	125 s.f.	4,625 s.f.	N/A	4,625 s.f.
			Acer palmatum	Japanese Maple	2" Cal.	125 s.f.	0 s.f.	N/A	0 s.f.
			Cornus kousa	Kousa Dogwood	2" Cal.	125 s.f.	0 s.f.	N/A	0 s.f.
			Cornus mas	Cornelian Cherry Dogwood	2" Cal.	125 sf	0 s.f.	N/A	0 s.f.
			TOTAL ON-SITE CATEGORY II ORNAMENTAL TREE ON STRUCTURE						**4,625** s.f.
ORNAMENTAL TREE - STANDARD TREE PIT AT GRADE (CATEGORY II)									
		11	Ornamental Tree - Standard Tree at Grade (Category II)	(Options Below)	2" Cal.	125 s.f.	1,375 s.f.	N/A	1,375 s.f.
			Acer palmatum	Japanese Maple	2" Cal.	125 s.f.	0 s.f.	N/A	0 s.f.
			Cornus kousa	Kousa Dogwood	2" Cal.	125 s.f.	0 s.f.	N/A	0 s.f.
			Cornus mas	Cornelian Cherry Dogwood	2" Cal.	125 sf	0 s.f.	N/A	0 s.f.
			TOTAL ON-SITE CATEGORY II ORNAMENTAL TREE AT GRADE						**1,375** s.f.
			TOTAL ON-SITE TREE PLANTING CANOPY REQUIRED:						**33,248 s.f.**
			TOTAL ON-SITE TREE PLANTING CANOPY PROVIDED:						**33,425 s.f.**

Table 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
A1	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	42,626	see § 12-0507.2
A2	Percentage of gross site area covered by existing tree canopy =	12.8%	
A3	Percentage of 10-year tree canopy required for site =	10%	see Table 12.4
A4	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	12.8%	
A5	Proposed percentage of canopy requirement that will be met through tree preservation =	0%	
A6	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
A7	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	C-7	Provide sheet number, see § 12-0507.3
A8	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	YES	see § 12-0507.4

Table 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET

A. Tree Preservation Target Calculations and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceeding the 10-year tree canopy	SEE SHEET C-7	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	332,481	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0510.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	332,481	Square feet
B5	Identify the site's zoning and/or use	PTC	
B6	Percentage of 10-year tree canopy required =	10.0%	§ 12-0509.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	33,248	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?		Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area(SF) =	4,263	Square Feet
C2	Total canopy area meeting standards of § 12-0400 (SF) =	0	Square Feet
C3	C 2 x 1.25(SF) =	0	§ 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C5	C 4 x 1.5(SF) =	0	§ 12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0509.3B(2)
C8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0	Square Feet
C9	C 8 x 1.0 (SF) =	0	§ 12-0509.3C(1)
C10	Total of C 3, C 5, C 7 and C 9 =	0	If area of C 10 is less than B 7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B 7-C10) =	33,248	Square feet
D2	Area of canopy planted for air quality benefits =	0	Square feet
D3	D 2 x 1.5 (SF) =	0	§ 12-0509.4B(1)
D4	Area of canopy planted for energy conservation =	0	Square feet
D5	D 4 x 1.5 (SF) =	0	§ 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits =	0	Square feet
D7	D 6 x 1.25 (SF) =	0	§ 12-0509.4B(3)
D8	Area of canopy planted for wildlife benefits =	0	Square feet
D9	D 8 x 1.5 (SF) =	0	§ 12-0509.4B(4)
D10	Area of canopy provided by native trees =	0	Square feet
D11	D 10 x 1.5 (SF) =	0	§ 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D13	D 12 x 1.25 (SF) =	0	§ 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0509.4D(1)(a)
D15	D 14 x 1.0 =	0	Square feet
D16	Percentage of D 14 represented by D 15 =	0	Must not exceed 33% of D 14
D17	Area of canopy to be planted with no benefit credits =	33,425	Square feet
D18	Total of canopy area provided through tree planting =	33,425	Square feet
D19	Is an offsite planting relief requested?	No	Yes or No
D20	Tree Bank or Tree Fund?	No	Yes or No § 12-0511
D21	Canopy area requested to be provided through offsite banking or tree fund =	0	Square feet
D22	Amount to be deposited into the Tree Preservation and Planting Fund =	0	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C 10) =	0	Square feet
E2	Total of canopy area provided through tree planting (D 18) =	33,425	Square feet
E3	Total of canopy area provided through offsite mechanism (D 21) =	0	Square feet
E4	Total of 10-year Tree Canopy Provided (SF)=	33,425	Total of E1 through E3, area should meet or exceed area in B7

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Conceptual Development Plan
CARS - DBI, LLC | LINCOLN PROPERTIES COMPANY
TREE CANOPY CALCULATIONS

REVISIONS:
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- | - - - -

DATE: 10/11/2016
DESIGNED BY: SP/KG
DRAWN BY: KG
CHECKED BY: KG
Q.C. BY: XX
SCALE: NTC
PROJECT #: 20100073

SHEET NUMBER:
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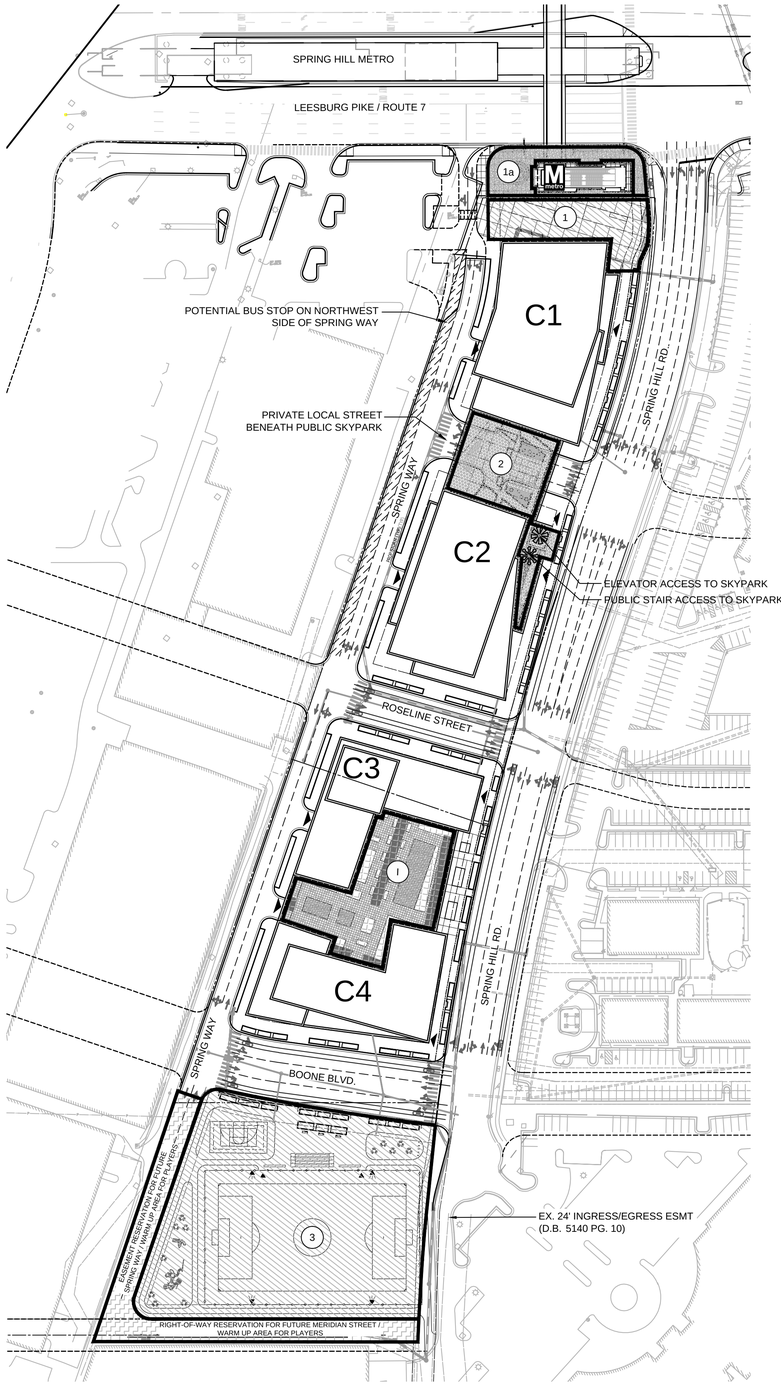

BASE **BASE PLAN**

BASE **BASE**
PUBLIC PARK PROGRAMMING

Park 1: METRO STATION PLAZA
Urban Park Type: Civic Plaza
Features
- Public Art
- Transit Stop
- Monumental Steps

Activities
- Outdoor Seating
- Public Transit Waiting Area
- Newspaper/Magazine Reading

Furnishings
- Benches
- Bike Racks and Lockers
- Newspaper/Magazine Vending Machines

Park 2: C1 / C2 PUBLIC SKYPARK
Urban Park Type: Pocket Park
Features
- Sculptural Feature Visible from Street Level
- Reflecting Pool (optional Event Tent location)
- Multi-purpose Raised Stage
- Water Feature as Stage Background
- Amphitheater
- Variety of Seating Options
- Tree Grove
- Lush Garden Landscaping
- Northern Virginia Plants
- Unique Hardscape Paving Pattern(s)
- Variety of Hardscape Materials
- Elevator Landmark Feature
- Amenity Terrace
- Wayfinding
- Raised SWM Planters

Activities
- Public Overlooks - Skyline Viewing
- Unique Mid-rise Destination
- Plant Species Education
- Entertainment on Stage
- Available for Reserved Private Events / Fundraising
- Retreat from Street Level Activity
- Respite for Office Employees / General Public
- Informal Outdoor Meeting Space
- Place to Have Enjoy Outdoor Meals
- Evening Rooftop Movies

Furnishings
- Movable Tables and Chairs
- Planters
- Lighting
- Signage

Park 3: ATHLETIC FIELD
Urban Park Type: Active Recreation
Features
- Recreational Field
- Playground
- Wayfinding
- Sidewalks
- Off-Street Parking
- Lush Garden Landscaping
- Multi-Use Sports Court (Tennis, Badminton, Basketball, Volleyball)

Activities
- Youth recreation
- Playground
- School Field Trips

Furnishings
- Natural Playground Equipment
- Benches
- Bleachers
- Fencing (Field and Playground)
- Lighting (Pedestrian and Sports)
- Signage
- Picnic Tables

BASE **BASE**
URBAN PARK LEGEND

SYMBOL	DESCRIPTION	QTY
1	METRO STATION PLAZA (Public Urban Park - At Grade)	10,454 SF
1a	METRO STATION PLAZA UPGRADES (Public Urban Park - At Grade)	3,346 SF
2	C1 / C2 PUBLIC SKYPARK (Public Urban Park - Elevated)	13,045 SF
I	C3 /C4 SKYPARK (Private Skypark - Elevated)	18,437 SF
3	ATHLETIC FIELD (Public Urban Park - At Grade)	69,634 SF

SYMBOL	DESCRIPTION	QTY
	PUBLIC URBAN PARK - AT GRADE	83,434 SF
	PUBLIC URBAN PARK - ELEVATED	13,045 SF
	PUBLIC URBAN PARK - AT GRADE (Subject to Owner / Agency Agreement)	3,346 SF
	PRIVATE SKYPARK - ELEVATED	18,437 SF
	PARK IN RESERVATION AREA	16,676 SF

LEGEND

- PROPERTY LINE / EXISTING VDOT ROW
- RESIDENTIAL LOBBY, RETAIL, SERVICE/COMMERCIAL, AND/OR OFFICE ENTRANCES AT STREET LEVEL (SEE NOTE 2)
- LOADING ENTRANCES (SEE NOTE 2)
- ELEVATOR KIOSK
- PUBLIC SKYPARK STAIR ACCESS
- FIRE ACCESS LANE
- PEDESTRIAN CROSSWALK

NOTES:

1. NOT ALL ITEMS IN LEGEND WILL APPEAR IN PLANS.
2. SEE ARCHITECTURE PLANS FOR LOCATIONS OF PROPOSED PEDESTRIAN AND GARAGE ENTRANCES.
3. SEE CIVIL DRAWINGS FOR LOCATIONS OF PROPOSED UTILITIES.

SCALE: 1" = 80'

40 0' 40 80 160

NORTH

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URBAN PARKS PLAN AND CALCULATIONS

REVISIONS:
11/07/2016 - CDP RESUBMISSION

DATE: 10/11/2016
DESIGNED BY: SPIKG
DRAWN BY: MW
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 80'
PROJECT #: 2010073

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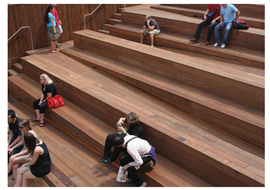
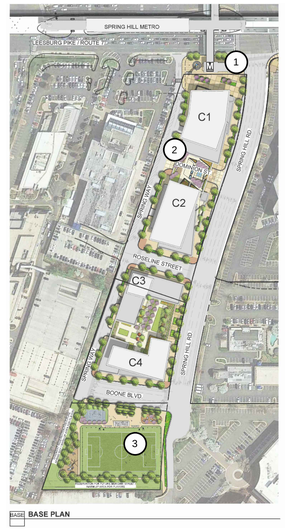
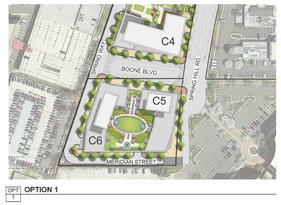
PARK 1: METRO STATION PLAZA

PARK 2: C1/C2 PUBLIC SKYPARK





KEY PLAN: N.T.S



PARK 3: ATHLETIC FIELD

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PARK AND OPEN SPACE CHARACTER IMAGES

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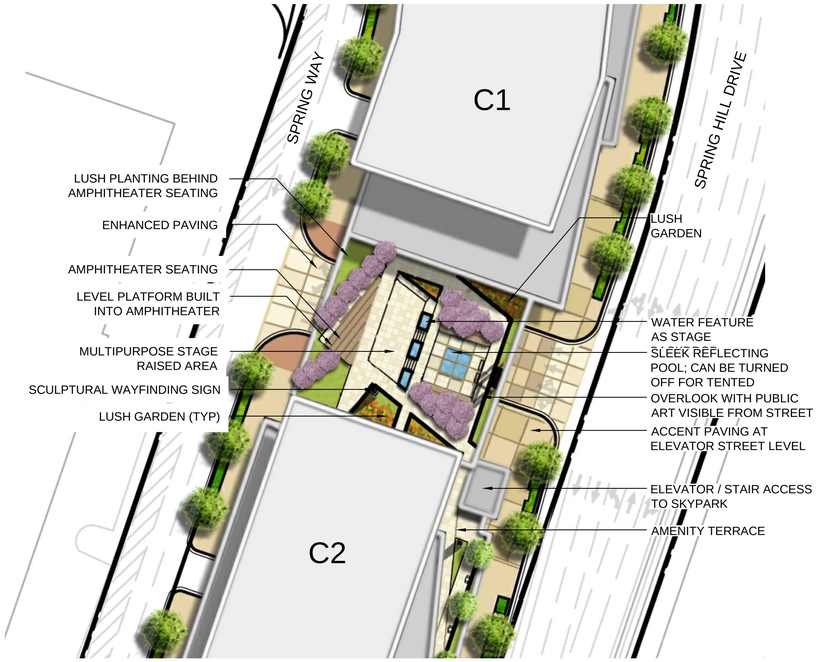

PARK 2: C1 / C2 PUBLIC SKYPARK

PARK 3: ATHLETIC FIELD

PARK 3: ATHLETIC FIELD PLAN

SCALE: 1" = 40'

20' 0' 20' 40' 80'

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SHEET NUMBER:
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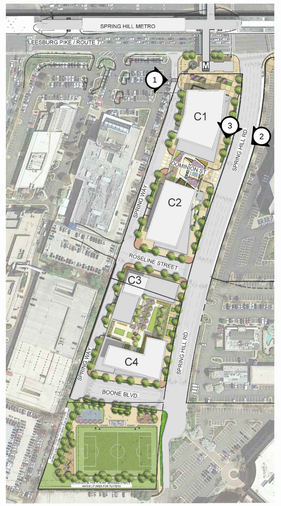
1 L5-001 SPRING WAY AT METRO & BUILDING C1 METRO PLAZA (PARK 1)
PERSPECTIVE



BASE BASE PLAN

KEY PLAN: N.T.S

OPT 1 OPTION 1

OPT 2 OPTION 2

2 L5-001 SPRING HILL ROAD STREETSCAPE AT BUILDING C1
PERSPECTIVE

3 L5-001 SPRING HILL ROAD STREETSCAPE AT BUILDINGS C1 & C2
PERSPECTIVE

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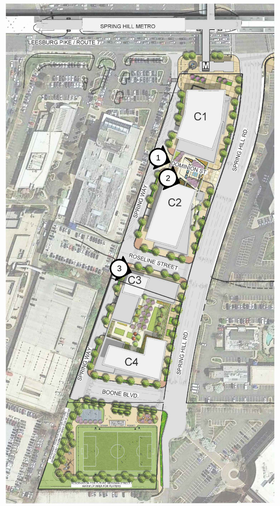
1 / L5-002 SKYPARK (PARK 2) AT BUILDINGS C1 & C2
PERSPECTIVE



BASE BASE PLAN

OPT 1 OPTION 1

OPT 2 OPTION 2

KEY PLAN: N.T.S

2 / L5-002 DOMINION ST. STREETSCAPE BENEATH BUILDINGS C1 & C2 SKYPARK (PARK 2)
PERSPECTIVE

3 / L5-002 ROSELINE ST. STREETSCAPE AT BUILDING C3
PERSPECTIVE

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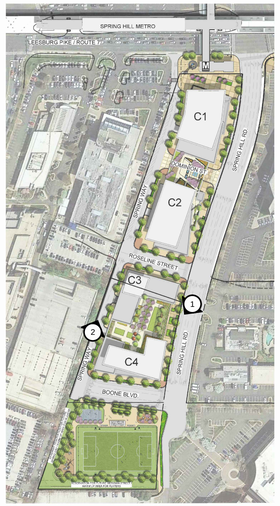
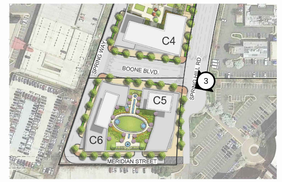
1 L5-003 SPRING HILL ROAD STREETSCAPE AT BUILDING C3 & C4
PERSPECTIVE



BASE BASE PLAN



OPT 1 OPTION 1

OPT 2 OPTION 2

KEY PLAN: N.T.S

2 L5-003 SPRING WAY STREETSCAPE AT BUILDING C3
PERSPECTIVE

3 L5-003 SPRING HILL ROAD STREETSCAPE AT BUILDING C5 (OPTION 1)
PERSPECTIVE

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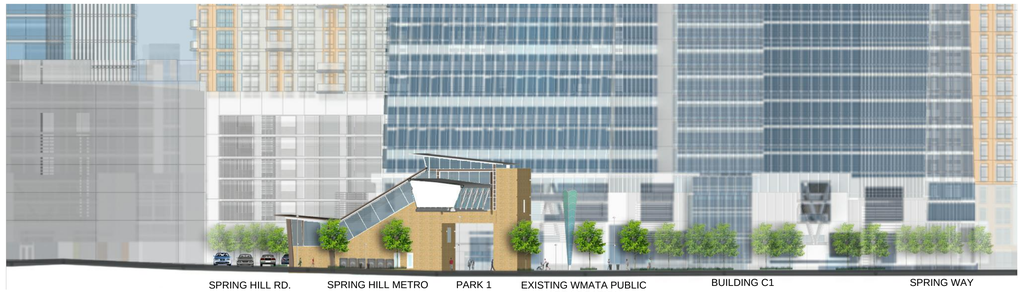
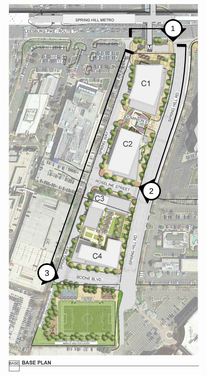
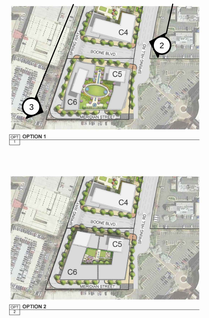


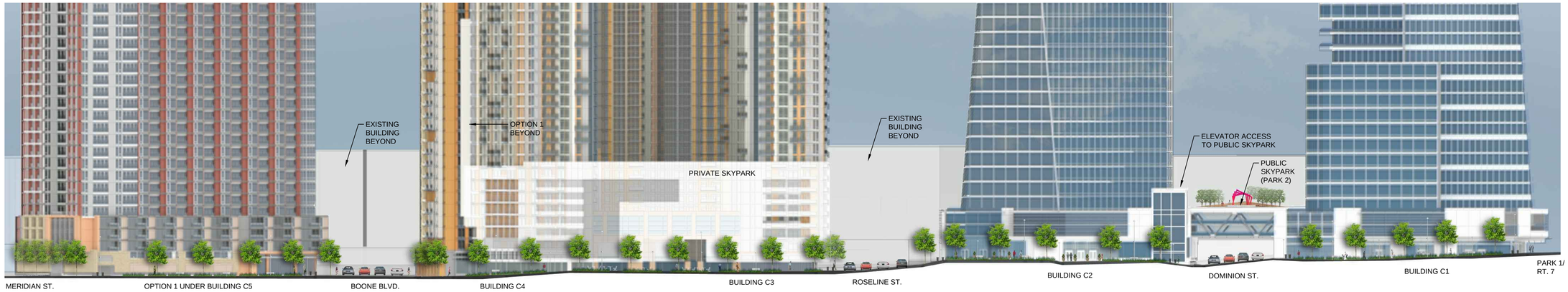
1 L6-001 ROUTE 7
ELEVATION

1" = 40'



KEY PLAN: N.T.S





2 L6-001 SPRING HILL ROAD (OPTION 1)
ELEVATION

1" = 40'

3 L6-001 SPRING WAY (OPTION 1)
ELEVATION

1" = 40'

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ELEVATIONS

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DATE: 10/7/2016
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DRAWN BY: SW
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Q.C. BY: XX
SCALE: AS NOTED
PROJECT #: 2010073

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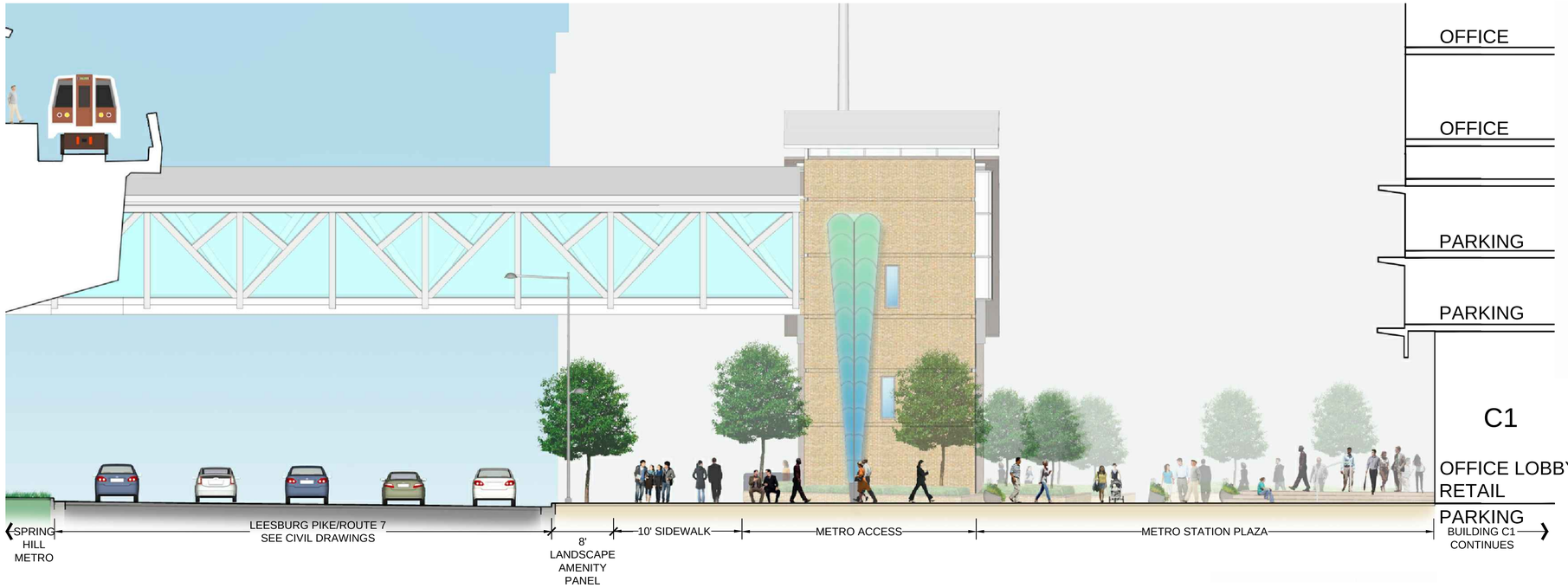

1 L7-001 SECTION

ROUTE 7 AT METRO & BUILDING C1

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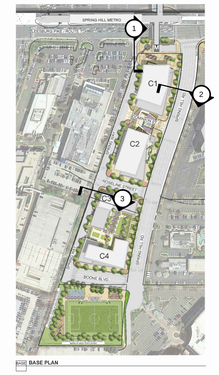
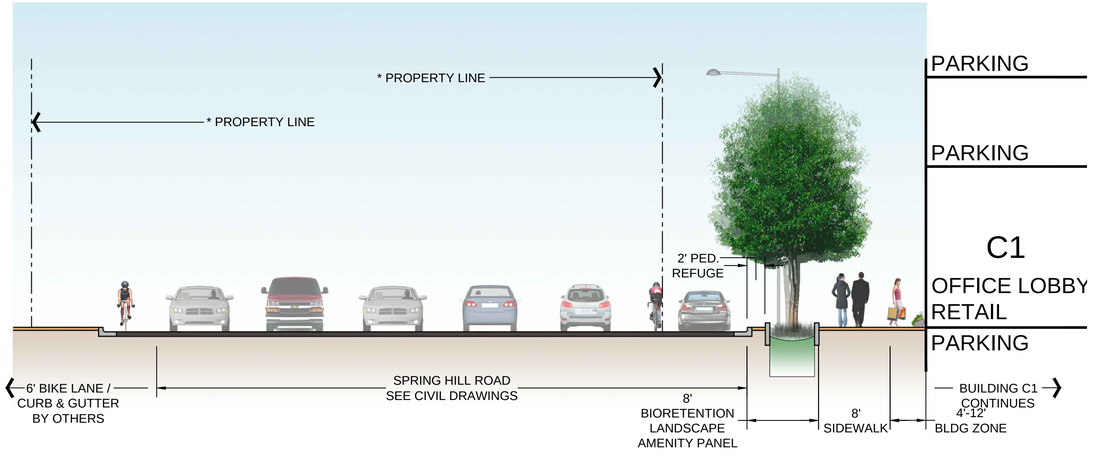


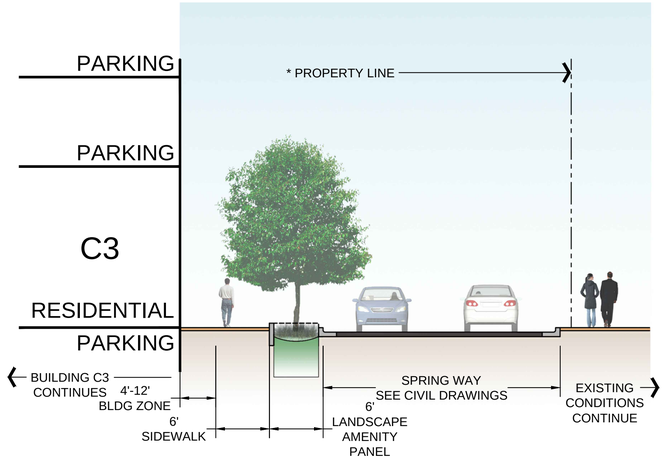
KEY PLAN: N.T.S



2 L7-001 SECTION

SPRING HILL ROAD AT C1

1/8" = 1'



3 L7-001 SECTION

SPRING WAY AT C3

1/8" = 1'

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Conceptual Development Plan

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SECTIONS

REVISIONS:
1 | 1/07/2016 - CDP RESUBMISSION
. . . .
. . . .

DATE: 10/11/2016
DESIGNED BY: SPK/CG
DRAWN BY: SPK
CHECKED BY: KG
Q.C. BY: XX
SCALE: AS NOTED
PROJECT #: 2010073

SHEET NUMBER:
L7-001

Nov 03, 2016 - 11:28am
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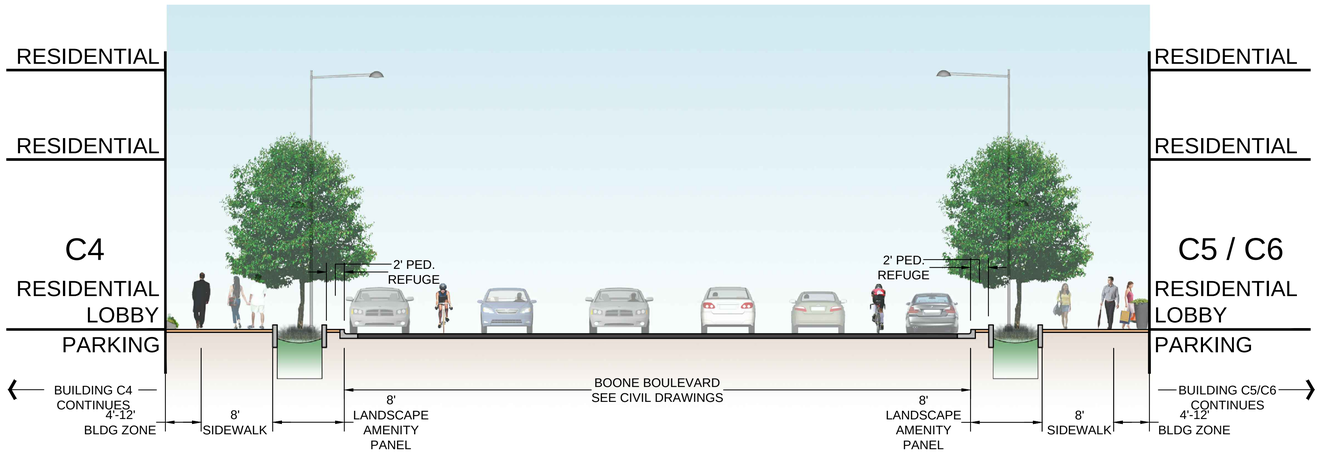
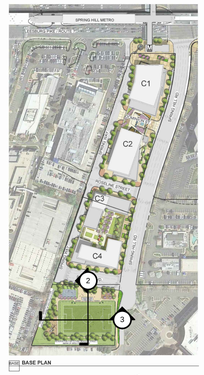


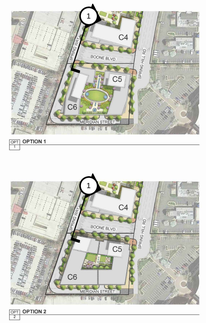
1 BOONE BOULEVARD AT BUILDINGS C4 & C5/C6 (OPTION 1)

L7-002 SECTION

1/8" = 1'



KEY PLAN: N.T.S



2 BOONE BOULEVARD AT ATHLETIC FIELD

L7-002 SECTION

1/8" = 1'

3 SPRING WAY AT ATHLETIC FIELD

L7-002 SECTION

3/32" = 1'

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Dominion Square West Landbay

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SECTIONS

REVISIONS:
11/07/2016 - CDP RESUBMISSION

DATE: 10/11/2016
DESIGNED BY: JSP/KG
DRAWN BY: WK
CHECKED BY: KG
Q.C. BY: XX
SCALE: AS NOTED
PROJECT #: 2010073

SHEET NUMBER:
L7-002

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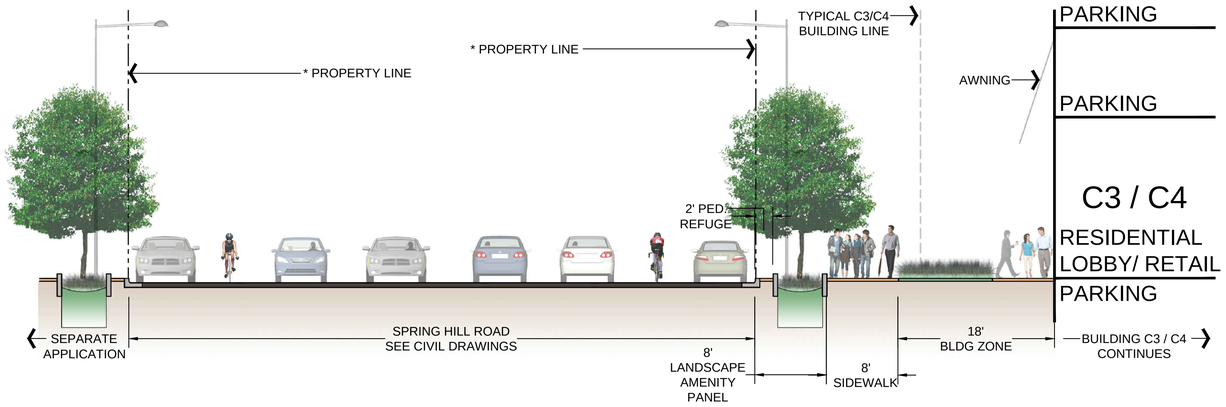

1 L7-003 SPRING HILL ROAD AT C3 & C4

SECTION

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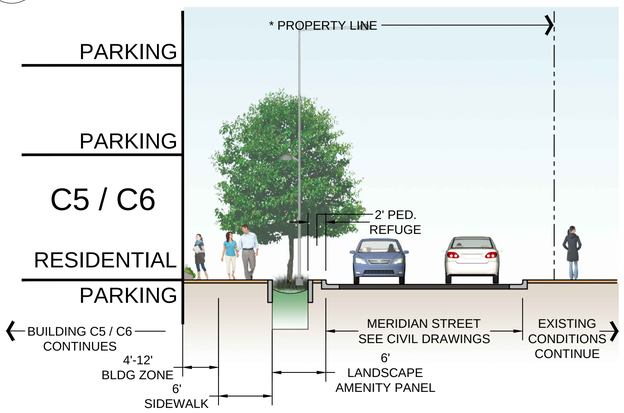


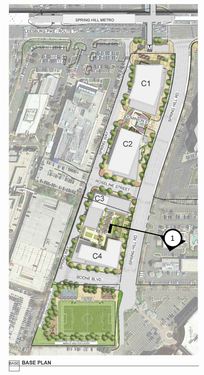
2 L7-003 MERIDIAN STREET AT BUILDINGS C5 & C6 (OPTION 1 AND OPTION 2)

SECTION

1/8" = 1'

SECTION

3/32" = 1'



KEY PLAN: N.T.S

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SECTIONS

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DATE: 10/11/2016
DESIGNED BY: SP/KG
DRAWN BY: SP/KG
CHECKED BY: KG
Q.C. BY: XX
SCALE: AS NOTED
PROJECT #: 2010073

SHEET NUMBER:
L7-003

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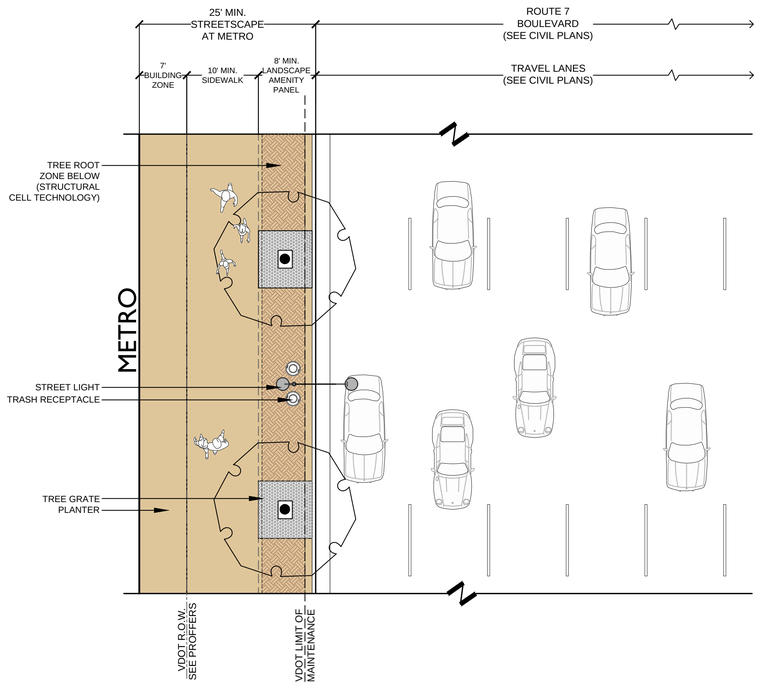
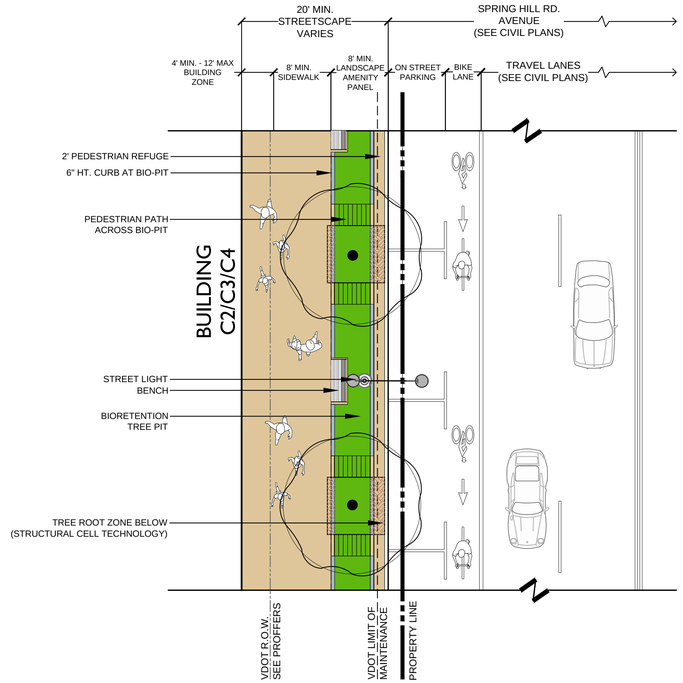
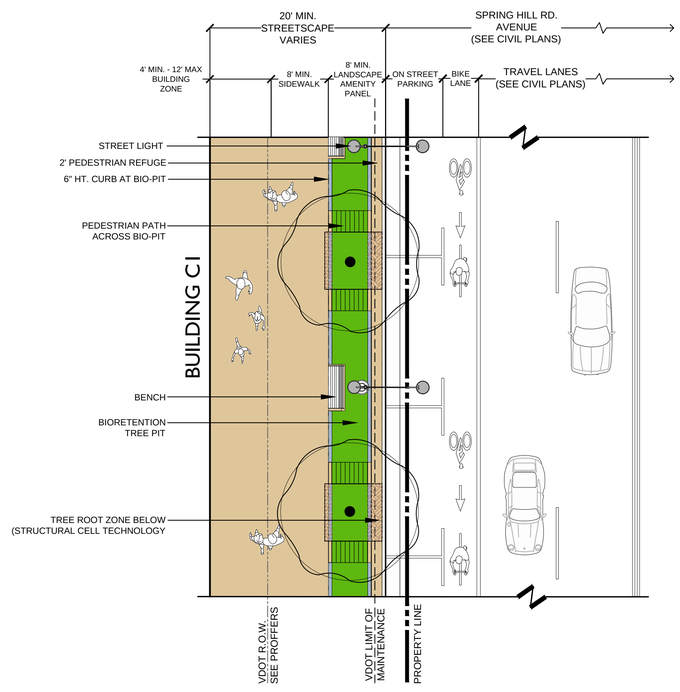


1 L8-001 **ROUTE 7 AT METRO**
TYPICAL STREETSCAPE ENLARGEMENT
1" = 10'

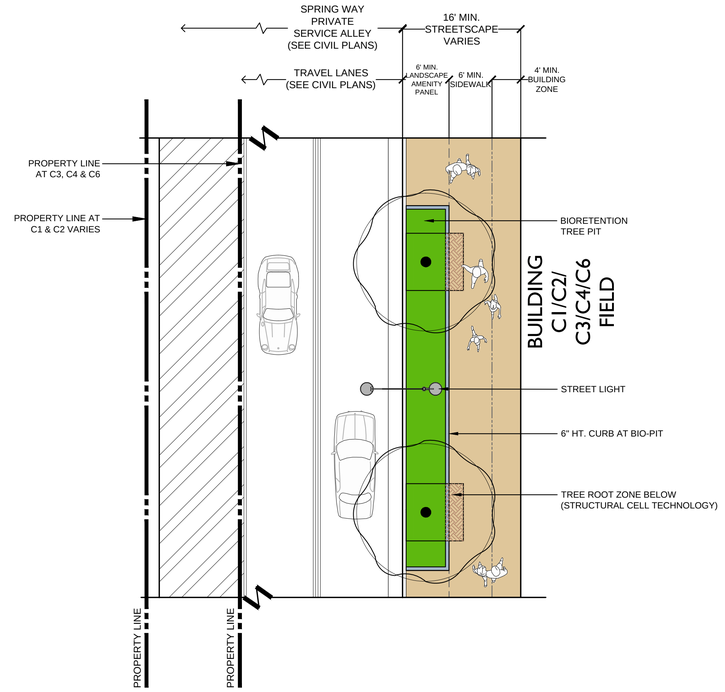


3 L8-001 **SPRING HILL ROAD AT BUILDINGS C2, C3 & C4**
TYPICAL STREETSCAPE ENLARGEMENT
1" = 10'

KEY PLAN: N.T.S



2 L8-001 **SPRING HILL ROAD AT BUILDING C1**
TYPICAL STREETSCAPE ENLARGEMENT
1" = 10'



4 L8-001 **SPRING WAY**
TYPICAL STREETSCAPE ENLARGEMENT
1" = 10'

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TYPICAL STREETSCAPE ENLARGEMENTS

REVISIONS:
1 | 07/2016 - CDP RESUBMISSION
- | - - -

DATE: 10/1/2016
DESIGNED BY: SPKG
DRAWN BY: SK
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 10'
PROJECT #: 2010073

SHEET NUMBER:
L8-001

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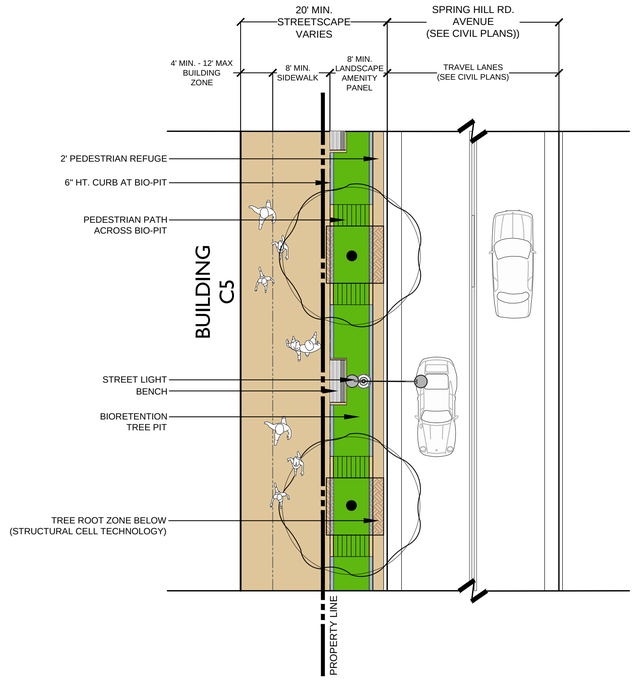
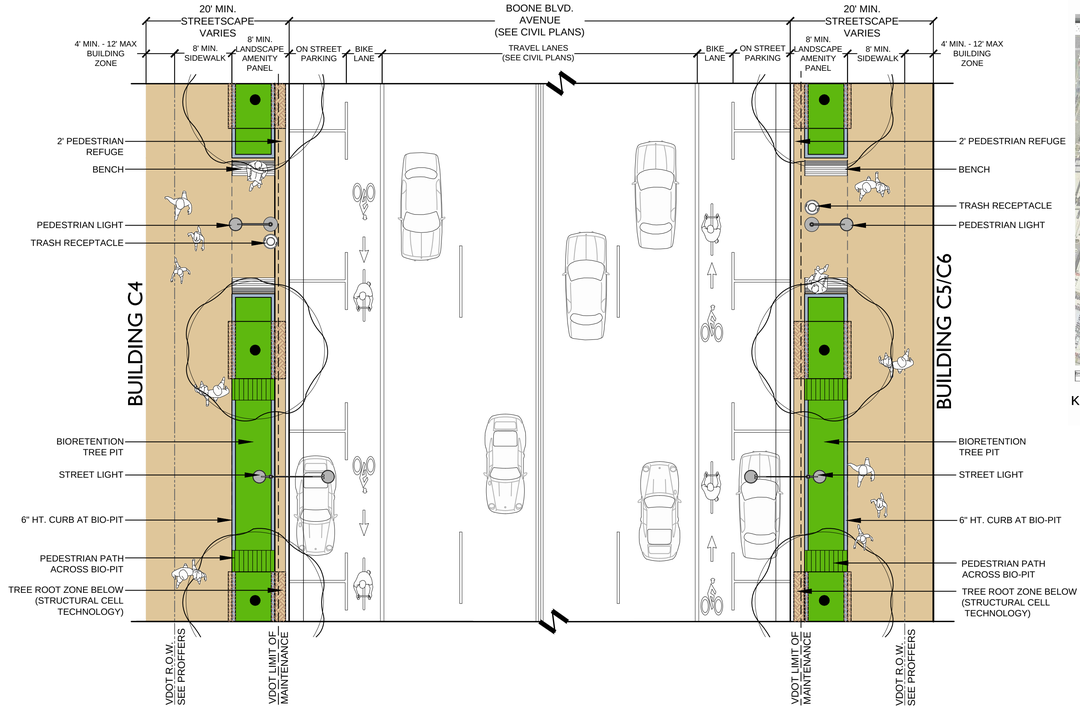
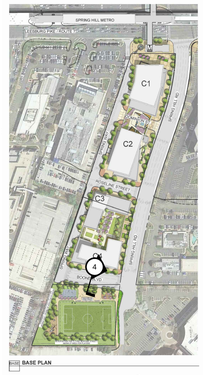


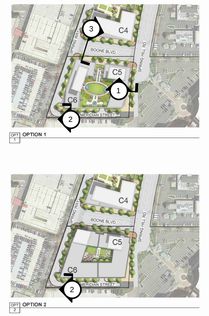
1 L8-002 SPRING HILL ROAD AT BUILDING C5 (OPTION 1)
TYPICAL STREETSCAPE ENLARGEMENT
1" = 10'

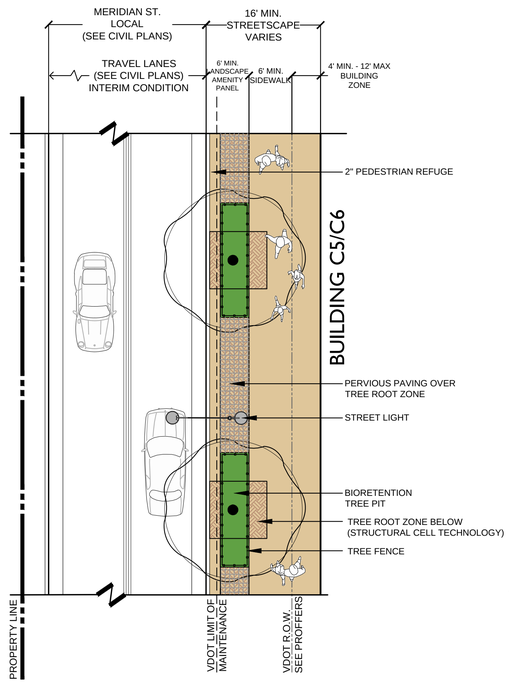


3 L8-002 BOONE BOULEVARD AT BUILDINGS C4 & C5/C6 (OPTION 1)
TYPICAL STREETSCAPE ENLARGEMENT
1" = 10'

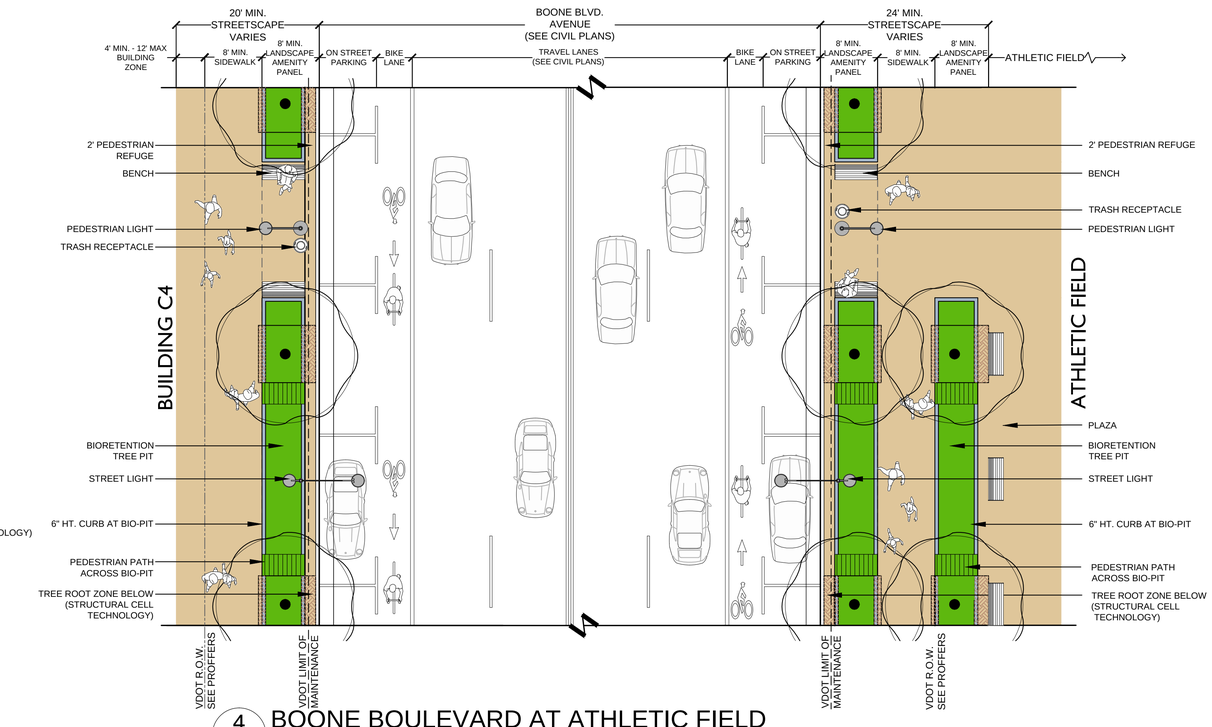


KEY PLAN: N.T.S





2 L8-002 MERIDIAN STREET
TYPICAL STREETSCAPE ENLARGEMENT
1" = 10'



4 L8-002 BOONE BOULEVARD AT ATHLETIC FIELD
TYPICAL STREETSCAPE ENLARGEMENT
1" = 10'

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TYPICAL STREETSCAPE ENLARGEMENTS

REVISIONS:
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DATE: 10/11/2016
DESIGNED BY: SPKG
DRAWN BY: SPK
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 10'
PROJECT #: 2010073

SHEET NUMBER:
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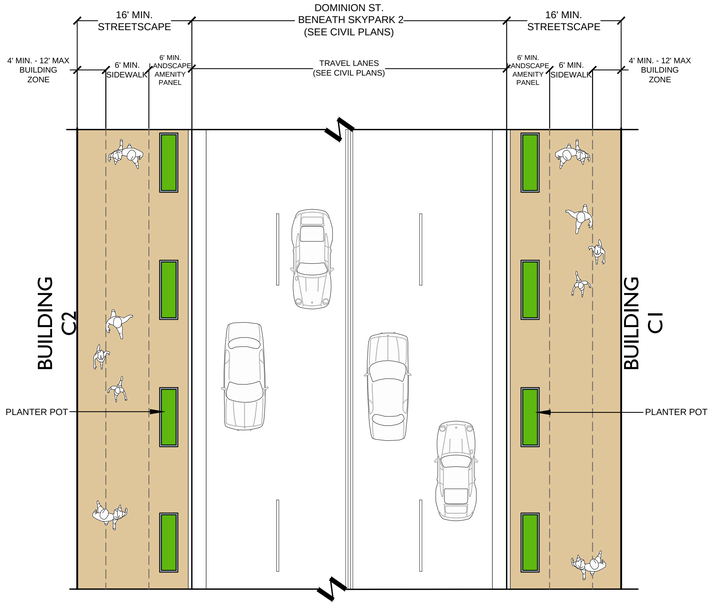
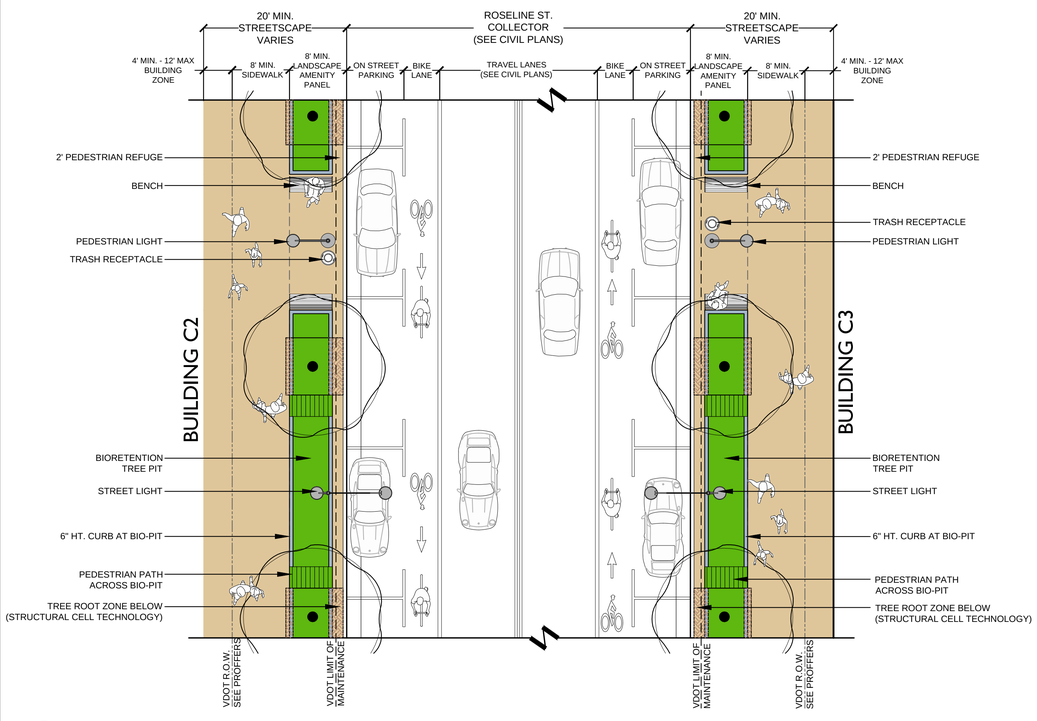


1 L8-003 DOMINION STREET BENEATH SKYPARK 2

TYPICAL STREETSCAPE ENLARGEMENT

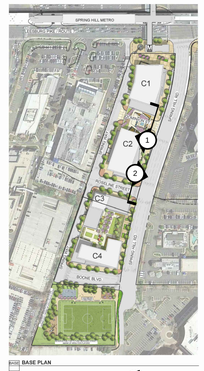
1" = 10'



2 L8-003 ROSELINE STREET AT BUILDINGS C2 & C3

TYPICAL STREETSCAPE ENLARGEMENT

1" = 10'



KEY PLAN: N.T.S

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TYPICAL STREETSCAPE ENLARGEMENTS

REVISIONS:
1 | 07/2016 - CDP RESUBMISSION
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- | -

DATE: 10/11/2016
DESIGNED BY: SPK
DRAWN BY: SPK
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 10'
PROJECT #: 2010073

SHEET NUMBER:
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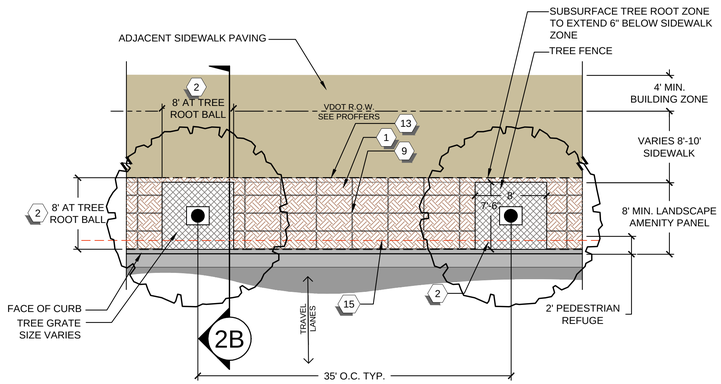
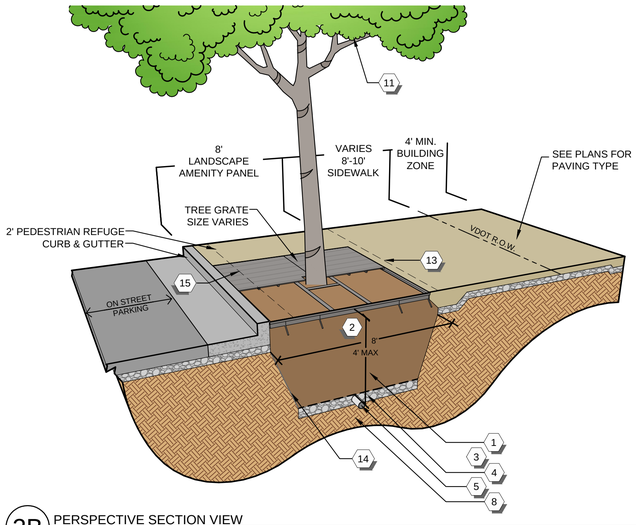


2A PLAN VIEW
1/8" = 1'-0"



2B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

8'X8' (SIZE MY VARY) TREE PIT WITH TREE GRATE.

TREE DETAIL LOCATION:

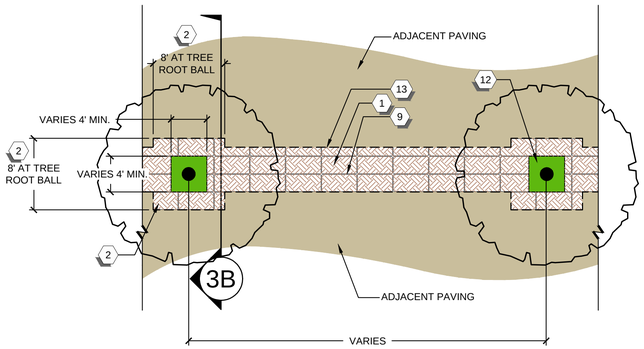
- ROUTE 7 METRO PLAZA

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

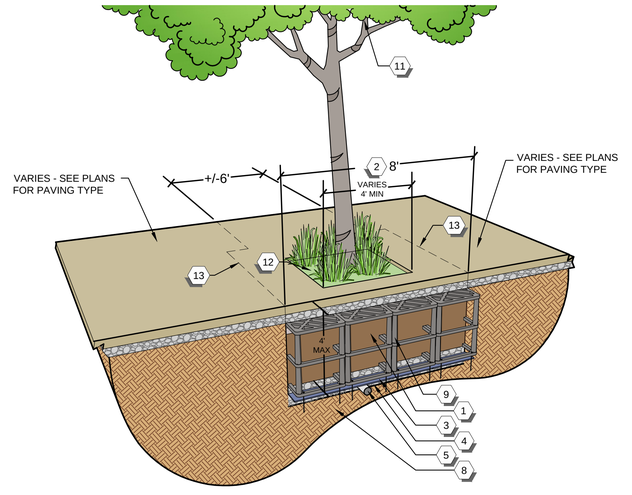
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8` LENGTH & 8` WIDTH WITH A MAXIMUM 4` DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
7	BUILDING - SEE ARCHITECTURE PLANS
8	COMPACTED SUBGRADE
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE OVERALL TREE PLAN FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

1 L9-001 STREET TREE
PLAN / PERSPECTIVE SECTION
08A-253
AS NOTED



3A PLAN VIEW
1/8" = 1'-0"



3B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

TREE PIT SIZE VARIES - SEE PLANS (MIN. 4'X4'). THIS DETAIL IS TYPICALLY NOT LOCATED STREET SIDE.

TREE DETAIL LOCATION:

- METRO PLAZA
- ROUTE 7

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
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4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8` LENGTH & 8` WIDTH WITH A MAXIMUM 4` DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
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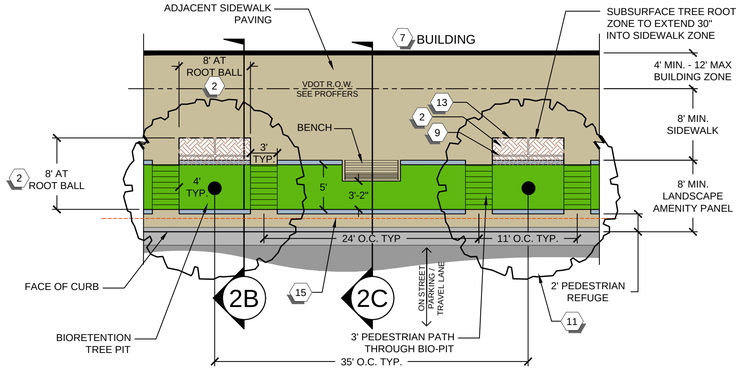
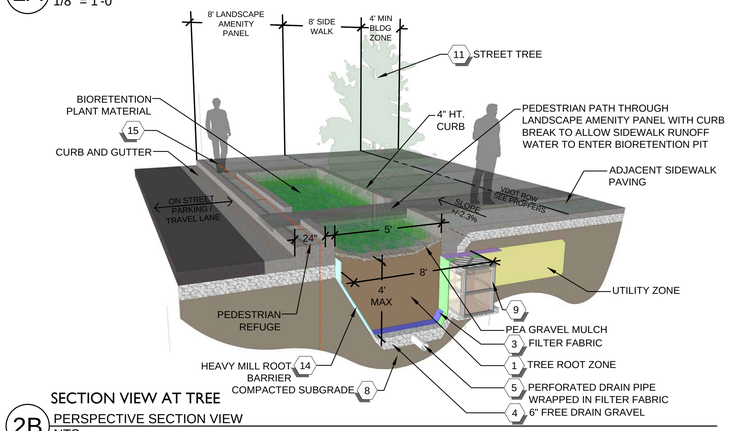
8	COMPACTED SUBGRADE
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
11	STREET TREE - SEE OVERALL TREE PLAN FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER
15	VDOT LIMIT OF MAINTENANCE - 18" FROM FRONT OF CURB

2 L9-001 PLAZA TREE
PLAN / PERSPECTIVE SECTION
08A-253
AS NOTED

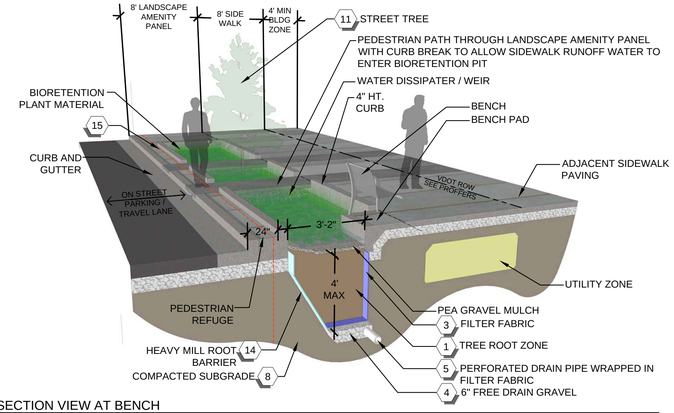


2A PLAN VIEW
1/8" = 1'-0"



SECTION VIEW AT TREE

2B PERSPECTIVE SECTION VIEW
NTS



2C SECTION VIEW AT BENCH
NTS

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
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4. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES.
5. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
6. OR APPROVED EQUIVALENT STRUCTURAL TREE ROOT ZONE SYSTEM.
7. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.

TREE DETAIL DESCRIPTION:

CONTINUOUS BIORETENTION TREE PIT ADJACENT TO ON STREET PARKING. TREE PIT TO HAVE PEDESTRIAN PATH THROUGH BIORETENTION PIT AT REGULAR INTERVALS.

TREE DETAIL LOCATION:

- SPRING HILL ROAD

3 L9-001 BIORETENTION TREE PIT
PLAN / PERSPECTIVE SECTION

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TYPICAL TREE DETAILS

REVISIONS:
1 | 07/2016 - CDP RESUBMISSION

DATE: 10/1/2016
DESIGNED BY: SPVKG
DRAWN BY: SVK
CHECKED BY: KG
Q.C. BY: XX
SCALE: AS NOTED
PROJECT #: 201073

SHEET NUMBER:
L9-001

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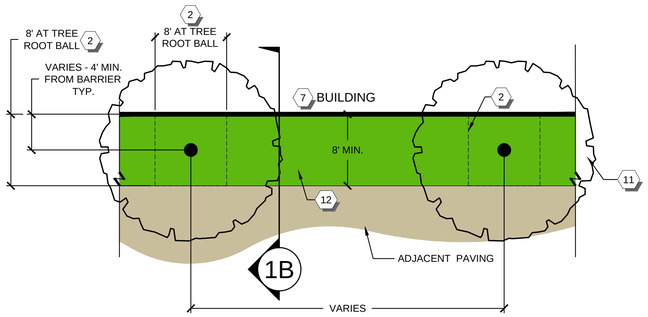
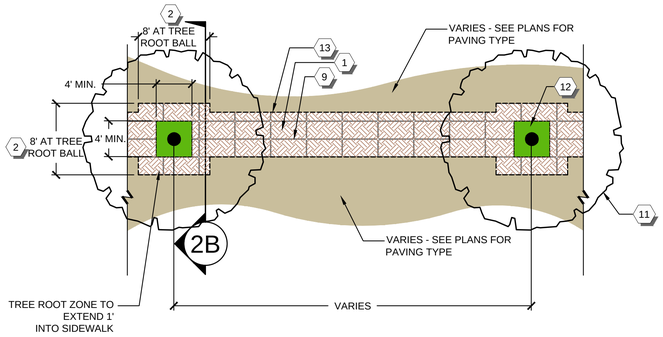
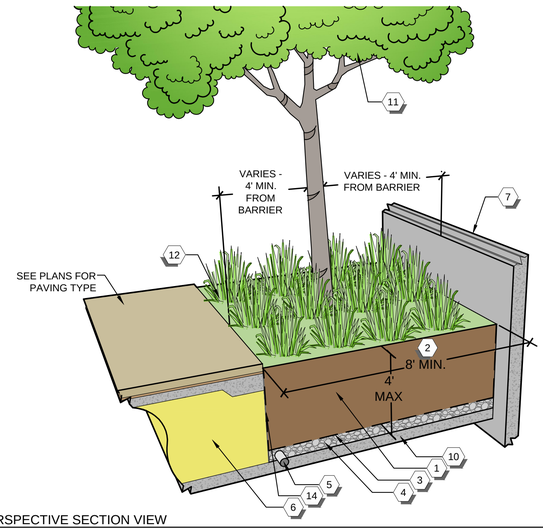
0073_L9-001 - Typical Tree Details.dwg



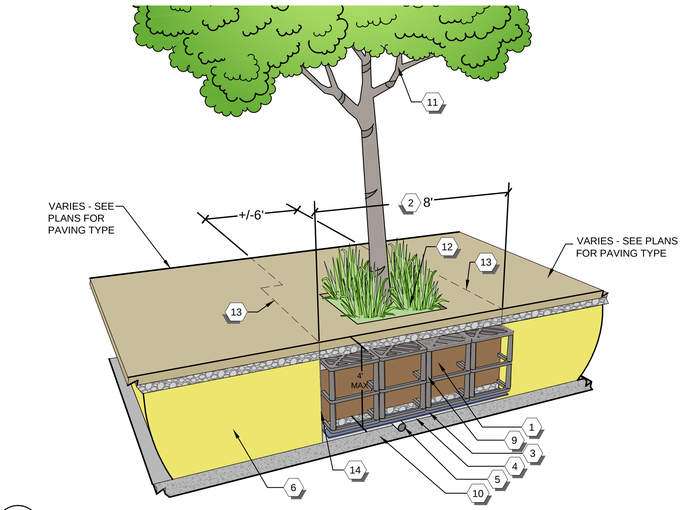
1A PLAN VIEW
1/8" = 1'-0"



2A PLAN VIEW
1/8" = 1'-0"



1B PERSPECTIVE SECTION VIEW
NTS



2B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:

TREE PLANTED ON STRUCTURE IN LARGE PLANTING BEDS. THIS TREE IS INTENDED TO MEET FFX COUNTY BARRIER REQ. WITHOUT THE USE OF STRUCTURAL CELL TECHNOLOGY.

TREE DETAIL LOCATION:

- SKY PARK 2, 4, I, II

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSONS' URBAN DESIGN GUIDELINES.
5. LANDSCAPE AMENITY PANEL MEASURED FROM FRONT OF CURB.
6. OR APPROVED EQUAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT ZONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT ZONE AT TREE ROOT BALL SHALL BE A MIN OF 8` LENGTH & 8` WIDTH WITH A MAXIMUM 4` DEPTH. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING
3	FILTER FABRIC
4	6" FREE DRAIN GRAVEL
5	PERFORATED DRAIN PIPE WRAPPED IN FILTER FABRIC
6	FILL MATERIAL - TBD
7	BUILDING - SEE ARCHITECTURE PLANS
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
10	STRUCTURAL SLAB, BY OTHERS - TO HAVE ADEQUATE WATERPROOFING / WATERPROOFING PROTECTION LAYER AS REQUIRED.
11	STREET TREE - SEE OVERALL TREE PLAN FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER

1 L9-002 PLAZA TREE ON STRUCTURE - TYPE 1
PLAN / PERSPECTIVE SECTION
08A-252
AS NOTED

TREE DETAIL DESCRIPTION:

TREE PIT SIZE VARIES, SEE PLANS - MIN. 4'X4' TREE OPENING. TREE PLANTED ON STRUCTURE.

TREE DETAIL LOCATION:

- SKY PARK 2, 4, I, II

NOTES:
1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
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SYMBOL	DESCRIPTION
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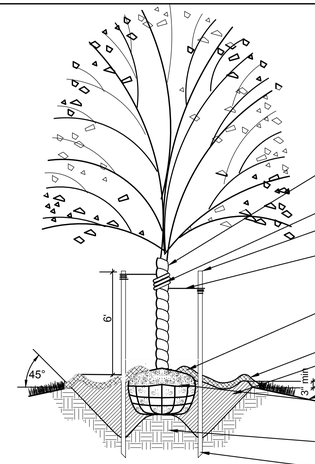
9	STRUCTURAL CELL TECHNOLOGY OR APPROVED ROOT ZONE STRUCTURAL SYSTEM
10	STRUCTURAL SLAB, BY OTHERS - TO HAVE ADEQUATE WATERPROOFING / WATERPROOFING PROTECTION LAYER AS REQUIRED.
11	STREET TREE - SEE OVERALL TREE PLAN FOR SUGGESTED TREE GENUS & SPECIES.
12	PLANTING BED WITH MULCH
13	LIMITS OF TREE ROOT ZONE BELOW PAVING
14	HEAVY MILL ROOT BARRIER

2 L9-002 PLAZA TREE ON STRUCTURE - TYPE 2
PLAN / PERSPECTIVE SECTION
08A-252
AS NOTED



NOTES:
1. CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THE CONTRACTOR'S WORK.
2. UPRIGHT STAKES TO BE USED ON TREES UP TO 12' IN HEIGHT. LARGER TREES MUST BE GUYED.
3. 1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE
4. DO NOT COVER ROOT CROWN.

TREE WRAP MAIN TRUNK RECOMMENDED FOR SMOOTH BARK TREES DURING DORMANT INSTALLATION. IT SHALL BE REMOVED WHEN CANOPY IS IN LEAF

ARBOR TIE

2" X 2" HARDWOOD GUY STAKE - 2 PER TREE

12 GAUGE GALVANIZED WIRE DOUBLE STRAND TWISTED

MULCH TOP OF ROOT BALL AND SAUCER TO A MINIMUM DEPTH OF 2". NOT TO EXCEED 3". DO NOT PLACE MULCH AGAINST THE TRUNK

3" SAUCER AROUND TREE

SOIL MIX

EXISTING GRADE

REMOVE TOP 1/3 OF ALL BURLAP FABRIC AROUND ROOT BALL

COMPACTED MOUND TO PREVENT TREE SETTLING (6" MIN HEIGHT)

UPRIGHT STAKES EXTENDED TO FIRM BEARING

3 L9-002 TREE PLANTING
SECTION
08A-082
NOT TO SCALE

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Dominion Square West Landbay
Conceptual Development Plan
CARS - DBI, LLC | LINCOLN PROPERTIES COMPANY
TYPICAL TREE DETAILS

REVISIONS:
1 | 10/7/2016 - CDP RESUBMISSION

DATE: 10/1 1/2016
DESIGNED BY: SP/KG
DRAWN BY: SP/KG
CHECKED BY: KG
Q.C. BY: XX
SCALE: AS NOTED
PROJECT #: 2010073

SHEET NUMBER:
L9-002

Nov 01, 2016 - 3:14pm
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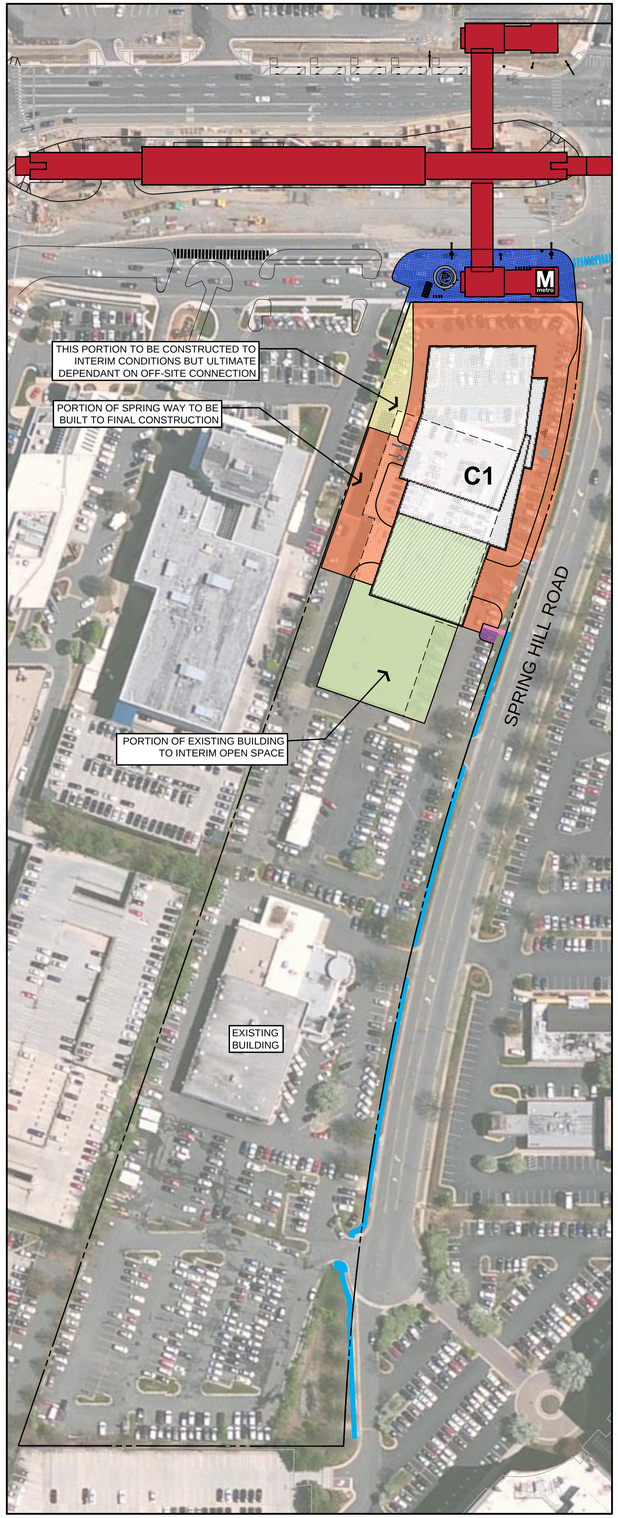
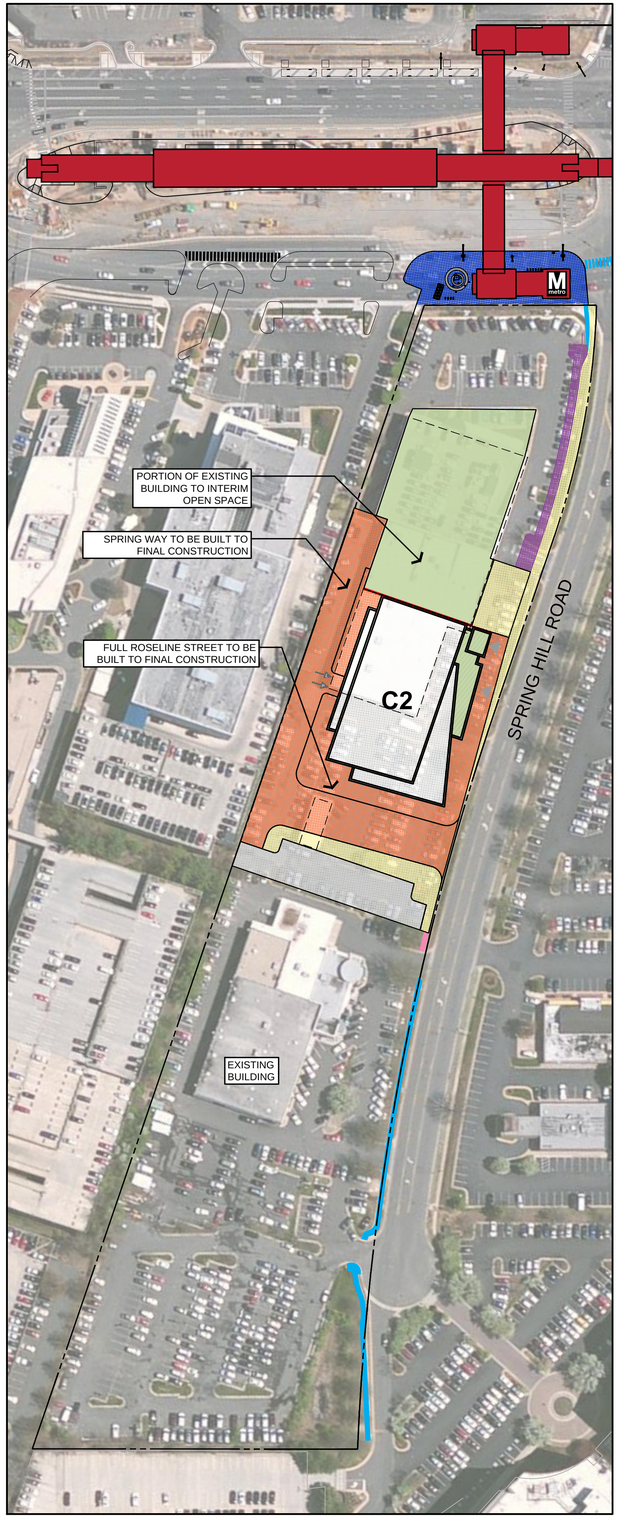
0073_L9-001 - Typical Tree Details.dwg



C1 PHASING PLAN



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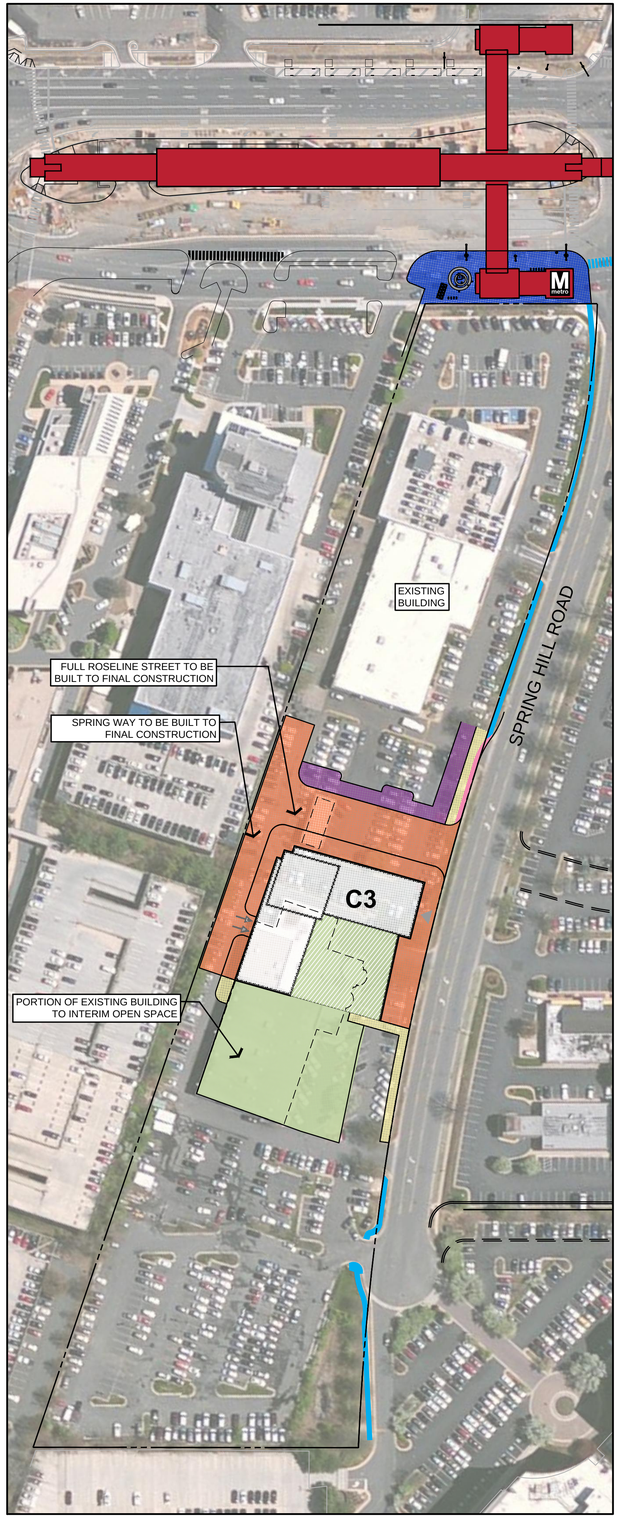

C3 PHASING PLAN

C1, C2, & C3 PHASING PLAN

LEGEND*

- EXISTING SIDEWALK
- PROPERTY LINE
- METRO PLAZA
- PROPOSED FAIRFAX COUNTY TRAIL (NOT ACTUAL PLAN, FOR REPRESENTATIVE PURPOSE ONLY)
- INTERIM VESPER TRAIL BY DOMINION POWER
- SPRING HILL METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

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

FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS
- FINAL PARK CONSTRUCTION
- PROPOSED SUBSTATION BY OTHERS
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR LOADING GARAGE ENTRY
- VEHICULAR PARKING GARAGE ENTRY

NOTES:

* NOT ALL ITEMS IN LEGEND WILL SHOW UP IN EVERY PHASING SCENARIO

** ALL AREAS INDICATED IN COLOR ARE APPROXIMATE AND SHALL BE FURTHER REFINED AT FDP

*** ALL INTERIM PARK AND OPEN SPACE IMPROVEMENTS SHALL INCLUDE PARK TREATMENTS, STREET TREES, AND OTHER ELEMENTS ARE REQUIRED BY FAIRFAX COUNTY CODE OF ORDINANCES AND CDP PROFFERS

**** ALL MODIFICATIONS OR IMPROVEMENTS (SUCH AS LANDSCAPING, ETC) TO PARKING LOT CONFIGURATIONS PER PHASE IN THE INTERIM SHALL COMPLY WITH FAIRFAX COUNTY CODE OF ORDINANCES.

***** SEE PROFFERS FOR MORE SPECIFIC PHASING DESCRIPTIONS AND ALTERNATIVES.

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Dominion Square West Landbay

Conceptual Development Plan

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PHASING DIAGRAMS

REVISIONS:
1 | 10/7/2016 - CDP RESUBMISSION

DATE: 10/1/2016
DESIGNED BY: SP/KG
DRAWN BY: SP
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 80'
PROJECT #: 2010073

SHEET NUMBER:
L10-001

Nov 01, 2016 - 3:07pm
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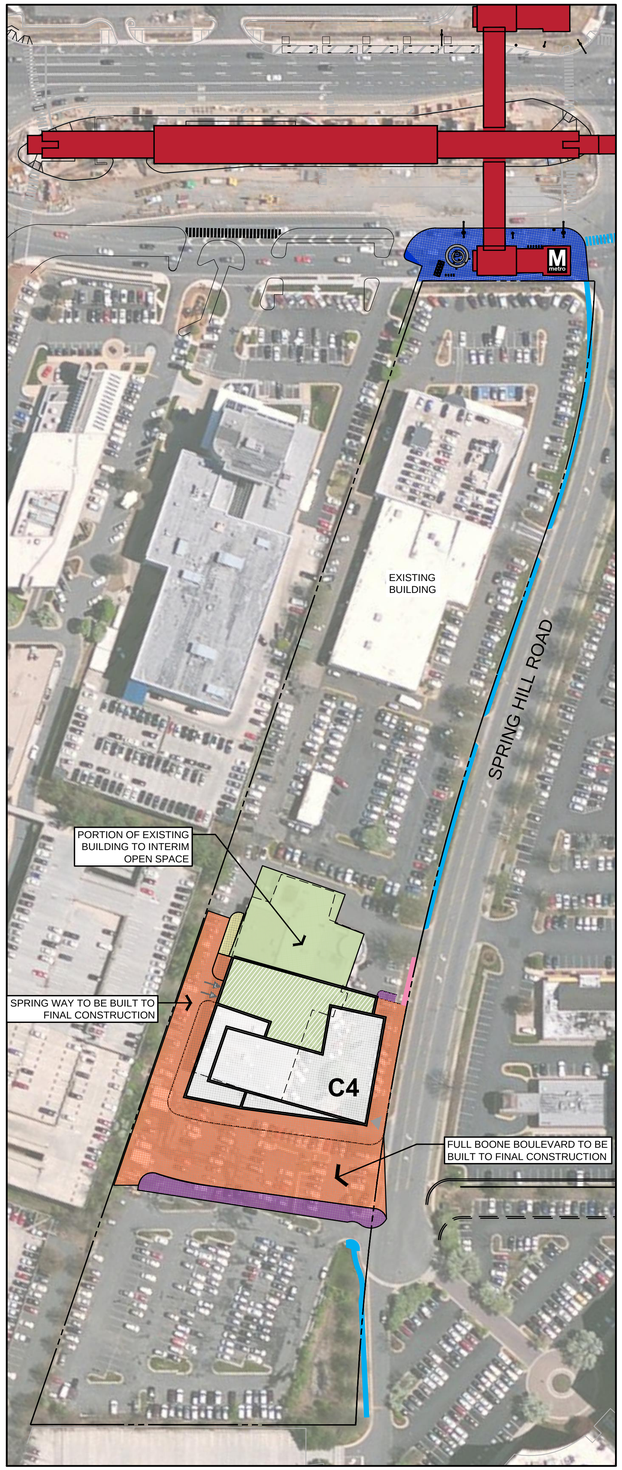

C4 PHASING PLAN

ATHLETIC FIELD PHASING PLAN

C4 & FIELD PHASING PLAN

LEGEND*

- EXISTING SIDEWALK
- PROPERTY LINE
- METRO PLAZA
- PROPOSED FAIRFAX COUNTY TRAIL (NOT ACTUAL PLAN, FOR REPRESENTATIVE PURPOSE ONLY)
- INTERIM VESPER TRAIL BY DOMINION POWER
- SPRING HILL METRO STATION
- INITIAL PEDESTRIAN CONNECTION

INTERIM CONDITIONS**

- INTERIM CONDITIONS
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FINAL CONDITIONS**

- FINAL CONSTRUCTION CONDITIONS
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Dominion Square West Landbay
Conceptual Development Plan
CARS - DBI, LLC | LINCOLN PROPERTIES COMPANY
PHASING DIAGRAMS

REVISIONS:
1 | 10/7/2016 - CDP RESUBMISSION

DATE: 10/1 1/2016
DESIGNED BY: SP/KG
DRAWN BY: SP/KG
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 80'
PROJECT #: 2010073

SHEET NUMBER:
L10-002

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0073_L10-0011 Phasing Diagrams.dwg

C5 PHASING PLAN

C6 PHASING PLAN

C5 & C6 PHASING PLAN OPTION 1

LEGEND*

- EXISTING SIDEWALK
- PROPERTY LINE
- METRO PLAZA
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PHASING DIAGRAMS

REVISIONS:
1 | 10/07/2016 - CDP RESUBMISSION

DATE: 10/11/2016
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Q.C. BY: XX
SCALE: 1" = 80'
PROJECT #: 2010073

SHEET NUMBER:
L10-003

Nov 01, 2016 - 3:09pm
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0073_L10-0011 Phasing Diagrams.dwg

C5 PHASING PLAN

C6 PHASING PLAN

C5 & C6 PHASING PLAN OPTION 2

LEGEND*

- EXISTING SIDEWALK
- PROPERTY LINE
- METRO PLAZA
- PROPOSED FAIRFAX COUNTY TRAIL (NOT ACTUAL PLAN, FOR REPRESENTATIVE PURPOSE ONLY)
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Conceptual Development Plan

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PHASING DIAGRAMS

REVISIONS:
1 | 07/2016 - CDP RESUBMISSION

DATE: 10 | 1 | 2016
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CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 80'
PROJECT #: 201 0073

SHEET NUMBER:
L10-004

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DOMINION SQUARE

ATHLETIC FIELD

FINAL DEVELOPMENT PLAN

RZ-2011-HM-012

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEPTEMBER 16, 2016
SEPTEMBER 23, 2016
NOVEMBER 7, 2016

SHEET INDEX:

CIVIL

C-1 COVER SHEET
C-2 NOTES, WAIVERS, MODIFICATIONS AND TABULATIONS
C-3 EXISTING CONDITIONS PLAN - WEST
C-4 CERTIFIED PLAT
C-5 FINAL DEVELOPMENT PLAN
C-6 STREET CROSS SECTIONS
C-7 OVERALL FDP SWM EXHIBIT
C-8 STORMWATER MANAGEMENT COMPUTATIONS
C-9 STORMWATER COMPUTATIONS AND DETAILS
C-10 ADEQUATE OUTFALL DESCRIPTION
C-11 TRAFFIC CIRCULATION PLAN
C-12 METRO CONTEXT EXHIBIT
C-13 EXISTING VEGETATION MAP/TABULATIONS/NARRATIVES
C-14 UTILITY/GRADING PLANS

LANDSCAPE ARCHITECTURE

L1-000 ILLUSTRATIVE PLAN
L1-001 OVERALL PLAN
L2-001 PEDESTRIAN HIERARCHY
L3-001 SITE PLAN TREE COVER CANOPY CALCULATIONS
L4-001 URBAN PARKS PLAN AND CALCULATIONS
L7-001 SECTIONS
L8-100 DETAILS - SITE FURNISHINGS
L9-001 TYPICAL TREE DETAILS

CONCEPT RENDERING

TAX MAP NO.
29-3 ((1)) 2D (A PORTION OF RZ 2011-HM-012)

APPLICANT
CARS - DBI, LLC
8270 GREENSBORO DRIVE, SUITE 950
McLEAN, VIRGINIA 22102
AMY DORRIAN
(703) 288-3075

OWNER'S REPRESENTATIVE
LINCOLN PROPERTY COMPANY
101 CONSTITUTION AVE NW, SUITE 325 EAST
WASHINGTON, DC 20001
DONALD E. BOWERS, JR
(202) 223-6622

LAND USE ATTORNEY
WALSH, COLUCCI, LUBELEY, & WALSH, P.C.
2200 CLARENDON BLVD, SUITE 1300
ARLINGTON, VIRGINIA 22201
ELIZABETH D. BAKER
(703) 528-4700

ARCHITECT
WDG ARCHITECTURE
1025 CONNECTICUT AVE NW, SUITE 300
WASHINGTON, D.C. 20036
GEORGE DOVE
(202) 857-8300

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

LANDSCAPE ARCHITECT
LANDDESIGN INC.
200 S. PEYTON STREET
ALEXANDRIA, VIRGINIA 22314
STEPHANIE PANKIEWICZ
(703) 549-7784

TRANSPORTATION
WELLS + ASSOCIATES, INC.
1420 SPRING HILL ROAD, SUITE 610
TYSONS, VIRGINIA 22102
MIKE PINKOSKE
(703) 365-9262

COMMONWEALTH OF VIRGINIA
11/7/16
ROBERT R. COCHRAN
Lic. No. 20127
LAND SURVEYOR

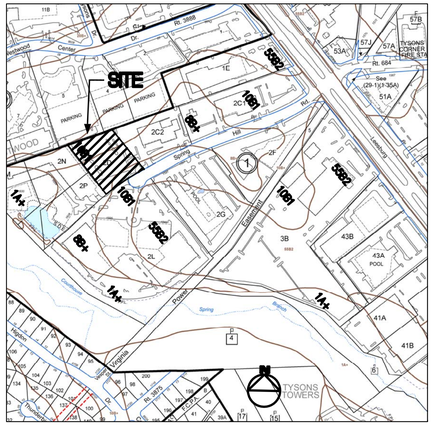
VIKA NUMBER VV7096G
SHEET C-1

FILE P:\projects\V7096\V7096G\WEST\CADD - PVP\PLANNING\PLANNING DRAWINGS\FDP\V7096G_FDP COVER.dwg USER:Crossett DATE:Nov, 07 2016 TIME: 08:14 am

NOTES

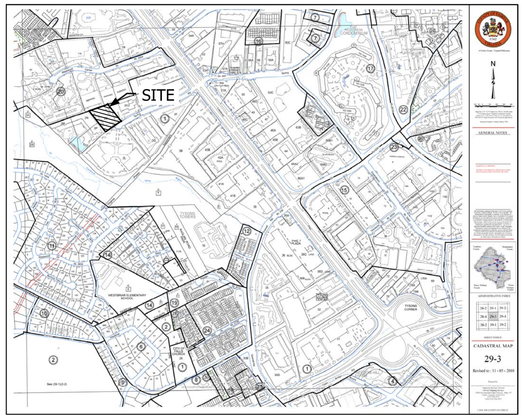
1. THE PROPERTY SUBJECT TO RZ 2011-HM-012 IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS 29-3 ((1)) AS PARCEL 2D, IS CURRENTLY ZONED PTC. THE PURPOSE OF THIS FDP APPLICATION IS TO DEVELOP THE PROPERTY AS SHOWN ON THE FDP WITH AN ATHLETIC FIELD.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY PROVIDED TO VIKA, INC BY AERO-METRIC AND BASED ON CONTROL PHOTOGRAPHS DATED MARCH 2002 AT 1"=100'. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). THE CONTOUR INTERVAL IS 2.0'.
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA.
5. THE PROPERTY IS LOCATED IN THE SOUTH SUB DISTRICT OF THE TYSONS WEST DISTRICT OF THE TYSONS CORNER URBAN CENTER OF THE FAIRFAX COMPREHENSIVE PLAN.
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND MAY BE EXTENDED TO SERVE THE DEVELOPMENT.
7. STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE AND WILL BE CONSTRUCTED AS A COMBINATION OF RUNOFF REDUCING PRACTICES AS GENERALLY SHOWN IN THIS PLAN AS WELL AS POTENTIAL BELOW GRADE VAULTS. TEMPORARY FACILITIES TO ALLOW PHASED CONSTRUCTION MAY ALSO BE REQUIRED, IN EITHER CASE, AN ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY WILL BE PROVIDED. THE APPLICANT THEREFORE RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES SHOULD THE DEVELOPMENT BE COMPLETED IN PHASES IN SUCH A MANNER AS TO REQUIRE TEMPORARY FACILITIES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, RUNOFF REDUCING PRACTICES, ANY COUNTY APPROVED SWM/BMP FACILITY PER THE PFM, OR UNDERGROUND VAULTS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FAIRFAX COUNTY SWM/BMP STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION FOR THE SPECIFIED FACILITY.
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
10. THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON THE PARCEL.
11. THE ENTIRE PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOOD PLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR EXIST ON THIS PARCEL.
12. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS, AND SUBJECT TO MARKET TIMING.
13. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
14. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL SITE PLAN.
15. THE PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE APPROXIMATE AND ARE BEING PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF FINAL SITE PLAN.
16. ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
17. NO DEDICATION TO THE PUBLIC RIGHT(S) OF WAY ON LEESBURG PIKE IS PROPOSED WITH THIS APPLICATION.
18. THE PROPOSED DEVELOPMENT WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
19. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLE 6 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN ON-STREET PARKING SPACES SHOWN ON THE FDP.
20. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN.
21. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
22. TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN THE ZONING ORDINANCE SECTION 13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX.
23. DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES AS APPROVED ON THE CDP AND/OR FDP.
24. THERE ARE NO MAJOR UTILITY EASEMENTS GREATER THAN 25, IN WIDTH ON THE SUBJECT PROPERTY.
25. MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY PER SECTION 18-204 OF THE ZONING ORDINANCE.
26. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING.
27. ACCESSORY USES AS IDENTIFIED UNDER ARTICLE 2 OF THE ZONING ORDINANCE MAY BE PROVIDED. THESE USES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
    1. ACCESSORY STRUCTURES
    2. FLAG POLES
    3. FENCES
    4. EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT
    5. BAY WINDOWS, ORIELS AND CHIMNEYS
    6. ACCESSIBILITY IMPROVEMENTS
    7. DECORATIVE WALLS FOR LANDSCAPING NOT OVER THREE (3) FEET IN HEIGHT ABOVE THE FINISHED GRADE
28. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM CRITERIA. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF FDP/FINAL SITE PLAN.

SOILS MAP 1"=500'



SOIL TYPE CLASSIFICATIONS:

1. 10B1 GLENVILLE SILT LOAM



VICINITY MAP 1"=1000

ZONING ORDINANCE WAIVERS / MODIFICATIONS REQUESTED

ZONING ORDINANCE ARTICLE 6 - PLANNED DEVELOPMENT DISTRICT REGULATIONS

1. APPLICANT REQUESTS A MODIFICATION OF ARTICLE 6-501-7 OF THE ZONING ORDINANCE FOR THE TYSON'S CORNER URBAN CENTER STREETSCAPE DESIGN IN FAVOR OF THAT SHOWN ON THE FDP. SPECIFIC AREAS INCLUDE:
    A. STREETSCAPE ALONG SPRING WAY ALONG THE NORTHWEST SIDE OF THE APPLICANT'S PROPERTY LINE
    B. STREETSCAPE ALONG MERIDIAN STREET ALONG THE SOUTH SIDE OF THE APPLICANT'S PROPERTY LINE
    C. STREETSCAPE ALONG SPRING HILL ROAD
    D. BOONE BOULEVARD STREETSCAPE AND ROADWAY IMPROVEMENTS
2. A WAIVER OF SECTION 6-506 OF THE ZONING ORDINANCE REQUIRING A MINIMUM DISTRICT SIZE OF TEN (10) ACRES.

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

3. AS ALLOWED WITHIN ZONING ORDINANCE SECTION 10-104.3.E APPLICANT REQUESTS A WAIVER OF THE MAXIMUM FENCE HEIGHT FROM SEVEN (7) FEET TO FOURTEEN (14) FEET AROUND ACCESSORY USES / STRUCTURES LOCATED WITHIN THE REAR YARD FOR THOSE AREAS OF FENCING ASSOCIATED WITH ANY PROPOSED SPORTS COURTS AND URBAN PLAZA AREAS AS INDICATED ON THE CDP OR AS MAY BE INDICATED ON AN FDP. LOCATION AND MATERIAL OF FENCE TO BE ESTABLISHED AT FDP/FINAL SITE PLAN.

ZONING ORDINANCE ARTICLE 11 - PARKING AND LOADING

4. APPLICANT REQUESTS A WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PARAGRAPH 2 OF SECTION 11-302 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF SIX HUNDRED (600) FEET IN LENGTH.

ZONING ORDINANCE ARTICLE 13 - LANDSCAPING

5. APPLICANT REQUESTS A MODIFICATION / WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13-202-6) FOR INTERIM SURFACE LOTS AND SPACES ON PRIVATE STREETS AS ALLOWED PER SECTION 13-202, PARAGRAPH 6, TO THAT SHOWN ON THE CDP AND TO BE SHOWN ON THE FDP. FOR INTERIM SURFACE PARKING LOTS: INTERIOR LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND MAY UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.
6. APPLICANT REQUESTS A MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13-203-5) FOR PARKING ON PRIVATE STREETS AND INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13-203, PARAGRAPH 3, TO THAT SHOWN ON THE CDP.

ZONING ORDINANCE ARTICLE 17 - SITE PLAN

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

DEVELOPMENT TABULATIONS

PROPOSED USE:	ATHLETIC FIELD
SITE AREA:	87,115 S.F. OR 1.99988 AC.
ZONING DISTRICT:	PTC
LOT AREA REQUIRED:	N/A
LOT AREA PROVIDED:	87,115 S.F.
LOT WIDTH REQUIRED:	N/A
LOT WIDTH PROVIDED:	260' +
MAXIMUM BUILDING HEIGHT:	N/A
PROPOSED BUILDING HEIGHT:	N/A
MINIMUM YARDS:	
FRONT -	N/A
SIDE -	N/A
REAR -	N/A
PROPOSED YARDS:	
FRONT -	0'
SIDE -	70'/40'
REAR -	50'
EXISTING FAR:	N/A
PROPOSED FAR:	N/A
REQUIRED PARKING:	TBD
PROPOSED PARKING:	30 SPACES IN ADJACENT BUILDINGS C3 AND C4 (SEE PROFFERS)
REQUIRED LOADING:	N/A
PROPOSED LOADING:	N/A
REQUIRED OPEN SPACE:	N/A
PROPOSED OPEN SPACE:	68,760 +/- S.F.
DEVELOPED OPEN SPACE:	68,760 +/- S.F.

PFM WAIVERS REQUESTED*

PFM SECTION 6 - STORMWATER AND BMP CODE REQUIREMENTS

1. DEVIATIONS / MODIFICATION OF REQUIRED SWM AND BMP CRITERIA BY THE DIRECTOR, DPWES AS OUTLINED IN THE "STORMWATER MANAGEMENT DESIGN PFM DEVIATIONS NARRATIVE" OUTLINED ON STORMWATER MANAGEMENT SHEETS AND AS FOLLOWS:
    A) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2C TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
    B) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2F TO SET THE MINIMUM HORIZONTAL SETBACKS FOR BOTH INFILTRATING AND NON-INFILTRATING SYSTEMS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF PERMEABLE PAVERS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
    C) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.4I TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 IN/HR FOR DESIGN OF INFILTRATION SYSTEMS UTILIZED TO MEET THE COMPREHENSIVE PLAN REQUIREMENT FOR RETENTION OF THE FIRST 1" OF RUNOFF ON-SITE.
    D) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2C TO ALLOW FOR INSTALLATION OF BIO-RETENTION FACILITIES THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
    E) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
    F) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIO-RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.

PFM SECTION 7 - STREETS, PARKING AND DRIVEWAYS

THE FOLLOWING PFM WAIVERS MODIFICATIONS 10 THRU 11 ARE REQUIRED FROM THE DIRECTOR TO SUPPORT THE DESIGN ELEMENTS AND PROFFERED COMMITMENT OF THIS APPLICANT AND CDP/FDP. APPLICANT REQUESTS THE BOARD SUPPORT THESE PFM WAIVERS AND MODIFICATIONS AND DIRECT THE DIRECTOR TO GRANT THESE WAIVERS / MODIFICATIONS AT SITE PLAN.

2. WAIVER OF PFM SECTION 7-0403.4 REQUIRING THE MINIMUM WIDTH OF THIRTY (30) FEET FOR PRIVATE STREET AND COMMERCIAL ENTRANCES CONNECTING TO VDOT ROADWAYS, AS ALLOWED BY APPROVAL OF THE DIRECTOR OF DPW&ES AT THE TIME OF SITE PLAN.
3. A MODIFICATION OF THE PFM SECTION 7-0800 TO PERMIT EIGHTEEN (18) FOOT ALLEYS AND RAMPS FOR VEHICULAR ACCESS AND CIRCULATION IN AREAS INDICATED ON THE CDP WITH NO PARKING.

PFM SECTION 12 - TREE PRESERVATION

4. MODIFICATION OF SECTION 12-0501.1B TO PERMIT THE REDUCTION OF THE MINIMUM PLANTER OPENING AREA FOR TREES USED TO SATISFY THE TREE COVER REQUIREMENT, IN FAVOR OF THAT SHOWN ON THE CDP AND AS PROFFERED.
5. MODIFICATION OF SECTION 12-0510 TO PERMIT:
    A) REDUCTION IN THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF SIX (6) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREA.
    B) TREES LOCATED IN EXISTING OR PROPOSED RIGHT-OF-WAY DEDICATION AREAS TO COUNT TOWARD THE 10-YEAR TREE CANOPY REQUIREMENTS.
6. MODIFICATION OF SECTION 12-511 FOR REQUIRED TREE PRESERVATION TARGET AND TEN (10) PERCENT CANOPY COVERAGE ON INDIVIDUAL LOTS / LAND BAYS, TO ALLOW FOR TREE PRESERVATION AND CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP HEREIN.
7. MODIFICATION OF SECTION 12-0515.6B TO ALLOW FOR TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIO-RETENTION AREAS TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS.

*WAVERS/MODIFICATIONS/DEVIATIONS SHALL BE SUBMITTED TO THE DIRECTION OF DAWES AT THE TIME OF FINAL SITE PLAN SUBMISSION

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

DOMINION SQUARE
FINAL DEVELOPMENT PLAN
WEST LANDBAY
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES, WAIVERS, MODIFICATIONS AND TABULATIONS

VIKA REVISIONS

NOVEMBER 7 , 2016
SEPTEMBER 23, 2016
DATE: SEPTEMBER 16, 2016

DES.	DWN.
ARC	NDR

SCALE: AS NOTED

PROJECT/FILE NO. VV7096G

SHEET NO. C-2

FILE:P:\projects\7096\7096G(WEST)\CADD - P\PLANNING\PLANNING DRAWINGS\FDP\7096_FDP NOTES TABS AND MODIFICATIONS.dwg USER:Crossett DATE:Nov, 07 2016 TIME: 10:02 am

NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS NO. 029-3-01-0002D AND 029-3-01-0002C2 AND ARE ZONED C-7.
2. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) AND IS BASED ON A GPS SURVEY PERFORMED BY VIKA ON MAY 11, 2010.
3. THE INFORMATION SHOWN HEREON IS A COMPILATION OF RECORD INFORMATION, GIS DATA AND A FIELD RUN SURVEY.
4. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY PROVIDED TO VIKA, INC. BY AERO-METRIC AND BASED ON CONTROL PHOTOGRAPHS DATED MARCH 2002 AT 1"=100'. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOUR INTERVAL IS 2.0'.
5. THE PROPERTY SHOWN HEREON IS THE PROPERTY OF CARS DB1 LLC AS RECORDED IN DEED BOOK 11116 AT PAGE 0191 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

PROPERTY TABULATION (APPLICATION AREAS):

RZ 2011-HM-012 / SE 2014-HM-

WEST	AREA	EXISTING ZONE	PROPOSED ZONE
• PARCEL 2D	87,115 SQ. FT. OR 1.99988 ACRES	C-7	PTC, H-C, S-C

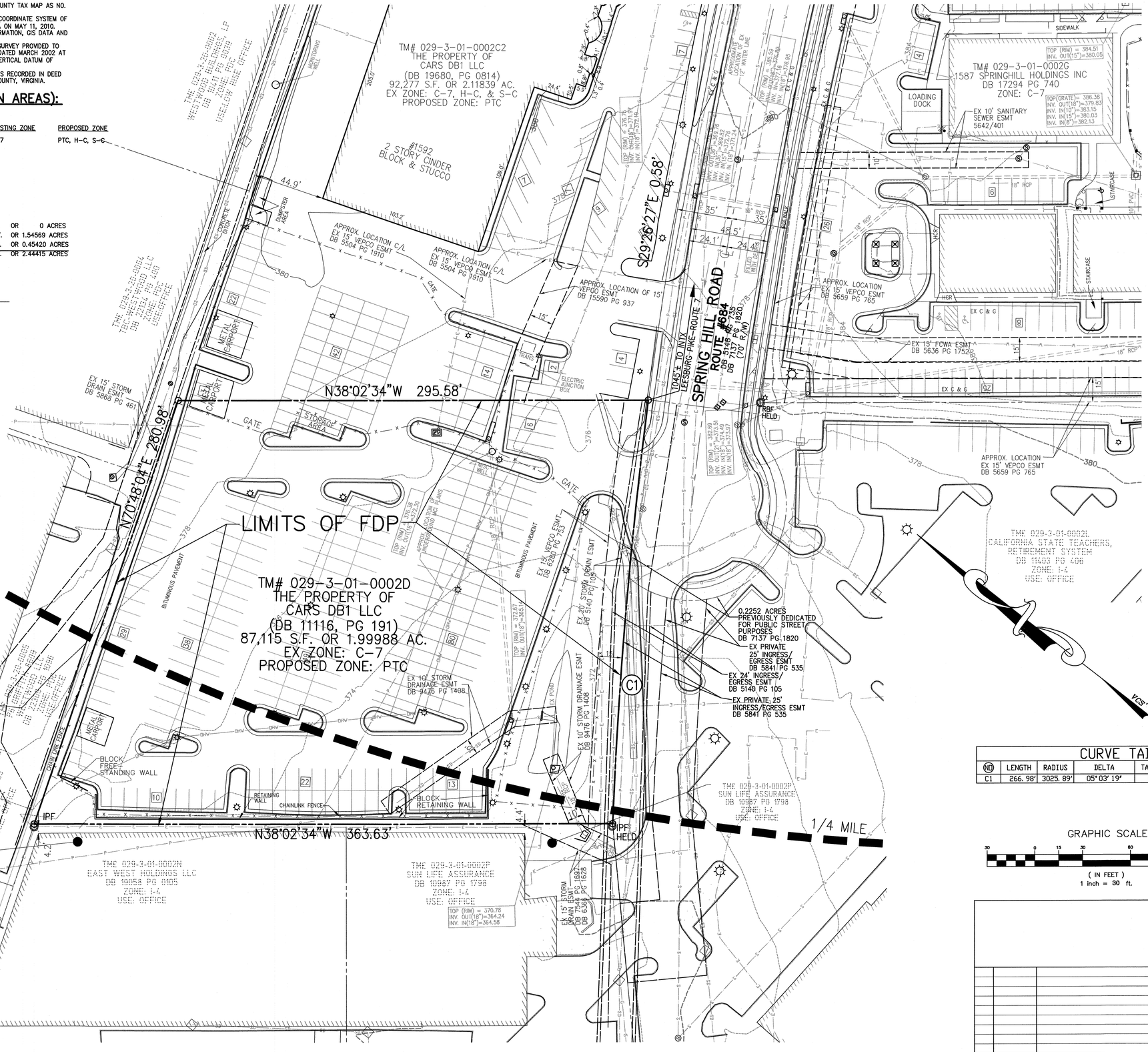
METRO DENSITY RING TABULATION:

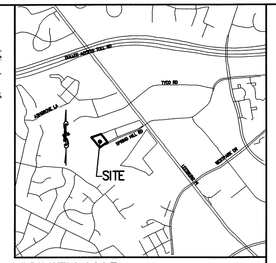
RZ 2011-HM-012 (LAND BAY WEST)	AREA		
PROPERTY AREA WITHIN 1/8 MILE RADIUS	0 SQ. FT.	OR	0 ACRES
PROPERTY AREA BETWEEN 1/4 & 1/8 MILE RADIUS	67,330 SQ. FT.	OR	1.54569 ACRES
PROPERTY AREA BEYOND 1/4 MILE RADIUS	19,785 SQ. FT.	OR	0.45420 ACRES
LAND BAY WEST SUBTOTAL	106,487 SQ. FT.	OR	2.44415 ACRES

LEGEND

BUILDING LINE
CABLE TELEVISION CONDUIT
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELECOM CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT
EXISTING 2-FT CONTOUR
EXISITING 10-FT CONTOUR

CONC. ..... CONCRETE
C&G ..... CURB AND GUTTER
BLDG. ..... BUILDING
STY. ..... STORY
TRV ..... ELECTRICAL TRANSFORMER
ASPH. ..... ASPHALT
ESMT. ..... EASEMENT
RCP ..... REINFORCED CONCRETE PIPE
CMP ..... CORRUGATED METAL PIPE
BRL ..... BUILDING RESTRICTION LINE
R/W ..... RIGHT-OF-WAY
(R) ..... RECORD INFORMATION
H.C. .....HANDICAP RAMP
DH .....DRILL HOLE
IPF .....IRON PIPE FOUND
APROX.....APPROXIMATE
LOC .....LOCATION
STM .....STORM
HDPE .....HIGH DENSITY POLYETHYLENE
SHC .....SEWER HOUSE CONNECTION
DS .....DOWN SPOUT
CLEANOUT
STORM DRAIN MANHOLE
ELECTRICAL JUNCTION BOX
ELECTRICAL MANHOLE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS MANHOLE
GUY POLE
GAS VALVE
LIGHT POLE
PHONE PEDESTAL
PHONE MANHOLE
UTILITY POLE
CABLE TV UTILITY BOX
SANITARY MANHOLE
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
TREE
CABLE TELEVISION PEDESTAL
UNKNOWN UTILITY MANHOLE
WATER METER
WATER MANHOLE
CURB INLET
WATER VALVE
BOLLARD
SIGN POST
WOOD POST
INLETS
PK NAIL FOUND
VERIZON UTILITY BOX





VICINITY MAP SCALE: 1"= 2000'

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	266.98'	3025.89'	05°03'19"	133.58'	S56°48'42"W	266.88'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
11/7/2016
FRANKLIN E. JENKINS
Lic. No. 2062
LAND SURVEYOR

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

S# 804

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

DOMINION SQUARE
FINAL DEVELOPMENT PLAN
WEST LANDBAY
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

VIKA REVISIONS

NOVEMBER 7, 2016
SEPTEMBER 23, 2016
DATE: SEPTEMBER 16, 2016

DES.	DWN.
FEJ	LMG

SCALE: 1"=30'

PROJECT/FILE NO.
VV7096G

SHEET NO.
C-3

FILE:P:\projects\7096\7096G(WEST)\CADD - PLSURVEYS - TO BE MOVED & LOCKED!\BASE DRAWINGS\7096G (WEST) FDP.dwg USER:Jenkins DATE:Nov, 07 2016 TIME: 08:16 am

NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS NO. 029-3-01-0002D AND 029-3-01-0002C2 AND ARE ZONED C-7.
2. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) AND IS BASED ON A GPS SURVEY PERFORMED BY VIKA ON MAY 11, 2010.
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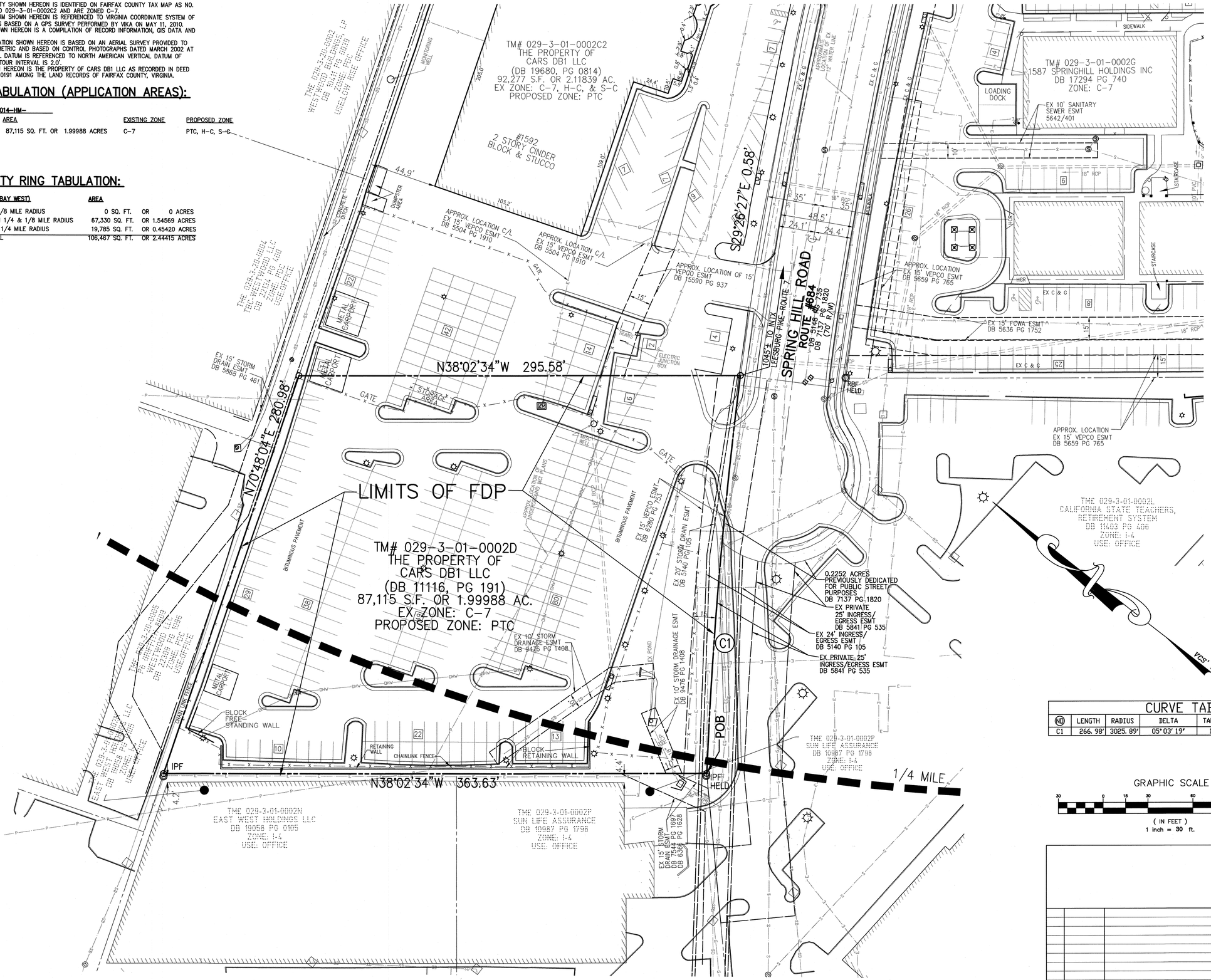
PROPERTY TABULATION (APPLICATION AREAS):

RZ 2011-HM-012 / SE 2014-HM-

WEST	AREA	EXISTING ZONE	PROPOSED ZONE
• PARCEL 2D	87,115 SQ. FT. OR 1.99988 ACRES	C-7	PTC, H-C, S-C

METRO DENSITY RING TABULATION:

RZ 2011-HM-012 (LAND BAY WEST)	AREA		
PROPERTY AREA WITHIN 1/8 MILE RADIUS	0 SQ. FT.	OR	0 ACRES
PROPERTY AREA BETWEEN 1/4 & 1/8 MILE RADIUS	67,330 SQ. FT.	OR	1.54569 ACRES
PROPERTY AREA BEYOND 1/4 MILE RADIUS	19,785 SQ. FT.	OR	0.45420 ACRES
LAND BAY WEST SUBTOTAL	106,487 SQ. FT.	OR	2.44415 ACRES



CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	266.98'	3025.89'	05°03'19"	133.58'	S56°48'42"W	266.88'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

COMMONWEALTH OF VIRGINIA
11/7/2016
FRANKLIN E. JENKINS
Lic. No. 2061
LAND SURVEYOR

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102
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W W W . V I K A . C O M

DOMINION SQUARE

FINAL DEVELOPMENT PLAN
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

CERTIFIED PLAT

VIKA REVISIONS

NOVEMBER 7, 2016
SEPTEMBER 23, 2016
DATE: SEPTEMBER 16, 2016

DES.	DWN.
FEJ	LMG

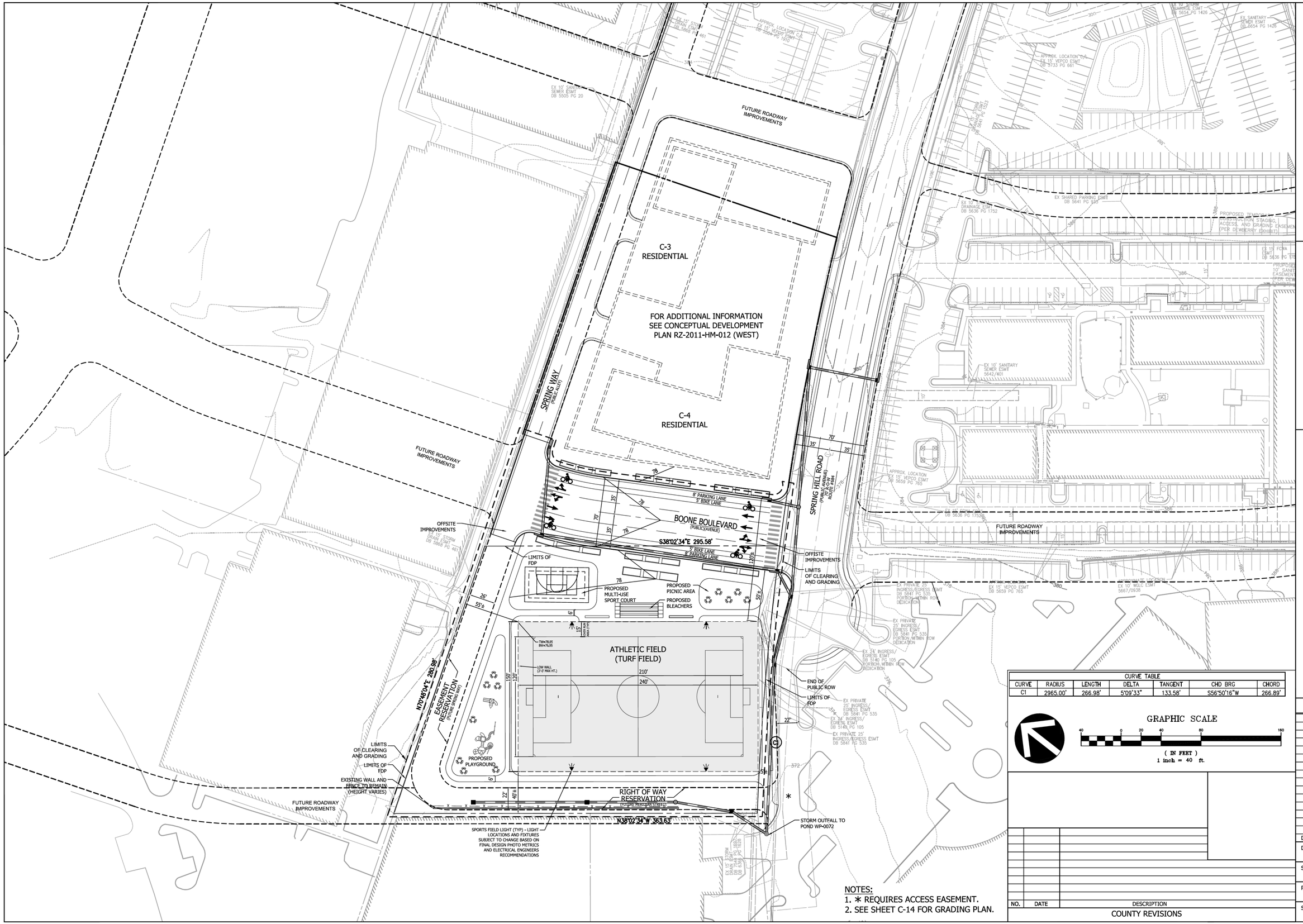
SCALE: 1"=30'

PROJECT/FILE NO.
VV7096G

SHEET NO.
C-4

S# 804

FILE:P:\projects\7096\7096G(WEST)\CADD - P\SURVEYS - TO BE MOVED & LOCKED\BASE DRAWINGS\7096G (WEST) FDP.dwg USER:Jenkins DATE:Nov, 07 2016 TIME: 08:16 am



NOTES:
1. * REQUIRES ACCESS EASEMENT.
2. SEE SHEET C-14 FOR GRADING PLAN.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHD BRG	CHORD
C1	2965.00'	266.98'	5°09'33"	133.58'	S56°50'16"W	266.89'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

VIKA REVISIONS

NOVEMBER 7 , 2016
SEPTEMBER 23, 2016
DATE: SEPTEMBER 16, 2016

DES. ARC | DWN. NDR

SCALE: 1" = 40'

PROJECT/FILE NO. VV7096G

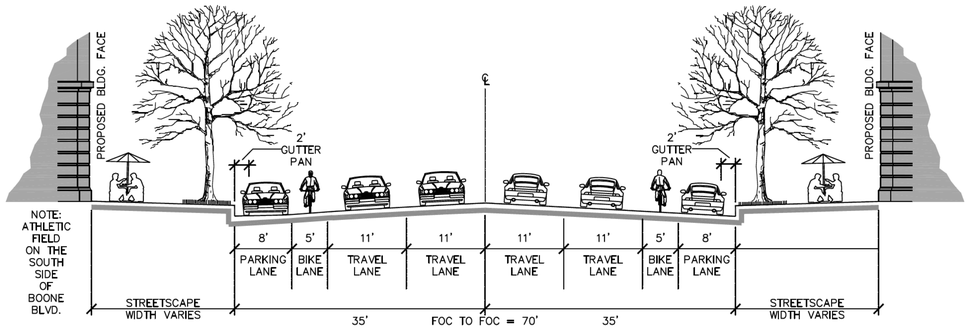
SHEET NO. C-5

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

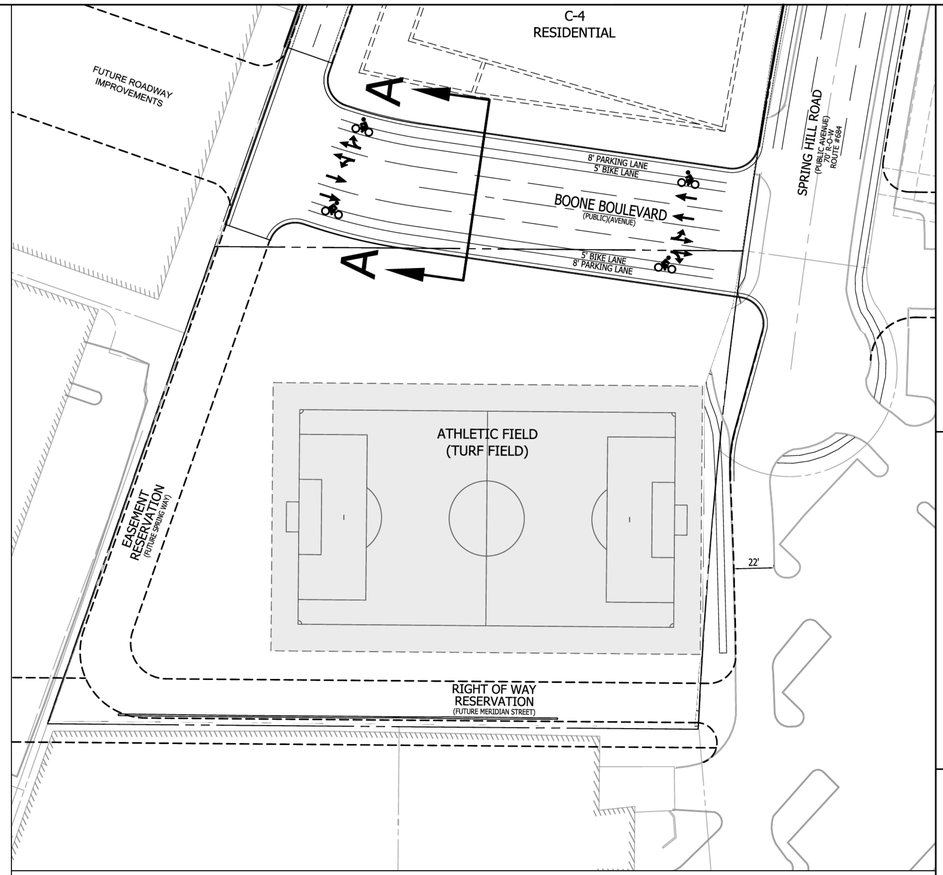
DOMINION SQUARE
FINAL DEVELOPMENT PLAN
WEST LANDBAY
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN

FILE: P:\projects\V7096\V7096G(WEST)\CADD – P\PLANNING\PLANNING DRAWINGS\FDP\V7096G_FDP.dwg USER: Crossett DATE: Nov, 07 2016 TIME: 07:59 am



AVENUE
BOONE BOULEVARD
SECTION A - A



KEY MAP

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

VIKA REVISIONS

NOVEMBER 7 , 2016
SEPTEMBER 23, 2016
DATE: SEPTEMBER 16, 2016

DES. ARC | DWN. NDR

SCALE: AS NOTED

PROJECT/FILE NO. VV7096G

SHEET NO. C-6

VIKA
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VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
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DOMINION SQUARE
FINAL DEVELOPMENT PLAN
WEST LANDBAY
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

STREET SECTIONS

FILE: P:\projects\7096\7096G(WEST)\CADD - P\PLANNING\PLANNING DRAWINGS\FDP\7096G_SECTIONS.dwg USER:Crossett DATE:Nov, 07 2016 TIME: 08:20 am

SWM NARRATIVE

EXISTING CONDITIONS:
THE 2.44 ACRE APPLICATION AREA CURRENTLY CONSISTS OF AN EXISTING PARKING LOT. IN THE CURRENT CONDITION, THE SUBJECT FDP AREA GENERALLY DRAINS TO THE SOUTHEAST AND INTO AN EXISTING ON-SITE DRY POND. FROM HERE THE RUNOFF IS PIPED TO EXISTING OFF-SITE POND (WP0072), WHICH PROVIDES 2-YEAR AND 10-YEAR DETENTION IN THE EXISTING CONDITION. AS SHOWN IN THE FOLLOWING STORMWATER COMPUTATIONS THE PROVIDED FACILITIES WILL REDUCE THE RUNOFF VOLUME AND RELEASE RATES, THUS REDUCING THE IMPACT ON WP0072. FROM THIS POND, WATER IS PIPED INTO OLD COURTHOUSE SPRING BRANCH. SEE SHEET C-10 FOR ADEQUATE OUTFALL DESCRIPTION AND MAP.

PROPOSED CONDITIONS:
THIS APPLICATION PROPOSES A BALL FIELD WITH A PORTION OF BOONE BOULEVARD EAST OF THE FIELD. THE WATER QUALITY AND QUANTITY REQUIREMENTS FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED THROUGH THE USE OF A PERMEABLE PAVEMENT SUB-STRUCTURE UNDER THE SYNTHETIC ATHLETIC FIELD AND BIO-RETENTION TREE PITS, AS DEPICTED ON SHEET C-7. AS NEEDED, THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY DPWES AND IS SUBSTANTIAL CONFORMANCE WITH THE CDP.

TYSONS 1" RETENTION REQUIREMENTS:
PER THE STORMWATER MANAGEMENT REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN NEW OR REDEVELOPMENTS SHALL IMPLEMENT STORMWATER PRACTICES TO RETAIN AND/OR REUSE THE FIRST INCH OF ON-SITE RAINFALL. THIS FDP APPLICATION IS FOR AN INTERIM ATHLETIC FIELD WITH NO INCREASE IN INTENSITY OR DENSITY. THE 1" TYSONS RETENTION REQUIREMENTS SHALL BE MET AT THE TIME FINAL SITE PLAN FOR THE ULTIMATE BUILDOUT IN ACCORDANCE WITH THE ASSOCIATED DOMINION SQUARE CDP (RZ-2011-HM-012).

QUANTITY REQUIREMENTS:
THE STORMWATER MANAGEMENT CONTROLS FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED THROUGH THE USE OF A PERMEABLE PAVEMENT SECTION TO SHAVE THE PEAK RELEASE RATE FOR THE GIVEN POST DEVELOPED STORM EVENT IN ADDITION TO CONVENTIONAL STORMWATER MANAGEMENT SYSTEMS. THIS STORMWATER PROGRAM WILL BE EVALUATED FOR THREE DISTINCT CRITERIA. THESE CRITERIA INCLUDE AN EVALUATION FOR COMPLIANCE WITH LEED, THE STATE VRRM REQUIREMENTS, AS WELL AS THE DETENTION REQUIREMENTS OF THE PFM. IN ORDER TO DESCRIBE THE DETAILS OF THE PROPOSED SWM/LID ELEMENTS, WE HAVE BROKEN OUR COMPUTATIONS DOWN INTO THREE PARTS.

PART I: VRRM REQUIREMENTS/ BMP REQUIREMENTS
SEE VRRM SUMMARY SPREADSHEET ON THIS SHEET.

PART II: LEED
THE FIRST TARGET FOR STORMWATER MANAGEMENT DESIGN WILL BE TO MEET CURRENT LEED CREDIT 6.1 AND 6.2 REQUIREMENTS. THE PROPERTY THAT IS THE SUBJECT OF THIS REDEVELOPMENT PLAN IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION. LEED CREDIT 6.1 REQUIRES THE PROPOSED VOLUME RUNOFF TO BE REDUCED TO 75% OF THE EXISTING VOLUME RUNOFF FOR THE SITE. SEE THIS SHEET FOR NARRATIVE DETAILING COMPLIANCE WITH LEED CREDIT 6.1. LEED CREDIT 6.2 WILL BE ACHIEVED BY THE TOTAL SUSPENDED SOLIDS TREATMENT PROVIDED BY THE RUNOFF REDUCTION BMP PRACTICES ON SITE.

PART III: PFM COMPLIANCE
ADDITIONALLY, PER THE FAIRFAX COUNTY STANDARD REQUIREMENT, THE PEAK RELEASE RATE FOR THE POST DEVELOPED 2-YR AND 10-YR DESIGN STORMS WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE EXISTING CONDITION PEAK RELEASE RATE FOR THE ENTIRE SITE AREA. SEE CALCULATIONS ON SHEET C-9. IT SHOULD BE NOTED THAT THE APPLICATION AREA DRAINS TO AN EXISTING ON-SITE DRY POND, WHICH IS TO BE REMOVED WITH THE SUBJECT PLAN. TO RECOGNIZE THE FACT THAT THE PEAK REDUCTION IN THIS EXISTING POND WILL BE LOST UPON ITS REMOVAL, THE PRE-DEVELOPED TARGET PEAKS IN THIS PLAN HAVE CONSIDERED THE AREA DRAINING TO THIS POND TO BE GRASS IN FAIR CONDITION.

PART I: VRRM/BMP COMPLIANCE

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

BMP Design Specifications List: **2013 Draft Stds & Specs**

Site Summary

Total Rainfall (in):	43
Total Disturbed Acreage:	2.44

Site Land Cover Summary

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.45	0.45	18
Impervious Cover (acres)	0.00	0.00	0.00	1.99	1.99	82
					2.44	100

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.51	0.51	21
Impervious Cover (acres)	0.00	0.00	0.00	1.93	1.93	79
					2.44	100

Site Tv and Land Cover Nutrient Loads

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post-ReDevelopment	Post-Development (New Impervious)	Adjusted Pre-ReDevelopment
Site Rv	0.80	0.80	--	0.82
Treatment Volume (ft^3)	7,118	7,118	--	7,271
TP Load (lb/yr)	4.47	4.47	--	4.57

Pre-ReDevelopment TP Load per acre (lb/acre/yr)	Final Post-Development TP Load per acre (lb/acre/yr)	Post-ReDevelopment TP Load per acre (lb/acre/yr)
1.87	**1.83**	**1.83**

Total TP Load Reduction Required (lb/yr)	**0.82**
0.82	0

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre-ReDevelopment
TN Load (lb/yr)	32.00	32.68

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%

Total Runoff Volume Reduction (ft^3)	1,739
Total TP Load Reduction Achieved (lb/yr)	1.44
Total TN Load Reduction Achieved (lb/yr)	10.80
Remaining Post Development TP Load (lb/yr)	3.03
Remaining TP Load Reduction (lb/yr) Required	**0.00**

**** TARGET TP REDUCTION EXCEEDED BY 0.63 LB/YEAR ****

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.51	0.00	0.00	0.00	0.00	0.51
Impervious Cover (acres)	1.93	0.00	0.00	0.00	0.00	1.93
Total Area (acres)	**2.44**	**0.00**	**0.00**	**0.00**	**0.00**	**2.44**

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	1.44	0.00	0.00	0.00	0.00	1.44
TN Load Reduced (lb/yr)	10.80	0.00	0.00	0.00	0.00	10.80

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.51	0.51	21
Impervious Cover (acres)	0.00	0.00	0.00	1.93	1.93	79
					2.44	

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft^3)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatmer to be Employed
3.a. Permeable Pavement #1 (Spec #7)		**0.8264462281**	**2,850.00**	**0.00**	**1.79**	**1.05**	**0.74**	
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)		**0.330899908**	**1,141.11**	**0.00**	**0.72**	**0.39**	**0.32**	

Total Impervious Cover Treated (acres)	1.16
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved in D.A. (lb/yr)	1.44
Total TN Load Reduction Achieved in D.A. (lb/yr)	10.80

Runoff Volume and CN Calculations

	1-year storm	2-year storm	10-year storm
Target Rainfall Event (in)	2.62	3.17	4.87

Drainage Areas	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN		94	0	0	0	0
RR (ft^3)		1,739	0	0	0	0
1-year return period	RV wo RR (ws-in)	1.98	0.00	0.00	0.00	0.00
	RV w RR (ws-in)	1.79	0.00	0.00	0.00	0.00
	CN adjusted	92	0	0	0	0
2-year return period	RV wo RR (ws-in)	2.51	0.00	0.00	0.00	0.00
	RV w RR (ws-in)	2.32	0.00	0.00	0.00	0.00
	CN adjusted	92	0	0	0	0
10-year return period	RV wo RR (ws-in)	4.18	0.00	0.00	0.00	0.00
	RV w RR (ws-in)	3.98	0.00	0.00	0.00	0.00
	CN adjusted	92	0	0	0	0

NOTE:

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

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

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

PART II: LEED 6.1 AND 6.2 COMPLIANCE

LEED 6.1 – VOLUME REDUCTION

EX. CONDITIONS 2–YEAR RUNOFF DEPTH

KMO
DOMINION SQUARE FDP
PREDEVELOPED
Fairfax NOAA_C County, Virginia

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
EX. CONDIT	Open space; grass cover 50% to 75% (fair)	D	.45	84
	Paved parking lots, roofs, driveways	D	1.99	98
	Total Area / Weighted Curve Number		2.44	95

STORM 2-Yr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EX. CONDIT	0.004		2.587		11.92	9.24	2425.24

2-YEAR 24 HOUR STORM EX. CONDITION RUNOFF DEPTH

PR. CONDITIONS 2–YEAR RUNOFF DEPTH

KMO
DOMINION SQUARE FDP
POST DEVELOPED
Fairfax NOAA_C County, Virginia

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
PR. CONDIT	Open space; grass cover 50% to 75% (fair)	D	.51	84
	Paved parking lots, roofs, driveways	D	1.93	98
	Total Area / Weighted Curve Number		2.44	95

STORM 2-Yr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PR. CONDIT	0.004		2.587		11.92	9.24	2425.24

2-YEAR 24 HOUR STORM PR. CONDITION RUNOFF DEPTH

LEED BOUNDARY NOTE:
IT IS ASSUMED THE LEED BOUNDARY IS LIMITED TO THE PROPERTY LINE PLUS THE BOONE BOULEVARD IMPROVEMENTS, AS SHOWN ON C-7.TOTALING 2.44 ACRES. THE FINAL LEED BOUNDARY WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.

EXISTING DP-0174 NOTE:
THE EXISTING ON-SITE FACILITY (DP01474) TO BE REMOVED WITH THE SUBJECT APPLICATION, REDUCED THE EXISTING PEAK RELEASE RATE HOWEVER DID NOT REDUCE THE TOTAL RUNOFF VOLUME FROM THE SITE. THEREFORE; THE LEED 6.1 (VOLUME) COMPUTATIONS DO NOT TAKE INTO ACCOUNT THE EXISTING FACILITY. FOR THE PFM (PEAK FLOW) COMPUTATIONS THE ENTIRE APPLICATION AREA (2.44 ACRES) TREATED BY THIS FACILITY HAS BEEN TREATED AS A FOREST CONDITION.

TOTAL RUNOFF VOL. (EX. CONDITIONS)
2-YEAR STORM: 2.44 AC X 2.587 IN. X 1FT/12 IN.
X 43,560 SF/AC = 22,913.58 CFT

TOTAL RUNOFF VOL. (ALLOWABLE RELEASE)
THIS SITE IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITIONS; THEREFORE PER LEED, POST-DEVELOPMENT VOLUME FOR THE 2-YEAR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME.

22,913.58 SF X 0.75 = 17,185.18 CFT

TOTAL RUNOFF VOL. (PROPOSED CONDITIONS)
2-YEAR STORM: 2.44 AC X 2.587 IN. X 1FT/12 IN.
X 43,560 SF/AC = 22,913.58 CFT

RUNOFF REDUCTION PRACTICES (ON-SITE ONLY)
RETENTION VOLUME:
PAVERS (SEE SHEET C-9) = 7,200 CFT
TREE PITS (SEE SHEET C-9) = 990 CFT

TOTAL RETENTION VOLUME = 8,190 CFT

LEED PROVIDED RUNOFF REDUCTION VOLUME:
22,913.58 CFT - 8,100 CFT = 14,723.58 CFT

14,723.58 CFT (POST. DEV. VOL.) < 17,185.18 CFT (0.75 X PRE-DEV. VOL.)

THEREFORE, THIS SITE MEETS THE LEED REQUIREMENT OF REDUCING THE SITE RUNOFF TO 75% OF THE EXISTING CONDITION RUNOFF VOLUME FOR THE 2-YEAR STORM.

LEED 6.2 – TSS TREATMENT

LEED 2009 for New Construction and Major Renovations
SS CREDIT 6.2: STORMWATER DESIGN - QUALITY CONTROL
Project # 1000016458 The Ascent

All fields and uploads are required unless otherwise noted.

ALL OPTIONS

Complete the table below. List the TSS removal efficiencies for the Best Management Practices (BMPs) implemented on the project. The table will calculate the weighted TSS removal efficiency for each BMP based on the percentage of the site that the BMP treats where BMPs operate in a simple series. For more complex situations (such as two BMPs into one), either simplify the interactions to fit the table, or provide additional calculations in the Special Circumstances section of the form.

Table SSc6.2-1. TSS Removal Efficiency

BMP Type/Label	BMP Description and/or Location	In Series with BMP Above?	Percent Site Treated by BMP	TSS Removal Efficiency (%)	Source of TSS Removal Efficiency data	Weighted Average TSS Removal Efficiency (%)		
TREE-PITS	URBAN BIO	N/A	0.14	70	National or regional source	0.1	+	-
BMP #1	CDS	Yes	0.24	80	Manufacturer	0.11	+	-
BMP #2	CDS	No	0.12	80	Manufacturer	0.1	+	-
BMP#3	CDS	Yes	0.26	80	Manufacturer	0.13	+	-
FIELD PP	PERM. PAVERS	No	0.34	80	National or regional source	0.27	+	-
BMP#4	CDS	Yes	0.4	80	National or regional source	0.1	+	-
Total weighted average TSS removal efficiency (must be at least 80%)						0.81		

LEED CREDIT 6.2 COMPLIANCE NARRATIVE:
LEED CREDIT SS6.2 SHALL REQUIRE THIS SITE TO TREAT THE STORMWATER RUNOFF FROM 90% OF THE AVERAGE ANNUAL RAINFALL (1" FOR HUMID WATERSHEDS) WITH BMP(S) CAPABLE OF REMOVING 80% OF THE AVERAGE ANNUAL POST DEVELOPED SUSPENDED SOLIDS (TSS). AS CAN BE SEEN IN THE COMPUTATIONS ABOVE, THIS SITE SHALL COMPLY WITH THE LEED REQUIREMENT VIA THE PERMEABLE PAVEMENT PRACTICE AND THREE MANUFACTURED BMP DEVICES. IT IS ASSUMED THAT THE LEED BOUNDARY IS LIMITED TO THE PROPERTY LINE OF THE APPLICATION AREA. THE FINAL LEED BOUNDARY WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN

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ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
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DOMINION SQUARE
FINAL DEVELOPMENT PLAN
WEST LANDBAY
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS

VIKA REVISIONS

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

NOVEMBER 7 , 2016
SEPTEMBER 23, 2016
DATE: SEPTEMBER 16, 2016
DES. ARC | DWN. NDR
SCALE: NA
PROJECT/FILE NO. VV7096G
SHEET NO. C-8

FILE:P:\projects\7096\7096G(WEST)\CADD – P\PLANNING\PLANNING DRAWINGS\FDP\7096G_FDP SWM.dwg USER:Crossett DATE:Nov. 07 2016 TIME: 08:26 am

PART III: PFM DETENTION REQUIREMENTS

EXISTING DP-0174 NOTE:
THE EXISTING ON-SITE FACILITY (DP01474) TO BE REMOVED WITH THE SUBJECT APPLICATION, REDUCED THE EXISTING PEAK RELEASE RATE . THEREFORE; FOR THE PFM (PEAK FLOW) COMPUTATIONS THE ENTIRE APPLICATION AREA (2.44 ACRES) TREATED BY THIS FACILITY HAS BEEN TREATED AS A FOREST CONDITION.

EX. CONDITIONS PEAK FLOW COMPUTATIONS

KMO

DOMINION SQUARE FDP
PREDEVELOPED
Fairfax NOAA_C County, Virginia

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 2-Yr (cfs) (hr)	10-Yr (cfs) (hr)
SUBAREAS		
EX. CONDIT	5.15 11.94	10.44 11.93
REACHES		
OUTLET	5.15	10.44

PRE-DEVELOPED PEAK FLOW COMPUTATIONS

PFM ALLOWABLE RELEASE RATE:
PER COUNTY CODE 124-4-4(D), POST-DEVELOPED RELEASED RATE FOR THE 2 YEAR AND 10 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE.

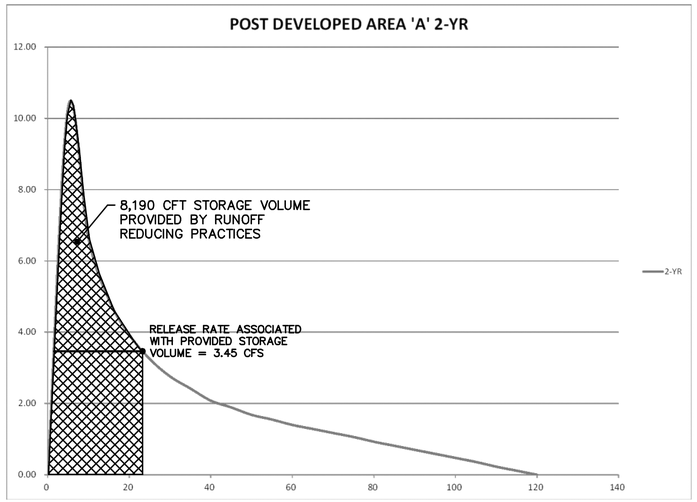
Q(2-PRE) = 5.15 CFS
Q(10-PRE) = 10.44 CFS

PR. CONDITIONS PEAK FLOW COMPUTATIONS

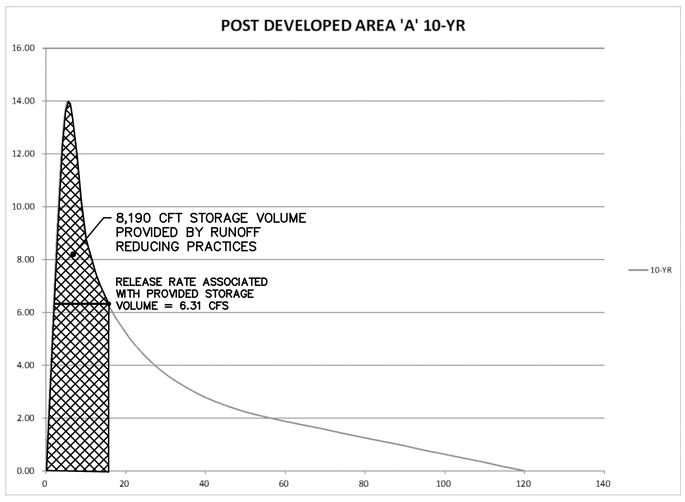
PROPOSED CONDITIONS PEAK FLOW COMPUTATIONS:
THE TOTAL STORAGE VOLUME PROVIDED IS EQUAL TO THE SUM OF THE STORAGE PROVIDED BY THE RUNOFF REDUCING PRACTICES (PERMEABLE PAVEMENT AND TREE PITS).

TOTAL STORAGE VOLUME = 8,190 CF

PFM 2YR DETENTION COMPLIANCE



PFM 10YR DETENTION COMPLIANCE



AS SHOWN IN THE HYDROGRAPHS PROVIDED ABOVE, THE POST-DEVELOPED PEAK RELEASE RATES FOR THE 2-YEAR AND 10-YEAR STORM EVENTS ARE BELOW THE ALLOWABLE RELEASE RATES.

PROVIDED RELEASE RATE
Q(2-POST) = 3.45 CFS
Q(10-POST) = 6.31 CFS

DOMINION SQUARE FDP - Permeable Paver Sizing chart - Level I PP

Permeable Paver Number	Level	Storm Depth (in.)	DA To Pavers (SFT)	SURFACE AREA PROV'D (SF)	Rv	Tv REQ'D (CFT)	P (ft)	*i* (in/hr)	V_r unitless	d_p (ft)	$d_{p\text{-req.}}$ (ft)	Tv PROV'D (CFT)
PROP SYNTHETIC FIELD	1	1	0.00	36000.00	0.95	2850	0.083	0	0.4	0.50	0.21	7200
Total			**0.00**	**36000.00**		**2850.00**						**7200**

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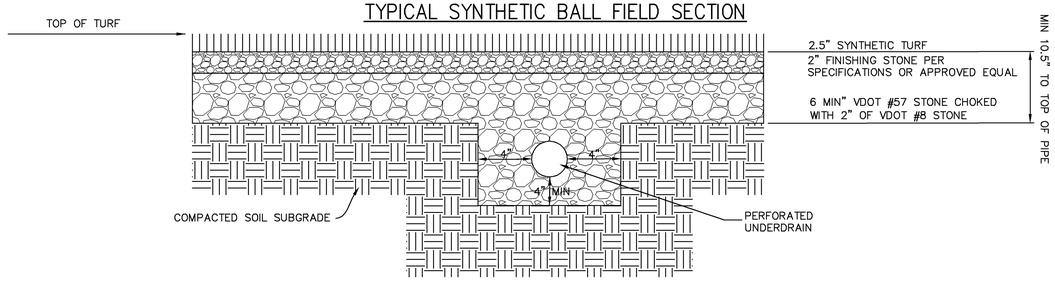
Note: Sizing based on DCR Spec #7 Level 1
Tv(RED'Q)=1"*Rv*DA/12
Tv(PROV'D)=Surface Area*d_p

TYPICAL SYNTHETIC BALL FIELD SECTION



TREE-PIT SIZING AND DETAIL

Tyson's Corner Tree Pit Sizing chart (CDP) - ONSITE

TREE PIT NUMBER	DA TO TREE PIT (SQ. FT.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
TREE PITS	14414	571	0.70	841	600	3	4	1	1	0.25	0.4	**990**
TOTALS =	**14414**	**571**		**841**	**600**							**990**

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

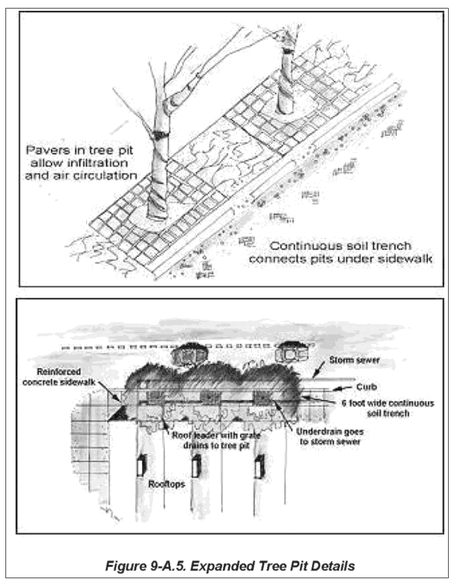

Figure 9-A.5. Expanded Tree Pit Details

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

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VIKA VIRGINIA LLC
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DOMINION SQUARE
FINAL DEVELOPMENT PLAN
WEST LANDBAY
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS AND DETAILS

VIKA REVISIONS

NOVEMBER 7 , 2016	
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PROJECT/FILE NO. VV7096G	
SHEET NO. C-9	

FILE:P:\projects\7096\7096G(WEST)\CADD - P\PLANNING\PLANNING DRAWINGS\FDP\7096G_FDP SWM.dwg USER:oconnor DATE:Nov. 03 2016 TIME: 11:34 am

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. 8-011 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 O)
FDP P Districts (Sect. 16-502 1A (6) & (17))	Amendments (Sect. 18-202 10F & 10I)

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

☐ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) C-12.
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.

☐ 3. Provide:

Facility Name/ Type & No. (e.g. dry pond, infiltration trench, underground vault, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
SEE SHEET C-12	SEE SHEET C-12	SEE SHEET C-12	SEE SHEET C-12	SEE SHEET C-12	SEE SHEET C-16	N/A
Totals:						

☐ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) C-6 TO C-11 & C-12. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A.

☐ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) C-12.
Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.)

☐ 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) L-5.0

☐ 7. 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) C-13 & C-14, C-12.

☐ 8. 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) C-19. If the outfall is proposed to be improved off-site it should be specifically noted.

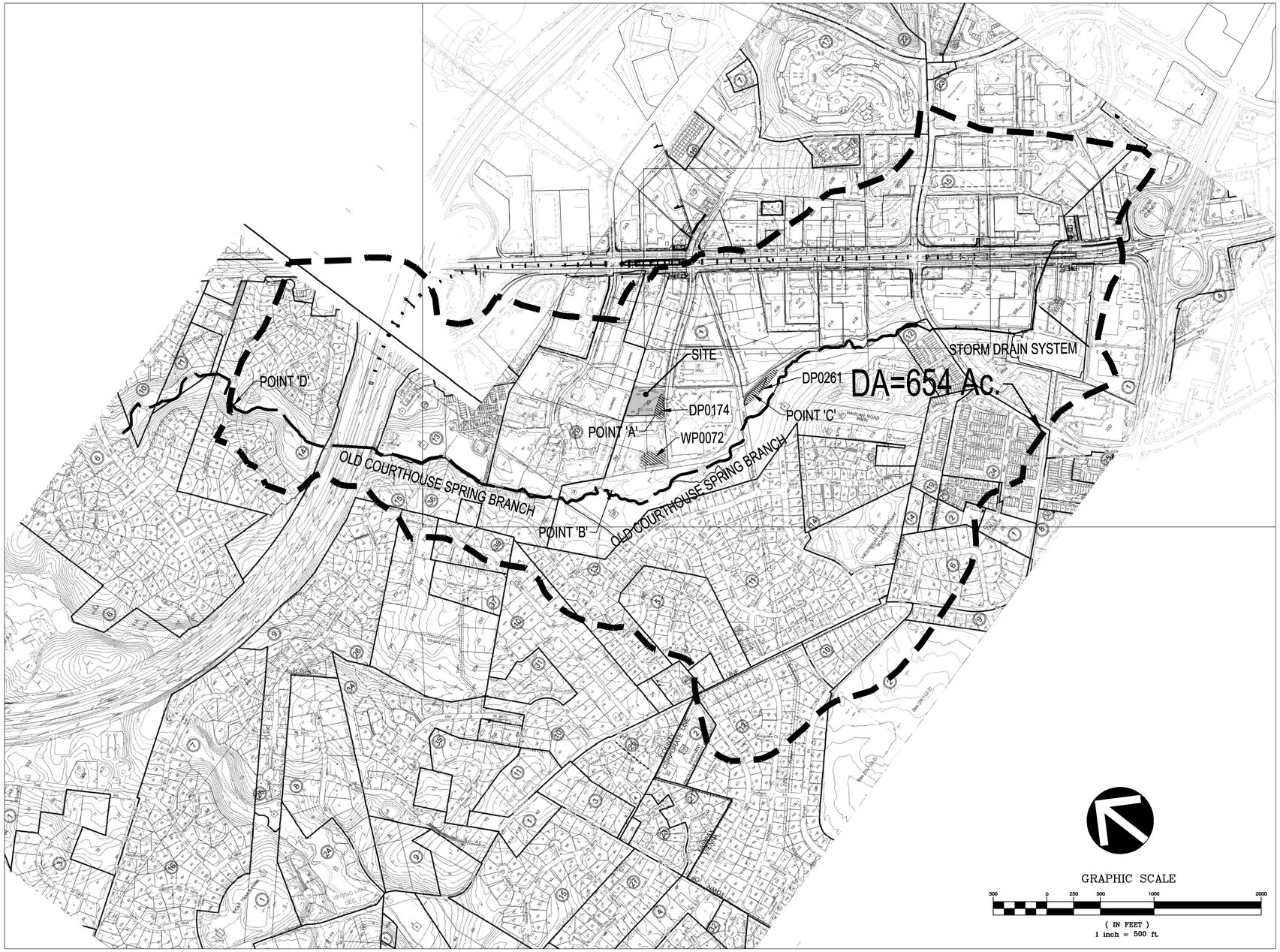
☐ 9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) C-19 (GRANDFATHERED SITE)

☐ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) C-6 TO C-11.

☐ 11. A submission waiver is required for _____

☐ 12. Stormwater management is not required because _____

Revised: 8/4/2015



OUTFALL DESCRIPTIONS

THIS WATERSHED MAP INCLUDES THE FDP SITE AREA PLUS CONTRIBUTING SUB-SHEDS AS SHOWN ON THIS PLAN. THE ADEQUACY OF OUTFALL FOR THIS FDP IS BASED UPON THE PREMISE THAT AN ADEQUATE OUTFALL IS IN PLACE OR WILL BE IN PLACE AT THE TIME OF FINAL SITE PLAN. THE OUTFALL FROM THE SUBJECT APPLICATION AREA IS THROUGH AN EXISTING DRY POND (DP0174). ULTIMATELY ALL RUNOFF FROM THIS LAND BAY ENTERS AN EXISTING CLOSED CONDUIT SYSTEM, WHICH CONVEYS RUNOFF IN A SOUTHERLY DIRECTION THROUGH THE ADJACENT SITE, DISCHARGING INTO EXISTING POND WP0072. FROM THIS FACILITY FLOW WILL DISCHARGE INTO OLD COURTHOUSE SPRING BRANCH (POINTS 'A' TO 'B'). OLD COURTHOUSE SPRING BRANCH FLOWS IN A WESTERLY DIRECTION, SUCH THAT FLOW FROM DP0261 (POINT 'C') WILL COMBINE WITH FLOW AT POINT 'B'. THIS OPEN CHANNEL (OLD COURTHOUSE SPRING BRANCH) CONVEYS FLOW TO THE TO THE WEST UNDER THE DULLES TOLL ROAD (RT. 267). THE STUDY AREA INDICATED ON THIS SHEET (POINT 'D') IS APPROXIMATELY 654 AC., WHICH IS GREATER THAN ONE SQUARE MILE (640 AC.) – THEREFORE MEETING THE EXTENT REQUIRED IN THE ZONING ORDINANCE.

A PRELIMINARY REVIEW WOULD INDICATE THAT THE EXISTING CLOSED CONDUIT SYSTEMS ADEQUATELY CONVEY THE FLOWS FROM THEIR CONTRIBUTING AREAS – INCLUDING THE SUBJECT SITE. THE EXISTING NATURAL CHANNEL APPEARS TO POSSESS SUFFICIENT CAPACITY FOR CONVEYANCE OF THE FLOWS EXPERIENCED BY THE CHANNEL. A VISUAL INSPECTION OF THE CHANNEL INDICATES EROSION HAS OCCURRED IN THE CHANNEL PREVIOUSLY. AN INITIAL REVIEW OF THE ANTICIPATED VELOCITIES OF FLOW IN THE CHANNEL INDICATES THAT PRESENT VELOCITIES MAY OR MAY NOT BE EROSIVE – THAT PAST EROSION MAY HAVE BROUGHT THE CHANNEL TO ITS CURRENT CONDITION. AT FINAL SITE PLAN A DETAILED ANALYSIS WILL VERIFY THE ADEQUACY OF THE CHANNEL, WITH ON-SITE SWM CONTROLS PROVIDED TO ADDRESS ANY INADEQUATE AREAS.

LEGEND:

DENOTES SITE AREA

SUB AREA DRAINAGE LINE

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

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VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
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DOMINION SQUARE
FINAL DEVELOPMENT PLAN
WEST LANDBAY
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL DESCRIPTION

VIKA REVISIONS

NOVEMBER 7, 2016
SEPTEMBER 23, 2016
DATE: SEPTEMBER 16, 2016

DES.	DWN.
ARC	NDR

SCALE: 1"=500'

PROJECT/FILE NO. VV7096G

SHEET NO. C-10

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RESIDENTIAL

FUTURE ROADWAY IMPROVEMENTS

8' PARKING LANE
5' BIKE LANE

BOONE BOULEVARD
(PUBLIC AVENUE)

5' BIKE LANE
8' PARKING LANE

SPRING HILL ROAD
(PUBLIC AVENUE)

ATHLETIC FIELD
(TURF FIELD)

ROADWAY RESERVATION

ROADWAY RESERVATION

ROADWAY RESERVATION

LEGEND

AVENUE

INTERIM DRIVE AISLE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

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DOMINION SQUARE

FINAL DEVELOPMENT PLAN
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

TRAFFIC CIRCULATION PLAN

VIKA REVISIONS

NOVEMBER 7 , 2016
SEPTEMBER 23, 2016
DATE: SEPTEMBER 16, 2016

DES.	DWN.
ARC	NDR

SCALE: 1" = 20'

PROJECT/FILE NO. VV7096G

SHEET NO. C-11

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LEESBURG PIKE–ROUTE 7

METRO

1/8 MILE

1/4 MILE

1/2 MILE

NOT INCLUDED IN APPLICATION

C-3
RESIDENTIAL

FOR ADDITIONAL INFORMATION
SEE CONCEPTUAL DEVELOPMENT
PLAN RZ-2011-HM-012 (WEST)

C-4
RESIDENTIAL

ROONE BOULEVARD

ATHLETIC FIELD
(TURF FIELD)

FUTURE ROADWAY IMPROVEMENTS

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

VIKA REVISIONS

NOVEMBER 7 , 2016
SEPTEMBER 23, 2016
DATE: SEPTEMBER 16, 2016

DES.	DWN.
ARC	NDR

SCALE: 1" = 100'

PROJECT/FILE NO. VV7096G

SHEET NO. C-12

METRO CONTEXT PLAN

DOMINION SQUARE
FINAL DEVELOPMENT PLAN
WEST LANDBAY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

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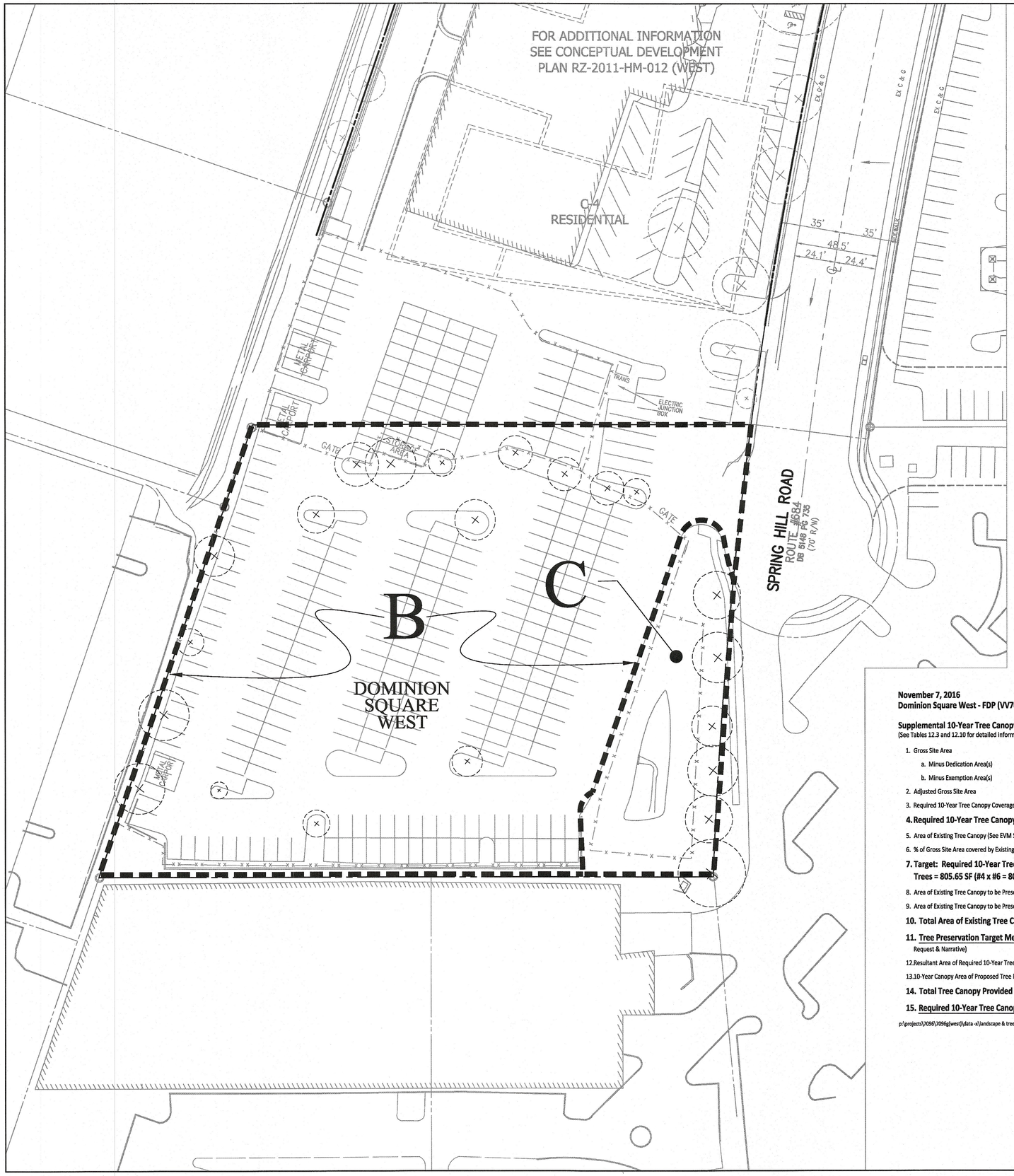
FILE: P:\projects\7096\7096G(WEST)\CADD - PV\PLANNING\PLANNING DRAWINGS\FDP\7096G_METRO CONTEXT PLAN.dwg USER:Crossett DATE:Nov, 04 2016 TIME: 04:34 pm



EXISTING VEGETATION TABLE – DOMINION SQUARE WEST – FDP

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"B"	DEVELOPED/ MAINTAINED	EARLY SUCCESSIONAL WITH SUB-CLIMAX	93,655 SF (2.150 AC)	FAIR	SEE COVER TYPE TABLE	PARKING AND SITE LANDSCAPING AS PART OF THE SITE DEVELOPMENT AND PARKING COMPOUND.
"C"	DEVELOPED/ MAINTAINED	N/A	12,803 SF (0.294 AC)	FAIR	SEE COVER TYPE TABLE	THIS AREA HAS BEEN DEVELOPED AS A SWM FACILITY WHICH IS ASSOCIATED THE SITE AUTO RETAIL DEVELOPMENT.
TOTAL AREA	–	–	87,115 SF (1.999 AC)	–	–	–

DOMINION SQUARE WEST – FDP VEGETATION COVER TYPES

Acer carpinifolium – Hornbeam Maple
Acer rubrum– Red Maple
Ilex opaca – American Holly
Lagerstroemia indica – Crapemyrtle
Liquidambar styraciflua – Sweetgum
Morus alba – White Mulberry
Populus deltoides – Eastern Cottonwood
Pyrus calleryana – Callery Pear
Quercus palustris – Pin Oak
Quercus phellos – Willow Oak
Tilia – Linden

DOMINION SQUARE WEST – FDP EVM NARRATIVE

AREA "B": THIS PORTION OF THE DOMINION WEST SITE IS DEVELOPED AS PARKING COMPOUND FOR AUTOMOBILE STORAGE AND THE PARKING OF THE RETAIL PORTION OF THE SITE. THE ON-SITE EXISTING VEGETATION APPEARS TO HAVE BEEN INSTALLED WITH THE DEVELOPMENT OF THE SITE. THE SITE LANDSCAPING IS MAINTAINED THOUGH THE LEVEL MAINTENANCE DOES NOT SHOW CONSISTENCY. THE LEVELS OF VEGETATION MATURITY VARIES FROM NEW PLANTING TO SUB-CLIMAX / SUB-MATURITY. TRUNK CALIPER VARIES FROM 3.5" TO 18". THE ON-SITE VEGETATION IS HARDWOOD. THIS VEGETATION SHOWS AVERAGE HEALTH FOR FOR THE AGE AND LEVEL OF MAINTENANCE. THE VEGETATION IN AREA "B' SHOULD NOT BE CONSIDERED A PRIORITY AREA FOR PRESERVATION.

AREA "D": AREA "D" HAS BEEN DEVELOPED TO PROVIDE STORMWATER MANAGEMENT FOR THE THE CARS WEST SITE. OTHER THAN THE WILLOW OAKS ALONG SPRING HILL ROAD THERE IS NO VEGETATION ASSOCIATED WITH THIS STORMWATER FACILITY.

IN ACCORDANCE WITH THE FAIRAX COUNTY ZONING ORDINANCE, PART 5, 6-500 AND THE COMPREHENSIVE PLAN, THE DOMINION WEST APPLICATION SEEKS TO REZONE THE SUBJECT PROPERTY WITHIN THE TYSONS WEST DISTRICT TO THE PLANNED TYSONS CORNER URBAN DISTRICT (PTC). THE SUBJECT SITE IS SPECIFIED FOR COMPLETE REDEVELOPMENT WHERE ALL BUILDINGS, PARKING AREAS AND VEGETATION WILL BE REMOVED. AS A RESULT THIS APPLICATION WILL NOT MEET THE TREE PRESERVATION TARGET REQUIREMENT AS OUTLINE IN PUBLIC FACILITIES MANUAL 12-0508. WITH THIS APPLICATION A TREE PRESERVATION TARGET DEVIATION IS HEREBY REQESTED, FOR REVIEW AND APPROVAL, IN LEIU OF PROVIDING ON-SITE TREE PRESERVATION.

DOMINION SQUARE WEST - FDP Table 12.3 Tree Preservation Target Calculations and Statement			November 7, 2016
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	8,056	See § 12-0508.2 PFM
B	Percentage of gross site area covered by existing tree canopy =	9.2%	8,056 / 87,115 = 9.2%
C	Percentage of 10-year tree canopy required for site =	10.0%	See Table 12.4 PFM
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	9.2%	8,712 (9.2%) = 805.6
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0.0%	0 /805.6 = 0.00%
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the T	C-7 (see RZ-2011-HM-012)	Provide sheet number, see § 12-0508.3. A Tree Preservation Target Deviation has been requested. See CDP application: **RZ-2011-HM-012**
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	YES	See § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	YES	See sheet C-16 for 10-Yr Canopy Reqm't.
P:\projects\7096\7096G(WEST)\DATA -XLandscape & Trees\EVMFDP\[10-Yr Canopy Reqmts - FDP (2016.11.02).xls]Sheet1 (2)			

November 7, 2016
Dominion Square West - FDP (VV7096G)

Supplemental 10-Year Tree Canopy Coverage Summary
(See Tables 12.3 and 12.10 for detailed information and calculations)

1. Gross Site Area = 87,115 SF
   a. Minus Dedication Area(s) = 0 SF
   b. Minus Exemption Area(s) = 0 SF
2. Adjusted Gross Site Area = 87,115 SF
3. Required 10-Year Tree Canopy Coverage (from Table 12.4)= 10%
4. **Required 10-Year Tree Canopy Coverage = 8,712 SF (#2 x #3 = 8,712 SF)**
5. Area of Existing Tree Canopy (See EVM Sheet 23.5) = 8,056 SF
6. % of Gross Site Area covered by Existing Tree Canopy = 9.247% (#5 / #1 = 9.247%)
7. **Target: Required 10-Year Tree Canopy that should be met through Preservation of Existing Trees = 805.65 SF (#4 x #6 = 805.65 SF)**
8. Area of Existing Tree Canopy to be Preserved = 0.00 SF (see EVM & Landscape Computations)
9. Area of Existing Tree Canopy to be Preserved w/ 1.25 benefit = 0.00 SF (0.00 SF x 1.25 = 0.00 SF)
10. **Total Area of Existing Tree Canopy to be Preserved = 0.00 SF**
11. **Tree Preservation Target Met? NO (0.00 SF < 805.65 SF)** If "NO" See Target Deviation Request & Narrative)
12. Resultant Area of Required 10-Year Tree Canopy to be Provided Through Tree Planting = 8,712 SF (#4 minus #10 = 8,712 SF)
13. 10-Year Canopy Area of Proposed Tree Planting = 8,950 SF
14. **Total Tree Canopy Provided = 8,950 SF (#10 + #13)**
15. **Required 10-Year Tree Canopy Coverage Met? = YES 8,950 SF > 8,712 SF (#14 > #4)**

p:\projects\7096\7096g(west)\data -x\landscape & trees\evm\[dp\10-yr canopy supplemental comps 2016.11.02).docx

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST NO. MA-4720AM
SIGNATURE _____ DATE 11/07/2016

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

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DOMINION SQUARE
FINAL DEVELOPMENT PLAN
WEST LANDBAY
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS

NOVEMBER 7 , 2016
SEPTEMBER 23, 2016
DATE: SEPTEMBER 16, 2016
DES. ARC | DWN. NDR
SCALE: 1" = 30'
PROJECT/FILE NO. VV7096G
SHEET NO. C-13

FILE:P:\projects\7096\7096G(WEST)\CADD – P\PLANNING\PLANNING DRAWINGS\FDP\7096G_EVM.dwg USER:Nguyen DATE:Nov, 03 2016 TIME: 10:26 am

RESIDENTIAL

FUTURE ROADWAY IMPROVEMENTS

PROPOSED WATER LINE (TYP.)

PROPOSED SANITARY SEWER LINE (TYP.)

PROPOSED STORM LINE (TYP.)

APPROX. LOCATION C/L EX 15' VEPCO ESMT DB 5504 PG 1910

APPROX. LOCATION C/L EX 15' VEPCO ESMT DB 5504 PG 1910

APPROX. LOCATION OF 15' VEPCO ESMT DB 15590 PG 937

8' PARKING LANE
5' BIKE LANE

BOONE BOULEVARD
(PUBLIC)(AVENUE)

5' BIKE LANE
8' PARKING LANE

SPRING HILL ROAD
(PUBLIC AVENUE)
70' R-O-W
ROUTE #684

APPROX. LOCATION
EX 15' VEPCO ESMT
DB 5659 PG 765

EX 15' FCWA ESMT
DB 5636 PG 1752

EX C & G

EX 15' STORM DRAIN ESMT DB 5868 PG 461

LIMITS OF CLEARING AND GRADING

ATHLETIC FIELD
(TURF FIELD)

TW=78.95
BW=76.95

LOW WALL
(2'-3' MAX HT.)

PROP FH

EASEMENT RESERVATION
(FUTURE SPRING WAY)

BMP DEVICE
(TYP.)

RIGHT OF WAY RESERVATION
(FUTURE MERIDIAN STREET)

0.2252 ACRES
PREVIOUSLY DEDICATED
FOR PUBLIC STREET
PURPOSES
DB 7137 PG 1820

EX PRIVATE
25' INGRESS/
EGRESS ESMT
DB 5841 PG 535

EX 24' INGRESS/
EGRESS ESMT
DB 5140 PG 105

EX PRIVATE 25'
INGRESS/EGRESS ESMT
DB 5841 PG 535

EX 15' STORM DRAIN ESMT DB 7544 PG 1697 DB 6366 PG 1628

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

COUNTY REVISIONS

NO.	DATE	DESCRIPTION

VIKA REVISIONS

NOVEMBER 7 , 2016
SEPTEMBER 23, 2016
DATE: SEPTEMBER 16, 2016

DES.	DWN.
ARC	NDR

SCALE: 1" = 20'

PROJECT/FILE NO. VV7096G

SHEET NO. C-14

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(703) 442-7800 ■ FAX: (703) 761-2787
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DOMINION SQUARE
FINAL DEVELOPMENT PLAN
WEST LANDBAY
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

UTILITY AND GRADING PLAN

FILE: P:\projects\7096\7096G(WEST)\CADD - PV\PLANNING\PLANNING DRAWINGS\FDP\7096G_UTILITY AND GRADING.dwg USER:Crossett DATE:Nov. 07 2016 TIME: 10:11 am

PERSPECTIVE

ILLUSTRATIVE PLAN

SCALE: 1" = 40'

20' 0' 20' 40' 80' NORTH

N□ □□□□□□□□ □□□□□□□
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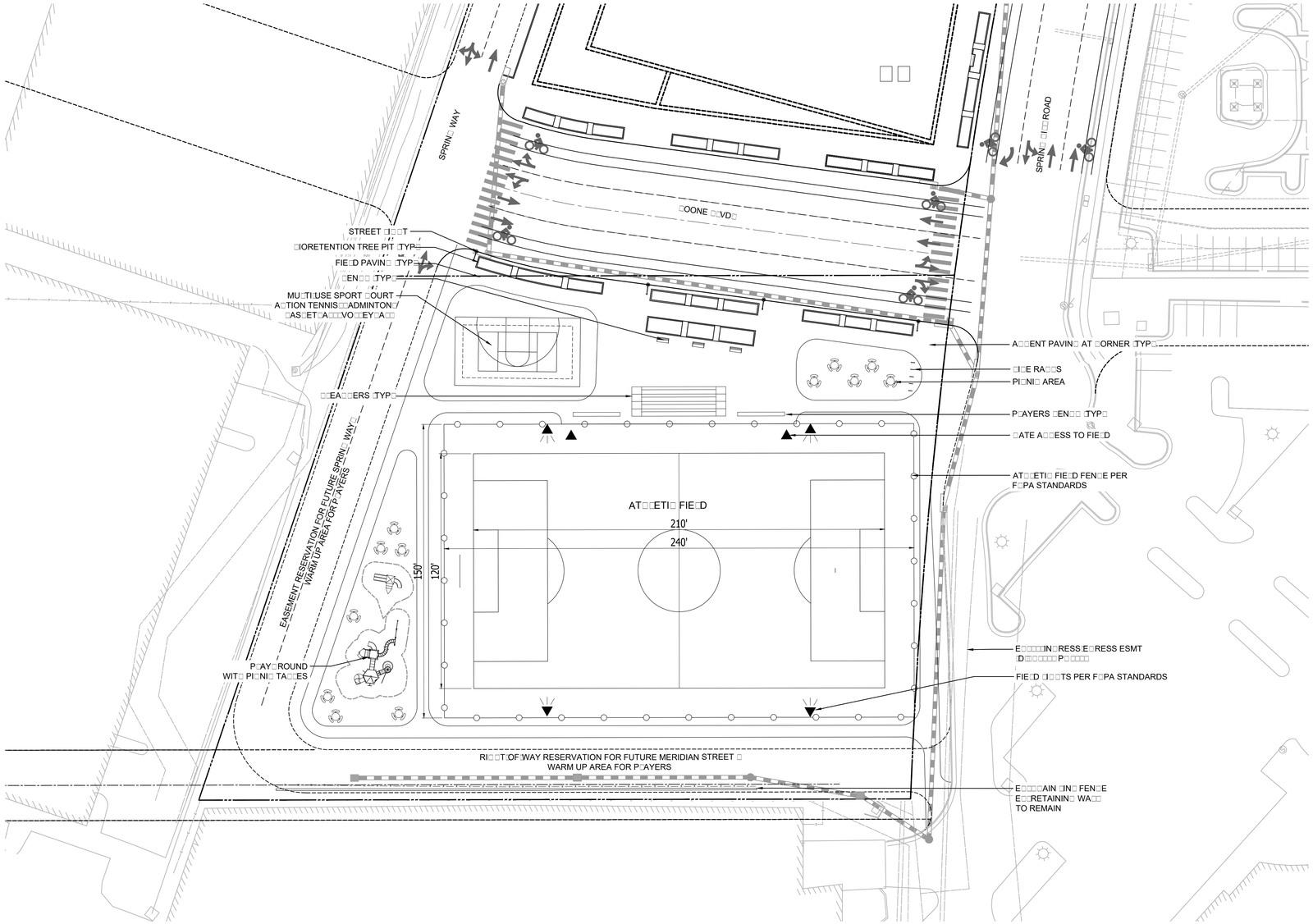

□E□END

PROPERTY □INE □E□ISTIN□ VDOT ROW

PEDESTRIAN □ROSSWA□□

NOTES:

□□ NOT A□□ ITEMS IN □E□END WI□□ APPEAR IN P□ANS□

□□ SEE AR□□ITE□TURE P□ANS FOR □O□ATIONS OF PROPOSED PEDESTRIAN AND □ARA□E ENTRAN□ES□

□□ SEE □IVI□ DRAWIN□S FOR □O□ATIONS OF PROPOSED UTI□ITIES□

SCALE: 1" = 30'

15' 0' 15' 30' 60'

NORTH

N□□□□□□□□ □□□□□□□□
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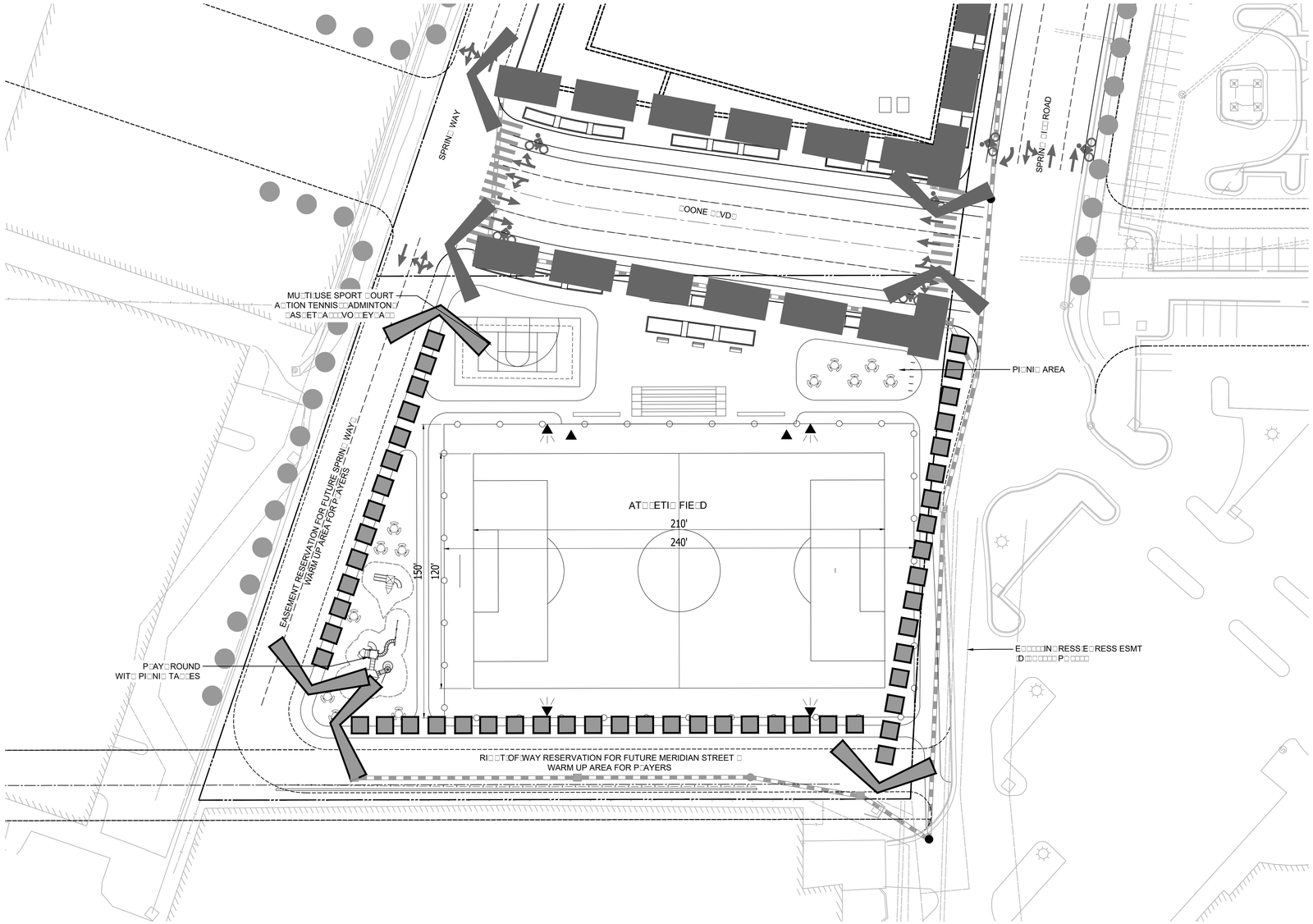

□E□END

- SE□ONDARY PEDESTRIAN □ORRIDOR
- TERTIARY PEDESTRIAN □ORRIDOR
- □Y OT□ERS
- PROPERTY □INE □E□ISTIN□ VDOT ROW
- PEDESTRIAN □ROSSWA□□

NOTES:

□□ NOT A□□ ITEMS IN □E□END WI□□ APPEAR IN P□ANS□

□□ SEE AR□□ITE□TURE P□ANS FOR □O□ATIONS OF PROPOSED PEDESTRIAN AND □ARA□E ENTRAN□ES□

□□ SEE □IVI□ DRAWIN□S FOR □O□ATIONS OF PROPOSED UTI□TIES□

SCALE: 1" = 30'

15' 0' 15' 30' 60'

NORTH

LandDesign.
200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

Dominion Square West Landbay

Final Development Plan

CARS - DBI, LLC | LINCOLN PROPERTIES COMPANY

PEDESTRIAN HIERARCHY

REVISIONS:
11/07/2016 - FDP RESUBMISSION
1. ----
2. ----
3. ----

DATE: 09/16/2016
DESIGNED BY: SPK□G
DRAWN BY: SPK
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 30'
PROJECT #: 2010073

SHEET NUMBER:
L2-001

N□ □□□□□□□□ □□□□□□□□
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□E□END

PROPERTY □INE □E□ISTIN□ VDOT ROW

PEDESTRIAN □ROSSWA□□

NOTES:

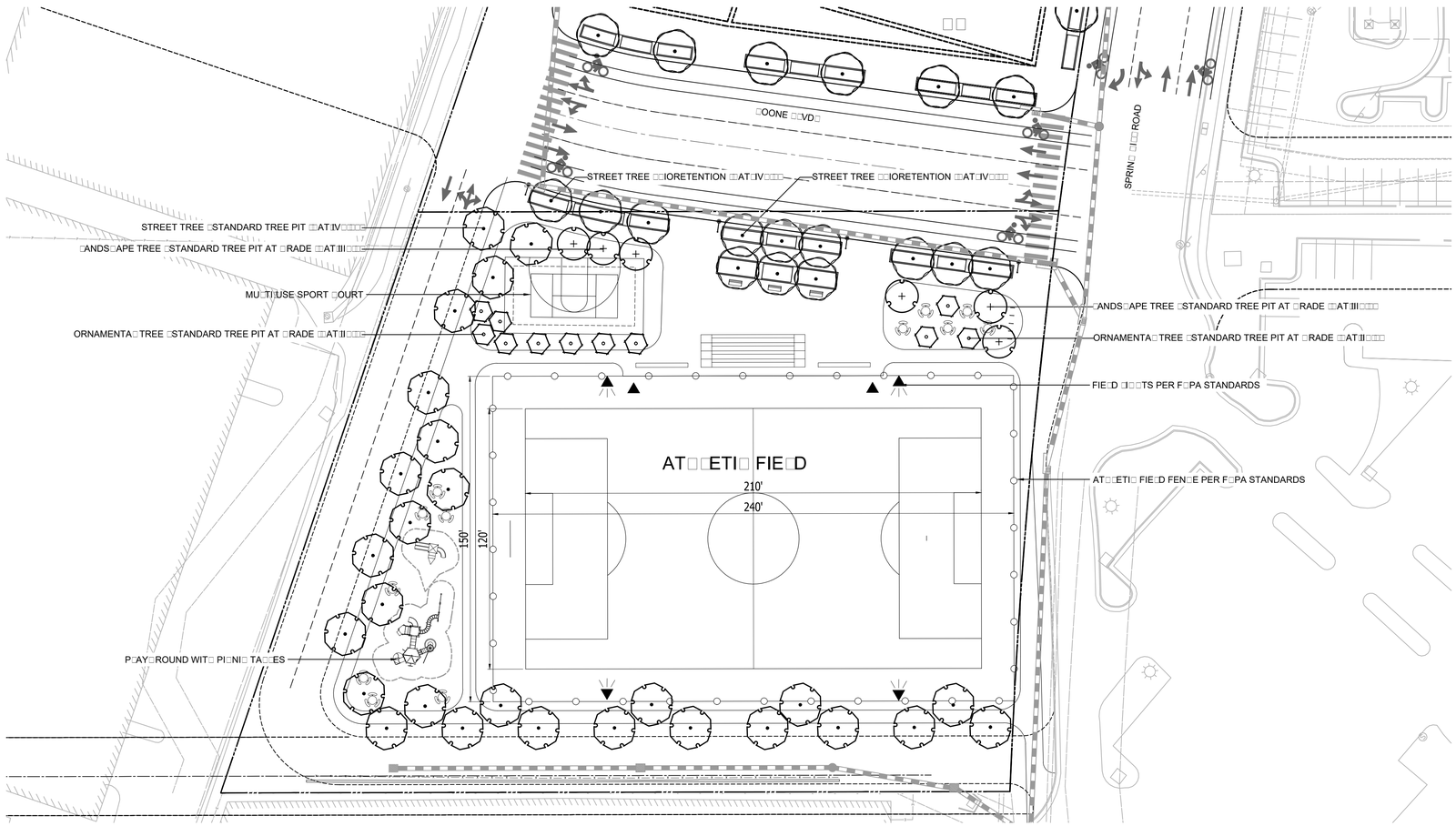
□□ NOT A□□ITEMS IN □E□END WI□□APPEAR IN P□ANS□

□□ SEE AR□□ITE□TURE P□ANS FOR □O□ATIONS OF PROPOSED PEDESTRIAN AND □ARA□E ENTRAN□ES□

□□ SEE □IVI□ DRAWIN□S FOR □O□ATIONS OF PROPOSED UTI□ITIES□

SCALE: 1" = 30'

15 0' 15 30 60



CONCEPTUAL PLANT SCHEDULE

Table 12.12 Plant Schedule (Within Site)

STREET TREES - BIORETENTION (CATEGORY IV)

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	10-YR CANOPY	TREE CANOPY SUBTOTAL SF	CANOPY CREDIT MULTIPLIER	TREE CANOPY SUBTOTAL SF
	12		Street Tree - Bioretention (Category IV)	(Options Below)	3" Cal.	250 s.f.	3,000 s.f.	N/A	3,000 s.f.
			Acer rubrum 'October Glory'	October Glory Maple	3" Cal.	250 s.f.	0 s.f.	N/A	0 s.f.
			Platanus Acerifolia	London Plane Tree	3" Cal.	250 sf	0 s.f.	N/A	0 s.f.
			Quercus Phellos	Willow Oak	3" Cal.	250 s.f.	0 s.f.	N/A	0 s.f.
			Ulmus parvifolia	Allee Lacebark Elm	3" Cal.	250 sf	0 s.f.	N/A	0 s.f.
			TOTAL ON-SITE CATEGORY IV BIORETENTION STREET TREES						**3,000 s.f.**

STREET TREES - STANDARD TREE PIT (CATEGORY IV)

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	10-YR CANOPY	TREE CANOPY SUBTOTAL SF	CANOPY CREDIT MULTIPLIER	TREE CANOPY SUBTOTAL SF
	27		Street Tree - Standard Tree Pit (Category IV)	(Options Below)	3" Cal.	250 s.f.	6,750 s.f.	N/A	6,750 s.f.
			Acer rubrum 'October Glory'	October Glory Maple	3" Cal.	250 s.f.	0 s.f.	N/A	0 s.f.
			Platanus Acerifolia	London Plane Tree	3" Cal.	250 sf	0 s.f.	N/A	0 s.f.
			Quercus Phellos	Willow Oak	3" Cal.	250 s.f.	0 s.f.	N/A	0 s.f.
			Ulmus parvifolia	Allee Lacebark Elm	3" Cal.	250 sf	0 s.f.	N/A	0 s.f.
			TOTAL ON-SITE CATEGORY IV STANDARD TREE PIT						**6,750 s.f.**

LANDSCAPE TREE - STANDARD TREE PIT AT GRADE (CATEGORY III)

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	10-YR CANOPY	TREE CANOPY SUBTOTAL SF	CANOPY CREDIT MULTIPLIER	TREE CANOPY SUBTOTAL SF
	6		Landscape Tree - Standard Tree Pit at Grade (Category III)	(Options Below)	2" Cal.	175 s.f.	1,050 s.f.	N/A	1,050 s.f.
			Cercidiphyllum japonicum	Katsura Tree	2" Cal.	175 s.f.	0 s.f.	N/A	0 s.f.
			Gleditsia triacanthos inermis	Thornless Common Honeylo	2" Cal.	175 sf	0 s.f.	N/A	0 s.f.
			Prunus x yedoensis	Yoshino Cherry	2" Cal.	175 sf	0 s.f.	N/A	0 s.f.
			TOTAL ON-SITE CATEGORY III LANDSCAPE TREE AT GRADE						**1,050 s.f.**

ORNAMENTAL TREE -STANDARD TREE PIT AT GRADE (CATEGORY II)

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	10-YR CANOPY	TREE CANOPY SUBTOTAL SF	CANOPY CREDIT MULTIPLIER	TREE CANOPY SUBTOTAL SF
	11		Ornamental Tree - STANDARD TREE PIT AT GRADE (CATEGORY II)	(Options Below)	2" Cal.	125 s.f.	1,375 s.f.	N/A	1,375 s.f.
			Acer palmatum	Japanese Maple	2" Cal.	125 s.f.	0 s.f.	N/A	0 s.f.
			Cornus kousa	Kousa Dogwood	2" Cal.	125 sf	0 s.f.	N/A	0 s.f.
			Cornus mas	Cornelian Cherry Dogwood	2" Cal.	125 s.f.	0 s.f.	N/A	0 s.f.
			TOTAL ON-SITE CATEGORY II ORNAMENTAL TREE PIT AT GRADE						**1,375 s.f.**
			TOTAL ON-SITE TREE PLANTING CANOPY REQUIRED:						**8,711 s.f.**
			TOTAL ON-SITE TREE PLANTING CANOPY PROVIDED:						**12,175 s.f.**

Table 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
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A□	I□□□□ A □ r□□□r□□ □ □□r□□□□□□□□□□□ □r□□□r□d □□ □□□□rd□□□□ with § 12-0507.4	YES	see § 12-0507.4

Table 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET

A. Tree Preservation Target Calculations and Statement			
A□	P□□□ □□□ Tr□□ Pr□□r□□□□ T□r□□□□□□□□□□□□ □d □□□□□ □□□ □r□ □r□□□d□□ □□□ □□□□□r r□□ □□□□□	SEE S□EET □ □□	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
□□	Id□□□□□ □r□□□ □□□ □r□□ SF□□	□□□□□	§ 12-0510.1A
□□	S□□r□□□□ d□d□□□□d □□ □r□□□r□d r□□□□□□ SF□□	□	§ 12-0510.1B
□□	S□□r□□□□□r□ □□□□□□ □□□□□ SF□□	□	§ 12-0510.1C(1) through § 12-0510.1C(6)
□□	Ad□□□□d □r□□□ □□□ r□□ □□□□□□□□ SF□□	□□□□□□	S□□□r□ □□□□
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C. Tree Preservation			
□□	Tr□□ Pr□□r□□□□□ T□r□□Ar□□ SF□□	□□□	S□□□r□ F□□□
□□	Total canopy area meeting standards of § 12-0400 (SF) =	□	S□□□r□ F□□□
□□	□ □ □ □□□SF□□	□	§ 12-0509.3B
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200 S. Peyton St., Alexandria, VA 22314
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www.LandDesign.com

Dominion Square West Landbay

Final Development Plan

CARS - DBI, LLC | LINCOLN PROPERTIES COMPANY

SITE PLAN TREE COVER CANOPY CALCULATIONS

REVISIONS:

DATE: 09/16/2016
DESIGNED BY: SPKG
DRAWN BY: SK
CHECKED BY: KG
Q.C. BY: XX
SCALE: AS NOTED
PROJECT #: 2010073

SHEET NUMBER:
L3-001

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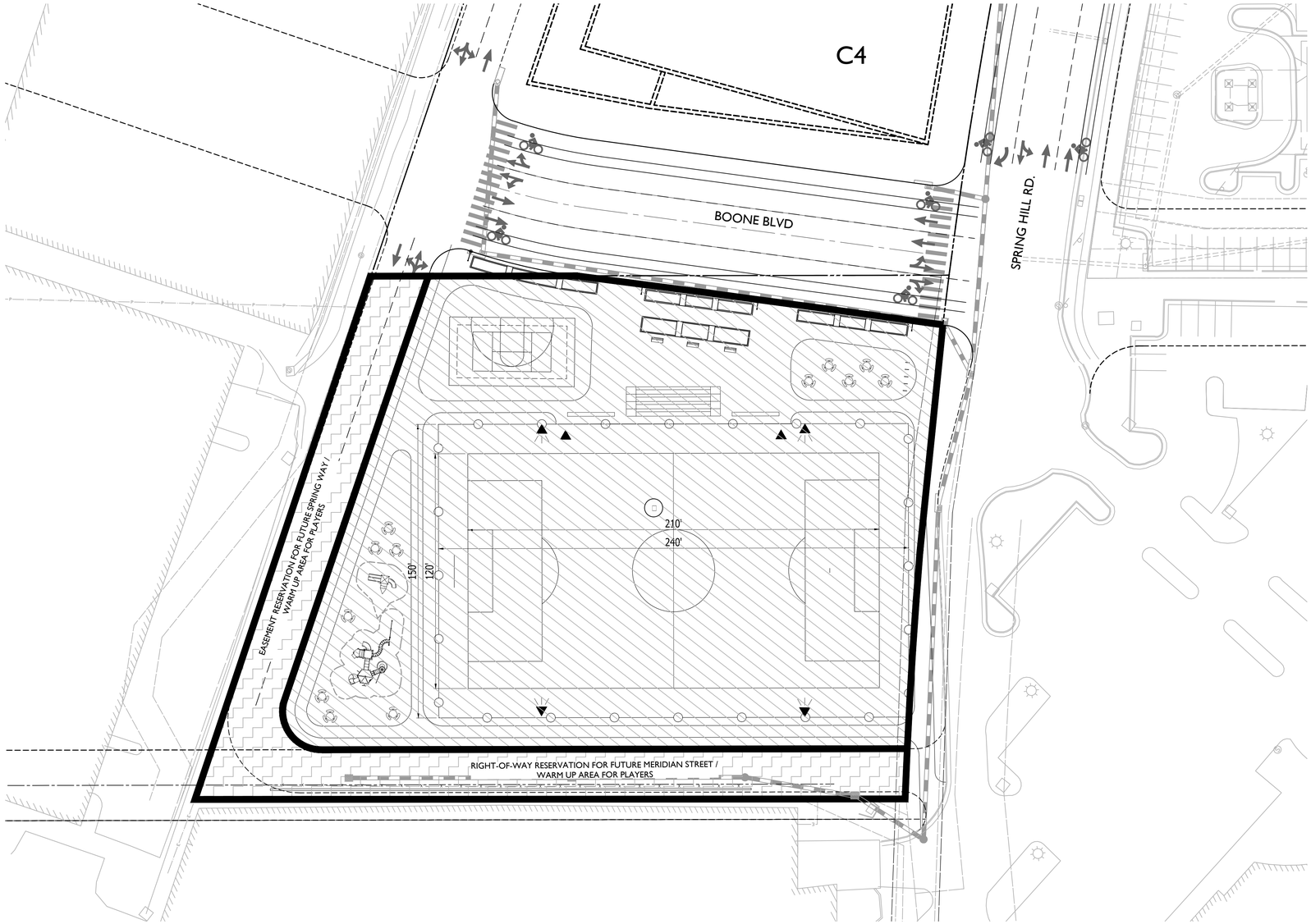

PUBLIC PARK PROGRAMMING

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URBAN PARK LEGEND

SYM□O□	DES□RIPTION	□TY
□	AT□□ETI□ FIE□D □P□□□□ Ur□□□ P□r□□A□□r□d□□ □SEE □DP SU□MISSION□	□□□□□□ SF

SYM□O□	DES□RIPTION	□TY
	PU□□□ UR□AN PAR□ □AT □RADE	□□□□□□ SF
	PAR□ IN RESERVATION AREA	□□□□□ SF

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LandDesign.
200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
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Dominion Square West Landbay

Final Development Plan

CARS - DBI, LLC | LINCOLN PROPERTIES COMPANY

URBAN PARKS PLAN AND CALCULATIONS

REVISIONS:

DATE: 09/16/2016
DESIGNED BY: SPK
DRAWN BY: SPK
CHECKED BY: KG
Q.C. BY: XX
SCALE: 1" = 30'
PROJECT #: 2010073

SHEET NUMBER:
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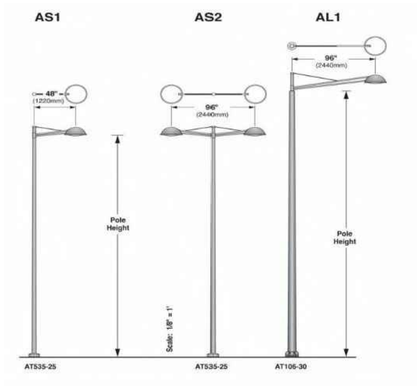

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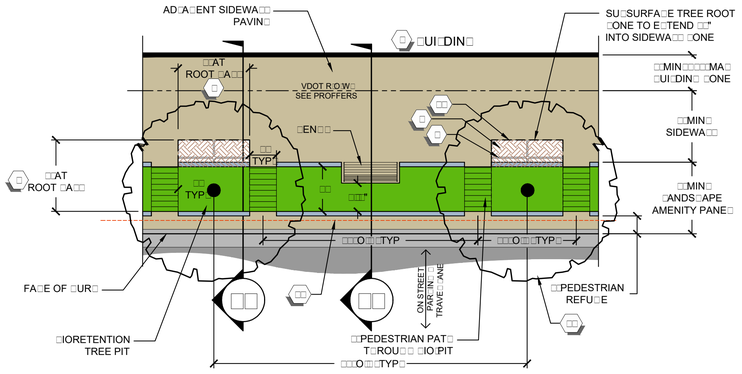

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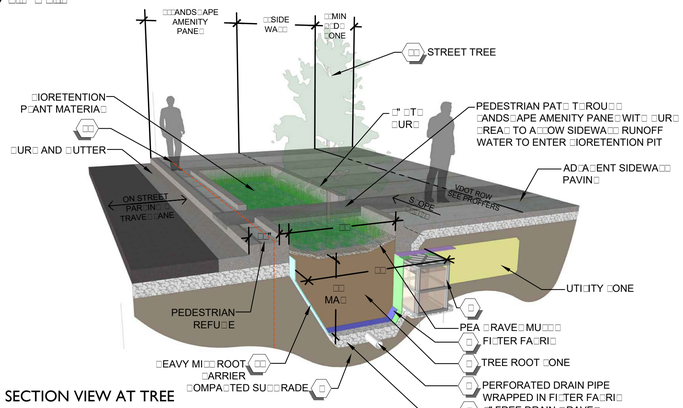

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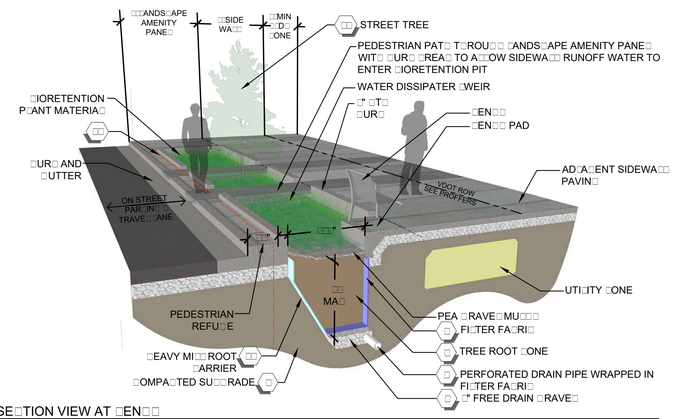

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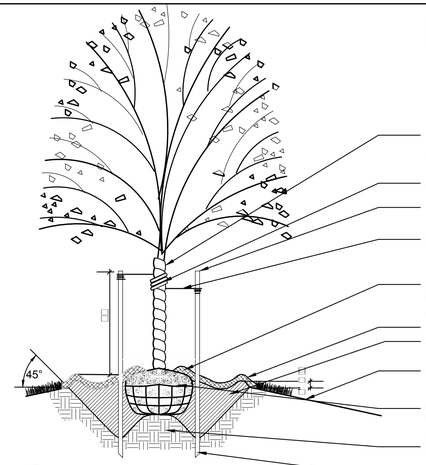

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Dominion Square West Landbay
Final Development Plan
CARS - DBI, LLC | LINCOLN PROPERTIES COMPANY
TYPICAL TREE DETAILS

REVISIONS:
1	1/07/2016 - FDP RESUBMISSION

DATE: 09/16/2016
DESIGNED BY: SPIKG
DRAWN BY: SW
CHECKED BY: KG
Q.C. BY: XX
SCALE: AS NOTED
PROJECT #: 2010073

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DESCRIPTION OF THE APPLICATION

The applicant, CARS – DB1, LLC, submitted RZ 2011-HM-012 and Conceptual Development Plan (CDP) to rezone 7.63 acres from C-7 (Regional Retail Commercial) District and Sign Control (SC) and Highway Corridor (HC) Overlay Districts to the Planned Tysons Corner (PTC) Urban District and SC and HC Overlay Districts. In addition, the applicant has submitted a Final Development Plan, FDP 2011-HM-012, over a portion of the site (Block D) to permit an athletic field.

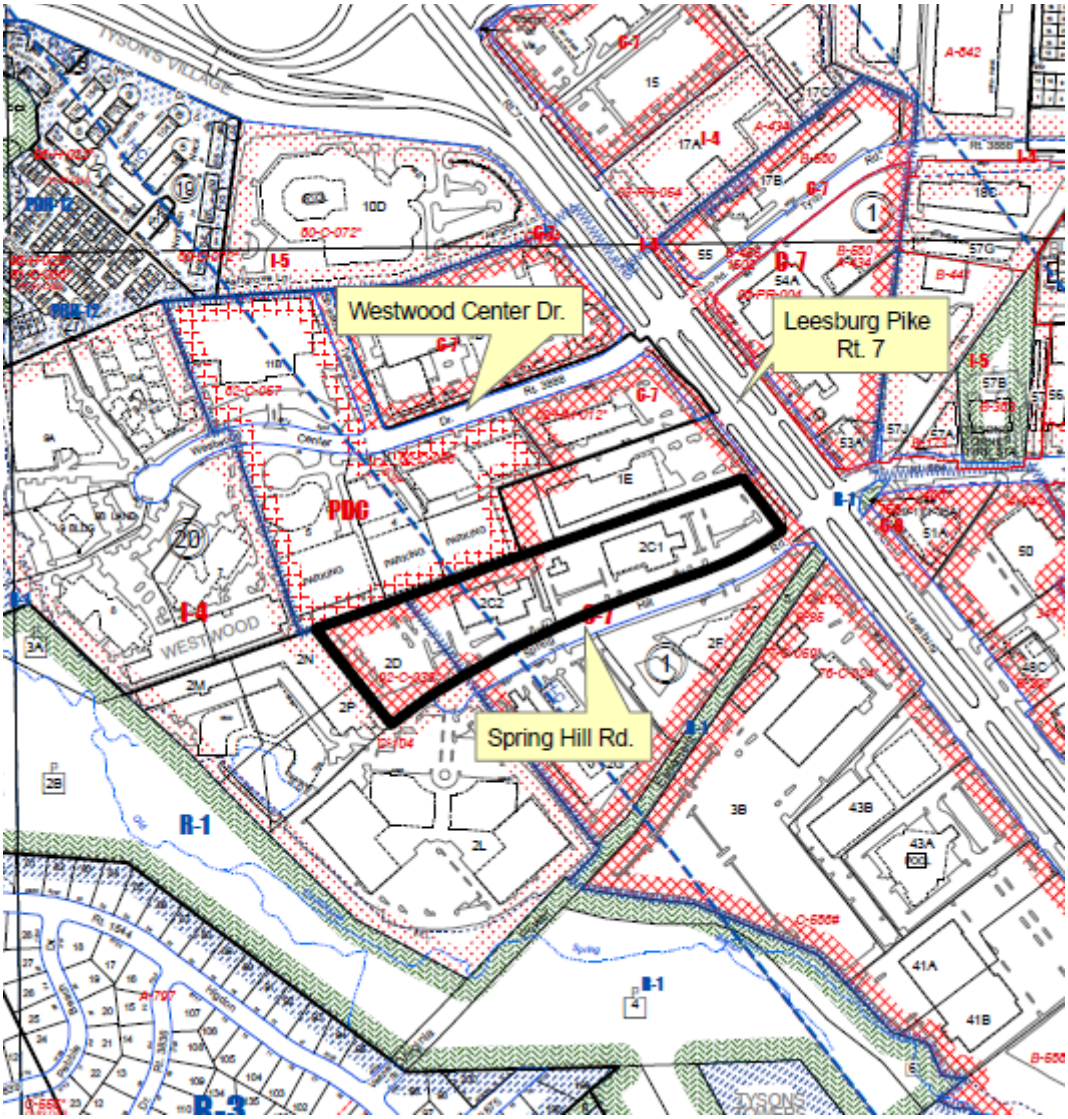

Figure 1: Zoning Map

The subject property is a portion of a "super-block" located along the west side of Spring Hill Road located in the Tysons West Planning District of Tysons. The subject property adjoins the Spring Hill Metro Station located at the Route 7 (Leesburg Pike) and Spring Hill Road intersection. The site is currently developed with auto dealerships consisting of sales/service buildings surrounded by surface parking/sales lots.

The subject site is currently a portion of a large block of land that is not traversable by streets. It will be developed with a grid of streets that will define four distinct blocks. The proposed redevelopment of the property will consist of a mix of uses consisting of office and multifamily residential with ground floor retail space. Two elevated skyparks, one public and one private are proposed as well as an expansion of the Metro station plaza, and an at-grade, public, half-sized athletic field. The proposed athletic field is to be located on Block D. However, the CDP and proffers provide alternative development options that outline the circumstances where instead of the athletic field, Block D, the southernmost proposed block, could be developed with either two multi-family residential towers, two multi-family mid-rise residential buildings, or a mix of a multi-family residential tower and a mid-rise residential building.

Specifically, the rezoning would permit the construction of the following:

Use	Base Plan	Option 1	Option 2
Office	600,000 – 800,000 sf	600,000 – 800,000 sf	600,000 – 800,000 sf
Multi-family Residential	500 – 805 units	900 – 1,500 units	750 – 1,100 units
Retail/Service	15,000 – 70,000 sf	15,000 – 90,000 sf	15,000 – 90,000 sf
Open Space/ Parks	At-grade, half-sized athletic field; Two elevated sky-parks; & Metro plaza extension	Two elevated skyparks; & Metro plaza extension	Two elevated skyparks; & Metro plaza extension
Total FAR	5.34	7.25	6.44

The Final Development Plan (FDP) encompasses proposed Block D. The 2.00-acre site will include 210 by 120 foot athletic field with 15-foot perimeter over-runs, bleachers, lighting, and perimeter fencing, a multi-purpose sport court, picnic area, playground, landscaping, and stormwater facilities.

For the purposes of this report, the project's north is towards Route 7, east is towards Spring Hill Road, south is towards the Old Courthouse Springs Branch Stream Valley, and west is towards the Dulles Airport Access Road.

This application is being reviewed as a stand-alone proposal. However, there are pending zoning applications, RZ 2011-HM-013 (CARS – DB1, LLC) and RZ 2011-HM-027 (Sunburst 1587 Springhill Holdings, Inc.).

Waivers and Modifications

The requested waivers and modifications are listed on Sheet C-2 of the CDP. For some of the waivers/modifications, especially those requests related to provisions of the Public Facilities Manual (PFM), the details necessary to evaluate the waivers/modifications will not be available until subsequent phases of the development process, such as site plan review. For these reasons, staff recommends that those requests be evaluated by the

County at the appropriate phases of the review process. The remaining requested waivers and modifications are discussed in detail in the Zoning Ordinance Provisions section of this staff report.

LOCATION AND CHARACTER

Figure 2: Location Map

The 7.63-acre site is currently developed with several auto dealerships. As such, the subject property contains showrooms and service centers that are surrounded by surface parking lots that are primarily utilized for storage of vehicles for sale. The auto dealerships were permitted under SE 79-C-007, a special exception approved in 1979 and last amended in 2000. The expansion of vehicle sales parking onto the site's southernmost two acres was permitted under RZ 92-H-033, a proffered rezoning.

As depicted on the aerial photograph above, the site is a portion of a "super block" that is bordered by a major street on the east, Spring Hill Road. Currently, all access to the subject property is obtained from this single public street.

The Spring Hill Metro Station is located immediately north of the site, with a station stairwell/elevator access point located on a plaza adjoining the northern boundary of the site. Further to the north, across Route 7, are the properties that were rezoned to PTC per RZ 2010-PR-014. Several of these properties are currently being developed. To the subject property's east is a 6-story office building (site of RZ 2011-HM-026, which has been indefinitely deferred), a 3-story hotel (site of RZ 2011-HM-027, which is currently under review), and a 7-story office building. The trio of 4-story buildings of the Plexus office complex are situated to the south of the site. To the west of the site is another auto

dealership and several parking structures supporting the dealership and the retail and office uses located along Westwood Center Drive.

A summary of the surrounding property uses, zoning, and planning designations are presented below.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan Map**
North	Public Use (Metro Station)	C-7	Transit Station Mixed Use
East	Office; Hotel	C-7	Transit Station Mixed Use; Park/Open Space
South	Office	C-7	Residential Mixed Use
West	Auto Dealership; Parking Structures for Dealership	C-7, PDC	Transit Station Mixed Use

The site contains a gentle two percent average grade, sloping downwards 28 feet from east to west, from Route 7 to the Old Courthouse Spring Branch Stream Valley (400 to 372 feet). The subject site does not contain any Environmental Quality Corridors (EQC) or Resource Protection Areas (RPA). The entire site has been disturbed by past development activity and existing vegetation consists of trees, shrubs, and ground cover planted in landscape strips within the surface parking lots and adjoining the existing structures.

Striking an arc from the adjoining Spring Hill Metro Station entrance to points across the property results in the following distance calculations:

- Within 1/8 mile from station: 3.04 acres (40 percent)
- Within 1/8 mile to 1/4 mile from station: 4.14 acres (54 percent)
- Within 1 /4 to 1/ 3 mile from station: 0.45 acres (6 percent)

BACKGROUND

On February 1, 2011, the subject application, RZ 2011-HM-012, and a related application, RZ 2012-HM-013, covering nearby properties, were filed by the applicant, CARS-DB1, LLC. The applications were collectively known as Dominion Square. RZ 2011-HM-012 [Tax Map Numbers 29-3 ((1)) 2C1, 2C2, 2D] includes the CARS properties adjoining the west side of Spring Hill Road and is referred to as the Dominion Square West Landbay. RZ 2011-HM-013 [Tax Map Numbers 29-3 ((1)) 3B, pt. 5] includes the CARS properties known as the Eat Landbay. These two landbays are not contiguous and as such, could not be filed under a single zoning application.

The East and West Landbays are separated by three intervening parcels. One of the intervening parcels [Tax Map Number 29-3 ((1)) 5] is a narrow, County-owned utility corridor that is overlain with an easement held by Virginia Dominion Power and developed

with overhead transmission lines. On July 19, 2011, rezoning applications were filed for the remaining two intervening parcels: the Perseus property [Tax Map Number 29-3 ((1)) 2F] and the Sunburst property [Tax Map Number 29-3 ((1)) 2G]. These applications were numbered RZ 2011-HM-026 and RZ 2011-HM-027, respectively.

While these four rezonings were all separate applications, they were being processed concurrently and also inter-related as detailed below.

- Land Use. As originally proposed, the applicant sought a Special Exception, SE 2011-HM-012, to exceed the 2.5 FAR limitation for office use set by the Zoning Ordinance for the West Landbay. However, the applicant is no longer pursuing that application.

- Street Grid. While off-site improvements would still be necessary to complete the grid for the area, a substantial portion of the street grid would be completed with the redevelopment of the 27.60 acres represented by the four applications. The four applications would result in the construction (either complete, segments, or half-widths) of three new east-west streets and three new north-south streets in conformance with the Comprehensive Plan Conceptual Grid of Streets.

- Parks. When the four rezoning applications were being pursued together, the design included a full-sized athletic field on the Dominion Square East Landbay which satisfied most, but not all, of the athletic field needs generated by the four applications.

- Public Facilities. To satisfy the Comprehensive Plan's recommendations for public facilities, the four concurrent applications proposed to dedicate land for an electrical substation. The site was centered on the County's property that was developed with the existing electrical transmission lines and included portions of adjoining property, with the rectangular substation footprint being located approximately one-third on the Sunburst property, one-third on the County-owned property, and one-third on the Dominion Square East Landbay property.

Subsequent to 2011, RZ 2011-HM-026 was placed on indefinite deferral per the applicant's request. The applicants continue to pursue RZ 2011-HM-013 and RZ 2011-HM-027.

In September of 2016, the applicant for RZ 2011-HM-012 requested a public hearing for this single application for the beginning of 2017 in order to meet certain contractual obligations. As noted earlier, the request for a SE for an increase in office FAR is not being pursued as part of this application. In addition, the applicant filed FDP 2011-HM-012 which was accepted for review on October 6, 2016 and is being reviewed concurrently with RZ 2011-HM-012.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area:

Area II

Planning District:

Tysons Corner Urban Center District:

Tysons West (South Subdistricts)

The land use concept for the Tysons West District is shown in this map, which may also be found in the Comprehensive Plan:

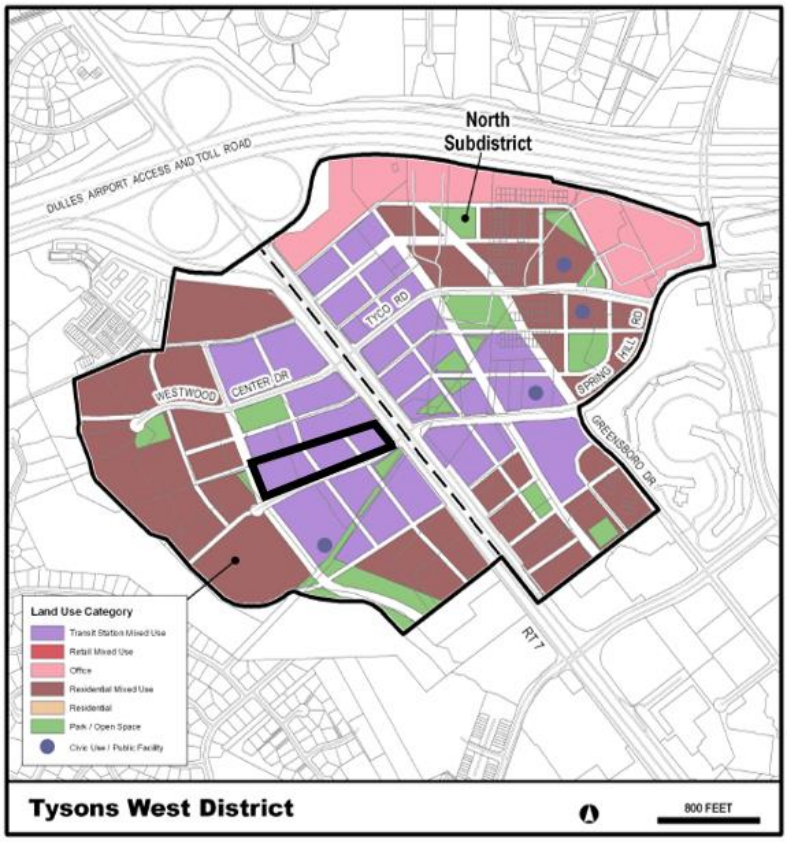

Figure 3: Tysons West District

The Tysons West District Comprehensive Plan Map shows the application properties to be planned for Transit Station Mixed Use and Residential Mixed Use.

On pages 120-124 of the Tysons Corner Urban Center of the 2011 edition of the Area II Plan, under the heading, “South Subdistrict,” the Plan states:

Tysons West South Subdistrict

The South Subdistrict is comprised of about 104 acres and is bounded by the DAAR and Toll Road/Leesburg Pike interchange on the north, Leesburg Pike on the east, the North Central 7 Subdistrict on the south and the West Side District on the west.

Base Plan

Auto sales use is the predominant land use along Leesburg Pike; the frontage properties also include two high-rise hotels and several office buildings. This area is planned for and developed with auto sales and office use with support retail and service uses at existing intensities ranging between 0.7 FAR and 1.0 FAR.

Office use is the predominant land use on Westwood Center Drive and Spring Hill Road; this area away from Leesburg Pike also includes several auto sales uses as well as two low-rise hotels. This area is planned for and

developed with these existing uses. The hotels and office uses have existing intensities between 0.5 FAR and 0.7 FAR.

Redevelopment Option

This subdistrict is envisioned for substantial redevelopment to create a mixed use TOD with significant office, residential and retail components, as well as arts and entertainment uses. Retail should include such uses as restaurants and cafes, art galleries, small theaters, specialty and general retail that can help form the foundation for an arts and entertainment center. Residential development is an important component of this subdistrict; live/work and loft housing, if provided, should be integrated with or be in close proximity to arts and entertainment uses. A series of urban parks should be provided and be linked by the street grid; this green network will provide places for people of all ages to walk and enjoy parks and open space.

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

The vision for this subdistrict is to redevelop with significantly higher intensity near the Metro station as well as to become more diverse in land uses and incorporate an arts and entertainment focus. 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, should include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.

o In this subdistrict, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.

o When a consolidation includes land located in the first intensity tier (within 1/8 mile of a Metro station), it should also include land in the second intensity tier (between 1/8 and 1/4 mile of a station), in order to ensure connectivity to the Metro station.

Redevelopment should occur in a manner that fosters vehicular and

pedestrian access and circulation. Development proposals should show how the proposed development will be integrated within the subdistrict as well as the abutting districts/subdistricts through the provision of the grid of streets. The major vehicular circulation and access improvements in this subdistrict are the extension of Boone Boulevard and planned new ramps from the DAAR connecting to Boone Boulevard.

Redevelopment along planned street alignments should provide right-of-way, construct portions of the street integral to the development, and further the implementation of streets serving the development. Other streets should create urban blocks, and pedestrian and bike circulation improvements should be provided, including multi-use trails along the adjacent stream valley park land. 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.

Urban design amenities, such as streetscapes, plazas, courtyards, landscaping, public art, lighting and seating should be provided consistent with the Areawide Urban Design Recommendations.

The green network planned for this subdistrict illustrates how the existing Dominion Power easement could be used as a pedestrian and open space amenity that links the Old Courthouse Spring Branch Stream Valley Park to the Tysons West Metro station, as well as to several urban parks; alternatives that provide open spaces linking this subdistrict to the area's Metro station in a similar manner should be considered.

This area should also include one planned civic plaza (urban park), at least one acre in size and located within 1/4 mile of the Metro station. This plaza should be large enough for open-air activities such as farmers' markets and musical performances by small groups for residents and workers in this area. A common green urban park of at least one acre should also be located in the subdistrict to provide active and passive recreation and leisure opportunities for residents and workers.

For active recreation, about four to six acres of new park land to support two athletic fields should be established in the area between existing park land and the Boone Boulevard extension. The land for these athletic fields may also be located in part in the abutting Tysons Central 7 District. Publicly accessible open space and recreational facilities should be provided consistent with the guidance in the Areawide Environmental Stewardship Recommendations.

When redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, as well as affordable/workforce housing as indicated 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 needed improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.

In addition, a second electrical power substation will need to be constructed near the Dominion Power easement which contains a high voltage line. This improvement will need to be located either in the Tysons West District or in the abutting Tysons Central 7 District. From the second substation to the existing substation on Tyco Road, the high voltage line should be placed underground, in order to ensure a pedestrian friendly environment. However, if undergrounding proves infeasible, redevelopment should relocate the line or accommodate it in place.

Under this option, building heights may range from 105 feet to 400 feet, depending upon location, as conceptually shown on the Building Height Map in the Areawide Urban Design Recommendations. The tallest buildings should be closest to the Metro station where building height is planned up to 400 feet. Building heights (generally between one-eighth and one-quarter mile from the Metro station) should be between 150 and 225 feet. Beyond one-quarter mile, buildings should have lower heights, with areas along Leesburg Pike to the south at 175 feet and areas at the western edge of the subdistrict having heights up to 105 feet. The exception is the Tysons Sheraton Hotel, which is a gateway landmark at 215 feet in height; property abutting to the east and south should not have buildings exceeding 150 feet in order to maintain this building as an existing gateway to Tysons Corner. Building heights should be consistent with the guidelines in the Areawide Urban Design Recommendations.

Exposed parking structures adjacent to the DAAR should not be visible to the residential neighborhoods north of the DAAR.

DESCRIPTION OF CONCEPTUAL DEVELOPMENT PLAN (CDP)

Conceptual Development Plan (Reduction at front of staff report)

Title:	Dominion Square; West Landbay; RZ 2011-HM-012; Conceptual Development Plan
Prepared By:	WDG Architecture (Architect); Vika Virginia, LLC (Engineer); LandDesign, Inc. (Landscape Architect); Wells and Associates, (Transportation)

Original and Revision Dates: February 1, 2011 revised through November 7, 2016

Overview

This CDP is divided into three sections and one supplemental sheet: Civil (C) Sheets (29 sheets); Architectural (A) Sheets (25 sheets); Landscape (L) Sheets (25 sheets); and Exhibit Sheets (3).

The Civil Sheets include: the notes and waivers and modifications; development tabulations; existing conditions and vegetation plans; the CDP, including optional layouts; stormwater management computations and plan; street sections; traffic control plan; Metro context exhibit; fire access plan; and utility/grading plans. The Architectural Sheets include: the overall master plan; floor plans of the proposed buildings; below grade parking plan; building sections; shade and shadow studies; perspective drawings of project from off-site; and grid of streets context map. The Landscape Sheets include: the illustrative CDP; pedestrian hierarchy plan; tree planting plan and related calculations; urban parks plan and calculations; perspective drawings of street views; building elevations; streetscape sections and enlargements; tree planting details; and phasing plans. The exhibit sheets show: the road design waiver requests from the Tysons Corner Urban Center Standards; existing use CDP buildable area; and the interim CDP road and buildable area.

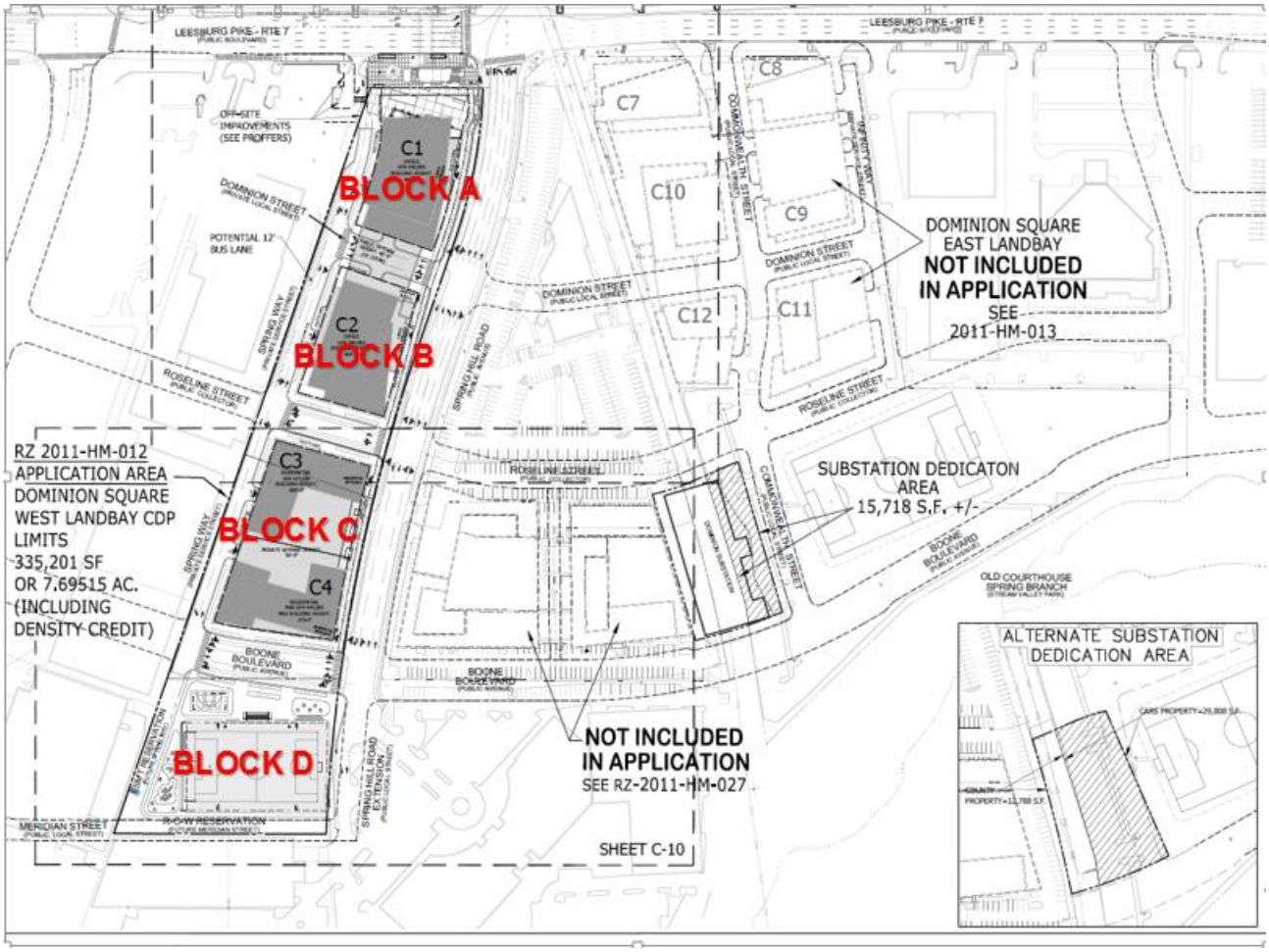

Figure 4: Conceptual Development Plan

The CDP proposes redevelopment of the project site with four new buildings, including two office towers and two residential towers (all towers would include ground floor retail) and several urban parks, one containing an athletic field. The CDP proposes redevelopment of this portion of the existing block into four smaller blocks, labeled A through D. These blocks will be created with the construction of four east-west streets (Dominion Street, Roseline Street, Boone Boulevard, and Meridian Street), all of which will run parallel to Route 7, and a north-south street (Spring Way), which will run parallel to Spring Hill Road. The office buildings proposed for Blocks A and B will be closest to the Metro station and the residential buildings will be located within Block C. The CDP provides several options for the redevelopment of Block D.

Figure 5: Illustrative CDP

As shown on the above illustrative version of the CDP, the proposal contains three potential layouts for Block D. The base plan shows Block D being developed as a public park with an athletic field. The proffers provide that if adjacent rezoning application, RZ 2011-HM-013 (CARS-DB1), currently under review by the Department of Planning and Zoning, were to receive approval and that application includes an athletic field designed to fulfill the field expectations of both rezonings (RZ 2011-HM-012 and RZ 2011-HM-013), then the applicant of RZ 2011-HM-012 would not be obligated to developed Block D as a park as shown on this CDP. Instead, the applicant could develop Block D with either Option 1 or 2 of this CDP. Option 1 has Block D accommodating two residential towers, in addition to the two proposed for Block C; and Option 2 shows two mid-rise residential buildings being sited on Block D. The proffers permit Block D to be developed with a hybrid of Options 1 and 2 – one residential tower and one mid-rise residential building. A layout of the hybrid design was not provided.

The CDP proposes a total of 70,000 to 90,000 square feet of retail space. The CDP shows potential ground floor retail locations along the Metro plaza, Dominion Street,

Spring Hill Road, and Roseline Street frontages of the office buildings. The residential buildings may have ground floor retail located along their Roseline Street, Spring Hill Road, and Boone Boulevard frontages.

The proposed proffers provide that the site's existing auto dealerships may continue to operate and possibly expand. Specifically, the proffers note that additions or modifications to the existing dealerships shall be permitted with the approval of a FDP, provided that the additions and modifications are located within the building envelopes shown on the CDP and that the additions and modifications do not result in an FAR that exceeds 0.30 FAR on the property.

Proposed Circulation and Parking

The CDP proposes five new street grid components including four new east-west streets and one new north-south street. The east-west streets, starting with the one closest to Route 7 and proceeding southward, are Dominion Street, Roseline Street, Boone Boulevard, and Meridian Street. With the exception of Dominion Street, all of these east-west streets will be public. Dominion Street will contain two travel lanes and two parking lanes that can be converted to travel lanes during peak hours. Roseline Street will be a public collector street with two lanes of travel, bike lanes, and parking lanes. Boone Boulevard will be a noncontiguous segment of the existing public roadway classified as an avenue. In accordance with its avenue classification, this road segment will contain four travel lanes, two bike lanes, and parking lanes. Meridian Street is the most southerly east-west roadway. It will be classified as a public local street with two travel lanes and parking lanes. The proffers provide that Meridian Street will be constructed with interim street improvements as shown in the CDP if Options 1 or 2 are utilized. Under this proffer provision, if Block D is developed as a park, the applicant may reserve the Meridian Street right-or-way for future dedication, escrow the cost of constructing the street, and develop the reserved area as additional open space associated with the park on an interim basis.

The sole proposed north-south street, Spring Way, will be a private service street. This street will consist of two travel lanes. Although Spring Way will be constructed to public street standards, the applicant has proposed the roadway as private so as to allow underground garages to extend under part or all of the roadway. Reflecting property ownership, the CDP shows Spring Way terminating 130 feet south of Route 7. The proffers commit the applicant to extend Spring Way from the applicant's property line to Route 7 with the construction of Building C1, through the securing of right-of-way or an easement from the adjacent property owner. The proffers further provide that in the event that the applicant is unable to acquire the right-of-way or easement to extend the street and the County not willing to use its power of condemnation to acquire the necessary property to facilitate the Spring Way extension, then the applicant shall escrow the cost of the extension.

The primary pedestrian corridors are located along Route 7 and Spring Hill Road between Route 7 and Roseline Street. Most of the remaining street frontages are identified as secondary pedestrian corridors, with exceptions being the frontages along Spring Way (service alley pedestrian corridors), the private street portion of Dominion Street (tertiary

pedestrian corridor), Meridian Street (tertiary pedestrian corridor), and Spring Hill Road between Boone Boulevard and Meridian Street (tertiary pedestrian corridor).

Parking for the office and residential buildings will be provided in below and above grade garages. No vehicular access will be provided directly from Spring Hill Road. Access to the office building parking garages will be obtained from Dominion Street and Spring Way. Access to the residential garages will be obtained from Spring Way (and Meridian Street if Options 1 or 2 were utilized). Access to loading and service bays will be accessed from Spring Way. Additionally, if Options 1 or 2 are utilized, Building C5's loading and service facilities will obtain access from Meridian Street. All loading facilities will require trucks to back into the loading facilities from the streets.

Proposed Residences

The proposed residential buildings are located within Block C, and under Options 1 and 2, within Block D. The residential buildings decrease in height as their distance from Route 7 increases, reflecting the Plan's recommended range for building heights. The residential buildings will consist of steel and concrete towers on 50-foot tall podiums, except that any buildings constructed under Option 2 would consist of wood framed structures built over platforms created by underground parking garages.

The residential towers will be constructed on block-wide podiums that will contain four stories. The centers of the podiums will be developed as multi-level parking garages, supplementing the below-grade parking. On the perimeters, at street level, the podiums frontages will contain lobby, amenity, office, and service space, as well as retail space. The upper floors of the podium perimeters will be wrapped with multi-family residential units or sided with architectural treatments as shown on Sheet L6-001 of the CDP.

The applicant has proffered that 20 percent of the proposed dwelling units will be Workforce Dwelling Units (WDU). Because Option 2 for Block D allows for stick-built construction of multi-family residential buildings, the rezoning may be subject to the provisions of Part 8 of Article 2 of the Zoning Ordinance, the County's Affordable Dwelling Unit Program. The proffers commit to provision of any required Affordable Dwelling Units (ADUs) that may be required under this program.

The residential building summary is provided below:

Building	Building Height in Feet (Range)	Number of stories (Range)	Use	Building Gross Floor Area in Square Feet (Range)	Number of Dwelling Units (Range)
Building C3	180-280	17-28	Residential/Retail	270,000-420,000	250-420
Building C4	170-270	16-27	Residential/Retail	270,000-430,000	250-430
Building C5 Option 1	170-260	16-25	Residential/Retail	225,000-320,000	200-320

Building C5 Option 2	60-95	6-8	Residential/Retail	125,000-190,000	125-175
Building C6 Option 1	170-260	16-25	Residential/Retail	235,000-330,000	200-330
Building C6 Option 2	60-95	6-8	Residential/Retail	125,000-180,000	125-175
Totals for Base Option				540,000-850,000	500-850
Totals for Option 1				1,000,000-1,500,000	900-1150
Totals for Option 2				785,000-1,220,000	750-850

Proposed Offices

The CDP proposes a total of 600,000 to 840,000 square feet of office space. The office space will be located in two office towers located on the blocks closest to the Metro station. Building C1 is shown as having a height range between 300 to 400 feet and C2 is shown as having a height range between 260 to 360 feet. The office towers will be constructed on 40-foot tall podiums that include the building lobbies, service areas, ground floor retail, and several levels of above grade parking which will supplement the below grade parking. The upper floors of the podium perimeters will be sided with architectural treatments as shown on Sheet L5-001 of the CDP to obscure view of the above grade parking levels.

Parks

The CDP shows several on-site public parks and private recreation facilities which are described below. The proffers commit to the construction of the parks and recreation facilities as development comes online.

Metro Station Plaza Park – This street-level public park, approximately 10,454 square feet in size, will be located at the northern end of the subject property and will be developed as an extension to the existing 7,052 square foot plaza adjacent to the Spring Hill Metro Station access pavilion. In addition, the application proposes to improve 3,346 square feet of the existing Metro Station Plaza, owned by WMATA, so that its design and interface with Park 1 will be seamless. The park will include hardscaping, landscaping, outdoor seating, public art, and bike racks. Construction of this park be concurrent with development of Building C1

C1/C2 Skypark – This elevated public skypark of approximately 13,045 square feet will be located between Buildings C1 and C2, with direct access from the two office buildings. The park will be constructed over Dominion Street, 40 feet above street level. The park will include amphitheater-style seating, a multi-purpose/platform, water

feature/reflecting pool, landscaping, public art, and movable tables and chairs. A public elevator and stairways, highlighted by wayfinding graphics, will provide public access for pedestrians from Spring Hill Road. Construction of this park will occur with the completion of Buildings C1 or C2, whichever occurs last.

Athletic Field – This recreation-focused street level park will be located on Block D. The park will include:

- A rectangular athletic field, measuring 150 by 240 feet, including over-run areas, with a synthetic all-weather turf or other suitable surface, field lights, bleachers, player' benches, and fencing consistent the Fairfax County Park Authority (FCPA) specifications;
- A children's playground;
- A multi-use sport court; and
- A picnic area.

The proffers provide that the applicant will dedicate the park to the Fairfax County Park Authority (FCPA) prior to the issuance of a Residential Use Permit (RUP) for the second residential building constructed on the subject site or the issuance of a RUP or Non-RUP for the third new building constructed on the subject site, whichever occurs first. The proffers further commit the applicant to provide a minimum of 25 parking spaces in the parking garage associated with either Building C3 or C4 for users of the park. The proffers stipulate that should RZ 2011-HM-013 (the East Landbay) receive approval and said development includes the provision for an athletic field which meets the field needs generated by both the East and West Landbays, the applicant will not be obligated to provide the athletic field and other park amenities. Instead, Block D may be developed under Option 1 or 2 (or a combination of the two) as shown on the CDP.

The CDP depicts private skyparks for the future residents of the proposed residential buildings. These exterior amenity areas, located on the Block C and Block D podiums/platforms (Options 1 and 2), may include swimming pools, game tables, landscaping, walking paths, grilling areas, dining and seating areas. Additionally, the residential buildings will include interior amenity space, including interior fitness centers and media/entertainment centers.

Stormwater

Under the CDP and proffers, the applicant has committed to retain/reuse the first inch of rainfall to the extent practicable and has shown a possible scenario as to how that goal could be attained. The CDP shows the proposed stormwater management system will incorporate a mix of green roofs, bioretention tree pits, stormwater planters, permeable pavement (under the synthetic athletic field), manufactured BMP devices, and underground detention vaults to achieve the goal. At the time of FDP, the applicant will refine the work done at CDP and will include a specific goal. The applicant will then meet this goal at site plan, although alternate measures may still be used (for example a bio-retention tree pit may be enlarged to compensate for a smaller green roof).

The CDP indicates that 96 percent of the first inch of runoff will be retained on-site for the entire CDP area. The applicant has also committed to achieve the stormwater management design credit for LEED. If the applicant captures portions of the runoff from the existing right of way adjacent to the properties (that is, right-of-way that would not normally be treated), then the CDP indicates that the retention of runoff over the entire site will be increased to meet the first inch goal.

Public Facilities

To fulfill its recommended public facilities responsibilities, the applicant has proffered to dedicate a 29,808 square foot area located on property identified by Tax Number 29-3 ((1)) 3B (which is included in RZ 2011-HM-013), as the site of a future electrical substation. This property, along with an adjoining portion of County property, would provide a site for a future electrical substation. In addition to the substation site, the applicant has proffered to grant temporary construction and access easements to the County and/or Dominion Power on a 3,710 square foot area on the East Landbay property to accommodate substation construction, including relocation of the Vesper Bike/Pedestrian Trail that is planned to be constructed within County-owned property in 2017, linking the adjacent single-family neighborhood on the other side of the Old Courthouse Spring Branch with the Spring Hill Metro station.

The proffers provide that in the event that RZ 2011-HM-013 and RZ 2011-HM-027 receive approval and said approvals include provisions for dedication for a substation site prior to September 30, 2017, the commitments to provide with land for a substation site with the subject application would be null and void.

Streetscapes

The CDP details streetscape dimensions, landscaping, and materials. Details of the proposed building zones, sidewalks, landscape amenity panels are discussed below in the Analysis portion of this staff report. The proposed stormwater vaults are located within the building garages and outside of the right-of-way. The electrical vaults are planned to be located on private property or private streets and will not create conflicts with street trees or vehicular/pedestrian movement. An exception to the recommended streetscape sections contained in the Comprehensive Plan is requested along the project site's Spring Hill Road frontage (Block D), south of Boone Boulevard. This exception is depicted on Sheet S-1 of the CDP and discussed below in the Streetscape Design section of the Analysis portion of this report.

DESCRIPTION OF FINAL DEVELOPMENT PLAN (FDP)

Final Development Plan (Reduction at front of staff report)

Title: Dominion Square; Athletic Field; Final Development Plan; FDP 2011-HM-012

Prepared By: WDG Architecture (Architect); Vika Virginia, LLC (Engineer); LandDesign, Inc. (Landscape Architect); Wells and Associates, (Transportation)

Original and Revision dates: September 16, 2016 revised through November 7, 2016

Overview

This FDP is divided into two sections: Civil (C) Sheets (14 sheets) and Landscape (L) Sheets (8 sheets).

As shown below, the FDP would permit development of an athletic field, a multi-use sport court, a picnic area, and a playground on Block D. These facilities are proposed to address the anticipated recreational impacts generated by the two office towers and two residential towers. Offsite improvements shown on the FDP include a block-long segment of Boone Boulevard.

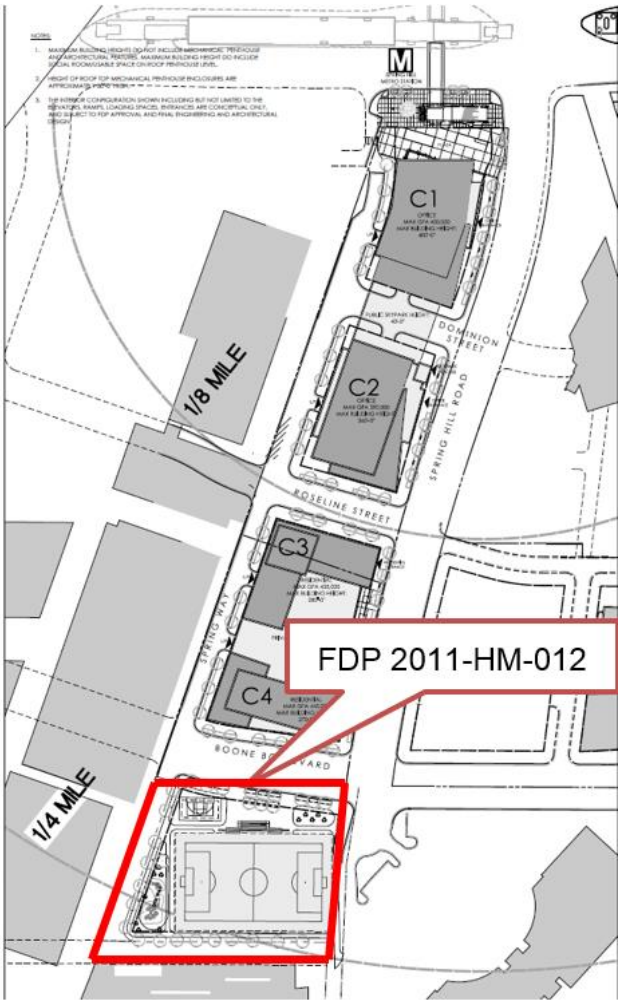

Figure 6: FDP Location Map

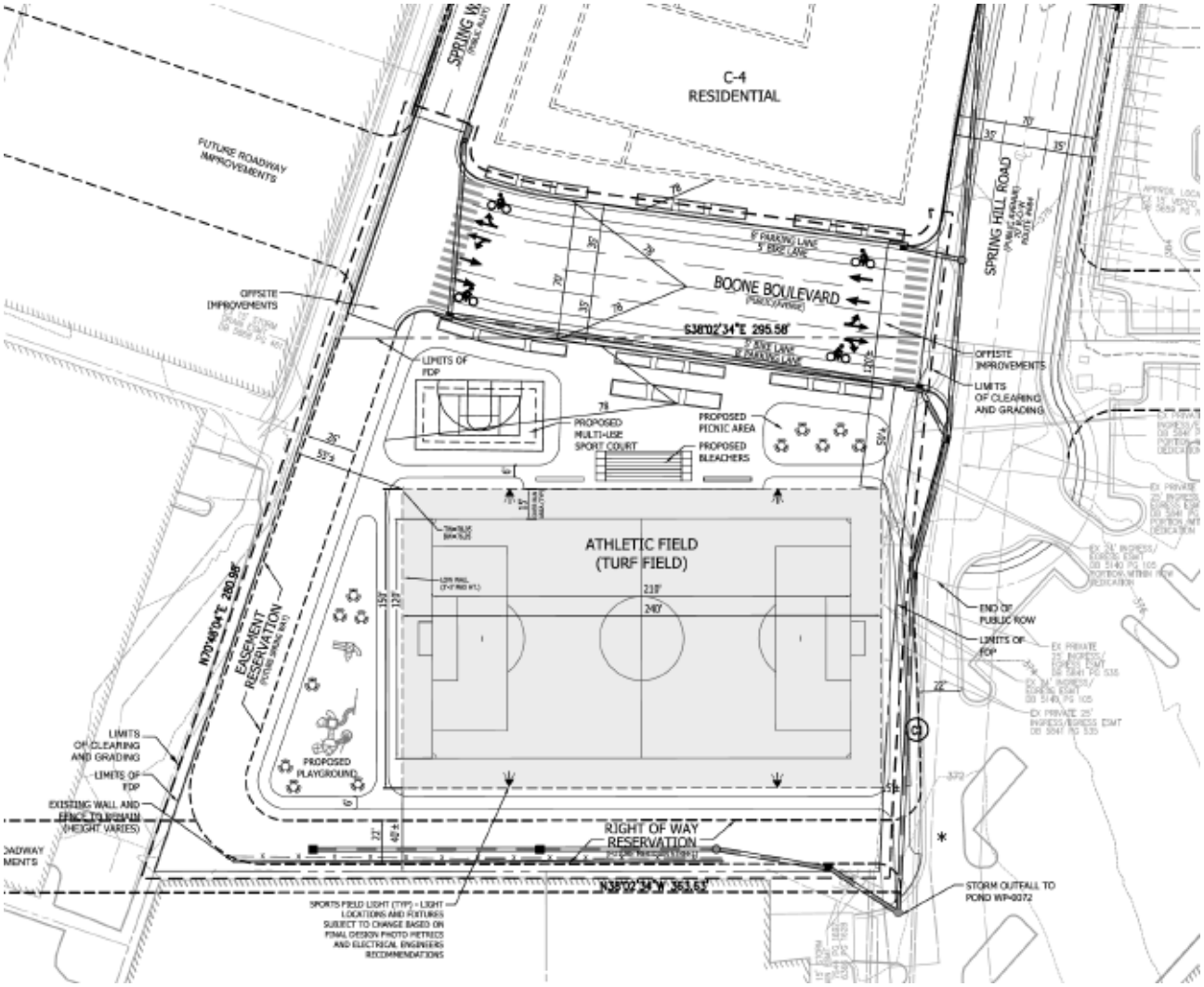

Figure 7: FDP

The athletic field will measure 150 by 240, include 15-foot overruns along all sides. It will be composed of artificial turf, lit by field lighting, surrounded by fencing, and contain players' benches and bleachers. The FDP shows that the playground will include a tot lot with play structures and picnic tables.

The field will be located approximately 1,000 feet west of the Spring Hill Metro station. Access to the site will be provided from the existing Spring Hill Road cul-de-sac and the future Boone Boulevard segment. Parking for the field will be supplied by on-street spaces along Boone Boulevard (approximately 24 spaces) and in the adjoining C-3/C-4 parking garage across Boone Boulevard (a minimum of 25 spaces).

The FDP also includes an easement reservation for the westerly extension of Spring Way and the right-of-way reservation for Meridian Street, a future roadway, along the site's western boundary. These roadway reservation areas are shown as warm-up areas for players. The proffers commit the applicant to develop these reserved areas with half-width street improvements when adjoining properties develop.

The FDP shows that stormwater will be addressed through the use of permeable pavement sub-structure under the synthetic athletic field and bio-retention tree pits along Boone Boulevard. The FDP also shows the use of four manufactured Best Management Practices (BMP) devices in future Right-of-Way (ROW) areas to handle stormwater flows.

ANALYSIS

This section of the report draws on the following guidance: the site specific recommendations pertaining to this site in the Tysons West District (South Sub-district) of the Tysons Corner Urban Center, which is excerpted above; the Land Use, Transportation, Environmental Stewardship, Public Facilities and Urban Design sections of the Areawide Recommendations of the Tysons Corner Urban Center text in the Comprehensive Plan; and staff analysis as reflected in the agency memos found in the appendices of this report. Because the Tysons Corner Urban Center Comprehensive Plan text covers the topics addressed in the Residential Development Criteria and the Transit Oriented Development Guidelines, this staff report will not separately discuss these Criteria and Guidelines in order to avoid redundancy.

Land Use (Appendix 5)

The subject property is designated as Transit Station Mixed Use, Residential Mixed Use, and Park/Open Space on the Comprehensive Plan's Conceptual Land Use Map. The Plan defines these land use categories as follows:

> ***Transit Station Mixed Use****: These areas are generally located near the Metro stations. They are planned for a balanced mix of retail, office, arts/civic, hotel, and residential uses. The overall percentage of the office uses throughout all of the Transit Station Mixed Use areas should be approximately 65 percent. This target of office uses will help Tysons maintain a balance of land use and transportation over the next 20 years. Individual developments may have flexibility to build more than 65% office if other developments in the category are built or rezoned with a use mix that contains proportionately less office. The residential component should be on the order of 20% or more of the total development. It is anticipated that the land use mix will vary by TOD District or subdistrict. Some districts or subdistricts will have a concentration of offices and other areas will have a more residential character. In all cases, synergies between complementary land uses should be pursued to promote vibrant urban communities.*
>
> ***Residential Mixed Use****: These areas are planned for primarily residential uses with a mix of other uses, including office, hotel, arts/civic, and supporting retail and services. These complementary uses should provide for the residents' daily needs, such as basic shopping and services, recreation, schools and community interaction. It is anticipated that the residential component should be on the order of 75% or more of the total development.*
>
> ***Parks/Open Space****: These areas are planned for passive and active park land and urban open spaces such as plazas and pocket parks. In instances when intensity*

credit is given for dedicating land for a park or open space, the land use mix applied to the intensity credit should be consistent with the land use category of an adjacent area. Additional guidance on parks and open space can be found in the Environmental Stewardship section.

The northern three-fourths of the site, Blocks A, B, and C, is designated as Transit Station Mixed Use. The Plan text recommends 65 percent office use for Transit Station Mixed Use areas, with residential use of 20 percent or greater. Addressing the other two land use categories, the subject application proposes the following overall land use mix:

Land Use Base	**Gross Floor Area (square footage)**	**Percentage of Land Use**	**Land Use FAR (based on total site area including density credits)**
Office	840,000	47.0%	2.50
Residential	880,000	49.0%	2.63
Retail	70,000	4.0%	0.21
Total[1]	**1,790,000**	**100%**	**5.34**

1. It should be noted that the percentages and FAR above may not add up to totals due to rounding.

Land Use Option 1	**Gross Floor Area (square footage)**	**Percentage of Land Use**	**Land Use FAR (based on total site area including density credits)**
Office	840,000	35.0%	2.50
Residential	1,500,000	62.0%	4.48
Retail	90,000	3.0%	0.27
Total[1]	**2,430,000**	**100%**	**7.25**

1. It should be noted that the percentages and FAR above may not add up to totals due to rounding.

Land Use Option 2	**Gross Floor Area (square footage)**	**Percentage of Land Use**	**Land Use FAR (based on total site area including density credits)**
Office	840,000	39.0%	2.50
Residential	1,230,000	57.0%	3.67
Retail	90,000	4.0%	0.27
Total[1]	**2,160,000**	**100%**	**6.44**

1. It should be noted that the percentages and FAR above may not add up to totals due to rounding.

The mix of uses proposed in the Transit Station Mixed Use designated area is more residential than recommended, about 47 percent under all three options versus the Plan recommended 65 percent. While the proposed mix of uses is not directly in conformance with Plan recommendations, the achievement of site design and public facility goals can

address the majority of concerns associated with excess residential uses and the proposed land use can be found in conformance with the Transit Station Mixed Use recommendations.

The proposed southernmost block, Block D, is designated Open Space/Park and Residential Mixed Use. The proposed open space/park use (Base Plan) or multi-family residential/retail mix (Options 1 and 2) shown on the CDP are in conformance with these designations.

Intensity

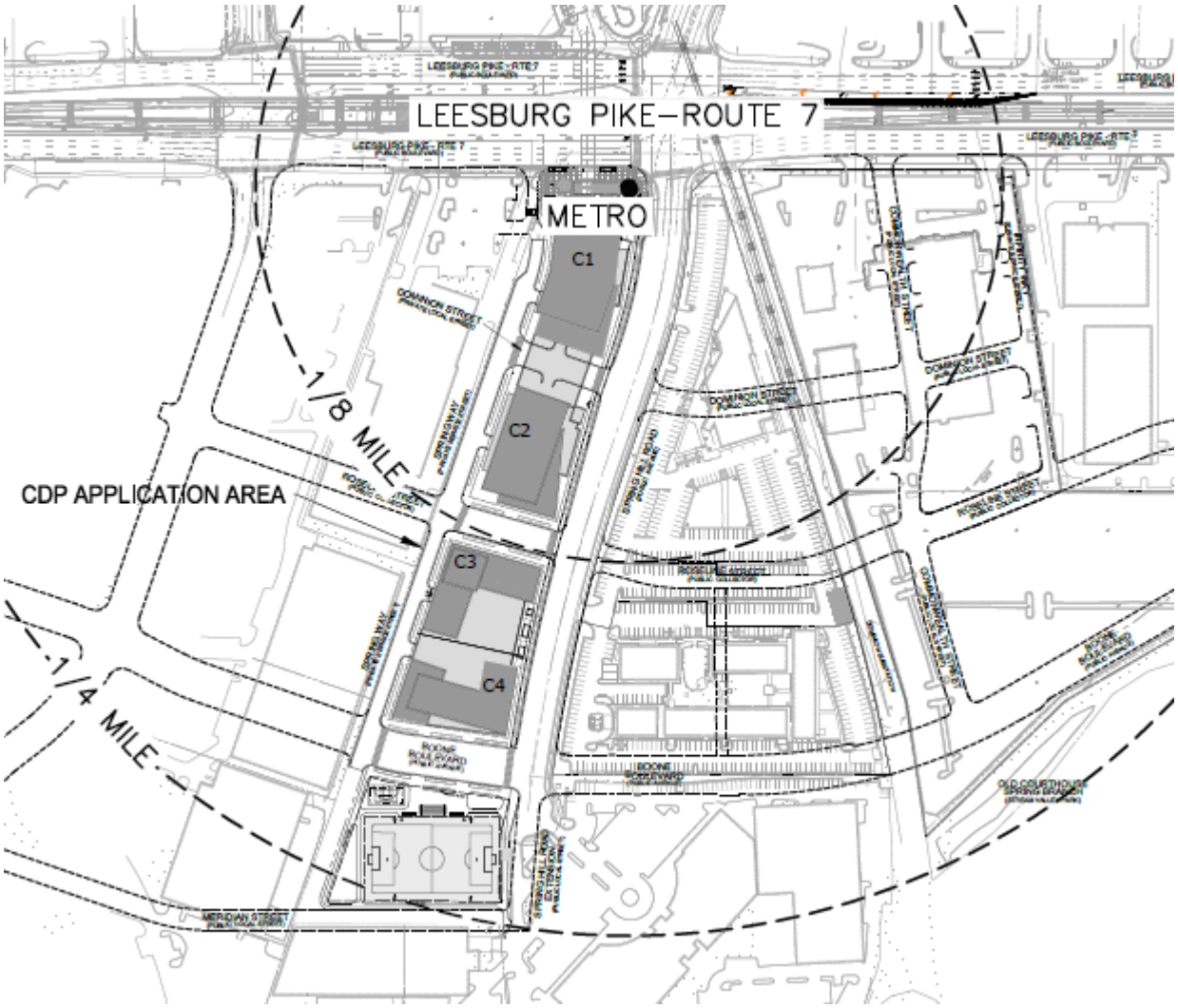

Figure 8: Distance from Spring Hill Metro Station

In Transit Oriented Development (TOD) Districts, the Comprehensive Plan links intensity to a property's distance from a Metro station. For sites with 1/4 mile of a station, the Plan does not specify a maximum floor area ratio (FAR), but notes the following:

> *The highest intensities in Tysons should be built in areas closest to the Metro station entrance. Intensities should decrease as the walking distance from the*

stations increases. This reflects evidence from other urban areas that transit ridership is correlated with walking distance to rail stations. Following this pattern, the intensity of redevelopment projects within 1/4 mile of the Metro stations should be determined through the rezoning process; in other words, no individual site within these areas should be subject to a maximum FAR.

Below are the FAR for each Metro distance ring.

Intensity Tier	Land Area (including density credits)	Base Plan FAR	Option 1 FAR	Option 2 FAR
Less than 1/8 mile	3.08 acres 40%	6.25	6.25	6.25
Between 1/8 to 1/4 mile	4.61 acres 60%	4.55	7.74	6.40
Total	7.69 acres	5.34	7.25	6.44

Under the Base Plan, the highest intensities are closest to the Spring Hill Metro station. However, under Options 1 and 2, the FAR is higher further from the station. The reason for this disparity, in this case, is that the applicant has located office uses closest to Metro stations, which are limited by the Zoning Ordinance to no more than 2.5 FAR. Residential uses within the 1/8 to 1/4-mile intensity tier are not limited by FAR. Staff finds that the proposal is in conformance with the intensity recommendations of the Comprehensive Plan.

Coordinated Development and Parcel Consolidation

The Comprehensive Plan's consolidation guidance for the subject application recommends that:

Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.

The Plan text for this subarea also states:

In this subdistrict, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.

As noted earlier in this staff report, the subject property was initially being reviewed in coordination with three other adjoining rezoning applications that covered a total of 27.5 acres between Route 7 and the Old Courthouse Springs Stream Valley. Following the decision to pursue the subject rezoning as a stand-alone application, the applicant revised the CDP to include a half-size athletic field within the boundaries of this subject property and revised the proffers to commit to dedicate a substation site on nearby property owned by the applicant. The street grid and streetscape continue to reflect the alignments and designs shown under the coordinated plans for the subject site and RZ 2011-HM-013 (12.28 acres) and RZ 2011-HM-027 (4.09 acres).

For applications that do not meet the recommended consolidation, the Comprehensive Plan sets five specific performance objectives for consolidations. These objectives are described below with an analysis of the proposal's conformance with each specific bullet:

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

- *Commitment to a functioning grid of streets both on-site and off-site;*
    - *Conceptual engineering of streets that demonstrate connectivity to surrounding areas and satisfy the guidance in the Transportation section should be completed. Such engineering should be done in coordination with land owners in the surrounding area, and the proposed street alignments should be included in an official map, as described in the Transportation section.*
    - *If an official map has already been adopted for the area, the development proposal should be in conformance with the street alignments in the map.*

  As previously noted, although the area has segmented into three, non-concurrent (but active) rezoning applications, the different applications are being prepared by the same land development team (land consultant, engineering firm, traffic consultant, architect, and landscape architect). Because of this share representation, the street grid and transportation improvements are coordinated between the three rezonings. The Traffic Circulation Plan on Sheet C-21 and Master Plan with Proposed Context are reflective of this coordination.

- *Provision of parks and open space as set forth in the Environmental Stewardship section of the Areawide Recommendations, either on-site or within the subdistrict through a partnership;*

  Regarding provision of open space/park facilities, the West Landbay generates a need for slightly less than a half-sized athletic field. The proffered layout provides for such a field in Block D. In addition, the project's proffers provide that if RZ 2011-HM-013 (the East Landbay) should be approved with a full-size athletic field (full-sized field) that meets the athletic field needs of both the Dominion Square East and West Landbays, then the applicant will not be obligated to construct the half-sized field on the subject site (known as the West Landbay). Therefore, this coordination effort may result in the FCPA securing a

full-sized athletic field, a difficult public amenity to secure given the scarcity of large acreage in Tysons.

- *Provision of land and/or building space for public facilities as set forth in the Public Facilities section of the Areawide Recommendations;*

  Regarding provision of land for public facilities, the applicant has proffered to dedicate a site that satisfies the location, configuration, and size requirements of Dominion Power for a future substation location. The proffers stipulate the terms for the dedication of this site or for the possible replacement dedication with a larger site if RZ 2011-HM-013 and RZ 2011-HM-027 are approved. In either scenario, the applicant must dedicate a substation site.

- *Conformance with the guidance in the Urban Design section and any urban design guidelines for the district or subdistrict; and*

  As discussed below, in the Site and Building Design section of this Analysis, the proposal is consistent with the design recommendations of the Comprehensive Plan and the guidance of the Tysons Corner Urban Design Guidelines (TCUDG).

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

  As the layout of RZ 2011-HM-012 was coordinated with the development proposed with RZ 2011-HM-013, RZ 2011-HM-026 and RZ 2011-HM-027, staff believes that the applicant has shown how those adjacent parcels could be redeveloped in a manner that is compatible with the subject application and in conformance with the Plan.

Initial Development Level (IDL)

The Comprehensive Plan sets an initial development level for office uses in Tysons and recommends that a Tysons-wide summary of existing and approved development be provided with all rezoning applications in Tysons. On March 29, 2011, the Board of Supervisors directed the Planning Commission (PC) to work with staff to develop a process to address the initial development level and other issues such as transportation funding. After an inclusive process with many meetings over 17 months, the PC approved a set of recommendations on September 20, 2012. The recommendations include the following statements (excerpts):

> *The current applications represent development beyond the 2030 time period used to set the IDL. To address this issue, the Commission has proposed a funding recommendation that, if implemented, would provide for the timely completion of all of the currently identified transportation improvements for the 2050 time period. Implementing the proposed funding solution would result in a circumstance that warrants revisiting current limitations on office development.*
>
> *RECOMMENDATION:*

As the Planning Commission's recommendations for financing infrastructure (identified above) addresses the increment beyond 2030 to the 2050 time period, the Planning Commission recommends:

31) The Board direct staff to incorporate within the next Tysons-wide plan amendment consideration of a change to the current IDL of 45 million square feet of office use.

The following table summarizes the built and approved office floor area in Tysons and the office space proposed with the subject application.

Category	**CDP/GDP Office GFA (sq. ft.)**
Existing Development[1]	27,585,000
Under Construction[1]	1,103,576
Approved, Unbuilt Development [1]	11,749,335
RZ 2011-HM-012	840,000
Total Office GFA	**12,589,335**

[1] *Estimation as of January 2016*

The total office space proposed for the subject application, combined with existing and approved development, would not exceed the 45 million square feet set as the initial development level for office uses in the Comprehensive Plan. No office space is proposed with FDP 2011-HM-012.

Transportation (Appendices 6 and 7)

Phasing Development to Major Transportation Facilities

An important element of the Comprehensive Plan for Tysons is the guidance on phasing development to transportation improvements. The Plan notes that individual rezoning cases should only be approved if development is phased to a transportation funding mechanism. The Plan also recognizes the need for a Tysons Transportation Fund to fund transportation improvements as part of a comprehensive strategy.

On January 8, 2013, the BOS created a Tysons Transportation Service District, established the Tysons-wide and the Tysons Grid of Streets transportation funds, and adopted guidelines for administering the two new funds. As part of these guidelines, the funds were to be adjusted for inflation. The applicant has proffered to make transportation fund contributions in the amounts and timeframes as set forth in the adopted BOS guidelines.

Included in the Plan's guidance on phasing development to transportation improvements is the statement that "*the increase in development in Tysons should be coordinated with the provision of transportation infrastructure. . . .*" To this end, the applicant's traffic consultant completed the State Law Chapter 870 Traffic Study. However, VDOT and FCDOT

requested a phasing analysis be completed because further study was necessary to ascertain whether interim levels of development would be sustained without undue burden on the transportation network in Tysons, prior to the construction of regional traffic improvements such as off-site grid connections and improvements identified in Table 7 of the Comprehensive Plan. The recommendations of that document were to limit development for this land bay (as specified in Proffer 39) if off-site connections to the future State Street or Gosnell Road could not be constructed, or if such connections do not already exist at the time this development desires to surpass any established interim development limits. If the applicant desired to develop ahead of construction of these off-site connections, and had reached any of the established interim development thresholds, he could then elect to submit a supplemental operational analysis to FCDOT and VDOT to assess impacts of additional development at the time of FDP/FDPA to establish what other improvements may help mitigate the traffic impact while taking into consideration advancements in transportation and development infrastructure that might have occurred since the previous analysis. However, as of the writing of this staff report, VDOT has not completed review of this document and therefore cannot state that the proposal has be adequately coordinated with the provision of necessary transportation infrastructure.

Transportation Demand Management (TDM)

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

For the proposed mixed-use development, the applicant has proffered procedures. The basic elements of the TDM program are outlined below.

- The applicant is committing to meet the Plan goals during all phases of development of the site in conformance with following specific vehicle reduction goals:

	Target Reduction	
Tysons-wide development level	Buildings C1 and C2 (Office buildings within 1/8-mile of Metro station	Buildings C3 through C6 (Residential buildings between 1/8 and 1/4-mile of Metro Station
Up to 65 million SF of GFA	35%	45%
65 million SF of GFA	40%	50%

84 million SF of GFA	45%	55%
90 million SF of GFA	48%	58%
96 million SF of GFA	50%	60%
105 million SF of GFA	53%	63%
113 million SF of GFA	55%	65%

- The applicant has committed to meet the Comprehensive Plan goals during all phases of development of the site, in conformance with the revised approach to TDMs.

- The applicant has agreed to substantially increase the contribution to the Remedy Fund in lieu of a large contribution to a Penalty Fund so that money would be immediately available and accessible to enhance the TDM program in the event that goals are not being met.

- The applicant agreed to make a non-refundable contribution to a Tysons-wide Transportation Management Association (TMA) for seed money. The TMA will provide synergies between developments in Tysons and help reduce trips through an areawide TDM program that the applicants can join if they so choose.

- The applicant agreed to monitor the TDM program with traffic counts every year and surveys every three years. (Annual traffic counts will enable the county to review transportation in Tysons on an areawide basis and identify future concerns or areas for improvement.)

- The applicant agreed to pay a $100 per day non-compliance fee for failure to submit the annual report by the date outlined in the proffers. Staff would note that assuring TDM program operation as proffered is very important to the County as the annual report provide information on the TDM programs, trip levels in Tysons, and commuter behavior.

- The applicant is proffering a detailed implementation plan for the TDM program that also provides flexibility to address changes that may occur during the life of the project.

Staff notes the following specific concerns with the submitted TDM as they may adversely impact the effectiveness of the transportation management document:

a. Proffer 56. E.i. TDM Program Manager: The Proffer should end with the following statement; "*Following the termination of the Applicant Control Period, the UOA shall be responsible for the employment of the TPM.*" This language will ensure that the UOA continues to employ the TPM to implement TDM.

b. Proffer 56 E.ii. Annual Report and Budget: This proffer lays out the Annual Reports, TDMWP, and Budget requirements. The date listed for the Annual Report is September 15th of each year, which is very late in the year. The report lays out the TDM activities, survey results and counts for a given year, and is given to the

County during the winter or spring of the following year. It is staff's preference that the date be sometime in the first quarter of the year.

c. Proffer 56.H. Incentive Fund: This proffer should include the phrase; "*In addition to providing transit incentives, such contributions may also be used for enhancing/providing multimodal facilities within and proximate to the subject property.*" This language clarifies the flexibility of what the incentive fund can be used for.

d. Proffer 56.I. Penalty Payments: This proffer should include the following language in order to make the details of the Letter of Credit clear to all parties:

> "*Deliver to the County a clean, irrevocable letter of credit issued by a banking institution approved by the County or escrow cash in an interest-bearing account with an escrow agent acceptable to DPWES to secure the Applicant's obligations to make payments into the TDM Penalty Fund (the "Letter(s) of Credit or Cash Escrow(s)"). The Letter(s) of Credit or Cash Escrow(s) shall initially be issued in an amount equal to $0.10 for each square foot of new office GFA and $0.05 for each gross square foot of residential GFA shown on the approved site plan for each new building on the Property. Until the Letter of Credit or Cash Escrow for each new building shall have been posted, the figures in the preceding sentence shall escalate annually from the first day of the calendar month following the date on which the first RUP or Non-RUP, as the case may be, for the first new building within the Property has been issued and shall change as specified in Proffer 69. The Letter(s) of Credit or Cash Escrow(s) shall name the County as the beneficiary and shall permit partial draws or a full draw. The foregoing stated amount(s) of the Letter(s) of Credit or Cash Escrow(s) shall be reduced by the sum of any and all previous draws under the Letter(s) of Credit or Cash Escrow(s) and payments by the Applicant (or the TPM) into the TDM Penalty Fund*."

e. Proffer 56.M.i.b. Stabilization: The proffer needs to include that the Maximum Trips After Reduction are based on existing *and approved* development levels on Tysons. The applicant declined to add the "*and approved*" as noted in the previous comments. Adding this verbiage is important in keeping the reductions standard across Tysons.

Because some of the identified staff concerns would preclude the proffered TDM from implementing Comprehensive Plan recommended vehicular reductions, staff does not support the adoption of the TDM proffers as submitted.

Specific Transportation Improvements

The applicant has worked on a Traffic Impact Analysis (TIA), as required under State Law Chapter 870, with the County and Virginia Department of Transportation (VDOT) to address the traffic impacts that will be generated by the development. Based on the findings of the analysis, in addition to constructing the project's internal streets, the applicant has committed to the following transportation improvements:

- The applicant has committed to design and construct improvements to Spring Hill Road along the property's frontage as depicted on the CDP, including two travel lanes in both directions, bike lanes, and parking lanes, with turning lanes as appropriate at the intersections.

- The proffers provide that the applicant may elect to design and construct an interim section of State Street from Boone Boulevard to Route 7 and the related State Street/Route 7 intersection improvements to support development of the subject property.

- The applicant has committed to provide a second westbound left turn lane on Route 7 prior to issuance of a Non-Residential Use Permit (Non-RUP) for either Buildings C1 or C2 (offices) or issuance of a RUP for the third of Building C3, C4, C5, or C6 (residences), should these residential buildings precede construction of either of the office buildings.

  Staff agrees that the dual-left turn lane improvement is needed as a mitigation measure for site generated traffic. However, as demonstrated in the traffic analysis, the mitigation measure is needed with the first building constructed on the site. In addition, due to potential conflicts with the overhead Metro track support pillars, staff is concerned that the improvement will not be able to be implemented. Therefore, staff cannot support the applicant's proffer as proposed as it: (1) does not provide that the dual-left turn lane will be constructed with the first building on the site; (2) does not commit to finalizing construction plans for this critical improvement prior to site plan approval for the first building; and (3) does not commit to completion of that construction of the second left turn lane prior to issuance of the first RUP or Non-RUP.

- The applicant has committed to contribute $0.12 for each square foot of building construction of the subject property toward the construction of access improvements to Route 7.

- The applicant has committed to contribute $0.08 for each square foot of building construction of the subject property toward the construction of improvements to the Spring Hill Road/International Drive/Jones Branch Drive intersection or other road improvements in the Tysons West area.

Also, the applicant has committed to the installation of up to six new traffic signals where warranted, including the following intersections: Spring Hill Road/Roseline Street; Spring Hill Road/Boone Boulevard; Spring Hill Road/Dominion Street; Commonwealth Street/Boone Boulevard; State Street/Route 7; and State Street/Boone Boulevard. Lastly, the applicant has committed to contribute to the optimization of traffic signals on Route 7 should VDOT require such an effort as a result of this project. (If not needed for those purposes, the proffer permits the funds to be used for other transportation improvements in the Tysons West South Subdistrict.)

Level of Service Waiver for Route 7/Spring Hill Road Intersection

The Virginia Department of Transportation (VDOT) requires a minimum Level of Service (LOS) be maintained at specified intersections. The subject property is situated on Route 7 and therefore the three intersections most immediate to the site are impacted by its generated traffic. These intersections include: Route 7/Spring Hill Road; Route 7/Tyco Road/Westwood Center Drive; and Route 7/Westpark Drive/Gosnell Road. In mid-November, the applicant submitted LOS waiver request for the Spring Hill intersection along with affirmation letters for the previously approved LOS waivers for the other two affected intersections. At the writing of this report, staff has not completed its review of the LOS waiver. As noted above, the applicant has committed to contribute $0.12 for each square foot of building construction of the subject property toward the construction of access improvements to Route 7 to mitigate adverse traffic impacts to the major road. However, without completion of the LOS waiver review, there no method to assess the adequacy of this commitment.

Access Management Waivers for Specific Driveway Locations

VDOT requires a minimum distance between street intersections (signalized and unsignalized), between intersections and driveways, and between driveways along the same side and along opposite sides of a street. The minimum distance is dependent on the engineered design of the street. Several of the project's proposed street intersections do not meet the minimum distance requirements and the applicant has requested access management waivers from VDOT. These include three Spring Hill Road intersections: between Route 7 and Dominion Street; between Dominion Street and Roseline Street; and between Roseline Street and Boone Boulevard. Another Access Management Wavier is being requested for the spacing of an unsignalized intersection along Route 7, between Spring Way and Spring Hill Road.

As of the writing of this staff report, with the exception of the Access Management Waiver for Spring Way, these waivers have not been approved. Should VDOT not act on or deny the waivers prior to Planning Commission consideration, the layout shown on the CDP, which is predicated on specific block sizes and access points would be in question. Additionally, any modifications to the intersections may have ramifications on the accepted Traffic Impact Analysis.

On-street Parking

On-street parking will be provided along Spring Hill Road, Dominion Street (non-peak hours), Roseline Street, and Boone Boulevard. On-street parking is not required along Spring Way, a service street. Under Options 1 and 2, the CDP shows Spring Way along Block D and Meridian Street being developed as access drives only with no parking.

Loading Facilities

As previously mentioned, loading facilities have been located off of Spring Way, with one exception being the loading facilities for Building C6 being accessed off of Meridian Street. Although the loading facilities will require trucks to back in from the streets, the affected

streets are either service streets or local streets projected for low volumes of traffic. Therefore, staff is satisfied with the proposed location of loading facilities within the proposed development.

Pedestrian and Bicycle Facilities

The Comprehensive Plan also envisions a robust non-motorized transportation network for Tysons Corner. The application accommodates pedestrian movement in the streetscape network, which is further discussed below in the Streetscape section of this report. Staff believes that the best way to ensure that Tysons develops as a true urban center (as opposed to a collection of private developments) is to require that the entire transportation system be located in the public realm. To further that goal and to promote unification of the public transportation network, staff recommended that the sidewalk be included within the public right-of-way. As has been noted many times, safe pedestrian movement is vital to a thriving downtown. The applicant has agreed to proffer that the public right-of-way be extended to the sidewalk and landscape amenity panel and to dedicate the appropriate land area accordingly.

On-street bike lanes are proposed along the subject property's Spring Hill Road frontage and both sides of Roseline Street and Boone Boulevard. Local roads such as Dominion Street, Meridian Street, and Spring Way are expected to accommodate bike traffic without the need for separate lanes because of their lower speeds.

Potential bike parking facilities will be identified in the buildings on the respective FDPs. For FDP 2011-HM-012, bike parking is shown for 10 bicycles. Staff is recommending an FDP condition that bicycle parking facilities be installed across the park in multiple locations, such as at the playground, the sports court, and the athletic field bleachers.

Mixed-use developments, like the one being proposed, have the potential to produce many short- or medium-distance trips which could be served by Capital Bikeshare, which began service in Tysons during the summer of 2016. Given the strong connection between the new development and additional trips, staff has asked the developer to provide funds for the County to purchase a bike share station in the vicinity of the Spring Hill Metro station. The cost of an average sized bike share station is $40,000 to $50,000. In the proffers, the applicant has committed to provide space and associated easement or license agreement to accommodate a bike share station in the vicinity of the Spring Hill Metro Station. The specific location will be determined at the time of FDP approval for Building C1 and the easement or license agreement shall be provided prior to the issuance of the first Non-RUP for Building C1

Streetscape Design

The Urban Design section of the Comprehensive Plan provides detailed guidance on streetscapes within Tysons. As depicted on Figure 9 below, the Plan defines three areas within the streetscape zone: the landscape amenity panel; the sidewalk; and the building zone. Each zone serves a distinct purpose and has varying dimensions based on the adjacent street type and land use.

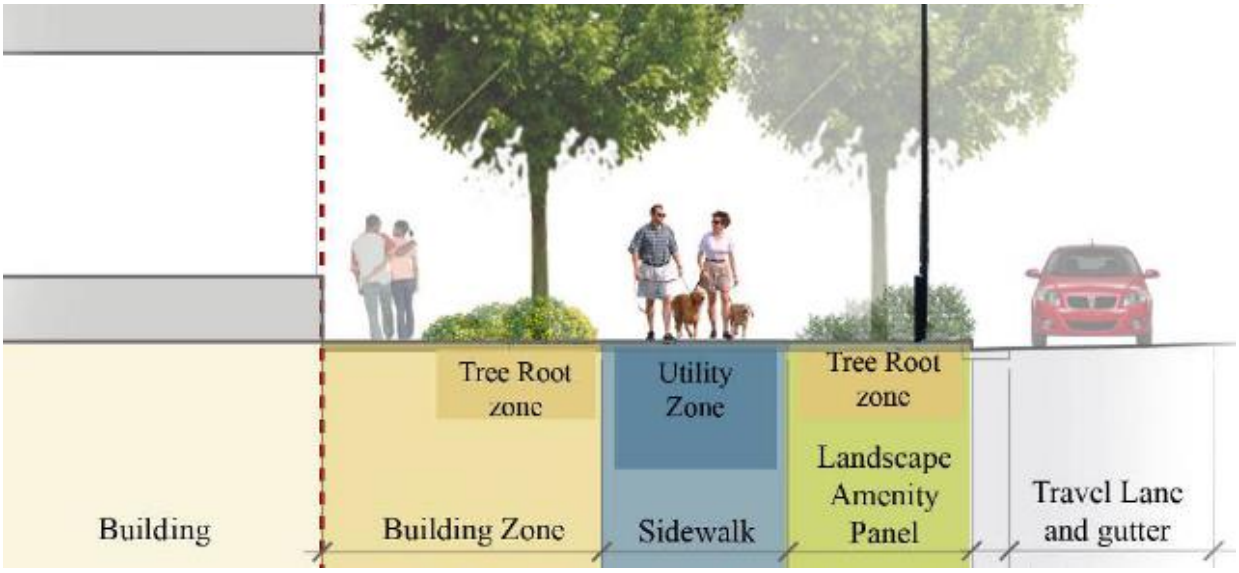

Figure 9: Streetscape Zone Illustration

With the exception of the athletic field as shown on the Base Plan and Building C-5 as shown in Options 1 and 2, the following streetscape dimensions are being proposed and are consistent with the recommendations of the Comprehensive Plan:

- Building Zones: The proposed buildings are sited along all streets with 4- to 12-foot wide building zones.

- Sidewalks: Eight 8-foot wide sidewalks along Spring Hill Road and Boone Boulevard and 6-foot wide sidewalks along Meridian Street and Spring Way.

- Landscape Amenity Panels: Eight-foot wide landscape amenity panels along Spring Hill Road and Boone Boulevard and 6-foot wide panels along Meridian Street and Spring Way.

An exception to the recommended streetscape sections contained in the Comprehensive Plan is requested along the project site's Spring Hill Road frontage (Block D), south of Boone Boulevard. This exception is depicted on Sheet S-1 of the CDP. The recommended streetscape section for this section of Spring Hill Road, which is a local street, is 4 to 12-foot wide building zone, a 6-foot wide sidewalk, and a 6-foot wide landscape amenity panel. Under the Base Plan, the proposed athletic field would be constructed right up to the site's east property line, leaving no room for the streetscape amenities. For Building C5, as shown under Options 1 and 2, the building zone, sidewalk, and landscape amenity panel are depicted to be similar to those of the blocks to the north. However, most of the streetscape amenities will be located on future right-of-way that must be dedicated by adjoining property owners. Therefore, the applicant has requested a waiver from the applicable recommendations. The review of such waivers is coordinated by FCDOT. At the writing of this report, a determination on the waiver has not yet been issued.

Site and Building Design

Site Design (Appendix 8)

The Comprehensive Plan guidance for site design includes elements such as street grid pattern and block length. The streets and buildings have been laid out to work with the site's natural topography and provide relatively level pedestrian routes to much of the redevelopment. The proposed street and building patterns follow the existing major streets, simplifying on-site orientation.

Staff finds that the site design is in conformance with the standards expected in Tysons, as the site design:

- Generally concentrates land uses with the greatest intensities closest to the Metro station;
- Creates high intensity development with a strong urban edge;
- Places public parks throughout the development; and
- Creates a varied skyline through the siting of buildings and use of step-backs.

Building Design and Height

The Comprehensive Plan guidance for building design includes elements such as: build-to lines, bulk and massing, and step-backs. The proposed new buildings adhere to these design recommendations as they will be sited along build-to lines to create a consistent street edge along all perimeter streets. Except along Spring Way (which is a service street containing loading entrances), the street frontages will be lined with retail spaces, office and residential lobbies and amenities, and residential units. The CDP shows appropriate design articulation and fenestration commitments for those buildings' frontages. Generally, the building framework and massing are consistent with the recommendations of the TUDG.

The ground floor spaces identified for non-residential uses are proffered to have an average floor to floor height of 16 feet. The floor to floor height for spaces identified for ground floor residential space has not been specified. Staff encourages the higher ceiling height for all ground floor areas as it allows for flexibility in first floor uses and encourages ground floor retail, which contributes to an active pedestrian environment.

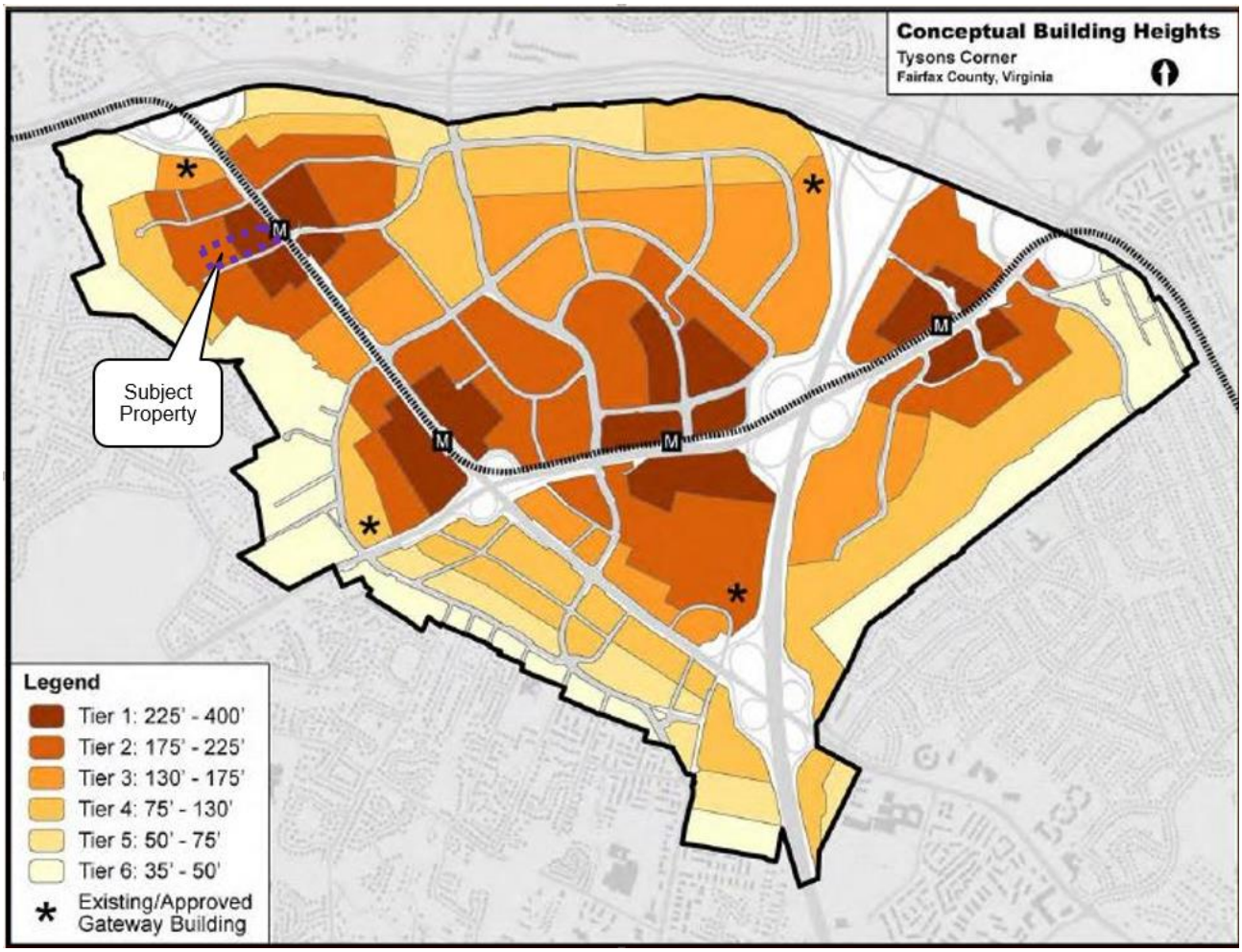

Figure 10: Conceptual Building Heights Diagram

The subject property falls within the Tier 1 and Tier 2 building height intensity zones as depicted on the height map. The following table compares the maximum heights recommended in the Conceptual Building Heights Map to the proposed range of heights for each proposed building.

Building	**Proposed Use**	**Comprehensive Plan Maximum Building Height Range**	**Proposed Building Height Range**
C1	Office	Tier 1: 225' – 400'	300' – 400'
C2	Office	Tier 1: 225' – 400'	260' – 360'
C3	Residential	Tier 2: 175' – 225'	180' – 280'
C4	Residential	Tier 2: 175' – 225'	170' – 270'
C5 (Option 1)	Residential	Tier 2: 175' – 225'	170' – 260'
C6 (Option 1)	Residential	Tier 2: 175' – 225'	170' – 260'
C5 (Option 2)	Residential	Tier 2: 175' – 225'	60' – 95'
C6 (Option 2)	Residential	Tier 2: 175' – 225'	60' – 95'

It should be noted that the maximum building heights do not include rooftop penthouses and architectural elements. In accordance with Sect. 2-506 of the Zoning Ordinance, such penthouses cannot occupy an area greater than 25 percent of the total roof area and such architectural elements cannot exceed the height limit for the zoning district by more than three feet and shall not extend more than three feet above the roof level of any building. The applicant is requesting a waiver to allow a parapet wall, cornice, or similar projection to exceed the height limit (up to 12 feet) in order to screen rooftop mechanical equipment. The waiver is analyzed below in the Zoning Ordinance portion of this staff report.

As shown in the above table, the height range of the proposed C1 and C2 office buildings comply with the maximum Tier 1 building height zone recommendations in the Comprehensive Plan. However, the maximum height range of proposed residential buildings C3, C4, C5 (Option 1), and C6 (Option 1) exceed the maximum recommended height ranges. The applicant has requested the proposed residential building heights for the following reasons:

- The applicant has committed to provide 20 percent of the residential units as workforce housing. The Plan recommends height flexibility in such cases, allowing the additional height as a way to accommodate the additional units.

- The additional building height allows the residential buildings to accommodate three levels of parking above grade.

Staff believes that the building height requests will result in a varied skyline as shown on Sheets A-21 through A-23 of the CDP and are in line with previous similar Tysons requests.

Tree Canopy and Plantings (Appendix 12)

The Comprehensive Plan recommends increased tree planting in Tysons. At the same time, the Plan recognizes that much of this new planting will be accomplished through the provision of street trees. The site's existing trees were planted as part of the development of the current vehicle sales establishments. The applicant has requested a deviation from the Tree Preservation Target requirements, noting the layout of the existing trees would preclude development of the site at the planned intensity. As addressed by the Urban Forestry Management staff in past Tysons applications, a waiver is not needed for this deviation if, as in this case on Sheet C-8 of the CDP, the applicant presents permissible justifications to the DPWES Director as provided in PFM 12-0508.

Because the PFM does not allow off-site trees (such as streetscape trees on public streets) or trees in easements on-site to count towards the tree canopy requirements, the applicant seeks a PFM modification of the 10-year tree canopy requirements. The proposal generally provides the majority of its trees as street trees, with additional trees provided in the public parks. The applicant has demonstrated that the Plan's recommended 10 percent tree coverage goal for a redevelopment would be achieved with this application if the street trees in the public rights-of-way and the trees in easements could be counted. The applicant has proffered to maintain/replace trees damaged or

removed by right-of-way or utility maintenance or repair. With this commitment, staff supports the requested modification.

The CDP includes a utility plan showing the proposed landscaping with conceptual utility layouts and sight distance lines. The applicant has committed to avoid conflicts between landscaping and utilities to the greatest extent possible and to work with the County to remain in substantial conformance with the planting scheme shown on the CDP. If, in the worst case scenario, a tree needs to be deleted, the applicant has committed to work with UFMD to find an alternative location.

Affordable and Workforce Housing

The Comprehensive Plan recommends that all projects within the Tysons Corner Urban Center which seek to utilize the redevelopment option included within the District Recommendations should provide 20 percent affordable and workforce dwelling units (WDUs). The applicant has proffered to provide 20 percent of the proposed residential units as WDUs in conformance with the following standard breakdown for WDUs contained in the Comprehensive Plan.

Income Tier	% of Total Units
101-120% of AMI	5% of total units
81-100% of AMI	5% of total units
71-80% of AMI	5% of total units
61-70% of AMI	3% of total units
> 60% of AMI	2% of total units

For new office development, the applicant has committed to select one of the following two options for contributing toward the provision of affordable and/or workforce housing within Tysons: (a) a one-time contribution of $3.00 for each square foot of GFA of new office use excluding any ground level retail/services uses and public uses, or (b) an annual contribution of $0.25 for each square foot of GFA of new office use, excluding any ground level retail/services uses and public uses, continuing for a total of sixteen (16) years. The ground level retail/service and public use exception reflects recommendations in the Comprehensive Plan regarding calculations for affordable and/or workforce housing within Tysons.

Because Option 2 for Block D allows for stick-built construction of multi-family residential buildings, the rezoning may be subject to the provisions of Part 8 of Article 2 of the Zoning Ordinance, the County's Affordable Dwelling Unit Program. As noted earlier in this report, the proffers commit to provision of any required Affordable Dwelling Units (ADUs) that may be required under this program.

Staff finds the subject application in conformance with the Comprehensive Plan guidance on affordable and workforce housing.

Environmental Stewardship

Water Quality (Appendix 10)

The Environmental Stewardship Guidelines in the Comprehensive Plan call for a progressive approach to stormwater management that promotes low impact development (LID) techniques, incorporates innovative stormwater management measures, and provides quality and quantity controls that are substantially more extensive than minimum requirements. As such, staff recommends that applications incorporate innovative measures in a manner that will, first and foremost, optimize reduction of stormwater runoff volume and control peak flows for the remaining stormwater that cannot be completely captured on-site. It is recommended that the first inch of rainfall runoff be retained on-site through infiltration, evapotranspiration and/or reuse. By achieving the goal of retaining the first inch of rainfall, the runoff characteristics associated with the site can then mimic those of a good forested condition for a significant majority of rainfall events. In addition, staff also recommends that the provided stormwater measures be sufficient to attain the stormwater quality and quantity control credits of LEED (or equivalent).

The applicant has provided preliminary computations on the CDP stating that 96 percent of the total site area will be captured by Best Management Practices (BMPs) and first 0.96-inch of rainfall will be retained and reused on-site through the use of runoff reduction methods, including green roofs, urban bioretention areas, rainwater harvesting/detention vaults, bioretention tree pits, and permeable pavement throughout the entire project area. The 0.96-inch figure does not include rainwater from off-site areas, such as adjoining right-of-way, that also will be treated.

The proffers reiterate the applicant's commitment to conform to the Comprehensive Plan's goal to retain and reuse the first inch of rainfall on-site. Given the site's limitations, the proffer also commits to providing additional calculations at site plan review for each FDP towards meeting this goal. The proffer also states that additional LID measures may be proposed at site plan review if DPWES determines that additional measures are necessary in order to meet the Plan goals and/or other Public Facilities Manual (PFM) requirements.

"Green" Buildings (Appendix 9)

The Comprehensive Plan recommends that zoning proposals for development in Tysons provide for green building commitments sufficient to attain, at a minimum, the United States Green Building Council's (USGBC) LEED Silver certification for non-residential development and LEED certification for residential development. The applicant has committed to achieve LEED NC (New Construction) certification for the residential buildings with an escrow of $2.00 per square foot and an option to seek the next higher level, LEED Silver with no escrow. In addition, under the proposed proffer, the applicant may select, subject to DPZ approval, an alternative residential rating system implemented without an escrow, such as Earth Craft, the 2012 National Green Building Standard, or Energy Star Qualified Homes path for multi-family for energy performance. Staff encourages the applicant to update the commitment to the National Green Building Standard to reflect the 2015 National Green Building Standard and to eliminate of the

Energy Star Qualified Homes path for multi-family as it is not sufficient to demonstrate conformance with Comprehensive Plan guidance.

Regarding the non-residential buildings, the applicant has proffered to LEED Silver certification with an escrow or LEED Gold certification without an escrow. However, the proffer also would allow "LEED-CS Gold precertification" as an alternative. Staff recommends that the word precertification be eliminated because precertification is only available for LEED New Construction, and not for LEED Core and Shell

With these minor recommended changes, staff can finds that the green building proffer will conform to the Comprehensive Plan's guidance for green buildings.

Energy/Resource Conservation (Appendix 9)

The Comprehensive Plan anticipates that zoning applications in Tysons will include commitments to sustainable energy practices. The proposed proffers for the application include the following measures:

- At least four electric vehicle recharging stations serving eight parking spaces and conduit to facilitate additional, future recharging stations will be installed in the parking garage.
- For any site plan that depicts more than one building, an assessment of the potential to provide shared energy systems will be provided and at a minimum, a utility sleeve will be installed within the foundations of the respective buildings in order to accommodate future utility and/or energy sharing. Aggregated, non-proprietary energy and water consumption data will be provided to the County, as practical, for each building and for the entire property.

With these commitments, staff finds that the recommendations related to sustainable energy practices have been met with this application.

Noise Impacts (Appendix 9)

In order to minimize exposure to noise impacts, the Policy Plan of the Comprehensive Plan recommends that noise levels be mitigated to 65 dBA for outdoor activity areas and 45 dBA for residences, hotels, and other noise sensitive uses. The proposed development does not include multi-family residential in the vicinity of major streets; the CDP depicts the closest residential building being located approximately 320 feet south of Route 7 and the Silver Line Metro. The applicant has committed to provide acoustical analyses at the time of final development plan for all future buildings. The proffers also commits to attenuate noise in all interior residential areas to meet the Policy Plan's guidance that noise in interior area not exceed 45 decibels.

In order to address this issue, the applicant has proffered that noise in interior areas of new residential development and other noise sensitive uses shall not exceed 45 dBA $L_{dn.}$ The proffer provides a commitment to the submission of refined acoustical analyses at the time of building plan review for those buildings where the façades have been determined to be affected by transportation generated noise levels between 65 dBA L_{dn} and 75 dBA

L_{dn}. The proffer also identifies recommendations for the appropriate building material specifications within certain noise ranges for walls, windows and doors which may be necessary to mitigate noise in affected residential units and other noise sensitive uses within certain noise levels. With these commitments, staff believes that this issue is addressed.

However, the proffer does not address the issue of development phasing which could have a dramatic impact on transportation generated noise on the residential living spaces. For example, if residential buildings C3 and/or C4 were to be constructed prior to office buildings C1 and/or C2, there would be no buffer from the Route 7/Metro corridor generated noise. Staff encourages the applicant to add a proffer provision mitigating this potential adverse impact.

Open Space and Parks (Appendix 11)

Urban Parkland Needs

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

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

Under the CDP's Base Plan, there could be a maximum of 850 residential units. Based on the average projected multi-family household size of 1.75 in Tysons, the development could add up to 1,448 new residents for the area. Additionally, the application proposes up to 840,000 square feet of office use and up to 70,000 square feet of retail uses.

A description and analysis of each urban park is provided below:

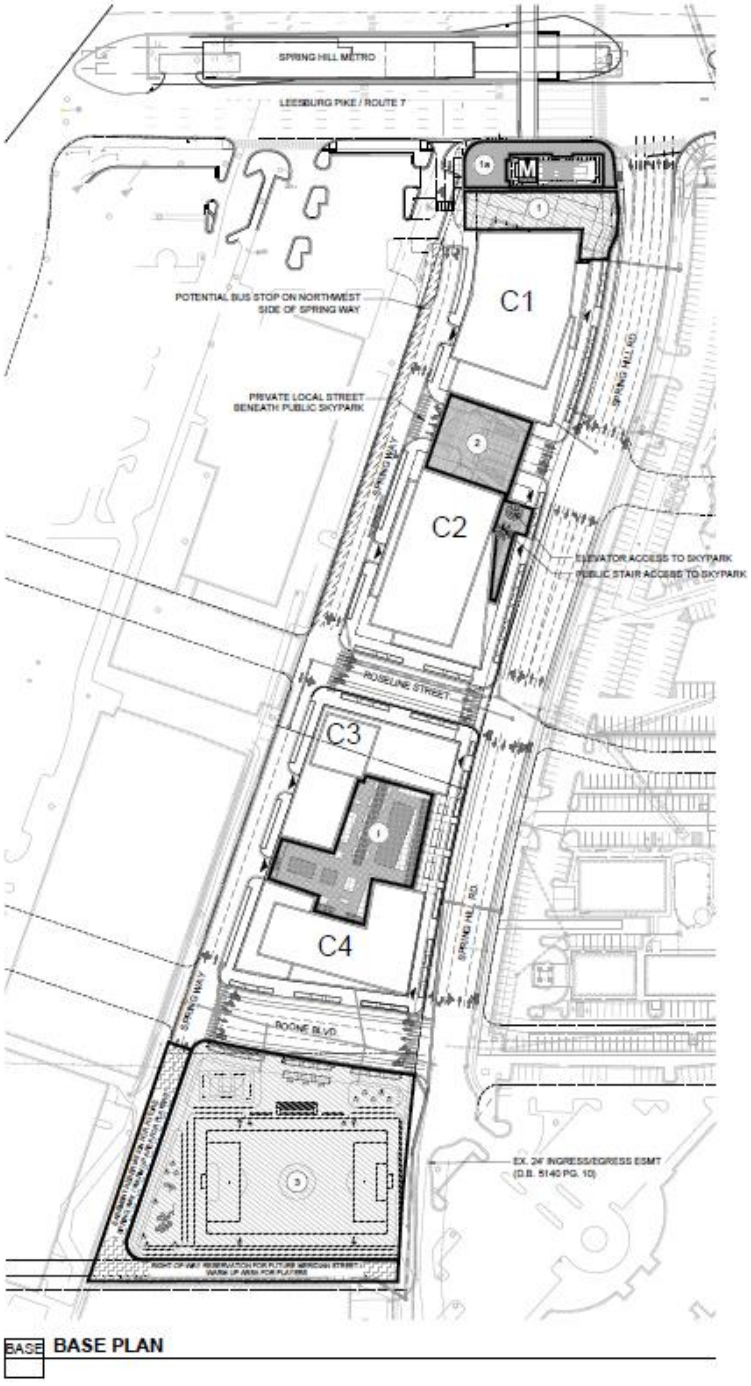

Figure 11: Park Location Map

- Urban Parks 1 & 1a (Metro Station Plaza Extension and Plaza Upgrade). The applicant proposes to develop the northern 10,454 square feet of the subject property as Park 1, which will serve as an extension of the existing Metro Station Plaza. In addition, the application proposes to improve 3,346 square feet of the existing Metro Station Plaza, owned by WMATA, in order to create a seamless design and interface with Park 1. Combined, these two spaces will provide

approximately 0.32 acres of civic plaza park space serving the high volume of pedestrian activity associated with Metro transit. It should be noted that upgrading the existing Metro Station Plaza is dependent upon the applicant obtaining permission from WMATA. In addition, the Comprehensive Plan recommends a one-acre plaza in this sub-unit to support community events. Park 1, however, is not sized or designed to accommodate large events and the responsibility for achieving the Comprehensive Plan's civic plaza recommendation is deferred to redevelopment of other properties in the subunit.

- Urban Park 2 (Public Skypark). This 13,045 square foot (0.30 acre) park space is located four stories above-grade on top of the podium between office buildings C1 and C2. Sheet L4-001 indicates that an elevator and stairs will be provided on the Spring Hill Road frontage within Building C2 to provide access to the skypark. As previously mentioned, the park will include amphitheater style seating, a multi-purpose stage/platform, a water feature/reflecting pool, garden landscaping, public art, movable tables and chairs, and opportunities for outdoor movies and/or other performances. However, there is no firm commitment to timing or frequency of scheduling of public events in the space. Without such commitments, staff cannot assess how usable this space will be to the public.

- Urban Park 3 (Athletic Field). This 69,634 square foot (1.6 acres) park space is located at grade in Block D, the farthest block of the development from Route 7. The park includes a small (120' x 210') athletic field, half-size sport court, playground, and picnic/seating area. Park 3 is the subject of the associated Final Development Plan, FDP 2011-HM-012. This park space is further discussed below under the Athletic Field Needs and Other Recreational Facility Needs section below.

Overall, the proposed development generates a need for 2.53 acres of onsite public urban parks. The development plan shows 2.12 acres of new public urban park space on-site plus the improvement of an additional 3,346 square feet (0.08 acres) of adjoining land owned by WMATA with park amenities. While there is a shortfall of about 1/3 acre of new urban park space on-site, staff considers the quality of the park space as well as the quantity of the proffered amenity space. In this specific application, the applicant is proposing an U11 athletic field, which slightly exceeds the project's generated field need. Athletic fields are one of the more difficult recreation amenities to secure, especially one with synthetic turf and lighting which allows extended use. Given the quality of the proffered recreational amenities and the proposed athletic field, staff believes that the proposed recreation amenities satisfy the open space and park recommendations of the Comprehensive Plan.

Athletic Field and Other Recreational Facility Needs

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

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

Based on Comprehensive Plan guidance for provision of one full-service athletic field per 4.5 million square feet of new GFA, the proposed development generates a need for the equivalent of 0.40 athletic field. The development plan shows a synthetic turf U11 rectangular athletic field onsite (120' x 210') to be dedicated to Fairfax County. As noted in Appendix 4 of the Tysons Park System Concept Plan, a U11 rectangle field provides the equivalent of 0.50 athletic field. Therefore, the athletic field needs will be met.

In the Tysons Corner Urban Center Areawide Recommendations, Public Facilities Chapter, Parks Section, Page 88, the Plan states the following:

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

Using adopted recreational facility service level standards found in the Parks and Recreation element (Appendix 2, Part B) of the Policy Plan, the publicly accessible recreational facilities needed to address the planned growth for this project area include the equivalent of one sport court and one tot lot. Sheet L4-003 shows a playground and half-size sport court in the park with the athletic field (Park 3) in addition to a picnic/seating area. Staff believes that these facilities will meet the project's generated demand for active recreation facilities.

Private Recreation and Amenity Areas

Sect. 6-110 and Sect. 16-404 of the Zoning Ordinance require the provision of open space and recreational features within Planned Development Districts. The minimum expenditure for park and recreation facilities within these districts is set at $1,800 per non-ADU residential unit for recreational facilities to serve the development's population. With up to 850 non-ADU proposed units, the Zoning Ordinance-required amount would total up to $1,530,000, with any amount not spent on-site conveyed to the Park Authority for recreational facilities at one or more park sites in the development's service area.

Staff finds that the private park space on Block C and rooftop and indoor fitness facilities proposed with each residential building will allow the applicant to meet the Zoning Ordinance requirement to spend $1,800 per residential unit on on-site recreational facilities and amenities.

Though the applicant proposes two optional residential layouts for Block D, no information regarding private recreation and amenity areas for these residential buildings was provided. In addition, the proffered on-site public parks spaces do not take into account the possibility of these future residents in Block D. With that said, implementation of either of the residential options for Block D, which would also eliminate the proposed athletic field, could only occur if RZ 2011-HM-013 was approved with provisions for an athletic field that satisfied the field needs of both the East and West Landbays. Staff would also hope that the proposed onsite recreational amenities for any residents of Block D could be addressed at the time of FDP.

Public Facilities

Comprehensive Plan Recommendations – Substation Site

The Comprehensive Plan recommends a second electrical power substation near the Virginia Dominion Power easement which contains high voltage transmission lines. The Plan recommends that the high voltage line running between this proposed substation and the existing substation along Tyco Road be placed underground in order to ensure a pedestrian friendly environment. The Plan further states that if undergrounding proves infeasible, redevelopment should relocate the line or accommodate it in place. As mentioned earlier in this report, the applicant has proffered to dedicate offsite land for a future substation site. The proffers commit the applicant to dedicate the property to the County in accordance with a set timeline unless RZ 2011-HM-013 and RZ 2011-HM-027, with provision for land for a substation site, are approved prior to September 30, 2017. Discussion of relocation or accommodation of the transmission lines is taking place with the review of RZ 2011-HM-013 and RZ 2011-HM-027, which abut the subject lines.

Fairfax County Public Schools (Appendix 13)

The proposed development will be served by the Westbriar Elementary, Kilmer Middle and Marshall High Schools. The total number of net students (number of students generated by the proposal) is projected to be as follows:

School Type	Proposed Student Yield
Elementary	31 to 93
Middle	10 to 29
High	16 to 47
Total	57 to 169

The applicant has proffered a contribution of $11,749 per student, based on the number of students expected to be generated by utilizing the County's current formula. The proffers

note that the contribution amount is subject to the school district's escalation provision that takes into consideration potential revisions to the per student multiplier or the ratio of students per high-rise building unit.

Sanitary Sewer (Appendix 14)

Prior to site plan submission, the applicant will be required to provide a sewer capacity study to the Wastewater Planning and Monitoring Division, who analyzes the lines within the Tysons Urban Center to which the project will contribute flows. If it is determined that any of the lines are inadequate, the applicant will be required to perform necessary upgrades prior to or concurrent with the site plan submission. Also, for sanitary trunk sewers that serve the Tysons Urban Center but are located beyond the boundary of the Center, the applicant should be aware that any such necessary off-site trunk sewer upgrades would be handled by a pro-rata share contribution.

Fire and Rescue (Appendix 15)

The subject property will be served by the Fairfax County Fire and Rescue Department (FRD), Station #29, Tysons Fire and Rescue, located at 1560 Spring Hill Road, and the next closest facility, Station #42, Wolftrap Fire and Rescue, located at the Route 7 and Beulah Road intersection. The applicant has proffered that at site plan, should changes be requested in response to subsequent issues raised by the Fire Marshal (including adjustments to tree locations, the streetscape and perimeter building areas as necessary to allow for required emergency vehicle access), then these changes can occur provided such modifications are made in consultation with DPZ, FCDOT and the Office of Community Revitalization (OCR) and are in substantial conformance with the intent of the CDP, FDP, and proffers.

In its analysis memo, FRD provided a summary of the historical rate of incidents for the two closest fire stations, Station 29 and Station 42 and an analysis of the impact of the proposed project. The analysis concludes that although the two stations could absorb the anticipated higher call volume, multiple new developments in the stations' coverage area could significantly impact response times to emergency incidents. The FRD felt that preemption equipment (devices that allow on-coming emergency vehicles to control traffic signals) on four traffic signals located along the primary travel routes to the proposed development site could help mitigate this impact. Due to the compressed review timeframe, the FRD memo was provided to the applicant subsequent to the submittal of the draft proffers. Staff encourages the applicant to make a commitment towards retrofitting the four identified signals to facilitate emergency access to the site.

Fairfax Water (Appendix 16)

The subject property currently obtains water service from the Fairfax Water Authority. The Water Authority notes that adequate domestic water service is available from existing 12-inch water mains located in Spring Hill Road. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

Telecommunications

While no specific telecommunications facilities are proposed with this application, the applicant has proffered to retain the right to place telecommunications equipment on the roofs of the proposed office and residential buildings, so long as any new installations meet the applicable Zoning Ordinance regulations and are screened or set back so as not to be visible from the surrounding streets.

ZONING ORDINANCE PROVISIONS (Appendix 17)

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

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

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

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

Overlay District Requirements

Sign Control (SC) (Sect. 7-500)

The Sign Control Overlay District restricts freestanding signs in the intensely developed commercial and industrial areas of the County where there is an increased need to reduce visual clutter, sight distance obstructions and interference with traffic control signals and mechanisms. The signage on this site will meet the Zoning Ordinance requirements or any approved Comprehensive Sign Plan. As such, this application meets the requirements of the Sign Control Overlay District.

Highway Corridor Overlay District Standards (Sect. 7-600)

The Highway Corridor Overlay District provides additional regulations for drive-in financial institutions, fast food restaurants, quick-service food stores, service stations, and service

station/mini-marts located in these overlay districts. None of these uses are being proposed at this time. If any of the restricted uses were proposed for the subject property in the future, they would be subject to the use limitation of Sect. 6-505 of the Zoning Ordinance (ZO), which may require additional review, including inclusion in an FDP or a Special Permit (SP) or Special Exception (SE).

Waivers and Modifications Requested

As previously noted, several of the requested waivers and modifications should be addressed at the time of site plan review as staff does not have enough information to evaluate those requests at this time. In addition, several of the requested waivers and modifications to the PFM are not discussed below as they were not applicable to this project. The remaining waiver and modification requests are discussed below.

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

  Sect. 2-505 of the ZO prohibits structures and vegetation on a corner lot within a triangle determined by the street geometry and sight lines. However, in this rezoning, all buildings and vegetation have been reviewed against VDOT sight distance requirements and have been found to be designed in a manner consistent with those requirements. In addition, the applicant has proffered to provide a functional drawing showing, among other things, sight distance lines at intersections, but not driveways. The proffers further note that if vegetation conflicts with sight distance requirements, the applicant shall work with staff to make minor adjustments to the tree location or remove lower branches. If necessary, the trees can be relocated with coordination with staff. Without a commitment to maintain sight distance at driveways, staff cannot support the requested waiver.

- *Modification of Sect. 2-506 of the ZO to allow for a parapet wall, cornice or similar projection to exceed the established height limit by more than three feet but not more than 12 feet to screen mechanical equipment, as may be indicated on an FDP.*

  The applicant has requested this waiver to provide an opportunity to architecturally screen mechanical penthouse equipment and to provide for potential architectural elements above the main roof line. Additionally, active recreational uses on roofs may require fencing, screening, and barriers exceeding three feet in height. The modification request that these rooftop extensions will not exceed 12 feet and will be shown on the FDP. With this height limitation, staff could support of this modification request.

- *Waiver of Par. 14 of Sect. 6-505 of the ZO to allow outdoor display and outdoor storage of vehicles associated with existing vehicle sales, rental, and ancillary service establishments.*

  As noted earlier in this report, the applicant envisions continuing the site's existing vehicle sales establishments, recognizing that their future redevelopment will be

driven by market conditions and contract obligations stipulated in the private leases. As this rezoning would implement the Comprehensive Plan's long-range vision for Tysons that is to be achieved over a number of years, staff is supportive of this waiver given the proffered limitations on how and when any of changes to the vehicle sales establishments could occur.

- *Wavier of Sect. 6-506 of the ZO which requires a minimum district size of 10 acres.*

  Sect. 6-506 states that the minimum district size for PTC is "*ten (10) acres, which may be waived by the Board if the development proposal is in conformance with the adopted comprehensive plan.*" As discussed earlier in this report, the applicant has coordinated the grid of streets, public open system, and provision of public facilities with those proposed under RZ 2011-HM-013 and RZ 2011-HM-027. Based on these efforts, staff can support the requested waiver.

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

  If active recreational uses are provided on roofs or along streets, they may require fencing, screening, or barriers exceeding seven feet. Previous applications with rooftop and/or street adjoining recreational uses have requested waivers up to 14 feet in height for fences along the perimeter of sport courts and fields. Staff believes that such fences should be shown on all FDPs for the review and approval of the Planning Commission. With such a commitment, staff could support the requested modification.

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

  As shown on the floor plans included on Sheets A-2.0 and A-3.0 of the CDP, all of the proposed buildings will have loading bays located within 40 feet of drive aisles that serve passenger vehicles accessing parking spaces. Given that these layouts will be depicted on future FDPs and are therefore subject to Planning Commission review, staff supports the requested waiver.

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

  Spring Way, a proposed service street along the western edge of the subject property, will be private and will exceed 600 feet in length. Given the nature of this street (a service street), staff can support the requested waiver.

- *Waiver of Par. 8 of Sect. 13-202 of the ZO to modify the interior landscaping requirements for parking lots to that which are shown on the CDP/FDP.*

  A significant portion of the subject property is developed with surface parking lots. Most of these lots do not meet current parking lot landscaping requirements. As the

redevelopment of the property progresses, these lots will be reduced in size and become segmented. The FDPs will depict the interim uses and improvements of these lots. However, as these areas are planned for future structures, the applicant is reluctant to install significant improvements. Nonetheless, staff encourages the applicant to install improvements that will further the Tysons Urban Design Guidelines and/or to install interim recreation uses when possible. Since these interim parking lots are subject to Planning Commission review under the FDP process, staff supports the requested waiver as the landscaping can be negotiated at that time.

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

  As noted above, a significant portion of the subject property is developed with surface parking lots and most of these lots do not meet current parking lot landscaping requirements. As the redevelopment of the property progresses, these lots will be reduced in size and become segmented. The FDPs will depict the interim uses and improvements of these lots. At the time of FDP review, staff will encourage the applicant to install landscaping that will further the Tysons Urban Design Guidelines. As such, staff supports the requested waiver.

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

  In Tysons, it is expected that developments will occur in phases. In order to facilitate the early installation of as many public improvements as possible, staff believes it is appropriate to provide a waiver of the FDP requirement for certain public facilities when sufficient details are shown on the CDP to allow a site plan or public improvement plan to be evaluated. In this case, the applicant is requesting such a waiver for public improvement plans associated with all public streets and for public park spaces. While the applicant may elect to submit FDPs for these improvements, staff supports the requested waiver as a way to encourage infrastructure and park space development as soon as possible.

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

  The Comprehensive Plan designates Leesburg Pike as a boulevard without a service drive. Because the proposed grid of streets provides interparcel access, staff supports this waiver request.

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

  On-street bike lanes and sidewalks are provided throughout this development in keeping with the recommendations of the Comprehensive Plan. Therefore, staff supports the requested modification.

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

  The application provides for an interconnected grid of streets. Furthermore, the CDP demonstrates how this proposed grid may be extended in the future as surrounding properties develop. Therefore, staff supports the requested waiver to permit only those areas of interparcel access as shown on the CDP and as described in the proffers.

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

  Par. 4 of Sect. 17-201 requires "dedication and construction or widening for existing roads, existing roads on new alignments and proposed roads, all as indicated on the adopted comprehensive plan." The street grid and design has been extensively negotiated over the course of this application. The applicant has provided the requested onsite street grid improvements and has worked cooperatively with adjoining land owners to provide the surrounding grid streets. As such, staff supports the requested waiver.

- *Waiver of Par. 7 of Sect. 17-201 of the ZO to permit the applicant to establish parking control signs (including spacing and location) and parking meters along private streets within and adjacent to the development in coordination with the Fairfax County Department of Transportation.*

  In Tysons, on-street parking will be an important part of providing parking for uses and meeting street design standards. Along any proposed private streets, the applicant may wish to regulate the use of these parking spaces to serve their needs. Staff supports this waiver.

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

  The PFM permits deviations from tree preservation targets if certain site conditions exist that justify such deviations. As discussed earlier in this report, all of the site's trees were planted to reflect the layout of the existing vehicular sales development, primarily in landscape islands within the extensive parking lots and along parking lot perimeters. As such, the trees' placement would preclude redevelopment of the site at the planned intensity. Staff supports this modification to that shown on the CDP.

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

  Off-site trees, such as trees located in public rights-of-way (street trees) and trees in easements (parks), do not count toward the tree canopy requirements because of concerns about maintenance and replacement. However, as discussed earlier in the analysis section of this report, the applicant has proffered to maintain these trees and replace them should they be damaged or removed. Were these off-site trees counted for PFM purposes, the 10-year canopy requirement would be met. Given the proffer commitment, staff supports this modification.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The subject application has been extensively reviewed for compliance with the adopted Tysons Comprehensive Plan Amendment and the PTC District Zoning Ordinance regulations. The subject application proposes a design that would result in an urban form and use mix that is envisioned in the Comprehensive Plan. Under this proposal, a "super-block" which is developed with vehicle sales establishments (including extensive surface parking lots) would be replaced with a grid of streets creating smaller blocks, supporting a mix of residential, office, retail, and park uses. In addition, the applicant has proffered commitments towards the provision of an electric substation site and an athletic field.

As noted in the Background section of this report, in September of 2016, the applicant requested a hearing date for this application at the beginning of 2017 to meet certain contractual obligations. However, this requested timeframe did not take into account established agency review times for several crucial transportation waivers/analyses. As of the writing of this report, review has not yet been completed on the requested LOS waivers, the transportation phasing analysis, and the requested access management waivers. In addition, the applicant has not committed to provide sufficient mitigation measures for the site-generated traffic. Finally, in staff's opinion, the TDM proffers, as currently written, would not ensure that the proposed development would achieve the Comprehensive Plan recommended vehicular trip reductions. Until these issues are resolved, staff cannot recommend approval of the subject application.

Recommendations

Staff recommends denial of RZ 2011-HM-012. However, if it is the intent of the Board of Supervisors to approve RZ 2011-HM-012, staff recommends that the approval be subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends denial of FDP 2011-HM-012. However, if it is the intent of the Planning Commission to approve FDP 2011-HM-012, staff recommends that the approval be subject to the draft development conditions contained in Appendix 2 and subject to the Board's approval of RZ 2011-HM-012.

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APPENDIX 1

PROFFERS
CARS-DB1, LLC
RZ 2011-HM-012
November 23, 2016

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PROFFERS
CARS-DB1, L.L.C.
RZ 2011-HM-012

November 23, 2016

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner/applicant, for itself and its successors and/or assigns (hereinafter referred to as the "Applicant"), hereby proffers that the development of the parcels under consideration with RZ 2011-HM-012 and shown on Fairfax County 2016 Tax Map as 29-3 ((1)) 2C1, 2C2 and 2D (collectively referred to as the "Property") shall be in accordance with the following conditions if, and only if, rezoning application 2011-HM-012 (the "Rezoning") is granted.

GENERAL

1. Conceptual Development Plan. The Property shall be developed in substantial conformance with the Dominion Square West Land Bay Conceptual Development Plan ("CDP") dated January 28, 2010 and revised through November 7, 2016, prepared by VIKA, Incorporated, WDG Architecture, PLLC, and LandDesign Inc. exclusive of those sheets identified as "S" sheets and as may be further modified by these Proffers.

   The CDP includes a Base Plan and two options; Option 1 represents the maximum development proposal, and Option 2 represents an intermediate development proposal. The Base Plan is depicted as the primary design on Sheets C-9 and C-10 of the CDP. The design variations included in Options 1 and 2 are shown on Sheet C-11. The Applicants reserve the right to develop in accordance with either the Base Plan or either Options as further outlined in these Proffers, and also reserves the right to include a mixture of high-rise and low-rise buildings in the C5/C6 block, combining elements of both Option 1 and Option 2.

2. Proffered CDP Elements. It shall be understood that the proffered elements of the CDP are limited to the grid of streets, general location of the points of access, general location of the buildings, general mix of uses, minimum and maximum gross floor area ("GFA"), minimum and maximum building heights, build-to-lines, amount, general location and general character of urban park land, and general quality and character of the streetscape (the "Proffered Elements"). Other elements of the CDP may be adjusted or modified with approval of future Final Development Plans ("FDPs") in accordance with the provisions set forth in Sect. 16-402 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance").

3. Minor Modifications. Minor modifications to the Proffered Elements of the CDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the CDP without requiring approval of a Conceptual Development Plan Amendment ("CDPA") provided such changes are in substantial conformance with the CDP as determined by the Zoning Administrator.

Building envelopes and the number of units, rooms, floors and square footage within and among buildings on the Property may be adjusted as set forth on the CDP and in these Proffers, as long as (i.) the building setbacks from the property lines as shown on the CDP are maintained; (ii.) the overall minimum and maximum number of residential units and the minimum and maximum building heights comply with those shown on the CDP; and (iii.) the redevelopment otherwise is in substantial conformance with the CDP and these Proffers.

4. Declarations/Owners Associations. The Applicant shall cause the recordation of an umbrella owners association ("UOA") or the equivalent for the Property, or at the Applicant's discretion, one UOA for the combination of the Property and the properties subject to RZ 2011-HM-013 and/or RZ 2011 HM-027. The UOA or equivalent shall be in the form of one or more reciprocal easement and/or joint maintenance and/or joint development agreements, and other governance documents as necessary (collectively referred to as "UOA or equivalent") to provide for the implementation and administration of the Obligations. Such governance documents shall be submitted to the Office of the County Attorney prior to the issuance of the first RUP or Non-RUP for the second building to be constructed on the Property to ensure they provide for the various proffers and maintenance obligations not otherwise covered by separate agreement with Fairfax County (the "County") and/or the Virginia Department of Transportation ("VDOT"). However, a UOA or the equivalent shall not be required for the expansion of existing uses or the establishment of interim uses as described in Proffer 6. Said UOAs or equivalents may be expanded to include other nearby properties.

PROPOSED DEVELOPMENT

5. Proposed Development. The maximum gross floor area ("GFA") permitted on the Property is 1,790,000 square feet under the Base Plan, 2,430,000 square feet under Option 1, and 2,160,000 square feet under Option 2t (the "Proposed Development"). A maximum GFA of 840,000 square feet of office uses is permitted under the Base Plan and Options 1 and 2.

The Proposed Development will ultimately replace the Existing Development as defined in Proffer 6. Development of the Property may include any use permitted in the Planned Tysons Corner Urban ("PTC") District, subject to limitations in Section 6-505 of the Ordinance, the development tabulations on Sheet C-3 of the CDP (the "Development Tabulations") and these Proffers. The retail category provided in the development tabulations may include any non-residential use permitted in the PTC District (exclusive of hotel and office uses), subject to the Use Limitations in Section 6-505, or uses accessory to the primary use. The GFA allocated to the retail category in each building as shown in the Development Tabulations may be shifted between buildings within the Property, and the overall GFA allocated to the retail category may increase up to a maximum of ten percent (10%) of the total GFA within the Property without the need for a PCA or CDPA. Any increase in the GFA allocated to the retail category shall result in a commensurate decrease in the GFA allocated to office and/or residential uses. The type, extent and location of all retail uses shall be provided with the submission of each FDP.

Uses allowed by special exception or special permit in the PTC District may be authorized through a separate special exception or special permit process without the need for a Proffered Condition Amendment ("PCA") or CDPA, provided the use is in general conformance with the approved CDP.

6. Existing and Interim Development.

A. Existing Development. The Property is developed with existing structures which contain approximately70,188 gross square feet and associated surface parking/storage lots (collectively, the "Existing Development"). The Existing Development includes vehicle sale, rental and ancillary service establishments and vehicle storage as approved under Special Exception SEA 79-C-007-3.

(i) Existing Conditions Plans. The Existing Development is shown on Sheets C-5 and C-6 of the CDP (the "Existing Conditions Plans"). The Applicant may secure site plan approvals, building permits, and Non-RUPs for the development shown on the Existing Conditions Plans without triggering the need for a FDP. In the event that only a portion of the Property is redeveloped subject to an approved FDP and site plan, the Existing Development in those portions of the Property not subject to the FDP may continue in operation as shown on the Existing Conditions Plans.

(ii) Uses.

a. Vehicle sales, rental and ancillary service establishments shall continue to be permitted in the Existing Development (and, as waived by the Board of Supervisors in conjunction with this Rezoning, the use limitations contained in Paragraph 14 of Section 6-505 of the Zoning Ordinance as of the date of the approval of this Rezoning with regard to vehicle sale, rental and ancillary service establishments shall not apply), subject to the following conditions:

1) Landscaping shall be provided and maintained as shown on the Existing Conditions Plans and tree maintenance activities to improve the condition and maximize the survivability of trees shall be provided.

2) On-site illumination shall comply with Article 14 of the Zoning Ordinance.

3) No vehicles shall be parked, stored or displayed on any portion of the Property that is shown as open space or landscaping on the Existing Conditions Plans and no vehicle shall be stored or displayed in a manner that would impede the flow of traffic on-site. The number of parking, storage and vehicle display spaces shall not increase from that shown on the Existing Conditions Plans.

4) The loading and unloading of vehicles from transport carriers shall occur on-site.

5) Vehicles utilizing the service areas shall not stack onto adjacent public roads, including Spring Hill Road.

6) All dumpsters shall be completely enclosed as approved by DPWES.

7) Wheel stops or curbing shall be installed at all parking spaces adjacent to landscaped areas to prevent vehicles from parking in landscaped areas.

b. Any other use permitted in the PTC District shall also be permitted as an interim use in the Existing Development, subject to the use limitations of Section 6-505; provided however retail establishments-large, residential uses and hotel uses shall not be permitted.

(iii) Parking. Privately owned and operated commercial off-street parking and commuter parking, at rates determined by the Applicant, shall be permitted as an interim use within existing parking areas on the Property without PCA/CDPA/FDP/FDPA approval, provided any such parking adjacent to Spring Hill Road or Route 7 is screened with landscaping. At the time of site plan approval for commercial off-street parking and commuter parking in existing surface lots, the Applicant shall provide to VDOT and FCDOT an operational traffic analysis ("Operational Analysis") of points of access to the parking site for review and approval. Such Operational Analyses shall be limited to an assessment of those driveways and/or turn lanes serving the particular parking site.

(iv) Minor Modifications. The Applicant may make minor modifications deemed to be in substantial conformance with the Existing Conditions Plans without the need for a CDPA or FDP.

B. Additions and Modifications to Existing Development. Additions or modifications to the Existing Development beyond those deemed minor shall be permitted with the approval of a FDP without requiring approval of a PCA and CDPA, subject to the following conditions:

(i) Such additions and modifications are located within the building envelopes shown on Sheet S-3 of the CDP and do not enlarge the existing building GFA by more than 25 percent.

(ii) Additions and modifications to existing structures do not result in an FAR exceeding 0.30 on the Property, less any area that has been redeveloped per the ultimate CDP.

(iii) Uses.

a. Vehicle sale, rental and ancillary service establishments existing at the time of this Rezoning ("Existing VSREs") shall be permitted on the Property as a continued interim use with additions and modifications to the Existing Development permitted as stated in Paragraphs B (i) and (ii) above. As waived by the Board of Supervisors in conjunction with this Rezoning, the use limitations contained in Paragraph 14 of Section 6-505 as of the date of the approval of this Rezoning with regard to vehicle sale, rental and ancillary service establishments shall not apply to Existing VSREs, provided the areas of outdoor display and outdoor storage of vehicles on the Property associated with Existing VSREs are incrementally reduced by such additions or modifications over that shown on the Existing Conditions Plans and the Existing VSREs continue to comply with those conditions previously listed above or as may be amended with the FDP.

b. Any other use permitted in the PTC District shall also be permitted as an interim use in additions and modifications to the Existing Development subject to the use limitations of Section 6-505; provided however retail establishments-large, residential, hotel uses, and vehicle sale, rental and ancillary service establishments other than Existing VSREs shall not be permitted as an interim use.

(iv) Proposed additions and modifications shall demonstrate how they meet the requirements of Paragraph 8 of Section 6-505 of the Zoning Ordinance.

(v) Additions and modifications to the Existing Development shall not require compliance with the other proffered commitments set forth in these Proffers, unless otherwise stated in these Proffers.

C. Interim Development.

(i) Additions or modifications to the Existing Development beyond those deemed minor, which are sought for vehicle sale, rental and ancillary service establishments other than Existing VSREs ("Future VSREs"), shall be permitted with the approval of a PCA, a CDPA and an Interim Development FDP.

(ii) New interim structures on the Property shall be permitted with the approval of a PCA, CDPA and an Interim Development FDP. Any use permitted in the PTC District shall also be permitted as an interim use in new interim structures, however, residential uses shall not be permitted.

(iii) Proposed additions and modifications for Future VSREs and new interim uses and structures shall demonstrate how they meet the requirements of Paragraph 8 of Section 6-505 of the Zoning Ordinance.

(iv) Proffer commitments associated with the new interim structures shall be determined at the time of proffered condition amendment approval and shall result in improvements commensurate with the scope and scale of the proposed development.

7. Final Development Plans. FDPs for the subject site shall be in substantial conformance with the CDP and these Proffers. FDPs approved for individual building sites on the Property shall establish the range of GFA, range in the number of dwelling units and mix of uses for each building within the limits established by these Proffers and the CDP. The specific GFA for each building shall be established at final site plan. If the maximum GFA or maximum number of dwelling units approved with the FDP is less than the maximums shown on the CDP, the excess GFA or dwelling units may be utilized in another building or building(s) within the Property, provided the excess GFA or dwelling units can be accommodated within the maximum building height for the building utilizing the excess GFA or dwelling units shown on the CDP, the minimum building height for the building providing the excess GFA or dwelling units as shown on the CDP is maintained, and subject to approval of the applicable FDP(s) or FDPA(s) for the building(s) utilizing the excess GFA or dwelling units. Excess GFA may not be transferred to other properties.

In addition, the following information shall be provided on each FDP not filed concurrently with this Rezoning.

A. Tabulations. A tabulation indicating the development status of all property subject to RZ 2011-HM-012 shall be provided with each FDP and site plan submitted for the Property. The tabulation shall include a listing of all existing and proposed buildings, along with the GFA and uses approved on the CDP, FDP and site plan as may be applicable. The tabulation shall identify the reassignment of any excess GFA between buildings on the Property (as compared with what was originally shown on the CDP) and shall be updated with each subsequent FDP and site plan approved for the Property.

B. Tree Canopy Calculations. A tabulation indicating the tree canopy calculations of all property subject to RZ 2011-HM-012 shall be provided with each FDP and site plan submitted for the Property and shall be updated with each subsequent FDPA and site plan approved for the Property.

C. TDM Supplement. A copy of the previous TDM Annual Report, if available, to determine progress toward attaining TDM goals and any planned modifications to the TDM program.

D. Functional Drawings/Sight Distance. Functional drawings to include proposed right-of-way lines associated with existing and proposed public streets; sight distance lines at all intersections within, and adjacent to, the FDP area overlaid on the Landscape Plan based on existing posted and design speeds, as well as future design speeds as, recommended by the *Transportation Design Standards for*

Tysons Corner Urban Center dated September 13, 2011 (the "Transportation Standards") as may be amended by the Board of Supervisors.

E. Utilities. Approximate location of existing and proposed utilities to serve the area of the FDP including the location of any utility vaults, electrical vaults, and stormwater management facilities and related maintenance points to overlaid on the Landscape Plan. Modifications to the location of utility vaults, electrical vaults, stormwater management facilities and related access/maintenance points shown on the FDP may be with the final site plan approval provided such modifications are made in consultation with the Department of Planning and Zoning ("DPZ"), the Fairfax County Department of Transportation ("FCDOT"), and the Office of Community Revitalization ("OCR").

F. Proposed Uses. A list of proposed uses and demonstration of how such uses meet the applicable "Use Limitations" of Section 6-505 of the Ordinance.

G. Architectural Elements. Specific information on architectural elements and building heights.

H. Build-to-Lines. Refinement of the build-to-lines based on proposed uses, location of possible outdoor dining areas, and identification of awnings and canopies that extend beyond the building zone.

I. Streetscape. A graphic depiction of, and any adjustments to, the activated streetscape elements as well as submission of a "Streetscape Furnishing and Materials Plan"

J. Garage Treatments. Proposed parking garage façade treatments.

K. Loading /Trash/Service Area Treatment. Proposed loading/trash/service area treatments.

L. Landscaping. Detailed landscape plans.

M. Interim Conditions. Identification of specific proposed interim conditions within the FDP area and outside the FDP area.

N. Phasing. Identification of specific proposed phased improvements in accordance with those generally set forth on the phasing-related exhibits provided on Sheets L10-001 through L10-004 of the CDP (the "Phasing Exhibits").

O. Parking Spaces. Refinement of the number of parking spaces; details, to the extent known, as to when tandem spaces and/or valet parking will be utilized; and assuming parking ratios in early phases exceed the maximum ratios allowed, a description and/or tabulation in the statement of justification discussing how the subject FDP and preceding FDPs are achieving the Comprehensive Plan's recommendations for phased parking such that at the build-out of the Property the maximum parking rates are not exceeded.

P. Provisions for Bicycles. Bicycle parking, storage, and bicycle lane dimensions .

Q. Bus Shelters/Layover Bay. Details of any proposed bus shelter and layover bay locations and designs.

R. Parks and Recreation. Specific park details, site amenities and any substitute recreation facilities.

S. Residential Amenities. Specific facilities and amenities to be provided for each residential building.

T. Workforce Dwelling Units. For residential development, the expected location (on-site or off-site) of workforce dwelling units.

U. Stormwater Management. Identification of specific stormwater management facilities and access points to underground vaults and a tabulation showing the impact of the FDP implementation on the retention and/or reuse of the first inch of rainfall on the Property.

8. Development Phasing. The Proposed Development includes a maximum of four buildings under the Base Plan and six (6) buildings under either Options 1 or 2. Development of the buildings may proceed in any order provided that each such building provides the phasing conditions depicted on the Phasing Exhibits and that all proffers that apply to such building are addressed with the development of that building. In addition, development of the Property shall be in accordance with the cumulative transportation phasing commitments described in Proffer 39. Where a proffer establishes an obligation that applies to a building, reference to "Applicant" in such proffer shall mean the party undertaking the development of such building.

The Applicant shall construct the grid of streets and provide pedestrian and streetscape improvements, public parks, private amenities and public facilities on the Property in conjunction with the development of each new building in accordance with the Phasing Exhibits and as further described in these Proffers. In addition, interim improvements as outlined in Proffer 26 and as may be determined at time of FDP approval shall be provided commensurate with the construction of each building. Adjustments to the phasing may be approved with FDP approvals without the requirement for a PCA or CDPA, provided the adjustments do not materially adversely affect the other phases.

For purposes of these Proffers “construct” shall mean that: i) a committed road improvement is substantially complete and is available for use by the public for travel whether or not the improvement has been accepted for maintenance by the state, and ii) a committed publicly accessible park space improvement is substantially complete and open to use by the public whether or not the improvement has been accepted by Fairfax County or the Fairfax County Park Authority ("FCPA").

9. Fire Marshal Evaluation. The Applicant has coordinated the layouts depicted on the CDP with the Fire Marshal. Changes from the CDP and FDPs shall be permitted in response

to the review of site plans by the Fire Marshal, including adjustments to tree locations, lane use/pavement markings, signage, crosswalks, the streetscape and perimeter building areas as necessary to allow for required emergency vehicle access, without requiring approval of a PCA, CDPA and/or FDPA, provided such modifications are made in consultation with DPZ, FCDOT, and OCR and are in substantial conformance with the CDP, FDPs and these Proffers.

10. Festivals, Fairs or Similar Activities. The Applicant, or its designee, shall be permitted to operate festivals, fairs or similar activities, including, without limitation, farmers' markets and food vendors, on the Property, either in the interim surface parking lots or within publicly-accessible privately owned open spaces, including portions of the private streets/pedestrian ways. The Applicant shall request issuance or approval of a temporary special permit as may be required under the Zoning Ordinance, which may include the establishment of an annual permit for continuing or seasonal events. In addition, the Applicant reserves the right to periodically close portions of the private transportation network for said activities.

ARCHITECTURAL DESIGN

11. Architecture.

A. The architectural treatment of all buildings within the Proposed Development shall create a sense of identity and place, with a human scale at the ground plane, through the use of unifying elements such as materials, textures, color, window treatments, decorative details, lighting, and landscaping. Buildings shall be designed with high quality architecture and building materials, such as high performance glass curtain wall systems, metal panel cladding systems, fiberglass reinforced concrete panels with a variety of colors and finishes, commercial grade masonry, porcelain tiles, and high quality precast concrete panel systems, or other materials that, at the time an individual FDP is approved, are typically used on the exterior of Class A office buildings and residential buildings of a similar quality as generally depicted on the CDP.

B. Each FDP shall 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 as set forth in these Proffers, as determined by the Zoning Administrator.

12. 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 street and pedestrian/streetscape areas are located between the buildings and the streets. In general, building facades are intended to be configured in such a way as to provide a continuous street wall along this line, but modifications to either side of the BTL shall be permitted provided such are in general conformance with the CDP and are shown on an approved

FDP and/or site plan. Awnings and other architectural canopies attached to the building shall not extend beyond the building zone, except as may be shown on an approved FDP. At the time of FDP approval, the Applicant shall identify possible locations along the street level for expanded areas for outdoor dining adjacent to cafes and restaurants and shall provide appropriate building zones for such uses in keeping with the Comprehensive Plan recommendations.

13. Activated Streetscapes and Ground Floor Elements. The ground floors of all new buildings on the Property (except those buildings with only residential uses on the ground floor), but not the parking structures and entrances associated with said buildings, shall be designed and constructed with non-residential portions of ground floors having an average floor to floor height of 16 feet to accommodate potential non-residential uses designed to activate the streetscape. In addition, the Applicant shall provide for a hierarchy of activated streetscapes throughout the Property as delineated on Sheet L2-001 of the CDP and described below. The specific activation elements to be utilized for each building shall be graphically depicted on the FDP for review and approval.

A. Primary Pedestrian Corridors. These areas are designed to accommodate major pedestrian activity, providing access to the Spring Hill Metro Station (the "Metro Station") for walkers from the Property and beyond and accommodating access to, and encouraging interaction with, a variety of uses on the Property. Primary Pedestrian Corridors shall generally incorporate the following elements, which may be adjusted with approval of an FDP:

(i) The ground floors of buildings shall incorporate active uses along approximately 75% of the street frontage, with functioning entry doors into such applicable uses provided with a maximum separation of 75 feet or less, unless a greater separation is needed to accommodate larger tenant spaces or as may be permitted by the Zoning Administrator.

(ii) A minimum 60% of the area of the street front ground floor facades of such buildings shall be constructed with glazed windows and doors or other transparent materials.

(iii) Parking structures along the ground floor facades of buildings shall be minimized, but where they occur, the general façade detailing of the building above shall be continued to the ground plane or display windows provided.

(iv) No direct access to parking garages and loading/trash/service areas shall be provided from Route 7 or Spring Hill Road.

B. Secondary Pedestrian Corridors. These areas are designed to accommodate moderate pedestrian activity, providing access to a variety of uses on the Property. Secondary Pedestrian Corridors shall generally incorporate the following elements, which may be adjusted with approval of an FDP:

(i) Where the ground floors of buildings incorporate non-residential uses, functioning entry doors into such applicable uses shall be provided with a maximum separation of 75 feet or less, unless a greater separation is needed to accommodate larger tenant spaces or as may be permitted by the Zoning Administrator. A minimum 40% of the area of the street front ground floor facades of such buildings shall be constructed with glazed windows and doors or other transparent materials.

(ii) In residential buildings that do not incorporate non-residential uses on part or all of the ground floors, the building design of the primary facades shall incorporate, to the degree feasible, recreational and amenity spaces on the ground floor with a minimum of 40% of the ground floor façade constructed with glazed windows and/or doors or other transparent materials, and/or incorporate entries into individual dwelling units from the street level. If residential units have direct access to the streetscape from an individual unit, design features shall be employed to provide interior privacy (such as having a ground floor elevation that is above the sidewalk grade).

(iii) Parking structures along the ground floor facades of buildings should be minimized, but where they occur, screening composed of architectural systems designed to restrict views into the garage spaces from street level shall be applied, or the general façade detailing of the building above may be continued to the ground plane.

(iv) Loading/trash/service areas along Secondary Pedestrian Corridors shall be screened from public view through the use of roll down doors or similar treatment.

C. Tertiary Pedestrian Corridors. These areas are designed to accommodate modest pedestrian activity making connections to less intense areas or through alleys. Tertiary Pedestrian Corridors, not located along private alleys or adjacent to parks/open space, shall incorporate the following elements:

(i) Where the ground floors of buildings incorporate Non-Residential Uses, a minimum 25% of the area of the ground floor facades of such buildings shall be constructed with glazed windows and doors or other transparent materials.

(ii) In residential buildings 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).

(iii) Parking structures along the ground floor facades of buildings should be minimized, but where they occur, screening composed of architectural systems designed to restrict views into the garage spaces from street level shall be applied, 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.

(v) Loading/trash/service areas along Tertiary Pedestrian Corridors shall be screened from public view through the use of roll down doors or similar treatment.

D. Service Street/Alley Corridors. These areas are designed to accommodate only modest pedestrian activity. Parking structures and access to parking garages and loading/trash/service areas are encouraged along Service Street/Alley Corridors.

14. Parking Structures. To further the goals of the Comprehensive Plan, above grade parking structures shall incorporate uses or screening at the ground level in keeping with Proffer 14, so as to provide a pleasant and attractive design/experience along the streetscape. In addition, one or more of the following techniques shall be employed to screen garage areas above the street level:

A. Inclusion of an active layer of occupied space;

B. Continuation of the general façade detailing of the tower above down to the top of the retail level storefront;

C. Extension of retail signage and architectural expressions above the retail level to provide a variety of storefront experiences, as may be permitted by the Zoning Ordinance or by an approved Comprehensive Sign Plan; or

D. Application of a variety of architectural screening materials that may include, but not be limited to, metal framing systems with inserted panels of wire mesh, metal, glass or other materials, and precast concrete or masonry spandrels designed to minimize views into the garage spaces from street level.

E. The parking enclosure for Buildings C1 and C2 shall be cladded with high quality architectural treatment and designed to be compatible with the towers' architectural aesthetics. Materials such as vision glass and spandrel glass for glazing wall, metal panel with colors and various different pattern and textures, decorative perforated metal panel, lighting systems, illuminated signage, and artwork may be incorporated as design elements as part of the façade treatment for the above grade parking garage. The portion of the parking garage that is spanning Dominion Street shall be expressed with structural truss framing to add another layer of detail to the parking garage façade.

Parking structure design features shall be depicted on the FDP for review and approval.

15. Building Height. The minimum and maximum building heights for the proposed buildings on the Property are identified on the CDP. The final height for each building and specific steps in building height may be further refined at the time of FDP, site plan, and/or building permit approval, but shall not exceed the maximum building heights or be less than the minimum building heights shown in the Development Tabulations.

    Building heights shall be measured in accordance with the provisions of the Fairfax County Ordinance and shall be exclusive of those structures that are excluded from the maximum height regulations as set forth in Section 2-506 of the Ordinance, including for example, penthouses and other rooftop structures. Such penthouses and other rooftop structures may be constructed as permitted under Section 2-506 of the Ordinance. All building penthouses/rooftop structures shall be screened and integrated into the architecture of the building. The height and extent of any rooftop penthouse shall be provided on the FDP for each building site, as well as any rooftop parapet, wall, or fencing in excess of that permitted by the Zoning Ordinance.

16. Telecommunications Equipment. Telecommunications equipment may be placed on the proposed buildings' rooftops or facades. Any such facilities must comply with the applicable requirements of the Zoning Ordinance and be screened and/or setback sufficiently from the perimeter of the roof and penthouse such that they are not visible from the surrounding streets. Other screening measures may be used such as including the facilities as part of the architecture of the buildings, utilizing compatible colors, or employing telecommunication screening material and flush mounted antennas. Telecommunications equipment may also be architecturally integrated onto the facades of the building where necessary to ensure on-street and/or open space coverage.

17. Bird-Friendly Design Elements. In an effort to reduce bird injury and death due to in-flight collisions with buildings, the Applicant shall include one or more bird friendly design elements, as determined by the Applicant, in the architectural plans of each building on the Property. The bird friendly design elements may include, but not be limited to, the use of color, texture, opacity, fritting, frosting, patterns, louvers, screens, interior window treatments, or ultraviolet materials that are visible to birds, the angling of outside lights, curbing of excessive or unnecessary night-time illumination in commercial buildings, reduction of bird attracting vegetation, the use of decoys, and breaking of glass swaths. Upon the issuance of a building permit for each building, the provisions of this Proffer shall be deemed satisfied as to such building.

BUILDING PRACTICES

18. Residential Building Certifications.

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

jointly by the Applicant and Fairfax County), that the Applicant anticipates attaining. All references herein to LEED-NC include both LEED-NC or its equivalent as determined by the Applicant and the County and all references to USGBC include the applicable equivalent agency.

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

B. The Applicant shall designate the Chief of the Environment and Development Review Branch ("EDRB") of DPZ as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

C. Prior to the building plan approval for the building to be constructed, the Applicant shall post a "green building escrow" in the form of cash or a letter(s) of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual (PFM), in the amount of $2.00/square foot of GFA, as shown on the approved site plan. This green building escrow shall be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED-NC certification, by the USGBC, under the project's registered version of the LEED-NC rating system or other LEED rating system determined, by the USGBC, to be applicable to each building. The provision to EDRB of documentation from the USGBC that each building has attained LEED-NC certification will be sufficient to satisfy this commitment.

D. At the time LEED-NC certification is demonstrated to the EDRB, the escrowed funds and/or letter(s) of credit shall be released to the Applicant.

If prior to bond extension, reduction or final bond release for the applicable building site, whichever occurs first, the Applicant provides to EDRB documentation demonstrating that LEED-NC certification for the building has not been attained but that the building has been determined by the USGBC to fall within three (3) points of attainment of LEED-NC certification, 50% of the green building escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of county environmental initiatives. If the certification is still in progress at the time of application for bond extension or reduction, which given the construction timelines associated with the Proposed Development there is the potential for multiple bond extensions or reductions prior to the Proposed Development's completion, the time frame for the provision of the documentation described above shall be automatically extended to the time of the

next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the applicable building site.

If prior to bond extension, reduction or final bond release for the applicable building site, whichever occurs first, the Applicant fails to provide documentation to EDRB demonstrating attainment of LEED-NC certification or 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, which given the construction timelines associated with the Proposed Development there is the potential for multiple bond extensions or reductions prior to the Proposed Development's completion, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the applicable building site.

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

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

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

F. As an alternative to the actions outlined in the Paragraphs A, C, D and E above, if applicable and if the project meets the eligibility criteria for the rating system, the Applicant may select, subject to EDRB approval, an alternate residential rating system such as Earth Craft, Energy Star Qualified Homes for Multifamily High Rise, or the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance that may be implemented without an escrow. If one of the alternate residential rating systems listed herein is selected as an alternative to the previous paragraphs,, the Applicant shall note the selected system and provide a completed checklist of the anticipated options

to be pursued for the specified rating system at the time of building plan review. The Applicant shall demonstrate attainment of the selected certification from a rater recognized through the selected program prior to bond extension, reduction or final bond release of each building site, whichever occurs first. If the certification is still in progress at the time of application for bond extension or reduction, which given the construction timelines associated with the Proposed Development there is the potential for multiple bond extensions or reductions prior to the Proposed Development's completion, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the applicable building site.

19. Non-Residential Building Certifications.

A. The Applicant shall include, as part of the building plan submission for any new non-residential building to be constructed on the Property, a list of specific credits within the project's registered version of the U.S. Green Building Council's Leadership in Energy and Environmental Design Core and Shell (LEED®-CS) rating system, or other LEED rating system determined to be applicable by the U.S. Green Building Council (USGBC), or its equivalent (as determined jointly by the Applicant and Fairfax County), that the Applicant anticipates attaining. All references herein to LEED-CS include both LEED-CS or its equivalent as determined by the Applicant and the County and all references to USGBC include the applicable equivalent agency.

Except as otherwise provided below in Paragraph E as an alternative, the LEED-AP shall provide certification statements at the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED-CS Silver certification of the building.

B. The Applicant shall designate the Chief of EDRB as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

C. Prior to the building plan approval for the building to be constructed, the Applicant shall post a "green building escrow" in the form of cash or a letter(s) of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual (PFM), in the amount of $2.00/square foot of GFA, as shown on the approved site plan. This green building escrow shall be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED-CS Silver certification, by the USGBC, under the project's registered version of the LEED-CS rating system or other LEED rating system determined, by the USGBC, to be applicable to each building. The provision to

the EDRB of documentation from the USGBC that each building has attained LEED-CS Silver certification will be sufficient to satisfy this commitment.

D. At the time LEED-CS Silver certification is demonstrated to EDRB, the escrowed funds and/or letter(s) of credit shall be released to the Applicant.

If prior to bond extension, reduction or final bond release for the applicable building site plan, whichever occurs first, the Applicant provides to EDRB documentation demonstrating that LEED-CS Silver certification for the building has not been attained but that the building has been determined by the USGBC to fall within three (3) points of attainment of LEED-CS Silver certification, 50% of the green building escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives. If the certification is still in progress at the time of application for bond extension or reduction, which given the construction timelines associated with the Proposed Development there is the potential for multiple bond extensions or reductions prior to the Proposed Development's completion, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release.

If prior to bond extension, release or final bond release for the applicable building site plan, whichever occurs first, the Applicant fails to provide documentation to EDRB demonstrating attainment of LEED-CS Silver certification or demonstrating that the building has fallen short of LEED-CS Silver 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, which given the construction timelines associated with the Proposed Development there is the potential for multiple bond extensions or reductions prior to the Proposed Development's completion, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release.

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

Prior to building plan approval for the building to be constructed, the Applicant shall submit to EDRB documentation from the USGBC demonstrating that LEED Gold pre-certification under the Core and Shell program has been attained for that

building. Under this alternative, the Applicant is not required to provide a "green building escrow" unless the Applicant fails to provide the above referenced documentation that the building is anticipated to attain LEED-CS Gold certification.

However, if the Applicant is unable to provide the pre-certification documentation prior to the building permit approval but does anticipate receiving the documentation prior to the attainment of the certification, the Applicant may, prior to the issuance of the building permit, post an escrow identical to the one described in Paragraph C above. This escrow will be released upon submission of the documentation to EDRB from the USGBC demonstrating that the building is anticipated to attain a sufficient number of credits to attain LEED Gold certification.

20. Sustainable Energy Practices. To promote efficient, renewable and sustainable energy practices, the Applicant shall provide the following:

A. Electric Vehicle Charging Infrastructure. A minimum of four (4) electric vehicle recharging stations that serve eight (8) parking spaces and conduit to facilitate additional future recharging stations in the parking garage for each building.

B. Energy and Water Data. To the extent there are master electric, gas and water meters for entire buildings, upon request by the County the Applicant shall provide to the County aggregated non-proprietary energy and water consumption data, as practicable, for the each building and the entire Property.

21. Noise Attenuation. Prior to FDP approval for each building on the Property, the Applicant shall submit a traffic noise analysis to the Chief of the Environment and Development Review Branch ("EDRB") of DPZ identifying any areas of the building with projected traffic noise greater than a day-night averaged noise level ("Ldn") of 65 decibels ("dBA"). The Applicant shall reduce the interior day-night average sound level ("DNL") to no more 45 dBA for residential buildings and 50 dBA for office buildings on the Property. At the time of building plan application for the full shell building permit for any impacted building, the Applicant shall submit to the Chief of the EDRB 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 or 50 dBA, as appropriate. The Applicant shall not obtain full-shell building permits until the Chief of the EDRB has approved the applicable Indoor Noise Study, provided that a failure by the Chief of the EDRB to review and respond to the Applicant within 60 days of receipt of the Indoor Noise Study shall be deemed approval of such study.

22. Notification of Exterior Noise Levels. In the event that exterior balconies on residential buildings are anticipated to be exposed to exterior noise levels in excess of 65 dBA, the Applicant shall notify the potential tenants or purchasers of such residential units, either in the lease or sales contract, that exterior noise levels may exceed 65 dBA, which is the

policy established by Fairfax County for outdoor recreation in residential areas impacted by high noise levels.

SITE DESIGN

23. Conceptual Landscape Plan. The CDP includes a conceptual landscape plan for the Property consisting of an overall plan and details regarding streetscapes, plazas, publicly accessible park areas including skyparks, courtyards and private amenity areas. As part of subsequent FDP approvals, more detailed landscape plans for each building phase shall be provided in general conformance with the concepts included on Sheets L1-001 and L3-001 with adjustments permitted so long as the quantity and quality of the landscaping provided and the function of the space remains consistent with that shown on the CDP. Such plan shall include the location of all known utilities and sight distance requirements overlaid on the planting plan.

24. Detailed Landscape Plan. As part of the first and all subsequent site plan submission(s) for each building phase, the Applicant shall submit to the UFMD for review and approval a detailed landscape plan that is in substantial conformance with the quantity and quality of plantings and materials landscaping shown on the approved FDP, and shall include, among other things, irrigation information, design details for tree wells and other similar planting areas on structures and along streets as well as tree canopy calculations the Property. These details shall include the composition of planting materials, methods for providing suspended pavement over tree root zones to prevent soil compaction, and methods for ensuring the viability of plantings on structures and along streets. Adjustments to the type and location of plantings shall be permitted to avoid conflicts with utilities and other site engineering considerations.

    Prior to the installation of plants to meet requirements of the approved landscape plan, the Applicant shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of UFMD.

25. Streetscaping. Streetscaping shall be installed throughout the Property as conceptually illustrated on Sheets L8-001 through L8-003. Streetscape elements shall include: a landscape amenity panel located immediately behind the face of curb; a clear pedestrian sidewalk adjacent to the landscape amenity panel; and a building zone between the pedestrian sidewalk and the face of the building that is designed to allow access to the building and/or additional landscaping adjacent to residential uses and also storefront browsing, outdoor display, outdoor dining, and similar uses adjacent to Retail/Service uses. Streetscaping elements may be adjusted at the time of FDP approval provided the quality of the streetscape is consistent with that shown on the CDP.

    A. Street Trees. Tree planting sites are depicted on the CDP, subject to revision as may be approved on the FDP, or at site plan review by UFMD or necessitated by providing bus stop shelters, clear zone requirements, etc.. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor the design and inspect the planting of the street trees and shall notify UFMD in writing or by electronic mail no later than three business days prior to

tree pit construction to allow for County inspection. Where minimum planting widths of eight (8) feet cannot be provided, structural cell technology, or other measures acceptable to UFMD, shall be used to satisfy the following specifications for all planting sites:

(i) A minimum of 4 feet open surface width and 16 square feet open surface area for Category III and Category IV trees, with the tree located in the center of the open area or as an option a grated covering of the open surface area as may be approved with the FDP;;

(ii) A minimum rooting area of 8 feet wide (may be achieved with techniques to provide un-compacted soil below hardscape areas within the pedestrian realm), with no barrier to root growth within four feet of the base of the tree;

(iii) Minimum soil volume for Category III and Category IV trees (as defined in Table 12.19 of the PFM) shall be 700 cubic feet per tree for single trees, but may be reduced where utility locations preclude meeting such requirement. Soil volume shall be as close to 700 cubic square feet as possible, given the specific circumstances; and no less than 400 cubic feet. For two trees planted in a contiguous planting area, a total soil volume of at least 600 cubic feet per tree shall be provided. For three or more trees planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area.

(iv) Soil specifications in planting sites shall be provided in the planting notes to be included in all site plan submissions;

(v) All shade trees shall be a minimum of 3 to 3.5 inches in caliper at the time of planting; all flowering trees shall be a minimum of 2 inch caliper at the time of planting; and all new evergreen trees shall be a minimum of eight (8) feet in height at the time of planting; and

(vi) Street trees planted within existing utility easements that are removed to facilitate repairs of utilities in these easements shall be replaced.

B. Non-Invasive Plant Materials. Invasive species, as defined by the Fairfax County PFM, shall not be used within the streetscape, and landscaped open space areas.

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

the UFMD. A conceptual utility plan shall be overlaid on the landscape plan submitted in the FDP. Adjustments to the type and location of plantings shall be permitted to avoid conflicts with utilities and other site engineering considerations. If at the time of site plan approval, street trees shown on the FDP are in conflict with existing or proposed utilities and alternative locations for the street trees satisfactory to UFMD cannot be accommodated, the Applicant may delete such trees without the need for the issuance of a minor modification approval by DPZ and without a PCA, CDPA and/or FDPA provided the minimum 10% tree canopy can still be met.

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

D. Sight Distance Considerations. Sight distance requirements shall be provided on the landscape plan submitted with each FDP, so as to identify and avoid conflicts with street tree locations. If at the time of site plan approval street tree locations approved on the FDP are determined to conflict with sight distance requirements, the Applicant shall make efforts to gain approval of said trees by UFMD by making minor adjustments to their locations or by removing their lower branches. In the event VDOT, FCDOT or any applicable utility company does not approve the tree locations even after the changes anticipated above, the Applicant shall be permitted to relocate the affected street tree without the need for confirmation from DPZ, subject to approval by the UFMD. If a tree that is deleted due to VDOT requirements would result in a tree canopy below 10% on the Property, the tree(s) shall be accommodated in another location on the Property, as approved by DPZ in consultation with UFMD.

E. Streetscape Furnishings and Materials and Lighting. Unified and high quality streetscape materials shall be provided and may include, but not be limited to, unit pavers, seat walls, tree space edging, lighting, traffic signal poles, benches, trash and recycling receptacles and other hardscape elements. A Streetscape Furnishing and Materials Plan shall be provided as part of all FDPs. These plans shall include general product information and approximate locations of furnishings and materials to be located in the streetscape between the building face and the curb, and in other public realm open spaces. Materials, furnishings, and lighting shall be compatible with those already identified in the Tysons Urban Design Guidelines for the Tysons West area, dated January 14, 2012, as may be amended and or modified and shall be coordinated with any streetscape design efforts put forth by the Tysons Partnership, but shall not be subject to approval by the Tysons Partnership.

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

F. Signage and Wayfinding. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance or as may be approved with a future Comprehensive Sign Plan ("CSP") for the Property. The placement of traffic control signage on public streets shall be coordinated with VDOT. Wayfinding signage and elements may be provided as part of a CSP for the Property or as part of a larger CSP for the Tysons area. Such wayfinding signage shall be coordinated with the Tysons Partnership so to facilitate a consistent wayfinding and signage system throughout the district, but shall not be subject to approval by the Tysons Partnership. Wayfinding shall provide direction to locations of prominent attractions, parks, cultural arts destinations, bicycle trails, and other public amenities.

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

(i) All plantings including trees, shrubs, perennials, and annuals;

(ii) All associated irrigation elements;

(iii) All hard surfaces;

(iv) All streetscape furnishings including trash and recycling receptacles, benches, bike racks and non-standard structures;

(v) All lighting fixtures, brackets and poles;

(vi) All non-VDOT standard sign posts, traffic signal poles, pedestrian signal poles, mast arms, signal heads and control boxes;

(vii) Snow removal;

(viii) Leaf removal;

(ix) Trash, recycling and litter removal;

(x) Decorative retaining walls;

(xi) Special drainage features, such a Low Impact Design facilities; and

(xii) All urban park amenities including horticultural care, maintenance of all water features, irrigation, lighting, furnishings, paving, and art.

Phasing of streetscaping is discussed within the context of individual phases as depicted in the Phasing Exhibits. As determined at the time of FDP approval, where the final streetscape design cannot be fully implemented during certain phases of development, the Applicant shall provide interim streetscape improvements as described in Proffer 26A and B.

26. Interim Conditions and Standards. Due to the size of the Proposed Development and the time anticipated for its build-out, phased redevelopment may result in various interim conditions on the Property. At the time of FDP submission, the Applicant shall identify the specific proposed interim conditions within the FDP area and outside the FDP area and shall ensure such conditions provide reasonable pedestrian connections, vehicular circulation and access, temporary streetscaping and landscaping, public park treatments, and screening/treatment of exposed/partially complete above grade parking structures.

A. If an interim condition/phase includes partial demolition of an existing structure, the FDP for that phase shall include all or a portion of the existing structure as necessary to ensure revisions to parking and on-site circulation for the existing structure are adequate.

B. If interim improvements not located on the Property are contemplated with any FDP, such FDP shall specify how and when such improvements are to be constructed. In the event the Applicant, after good faith efforts, is unable to acquire the right-of-way and/or easements necessary to construct such interim improvement through a cooperative agreement with the owners, the Applicant shall request in writing that Fairfax County acquire the easements or rights-of-way by means of its condemnation powers as described in Proffer 69. At the time of FDP approval, it shall also be determined what course of action shall be required of the Applicant should the County elect not to use, or is unsuccessful in its attempt to use, its condemnation powers.

C. Interim conditions shall comply with the following general standards, provided that the improvements are acceptable to Fairfax County, VDOT, and all other utility companies as may be appropriate; however they may be modified and adjusted with FDP approval.

(i) Construction of interim sidewalks a minimum of five (5) feet in width and installation of interim street lights along the interim sidewalks, the selection of which shall be approved with the applicable FDP, as needed to ensure a safe, convenient pedestrian path to the Metro Station.

(ii) Installation of street trees, with a minimum size of 2 inch caliper, approximately every 50 feet, to the extent feasible as determined by UFMD based on existing conditions and utility easements. Interim street tree planting shall not be required to meet the minimum planting width/area standard for permanent street trees.

(iii) Provision of interim designs for publicly accessible open spaces will include interim landscaping, pedestrian pathways, seating, signage, lighting and recreational facilities as determined at FDP. Interim public open space areas shall be clearly signed as an interim or temporary facility.

(iv) Provision of peripheral and interior parking lot landscaping in accordance with Article 13-203 of the Zoning Ordinance for new interim surface parking lots, unless waived or modified as determined at site plan..

(v) Application of a screening system (which may be removable) where above grade garage structures that will be interior when later phases are complete are exposed at phase lines. This screening system shall be applied to all levels above grade and shall be composed of an architecturally designed system that may reflect basic architectural lines of the permanent facades, and that shall partially obscure the garage view from outside the garage until the next phase is constructed. The use of temporary artworks as a part of the screening system shall also be considered as part of the interim screening system. The specific screening system to be utilized for each building shall be determined at the time of FDP approval and graphically depicted on the FDP. Alternate temporary garage screening may be approved with FDP approval.

(vi) Grading and seeding of areas on the Property where existing improvements are removed to accommodate a portion of the Proposed Development, and are not scheduled to commence construction within 12 months.

(vii) Where appropriate, provision of attractive temporary construction fencing, which may include public art, signage or wayfinding elements. Signage shall be in keeping with Article 12 of the Ordinance or alternatively in accordance with an approved Comprehensive Sign Plan.

TRANSPORTATION IMPROVEMENTS

27. Grid of Streets. The Applicant shall construct and open for use to the public a proposed grid of streets as generally located and depicted on Sheets C-9, C-10 and C-20 of the

CDP and in accordance with the phased development set forth in these Proffers. For the purposes of these Proffers, Route 7, Dominion Street, Roseline Street, Boone Boulevard and Meridian Street shall be considered to run east-west and Spring Hill Road Spring Way, shall be considered to run north-south. The functional classification of those roadways comprising the grid of streets is summarized below:

Street	Classification
Route 7	Low-Speed Boulevard
Spring Hill Road	Avenue
Boone Boulevard	Avenue
Roseline Street	Collector
Dominion Street – West Land Bay	Local (private)
Meridian Street	Local
Spring Way	Service Street (private)
State Street	Collector

A. Public Streets. The Applicant shall dedicate right-of-way along the Property's frontages for Spring Hill Road, Boone Boulevard, Roseline Street, , and Meridian Street (the "Public Streets") to a point inclusive of the landscape amenity panel and the sidewalk or to such standard as may be approved on the FDP. All improvements proposed to Public Streets shall be subject to VDOT approval and designed to be in general conformance with the *Transportation Design Standards for Tysons Corner Urban Center* of the Memorandum of Agreement approved by the Board of Supervisors on September 13, 2011, as may be amended (the "Design Standards"), subject to modifications/waivers as may be granted.

The Applicant shall work diligently with VDOT and the County during the FDP and site plan approval processes to ensure that the improvements proposed to existing and new public streets can be accepted by VDOT as public streets.

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

The Applicant shall dedicate and convey in fee simple to the Board of Supervisors rights-of-way for the Public Streets as may be further qualified by these Proffers.

Dedication shall include the area of the adjacent landscape amenity panel and sidewalk and shall occur at the time of site plan approval, with the following exceptions:

(i) If at the time of site plan approval it is determined that stormwater management facilities, electric vaults or other similar facilities proposed to be located beneath the landscape amenity panel/sidewalk prevent VDOT and/or Fairfax County from accepting the landscape amenity panel/sidewalk within the right-of-way, the Applicant shall provide dedication measuring 18 inches from the proposed face of curb line and shall grant a public sidewalk and utility easement in a form acceptable to the Office of the County Attorney over the area of the landscape amenity panel and sidewalk areas. This easement shall allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County. In addition, the Applicant shall provide easements within the amenity panel/sidewalk area for bus pads and shelters as determined at the time of FDP or site plan.

(ii) If at the time of site plan approval it is unclear whether stormwater management facilities, electric vaults or other similar facilities proposed to be located beneath the landscape amenity panel/sidewalk will be acceptable to VDOT and/or Fairfax County, the Applicant shall provide dedication measuring 18 inches from the proposed face of curb line at the time of site plan approval and shall reserve for potential future dedication the landscape amenity panel and sidewalk areas. A temporary public access easement in a form acceptable to the County Attorney shall be recorded over the reserved landscape amenity panel/sidewalk areas until such time as such areas are dedicated. Conveyance of the amenity panel/sidewalk areas to the Board of Supervisors shall occur following construction of the street and streetscape improvements and final street acceptance inspection by Fairfax County and/or VDOT subject to the stipulations in these Proffers.

(iii) Should it be determined following final street acceptance inspection that the landscape amenity panel and sidewalk areas are not acceptable to VDOT and/or Fairfax County to be included in the right-of-way, the reservation of potential future dedication of the landscape amenity panel and sidewalk areas shall be released and a public sidewalk and utility easement, in a form acceptable to the Office of the County Attorney, shall be granted in its place. This easement shall allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County. In addition, the Applicant shall provide easements within any privately-owned amenity

panel/sidewalk area for bus shelters as determined at the time of FDP or site plan.

B. Private Streets. A public access easement in a form acceptable to the Office of the County Attorney shall be granted for the street and appurtenant facilities associated with any private streets as well as to facilitate County transit bus, inspection and emergency access; such public access easement to become effective upon completion of the street.

C. Definition of Construct. For purposes of these Proffers "construct" shall mean that the committed road improvement is open to use by the public for travel whether or not the improvement has been accepted for maintenance by the state.

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

E. Street/Sidewalk Closures. The Applicant may temporarily close part or all of any streets or sidewalks to accommodate construction activity on the Property provided safe and adequate pedestrian and vehicular access is maintained.

F. Parking Lanes. The Applicant shall provide on-street parking throughout the limits of the Property as generally located on the CDP.

28. Spring Hill Road.

A. The Applicant shall design improvements to Spring Hill Road along the Property's frontage as generally depicted on Sheets C-9 and C-10 of the CDP.

(i) North of Boone Boulevard, Spring Hill Road shall be designed in general accordance with the typical section depicted on Sheet C-20 as an undivided four-lane Avenue, with two travel lanes in each direction, a bicycle lane in each direction, a parking lane on each side of the street (bicycle and parking lanes on the east side of Spring Hill Road to be constructed by others), with additional pavement/widening provided at select locations to accommodate certain turning movements and/or pavement transitions.

(ii) South of Boone Boulevard, subject to VDOT approval, the Applicant shall design modifications to the existing cul-de-sac at the existing termination of Spring Hill Road and provide streetscape improvements as shown on Sheet C-10. It is anticipated that with the future redevelopment of adjacent property identified on the Fairfax County 2016 Tax Maps as 29-3 ((1)) 2L ("Parcel 2L"), Spring Hill Road will be extended by others to provide a Local Street with one travel lane in each direction and parking lanes on both sides of the street.

B. Improvements to Spring Hill Road along the Property's frontages shall include a pavement section designed to accommodate an on-street bicycle lane and a

parking lane. Striping of the bicycle lane shall be subject to the approval of VDOT. The planned bicycle lane and parking lane on the east side of Spring Hill Road are to be dedicated and constructed by others.

C. The final design and extent of improvements to Spring Hill Road as generally described above shall be determined in conjunction with the submission of any FDP and all site plans for those portions of the Property fronting Spring Hill Road.

D. The construction of improvements to Spring Hill Road shall be provided in accordance with the Phasing Exhibits and as further detailed at the time of FDP and site plan approval. Street improvements shall be undertaken and completed for the entire block length between two planned streets, however streetscape improvements may be completed on a building frontage basis, unless otherwise determined at FDP.

29. Dominion Street.

A. The Applicant shall design and construct Dominion Street within the Property's limits as generally depicted on Sheet C-9 of the CDP. Dominion Street shall be constructed in general accordance with the typical section depicted on Sheet C-20, as a Local Street, with convertible parking/travel lanes provided along both sides of the roadway and with variable pavement/widening provided at select locations to accommodate certain turning movements and/or pavement transitions.

The final design and extent of the improvements to Dominion Street within the Property's limits as generally described above shall be determined in conjunction with the submission of any FDP and site plan for Building C1. Construction of Dominion Street in the West Land Bay shall be provided concurrent with construction of Building C1.

30. Roseline Street.

A. The Applicant shall design and construct Roseline Street within the Property's limits as generally depicted on Sheet C-9 of the CDP.

Roseline Street between the western property line and Spring Hill Road shall be constructed in general accordance with the typical section depicted on Sheet C-20, a two-lane Collector Street, with one travel lane in each direction, on-street bicycle lanes in each direction and a parking lane on each side of the street. The design may also include variable pavement/widening provided at select locations to accommodate certain turning movements and/or pavement transitions at FCDOT and VDOT's discretion.

The final design and extent of the improvements to Roseline Street as generally described above shall be determined in conjunction with the submission of any FDP and all site plans for those portions of the Property along Roseline Street.

Construction shall be provided in accordance with the Phasing Exhibits and as further detailed at the time of FDP and site plan approval.

31. Meridian Street. The Applicant shall design and construct Meridian Street along the Property's frontage as generally depicted on Sheet C-10 of the CDP. Meridian Street shall be constructed in general accordance with the typical section depicted on Sheet C-20, as the interim section of a Local Street, as detailed below:

A. Along its boundary with the adjacent property identified on 2016 Tax Map 29-3 ((1)) 43B ("Parcel 43B"), the Applicant shall design and construct an interim section of Meridian Street including one (1) lane in each direction. It is anticipated that with the future redevelopment of Parcel 43B, Meridian Street will be expanded to provide two lanes of traffic (one in each direction) with parking lanes on both sides of the street.

B. The final design and extent of the improvements to Meridian Street as generally described above shall be determined in conjunction with the submission of any FDP and all site plans for those portions of the Property fronting Meridian Street. Construction shall be provided in accordance with the Phasing Exhibits and as further detailed at the time of FDP and site plan approval.

C. Should the area between Boone Boulevard and Meridian Street be developed as a public park as outlined in Proffer 61C, the Applicant may reserve the Meridian Street right-of-way for future dedication and escrow with DPWES the cost of constructing Meridian Street. The reserved area may be used as additional open space associated with the park on an interim basis, until such time the County requests its dedication as public street right-of-way.

32. Spring Way.

A. The Applicant shall construct Spring Way along the western property boundary of the Property in general accordance with the design shown on Sheets C-9 and C-10. Spring Way shall be constructed as a private street in general accordance with the typical Service Street section depicted on Sheet C-20. Construction shall be provided as shown in the Phasing Exhibits and as further detailed at the time of FDP and site plan approval. A public access easement in a form acceptable to the Office of the County Attorney shall be granted over Spring Way and all land between Spring Way and the Property's northern boundary to facilitate future inter-parcel access, extension of the grid of streets, as well as County transit bus, inspection and emergency access.

B. If requested at the time of FDP approval for Building C1, the Applicant shall construct a bus stop and bus layover area on the west side of Spring Way as conceptually shown on Sheet C-9 of the CDP prior to the issuance of the first Non-RUP for Building C1, subject to the stipulations in Paragraph C below.

C. With the construction of Building C1, the Applicant shall extend Spring Way from its terminus on the Property to Route 7. This extension requires off-site

right-of-way and/or easements from the adjacent parcel identified as 2016 Tax Map 29-3 ((1)) 1E ("Parcel 1E").

(i) In the event the Applicant is unable to acquire the right-of-way and/or easements necessary to construct Spring Way on a portion of Parcel 1E through a cooperative agreement with the owner, which may include a reservation of advanced density credit for dedicated rights-of-way consistent with the Zoning Ordinance, then the Applicant shall demonstrate in writing its efforts to acquire this right-of-way/easement and shall submit a written request to Fairfax County in accordance with Proffer 69 asking the County to use its powers of condemnation to acquire those off-site rights-of-way and/or easements to facilitate the construction of the above improvement. If the County acquires those off-site rights-of-way and/or easements necessary to facilitate the construction of Spring Way by condemnation or otherwise, then the Applicant shall construct such improvements.

(ii) In the event the County elects not to use its powers of condemnation to acquire those off-site rights-of-way and/or easements to facilitate the construction of Spring Way, the Applicant shall: 1) be relieved of its obligations to construct the Spring Way across Parcel 1E and the bus stop and layover area described in Paragraph B above and shall instead terminate Spring Way between Dominion Street and Route 7. However, the Applicant shall escrow the cost of constructing the extension of Spring Way to Route 7, and shall provide, at no cost, the requisite permanent and temporary construction easements to permit construction of a connection of Spring Way to Route 7 by others. Provision of the requisite easements shall be made upon demand, provided Building C1 has been constructed.

D. Should the area between Boone Boulevard and Meridian Street be developed as a public park as outlined in Proffer 61C, the Applicant may place in reservation the Spring Way public access easement for vehicular purposes, and escrow with DPWES the cost of constructing this section of Spring Way. The reserved area may be used as additional open space associated with the park on an interim basis, until such time the County requests recordation of the easement.

33. Boone Boulevard.

A. The Applicant shall design and construct Boone Boulevard across the Property in general accordance with the design shown on Sheet C-10. Boone Boulevard shall ultimately be constructed with two (2) travel lanes in each direction and bicycle lanes in each direction, in general accordance with the typical section depicted on Sheet C-20 for an Avenue, with additional pavement/widening provided at select locations to accommodate certain turning movements and/or pavement transitions. On-street parking shall be provided as depicted on Sheet C-10 or as otherwise determined to be feasible at the time of FDP or site plan approval.

B. The final design and extent of improvements to Boone Boulevard as generally described above shall be determined in conjunction with the submission of any FDP and all site plans for those portions of the Property fronting Boone Boulevard. Construction shall be provided in accordance with the Phasing Exhibits and these Proffers and as further detailed at the time of FDP or site plan approval.

34. State Street The Applicant may elect to design and construct an interim section of State Street from Boone Boulevard to Route 7 in general accordance in one of the three alignments as may be recommended by FCDOT's State Street Study and endorsed by VDOT. The interim section of State Street consists of three (3) travel lanes (two northbound and one southbound) with additional pavement/widening provided at select locations to accommodate certain turning movements and/or pavement transitions. It is anticipated that with the future redevelopment of adjacent parcels, State Street will be expanded by others to include additional travel lanes and bicycle lanes and parking lanes on both sides of the street.

A. The interim section of State Street from Boone Boulevard to Route 7 may be constructed to support development on the Property as set forth in Proffer 39 and as may be further refined at the time of FDP or site plan approval.

B. Depending on the specific alignment, construction of the interim section of State Street will require off-site right-of-way and/or easements from adjacent parcels (the "State Street Off-Site Parcels").

(i) In the event the Applicant attempts to but is unable to acquire the right-of-way and/or easements necessary to construct State Street on the State Street Off-Site Parcels through cooperative agreements with the owners, which may include a reservation of advanced density credit for dedicated rights-of-way consistent with the Zoning Ordinance, then the Applicant may choose to demonstrate in writing its efforts to acquire this right-of-way/easements and may submit a written request to Fairfax County in accordance with Proffer 69 asking the County to use its powers of condemnation to acquire those off-site rights-of-way and/or easements to facilitate the construction of the above improvement. In such case, if the County acquires those off-site rights-of-way and/or easements necessary to facilitate the construction of State Street by condemnation or otherwise, then the Applicant shall construct such improvements.

(ii) In the event the County elects not to use its powers of condemnation to acquire those off-site rights-of-way and/or easements to facilitate the construction of State Street, and no other alternative replacement access (such as the extension of Boone Boulevard eastward to Gosnell Road or the extension of Boone Boulevard westward to Westwood Center Drive) can be provided to the satisfaction of FCDOT and VDOT development on the Property shall be limited as set forth on Proffer 39.

35. Route 7/State Street Intersection Improvement. In the event the Applicant elects to construct State Street as described in Proffer 34, then the Applicant shall design and construct a westbound left-turn lane on Route 7 at State Street coincident with the construction of State Street, subject to VDOT approval. Said improvement will also require the lowering of the grade of Route 7 in order to provide adequate clearance beneath the Silver Line Metro-rail bridge structure.

36. Route 7/Spring Hill Road Intersection Improvement.

A. If not previously constructed by others, the Applicant shall design and construct improvements to the Route 7/Spring Hill Road intersection to provide a second westbound left turn lane on Route 7 and an appropriate receiving lane on Spring Hill Road as generally depicted on Sheets C-9 and C-27 of the CDP and as may be approved by VDOT. The Applicant shall also provide signal modification at the intersection as directed by VDOT.

B. The site plan and/or public improvement plan for the left turn lane and related signal modifications described in Paragraph A above shall be approved prior to or concurrent with the site plan approval for the first new building to be constructed on the Property. The left turn lane and related signal modifications shall be constructed and open to the public prior to the issuance of the first RUP or Non-RUP for the first new building to be constructed on the Property. The Applicant shall be entitled to any escrowed contributions for the improvements received by the County pursuant to proffers associated with adjacent applications RZ 2011-HM-013 and RZ 2011-HM-027.

37. Route 7 Improvement. The Applicant shall provide a contribution toward the construction of access improvements to Route 7, equal to $0.12 for each square foot of building constructed on the Property. Said contribution to Fairfax County shall be made upon site plan approval for each new building and shall be based on the site plan approved GFA for each building.

38. Spring Hill Road/International Drive/Jones Branch Drive Intersection Improvements. The Applicant shall provide a contribution toward the construction of improvements to the Spring Hill Road/International Drive/Jones Branch Drive intersection or other road improvements in the Tysons West area equal to $0.08 for each square foot of building constructed on the Property. Said contribution to Fairfax County shall be made upon site plan approval for each new building and shall be based on the site plan approved GFA for each building.

39. Cumulative Transportation Phasing. The transportation network which serves the Property also serves adjacent properties referred to as the *Dominion Square East Land Bay* (identified as 29-3 ((1)) 3B and a portion of 5) and the *Sunburst Property* (identified as 2016 Tax Map 29-3((1)) 2G.) As a result, the combined development level that may be permitted on the properties in sum is constrained by the capacity of the surrounding roadway network.

Development on the Property, referenced as the West Land Bay in this Proffer, shall be phased to transportation improvements as follows:

A. Prior to the construction of 1) a connection of Spring Hill Road to Route 7 via Boone Boulevard, Roseline Street, or Dominion Street and State Street or 2) the connection of Spring Hill Road to Gosnell Road via Boone Boulevard, development on the West Land Bay shall occur in general accordance with the following:

(i) Coincident with the submission of the first FDP and site plan associated with the first new office or residential building on the West Land Bay and with the submission of every new office and residential FDP and site plan thereafter, the Applicant shall provide a tabulation to DPWES and FCDOT that summarizes the amount of cumulative development (existing, approved and proposed) constructed on the West Land Bay, *Dominion Square East Land Bay* and the *Sunburst Property*, and associated peak hour, peak direction trips, individually and in total.

(ii) New development on the West Land Bay shall be limited to the following:

a. 750,000 GSF of office uses and 10,000 GSF of retail/service uses; or

b. 585,000 GSF of office uses, 1,050 residential dwelling units and 10,000 GSF of retail/service uses; or

c. 500,000 GSF of office uses, 1,500 residential dwelling units and 10,000 GSF of retail/service uses.r

(iii) Any combination of uses which generate an equivalent or lesser number of peak hour, peak direction trips than those listed in Subsections (a) – (c) directly above shall be permitted when substantiated by a trip generation analyses prepared by the Applicant and approved by FCDOT.

B. However, development on the West Land Bay may exceed the development levels set forth in Paragraph A above if the Applicant can demonstrate to FCDOT and VDOT that additional development can be accommodated as is or with either the acceleration of proffered improvements and/or the provision of alternative/additional improvements. At the time of FDP or FDPA submission for any new development on the West Land Bay that exceeds the limitations set forth in Paragraph A above, the Applicant may submit a supplemental operational analysis to FCDOT and VDOT to assess the impacts of such additional development on the surrounding transportation network. The scope of said operational analysis shall be developed in conjunction with both agencies and reflect updated information/traffic conditions. As part of the analysis, the Applicant may propose an acceleration of proffered improvements and/or the provision of alternative/additional improvements needed to support the level of new development proposed with the FDP or FDPA. Such improvements shall be

subject to FCDOT and VDOT approval and the Applicant may provide such alternative/additional improvements without the necessity for a PCA, CDPA and/or FDPA.

(i) If the results of the operational analysis indicate that additional development levels beyond those listed in Paragraph A can be accommodated as is or with either the acceleration of proffered improvements and/or the provision of alternative/ additional improvements, then the Applicant may proceed with the development (as reflected in the operational analysis) provided those improvements identified by the operational analysis are constructed prior to the issuance of the first RUP or Non-RUP for the first new building which exceeds the prior levels of development.

(ii) If the Applicant proposes to accelerate any proffered improvements, he may utilize any such funds contributed by others towards those specific improvements if available and/or may request credit for accelerated improvements against proffered contributions for the Tysons Grid of Streets Transportation Fund or the Tysons-wide Transportation Fund.

C. Following the construction of a street grid connecting Spring Hill Road to Route 7 via Boone Boulevard, Roseline Street, or Dominion Street and State Street or connecting Spring Hill Road to Gosnell Road via Boone Boulevard, development on the West Land Bay shall be permitted up to the maximum GFA of 1,790,000 square feet under the Base Plan; 2,430,000 square feet under Option 1; and 2,160,000 square feet under Option 2.

D. Should a new connection to the Dulles Toll Road north or south of Route 7 or other new street south of Route 7 be constructed before construction of 1) a connection from Spring Hill Road to Route 7 via State Street or 2) a connection from Spring Hill Road to Gosnell Road via Boone Boulevard, the Applicant may provide an operational analysis as outlined in Paragraph B to determine if additional development levels beyond those listed in Paragraph A can be accommodated.

40. Traffic Signals.

A. The Applicant anticipates the installation of up to six new traffic signals throughout the Property. The Applicant shall complete and submit to VDOT warrant studies for these potential new signals at the intersections listed below. Such studies shall include a review of both vehicular and pedestrian volume warrants.

(i) Spring Hill Road/Roseline Street

(ii) Spring Hill Road/Boone Boulevard

(iii) Spring Hill Road/Dominion Street

(iv) Commonwealth Street/Boone Boulevard

(v) State Street/Route 7

(vi) State Street/Boone Boulevard

Warrant studies shall be completed for these intersections, if such intersections are then existing, prior to the issuance of the first RUP or Non-RUP for the each new office or residential building constructed on the Property.

B. If a signal is deemed warranted at any of these intersections by VDOT after having reviewed the warrant study and approving the same for installation, then such traffic signals, including pedestrian enhancements as may be required by VDOT, shall be designed, equipped and installed by the Applicant no later than eighteen (18) months after approval of the warrant, utilizing any escrowed contributions for the signal(s) received by the County and any future escrowed contributions received by the County.

C. For any signal warranted by VDOT, the Applicant shall provide VDOT with the requisite traffic signal plans for review and approval. All right-of-way associated with signal equipment (poles, equipment boxes, etc.) on the Property not already dedicated shall be reserved for dedication in fee simple to the Board of Supervisors in accordance with Proffer 27.

D. If the County, upon request of the Applicant or on its own initiative, determines that such signal installations as proffered will be detrimental to traffic operations, the Zoning Administrator may (1) agree to a later date for completion of the traffic signal installation(s) or (2) release the Applicant from further obligations related to the signal installations.

E. If a signal at any of the identified intersections is not warranted within six (6) months after the issuance of the initial RUP or Non-RUP for the last new building to be constructed on the Property, then the Applicant's obligation to design and construct such signal is deemed null and void and the Applicant shall instead escrow funds with the County towards the cost of future signalization of any applicable intersection by others. The escrow amount to be provided by the Applicant for each intersection is as follows:

(i) Spring Hill Road/Roseline Street: $ 95,700

(ii) Spring Hill Road/Boone Boulevard: $205,200

(iii) Spring Hill Road/Dominion Street: $144,000

(iv) Commonwealth Street/Boone Boulevard: $97,300

(v) State Street/Boone Boulevard: $99,800

(vi) State Street/Route 7: $108,900

41. Route 7 Signal Optimization. Concurrent with the approval of the first site plan for the second (2nd) new building to be constructed on the Property, the Applicant shall contribute to Fairfax County a total of $25,000 to be used to modify the signal timings in the Route 7 corridor between Route 123 and the Dulles Access Road. If at time of site plan submission for the fourth (4th) new building on the West Land Bay, signal timing modifications have not been requested by VDOT for the Route 7 corridor, the County may utilize those funds for other transportation improvements/enhancements in the Tysons West South Subdistrict.

42. Tysons Grid of Streets Transportation Fund. The Applicant shall make a contribution to the County's Tysons Grid of Streets Transportation Fund for each market rate residential unit and each square foot of new non-residential space constructed on the Property in keeping with the rates and applicable rate adjustments set forth in the *Guidelines for the Tysons Grid of Streets Transportation Fund* endorsed by the Board of Supervisors on January 8, 2013 (the "Grid Guidelines"). The Applicant shall receive and deduct credits against the contributions as approved by the County in conformance with the Grid Guidelines. This contribution is not subject to further adjustment outlined in Proffer 71 and shall not apply to any public-use facilities constructed on the Property. The contribution shall be paid on or before the issuance of the initial RUP or Non-RUP for the building based on the actual GFA of non-residential space and/or the actual number of market rate residential units in the building.

Pursuant to the Grid Guidelines, the Applicant has identified in conjunction with the Rezoning those improvements eligible for credit and the amount of credit (in whole or in part) based on its proportional impact on said improvement as determined based on data reflected in the Tysons West CTIA, as well as the Traffic Impact Analysis prepared by Wells + Associates for Dominion Square dated February 3, 2012 as revised through May 2014.

A. The hard and soft costs associated with the lowering of Route 7 to accommodate the State Street intersection improvements beneath the Silver Line Metro-rail bridge structure, above the associated contribution referenced in Proffer 37;

B. Fifty percent (50%) of the hard and soft costs associated with the design and construction of a three lane interim section of State Street between Route 7 and Boone Boulevard;

C. Fifty percent (50%) of the hard and soft costs associated with the design and construction of the section of Spring Way between the Property's boundary and Route 7, and

D. In the event the Applicant must obtain off-site rights-of-way and/or easements to construct any of the State Street or Spring Way improvements listed above, then the cost of such acquisition (whether through a cooperative agreement or

condemnation) shall also be creditable against the Tysons Grid of Streets Transportation Fund.

43. Tysons-wide Transportation Contributions – Table 7 Improvements. The Applicant shall make a contribution to the County's Tysons-wide Transportation Fund for each market rate residential unit and each square foot of new non-residential space constructed on the Property in keeping with the rates and applicable rate adjustments set forth in the *Guidelines for the Tysons-wide Transportation Fund* endorsed by the Board of Supervisors on January 8, 2013 (the "Tysons-wide Guidelines"). The Applicant shall receive and deduct credits against the contributions as approved by the County in keeping with the Tysons-wide Guidelines. This contribution is not subject to further adjustment outlined in Proffer 71 and shall not apply to any public-use facilities constructed on the Property. The contribution shall be paid on or before the issuance of the initial RUP or Non-RUP for the building based on the actual GFA of non-residential space and/or the actual number of market rate residential units in the building.

Pursuant to the Tysons-wide Guidelines, the Applicant has identified in conjunction with the rezoning application those improvements eligible for credit and the amount of credit (in whole or in part) based on its proportional impact on said improvement as determined based on data reflected in the Tysons West CTIA, as well as the Site Traffic Impact Analysis prepared by Wells + Associates for Dominion Square dated February 3, 2012 as revised through May 2014.

A. Twenty-five percent (25%) of the hard and soft costs associated with the construction of the section(s) of Boone Boulevard on the Property; and Fifty percent (50%) of the costs associated with the preparation of design plans for the ultimate improvement of Boone Boulevard from Spring Way to State Street.

B. Eighty percent (80%) of the hard and soft costs associated with the construction of any section(s) of Boone Boulevard constructed by the Applicant off-site of the Property; and

C. In the event the Applicant must obtain off-site rights-of-way and/or easements to construct any of the Boone Boulevard improvements listed above, then the cost of such acquisition (whether through a cooperative agreement or condemnation) shall also be creditable against the Tysons-wide Transportation Fund.

Furthermore, the Applicant may request in-kind credit for the advancement of the design and/or construction of Boone Boulevard (either on or off of the Property) if provided earlier than otherwise required by these Proffers.

44. Construction Management Plan. The Applicant shall prepare and implement a construction management plan during construction of each phase of development, as appropriate, so as to ensure safe and efficient pedestrian and vehicle circulation at all times on the Property and on the public roadways adjoining the Property. The management plan for each phase shall specify how sidewalk access will be provided along at least one side of Spring Hill Road during the course of construction. The

management plans 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, street or sidewalk closures, off-street construction worker parking, and/or other construction related activities to minimize disturbance on the surrounding street and sidewalk network. The Applicant shall inform all contractors and subcontractors of the plans for construction related traffic circulation and construction worker parking. Signs providing such information shall be published in both English and Spanish and posted at all construction entrances

Such plan shall be prepared by a qualified professional and submitted for review and comment to the VDOT, FCDOT and DPWES prior to issuance of the building permit for each phase.

BICYCLE FACILITIES, BUS SHELTERS AND PEDESTRIAN IMPROVEMENTS

45. Bicycle Circulation. In combination with the street and streetscape improvements identified in these Proffers, the Applicant shall provide pavement and striping for on-road bicycle lanes along the Property's frontages with Spring Hill Road north of Boone Boulevard, Roseline Street and Boone Boulevard. Such lanes shall typically be four (4) to six (6) feet in width as shown on Sheet C-20 with the final dimension determined at the time of FDP approval. Bicycle lane striping shall be subject to approval by VDOT.

46. Bicycle Parking. The Applicant shall provide bicycle racks and bike storage areas throughout the Property, the specific locations of which shall be determined at the time of FDP approval. The bike racks shall be inverted U-style racks or other design compatible with the UDG and approved by FCDOT. The total number of bike parking/storage spaces shall be determined in cooperation with the County Bike Coordinator and as specified in the County's Bicycle Parking Guidelines.

47. Bike Share Facility. The Applicant shall provide space and associated easement or license agreement to accommodate a bike share station in the vicinity of the Spring Hill Metro Station. The specific location shall be determined at the time of FDP approval for Building C1 and the easement or license agreement shall be provided prior to the issuance of the first Non-RUP for Building C1.

48. Bus Shelters and Layover.

A. Bus shelter locations shall be evaluated for feasibility at the time of FDP and site plan approval in consultation with FCDOT. Identified bus shelter locations shall be primarily located within the landscape amenity panel of the streetscape, and may necessitate adjustments to street tree locations, sidewalks, building zone dimensions and other street furnishings to that shown on the CDP.

B. If requested at the time of FDP approval for Building C1, the Applicant shall provide a bus stop and bus layover area on the west side of Spring Way with the construction of Spring Way as conceptually shown on Sheet C-9 of the CDP, and as set forth in Proffer 32B.

49. Marked Crosswalks. Subject to VDOT approval, the Applicant shall install marked pedestrian crosswalks at all signalized intersections adjoining the Property.

PARKING

50. Zoning Ordinance Requirements. Parking on the 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. The exact number of spaces to be provided shall be refined with approval of the FDPs and determined at the time of site plan approval based on the specific uses, number of residential units and bedroom mix. If changes in the mix of uses or residential bedroom mix result in parking greater than that anticipated on the CDP, the additional parking spaces shall be accommodated within the proposed parking structures, without increasing the height or mass of the parking structures.

51. Phasing of Parking. Parking shall be provided in phases concurrent with development of the Property. Parking spaces in excess of the maximum parking ratios set forth in the Zoning Ordinance may be provided in the early phases of development of the Property, provided that at the build-out of the Property, the maximum parking rates are not exceeded. A parking tabulation shall be provided with each FDP and site plan including the Property. Required parking spaces for an individual building need not be provided on the parcel on which the building is located, but shall be provided within the applicable land bay.

52. Parking Spaces Along Streets.

A. On-street parking spaces along the public street frontages shall be constructed as generally shown on the CDP and as may be adjusted at the time of FDP and/or site plan approval. If requested by the County and/or VDOT, signs shall be installed that restrict the use of those public on-street parking spaces. Public on-street parking spaces would be in addition to the total number of parking spaces required by the Zoning Ordinance.

B. The Applicant reserves the right to restrict the use of spaces along any private streets and on any future public streets prior to acceptance in to the VDOT system, through appropriate signage or such other means as the Applicant determines appropriate, that otherwise are not required to satisfy the parking requirements for use as temporary or short term parking, car-sharing parking and/or similar uses.

53. Future Parking Revisions. The Applicant reserves the right to provide parking at revised ratios (ratios referring to the number of parking spaces provided per dwelling unit for residential uses or per square foot of GFA for office and retail uses) as may be permitted by a future amendment to the Zoning Ordinance. Optional use of revised ratios shall not require a CDPA or PCA, provided there is no increase in the size or height of above-grade parking structures.

54. Parking Stipulation.

A. The sale or lease rates of parking spaces by the Applicant shall be "unbundled" from the purchase price or lease rate of the individual dwelling units; meaning a unit's purchase price or lease rate shall be exclusive of parking costs.

B. The Applicant shall be permitted to install and maintain parking controls and/or fencing on its existing surface parking lots, without the requirement for a FDP, in order to prevent Metro-related parking by the general public. Pedestrian circulation on the Property shall not be unduly impeded by such fencing.

TRANSPORTATION DEMAND MANAGEMENT

55. Tysons Transportation Management Association. The Applicant shall contribute to Fairfax County funds for the establishment of a transportation management association for the Tysons Corner Urban Center (the "TMA") as outlined below:

A. The Applicant shall make a one-time contribution to 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 Property.

B. Twenty five percent (25%) of the total contribution to the TMA shall be paid upon site plan approval for the first new residential or office building to be constructed on the Property. The remaining 75% shall be contributed in five (5) equal installments of 15% each and paid at the time of issuance of the first initial RUP or Non-RUP for each of the next five (5) new residential or office buildings to be constructed on the Property but in any event no later than ten (10) years from the date of this rezoning approval.

C. The Applicant may, in its sole discretion, join or otherwise become associated with the TMA established for the purpose of administering TDM programs in the Tysons Corner Urban Center and transfer some functions of this TDM Program to the TMA. Further, if determined by FCDOT that a proactive, private TDM program is no longer necessary, the TDM structure in Proffer 56 may be rendered null and void in whole or in part, without the need for a PCA.

56. Transportation Demand Management. The Applicant shall fund, implement and administer a transportation demand management program for the Property as described in this Proffer (the "TDM Program"). It is intended that the first new office or residential building to be constructed on the Property will initiate implementation of what will become a Property-wide TDM program that later buildings to-be-constructed on the Property will join and later buildings on nearby properties may join.

A. Implementation Plan. The proffered elements of the TDM Program as set forth below are more fully described in the *Dominion Square Transportation Demand Management Plan* prepared by Wells + Associates, Inc. dated May 2, 2014 (the "TDM Plan") as may be amended. It is the intent of this Proffer that the TDM Plan adapt over time to respond to the changing transportation related circumstances of the Property, the surrounding community and the region, as well

as to technological and/or other improvements, all with the objective of meeting the trip reduction goals as set forth herein. Accordingly, modifications, revisions, and supplements to the TDM Plan as may be approved by the FCDOT can be made without the need for a PCA provided that the TDM Plan continues to reflect the proffered elements of the TDM Program as set forth below.

B. Responsible Party. The Applicant, or any successor other than the UOA or its equivalent, shall remain obligated under this Proffer until such time as three consecutive post Stabilization trip counts reveal that the applicable vehicle trip reduction goals are being met (the "Applicant Control Period"). At the end of the Applicant Control Period, the UOA or equivalent shall become obligated under this Proffer and Applicant, or any successor other than the UOA or equivalent, shall have no further obligation with respect to this Proffer.

C. Definitions. For purposes of this Proffer, "Stabilization" shall be deemed to occur one-year following issuance of the last initial RUP or Non-RUP for the final new residential or office building to be constructed on the Property. "Pre-stabilization" shall be deemed to occur any time prior to Stabilization.

D. Trip Reduction Objective. The objective of this TDM Program shall be to reduce the vehicle trips generated by new residents and new office tenants of the Property, during weekday peak hours, by meeting the percentage vehicle trip reductions set forth below. These trip reduction percentages shall be multiplied by the total number of vehicle trips that would be expected to be generated by the uses developed on the Property as determined by the application of the Institute of Traffic Engineers, 9th Edition, *Trip Generation* rates and/or equations (the "ITE Trip Generation"), and the number of trips determined by the product of such equation subtracted from the total trips shall be referred to herein as the "Maximum Trips After Reduction". For purposes of this calculation, the maximum number of dwelling units or gross floor area proposed to be constructed in each new residential or new office building on the Property as determined at the time of FDP approval for each building shall be applied to the calculation described in the preceding sentence. The target reductions shall be as follows:

	Target Reduction	
Tysons-wide development level	Buildings C3, C4, C5, C6, (within 1/8 mile of station)	Buildings C1 and C2 (within ¼ mile of station)
Up to 65 million SF of GFA	45%	35%
65 million SF of GFA	50%	40%
84 million SF of GFA	55%	45%

90 million SF of GFA	58%	48%
96 million SF of GFA	60%	50%
105 million SF of GFA	63%	53%
113 million SF of GFA	65%	55%

The trip reduction goals outlined above are predicated on the achievement of specific development levels within the Tysons Corner Urban Center as anticipated in the Comprehensive Plan. Prior to undertaking trip measurements, the TDM Program Manager ("TPM"), as defined below, shall, in consultation with the County, provide a summary of the then existing development levels in Tysons Corner (based on RUPs and Non-RUPS issued) in order to determine the appropriate vehicle trip reduction goal.

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.

E. 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. The Applicant or UOA shall appoint and continuously employ, or cause to be employed, a TPM for Dominion Square. The TPM shall be appointed by the Applicant no later than sixty (60) days after the issuance of the first building permit for the first new building to be constructed on the Property. The TPM duties may be part of other duties associated with the appointee. The Applicant shall notify FCDOT and the District Supervisor in writing within 10 days of the initial appointment of the TPM. Thereafter the Applicant or UOA shall do the same within ten (10) days of any change in such appointment. Following the termination of the Applicant Control Period, the UOA shall be responsible for the employment of the TPM.

(ii) Annual Report and Budget. The TPM shall prepare and submit to FCDOT an initial TDM Work Plan ("TDMWP") and Budget no later than 180 days after issuance of the first building permit for the first new building on the Property. Every calendar year thereafter but no later than February 1st, the TPM shall submit an annual report and budget in order to incorporate any new construction on the Property, modify or enhance program elements and establish a budget to cover the costs of implementation of

the program for such year ("the Annual Report"). 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 existing development levels in the Tysons Corner Urban Center, as well as those specific to Dominion Square;

d. A determination of the applicable Maximum Trips After Reduction for the Property;

e. Provision of the specific details associated with the monitoring and reporting requirements 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 Property in conjunction with each year's Annual Report.

The Annual Report shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the Annual Report shall be deemed approved and the program elements shall be implemented. If FCDOT responds with comments on the Annual Report, 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 TDM Budget. The expected annual amounts of the TDM Budget are further described in the TDM Plan.

F. TDM Account. The Applicant, through the TPM, shall establish an interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "TDM Account") within 30 days after approval of the initial TDMWP and TDM Budget. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes. The TDM Account shall be funded by the Applicant through the TPM. The documents that establish the UOA 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 the following year. In no event shall the

TDM Budget for the Property and property associated with RZ 2011-PR-013 exceed a baseline of $158,250 (with adjustments in accordance with Proffer 71). 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.

G. TDM Remedy Fund. At the same time the TPM creates and the Applicant 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 Property. Funding shall be provided by the building owners prior to the issuance of the first RUP or Non-RUP for each applicable new building. This amount shall be adjusted in accordance with Proffer 71. 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.

H. 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 the Property. In addition, to providing transit incentives, such contributions may also be used for enhancing/providing multimodal facilities within and proximate to the Property. Such contributions shall be made one time on a building by building basis at the rate of $0.02 per gross square foot of new office or residential uses to be constructed on the Property and provided prior to the issuance of the first RUP or Non-RUP for each individual building.

I. TDM Penalty Payments. Penalty payments as may be required pursuant to this Proffer for non-attainment of trip reduction goals shall be secured with a letter of credit or a cash escrow. Prior to the issuance of the first RUP or Non-RUP for each new building on the Property, the TPM shall 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 building owner’s possible penalty obligations (the "Letter(s) of Credit or Cash Escrow(s)"). The Letter(s) of Credit or Cash Escrow(s) shall initially be issued in an amount equal to $0.10 for each square foot of new office GFA or $0.05 for each square foot of new residential GFA shown on the approved site plan for each new building on the Property. Until the Letter of Credit or Cash Escrow for each new building have been posted, the figures in the preceding sentence shall be adjusted annually from the first day of the calendar month following the date on which the first RUP or Non-RUP, as the case may be, for the first new building within the Property has been issued and shall change in accordance with Proffer 71. 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 forgoing stated amount of the Letter(s) of Credit or Cash Escrow(s) shall be reduced by the sum of any and all previous draws under the Letter(s) of Credit or Cash Escrow(s) and payments by the Applicant (or TPM) into the TDM Penalty Fund.

J. Monitoring. The TPM shall verify that the proffered trip reduction goals are being met through the completion of Person Surveys, Vehicular Traffic Counts of residential 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 Report. Person Surveys and Vehicular Traffic Counts shall be conducted for the Property beginning one year following issuance of the final initial RUP or Non-RUP for the first new building to be constructed on the Property. Person Surveys shall be conducted every three (3) years and Vehicular Traffic Counts shall be collected annually thereafter until the results of three consecutive annual traffic counts conducted upon Stabilization show that the applicable trip reduction goals for the Property have been met. At such time and notwithstanding the provisions below, Person Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding the aforementioned, at any time prior to or after Stabilization, FCDOT may suspend such Vehicle Traffic Counts or Person Surveys if conditions warrant.

(i) Remedies and Penalties.

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

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

1) 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 shall be released back to the building owner(s) through the TPM. The amount released will be relative to the amount contributed by those buildings constructed and occupied at the time Vehicular Traffic Counts are conducted. 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
0% - 4.9%	30%
5% - 10%	50%
10.1% - 15%	65%
15.1% - 18%	80%
18.1 - 20%	90%
>20%	100%

65-84,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 years by:	Cumulative % Remedy Fund Returned
0.0% - 4.9%	50%
5% - 10%	65%
10.1% - 13%	80%
13.1% - 15%	90%
>15%	100%

84-90,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 years by:	Cumulative % Remedy Fund Returned
0.0% - 4.9%	65%
5% - 8%	80%
8.1% - 10%	90%
>10%	100%

90-96,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 years by:	Cumulative % Remedy Fund Returned
0.0% - 4.9%	80%
5% - 8%	90%
>8%	100%

96-113,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 years by:	Cumulative % Remedy Fund Returned
0.0% - 4.9%	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
> 0.0%	100%

2) There is no requirement to replenish the TDM Remedy Fund at any time. Any cash left in the Remedy Fund will

be released to the TPM for final distribution to the owners once three consecutive annual Vehicular Traffic Counts conducted after Stabilization show that the trip reduction goals have been met.

b. Stabilization. If the TDM Program monitoring, as evidenced by the Vehicular Traffic Counts outlined above, reveals that the Maximum Trips After Reduction for the Property is exceeded, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the TDM Plan and Annual 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.

1) If the results of the traffic counts conducted upon and subsequent to Stabilization show that the trip reduction goals have been met site-wide for three (3) consecutive years in accordance with the goals outlined on the table above, then any remaining Remedy Funds shall be released back to the building owner(s) through the TPM.

2) 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) 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

3) The County shall be authorized to withdraw the penalty amount directly from the Letter(s) of Credit or Cash Escrow(s) and use such penalty amounts for the implementation of additional TDM Program elements/incentives and/or congestion management associated with Dominion Square, or for other TDM-related improvements or programs within Tysons Corner.

4) The maximum amount of penalties associated with the Property, and the maximum amount the building owners 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 this Proffer. There is no requirement to replenish the Letter(s) of Credit and/or Cash Escrow(s). Any remaining amounts in the Letter(s) of Credit and/or Cash Escrow(s) shall be released to the applicable building owners once three (3) consecutive counts conducted upon Stabilization show that the Maximum Trips After Reduction have not been exceeded.

K. 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.

L. Review of Trip Reduction Goals. At any time and concurrent with remedial actions and/or the payment of penalties as outlined above, the TPM may request that FCDOT review the vehicle trip reduction goals established for the Property and set a revised lower goal for the Property consistent with the results of such surveys and vehicular traffic counts provided for by this Proffer. In the event a revised lower goal is established for the Property, the Maximum Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA.

M. Continuing Implementation. The UOA through the TPM shall bear sole responsibility for continuing implementation of the TDM Program and compliance with this Proffer in accordance with the timeline established in this Proffer. The UOA through the TPM shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer including submission of Annual Reports.

N. Notice to Owners. All owners of the Property shall be advised of the TDM Program set forth in this Proffer. The then current owner shall advise all successor owners and/or developers of their funding obligations pursuant to the requirements of this Proffer prior to purchase and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial and subsequent purchase documents.

O. 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 Applicant or UOA, as applicable shall be assessed a penalty of $100.00 per day not to exceed $36,500.00 for any one incident. Such penalty shall be payable to Fairfax County to be used for multimodal, transit, transportation, or congestion management improvements within the vicinity of the Property, or in consultation with the TPM, for other TDM-related improvements or programs within Tysons Corner.

57. Transportation Demand Management for Retail Uses**.** Certain components of the TDM Plan described in Proffer 56 are applicable to, and will benefit, the proposed retail uses on the Property. Therefore, the Applicant shall provide an additional TDM program that is tailored to specifically serve the Retail Uses (the "Retail TDM Program"). In no event will monitoring or penalties be assessed against the retail or hotel uses, which may be established on the Property.

AFFORDABLE/WORKFORCE HOUSING

58. 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 pursuant to said regulations unless modified by the ADU Advisory Board.

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

The WDUs generated by each residential building on the Property shall be provided within said building or off-site. Any WDUs provided off-site shall be located within the Tysons Corner Urban Center or as approved by DPZ. In addition, the Applicant reserves the right to consolidate the WDUs into one or more buildings with the build-out of the Property and thereby increase the number of WDU units in one or more buildings beyond twenty percent (20%) with a corresponding decrease in the number of WDU units in the other buildings. The Applicant reserves the right to provide WDUs associated with for-sale condominiums as rental units in the residential rental buildings on the Property, provided that RUPs shall not be issued for more than seventy-five percent (75%) of the total number of condominiums until such time as RUPs have been issued for at least seventy-five percent (75%) of the associated WDUs in the rental building, or such later

date as may be determined by the Zoning Administrator pursuant to Proffer 68. The WDUs in each building shall have a bedroom mix similar to that provided in the market rate units in such building. If the WDUs are constructed in a stand-alone building on or off-site, the bedroom mix of the WDUs shall be similar to the bedroom mix of the market rate units of the same unit type on the Property and such WDUs will include all of the income tiers as set forth in the WDU Guidelines. Additionally, in the event that parking spaces are guaranteed to be made available for lease to individual market rate dwelling units, at least one (1) parking space shall be made available for lease by each ADU and/or WDU in the development.

Notwithstanding the foregoing, should the Board of Supervisors' policies related to Workforce Dwelling Units in Tysons Corner be amended, the Applicant reserves the right, at its sole discretion, to opt in to the new policies, in part or in whole, without the need for a PCA and, if the Applicant so opts into any such new policies, the provisions of this Proffer which relate to the new policies of the Board of Supervisors which Applicant has elected to opt into shall no longer be effective. Furthermore, the Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the WDUs following approval of these Applications. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County and may occur after the approval of these Applications. Neither the Board of Supervisors nor Fairfax County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered solely in accordance with such an agreement and the provisions of this Proffer as it applies to WDUs shall become null and void. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

60. Non-Residential Contribution for Workforce Housing. For all non-residential development, excluding ground level commercial retail/services and public uses, the Applicant shall select, within their sole discretion, one of the following two options for contributing toward the provision of affordable and/or workforce housing within Tysons Corner. These contributions shall be paid to the Board of Supervisors at the time of issuance of the initial Non-RUPs for office buildings on the Property (excluding any ground level retail/service uses and public uses) and shall be deposited in a specific fund to be used solely for the provision of affordable and/or workforce housing within Tysons Corner. The options shall consist of either (i) a one-time contribution of $3.00 for each square foot of GFA of office or hotel use, or (ii) an annual contribution of $0.25 for each square foot of GFA of new office or hotel use continuing for a total of sixteen (16) years. Should the Board of Supervisors adopt new policies for non-residential affordable housing contributions in Tysons Corner, the Applicant may, within its discretion, elect to comply with those policies in lieu of the contributions described herein without the necessity of a CDPA or PCA.

PARK AND RECREATIONAL FACILITIES

61. Publicly Accessible Parks and Recreational Facilities. The Applicant shall provide park spaces and recreational facilities on the Property that will be open and accessible to the

general public as depicted on the CDP. For areas that are not specifically dedicated to the Fairfax County Park Authority ("FCPA") or Board of Supervisors for park purposes, the Applicant shall retain the area(s) in fee simple, record public access easement(s) ensuring that the park space is open to the public for periods of times consistent with urban parks subject to usual and customary rules and regulations, and provide for perpetual private maintenance. The Applicant shall also enter in to an agreement with FCPA to allow FCPA activities and events within the publicly accessible park areas. A wayfinding and signage system shall be developed in coordination with FCPA at the time of FDP and site plan approval and installed by the Applicant to ensure the public can easily identify and access all publicly accessible park spaces. The construction of the publicly accessible parks shall occur in phases in accordance with the Phasing Exhibits with adjustments as provided in these Proffers and as may be approved with each FDP.

The following parks and facilities shall be provided as generally shown on Sheets L4-001 through L4-003 of the CDP, with more specific details provided at the time of FDP approval. Additional or substitute recreational facilities and park furnishings may be approved with the FDP and/or final site plan provided such facilities result in an equivalent or enhanced quality of recreational opportunities and are in substantial conformance with the quality and character of that shown on the CDP.

A. Public Park 1 – Metro Station Plaza. This street level plaza located at the corner of Route 7 and Spring Hill Road includes an approximate 10,454 square foot area immediately adjacent to the Spring Hill Metro Station (Public Park 1) and an enhancement of the existing plaza area adjacent to the station pavilion of approximately 7,052 square feet (Public Park 1a) provided permission is granted at no cost to the Applicant. This urban plaza will include hardscaping, landscaping, outdoor seating, public art, and bike racks as conceptually shown on Sheet L5-001 of the CDP and will provide transit waiting space and promote opportunities for social interaction. More specific details shall be determined at time of FDP approval for Building C1 and construction shall be concurrent with the development of Building C1.

B. Public Park 2 – C1/C2 Public Skypark. This elevated public destination skypark of approximately 13,045 square feet will provide a respite from the street level activities. Park features include amphitheater style seating, multi-purpose stage/platform, water feature/reflecting pool, garden landscaping, public art, and movable tables and chairs as conceptually shown on Sheet L4-003 of the CDP and will provide opportunities for outdoor movies and/or other performances. A public elevator and wayfinding graphics at the street level shall be provided to identify and invite the public to the skypark. Direct access to the skypark from Buildings C1 and C2 shall be provided for the tenants of Buildings C1 and C2. More specific details shall be determined at time of FDP approval for Buildings C1 and C2, and construction and public access shall be provided with the development of Buildings C1 or C2, whichever occurs second.

C. Public Park 3 - Athletic Field.

(i) The Applicant shall construct a recreation-focused park on land located between Meridian Street and Boone Boulevard. The park shall be provided as generally shown on Sheets L4-003 of the CDP and shall include:

a. a rectangular athletic field measuring 150 feet by 240 feet, including overrun areas with a synthetic all-weather turf or other suitable surface, field lights, bleachers, players' benches and fencing consistent with FCPA specifications. .

b. a children's playground;

c. a multi-use sport court;

d. a picnic area; and

e. associated hardscaping and native, non-invasive, landscaping.

(ii) The Applicant shall dedicate Public Park 3 - Athletic Field in fee-simple to the FCPA for park purposes following completion of the improvements listed above. Such dedication shall be without any cost to the County or obligation to join any applicable owner's association. Improvements shall be complete prior to: (a) the issuance of a RUP for the second residential building to be constructed on the Property; or (b) the issuance of a RUP or Non-RUP for the third new building to constructed on the Property, whichever occurs first. The Applicant reserves the right to reserve easements over the area to be dedicated that may be reasonably necessary to support the development of the remainder of the Property. Such easements shall not unreasonably interfere with the use of the area to be dedicated as a public park.

(iii) The Applicant shall provide a minimum of 25 parking spaces in the parking garage associated with Buildings C3 or C4 for athletic field/park use.

(iv) The Applicant shall enter into an agreement with FCPA, in a form acceptable to the County Attorney, setting forth the details of the dedication, facility construction, parking easement, and perpetual maintenance responsibilities of the park. FCPA shall be responsible for maintenance and future replacement of the athletic field, fencing around the field, bleachers and standard FCPA field lights and the area between the field and the adjacent streets/drive aisles. The Applicant shall be responsible for maintenance of any non-standard field lights, the parking spaces in Buildings C3 or C4, and the streets/drive aisles surrounding the fields until such time as they may be accepted into the State's Secondary Street network.

(v) In the event land subject to pending rezoning application RZ 2011-HM-013 and identified as Tax Map 29-3 ((1)) 3B receives rezoning approval which includes provision of an athletic field designed to meet the athletic field expectations of the Property and the land subject to RZ 2011-HM-013, the obligation of the Applicant to provide an athletic field on the Property as described in Paragraphs C (i) through (iii) shall be null and void. Instead the Applicant shall have the option to develop the land between Meridian Street and Boone Boulevard with residential uses as shown as Option 1 or Option 2 on Sheet C-11 of the CDP.

62. Private Amenities and Recreation Facilities for Residents. The Applicant shall provide on-site recreational facilities for the future residents of the Property. In fulfillment of requirements pursuant to Paragraph 2 of Section 6-508 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall expend a minimum of $1,800.00 per market-rate and workforce residential unit on such recreation facilities. Prior to final bond release for each residential building, the balance of any funds not expended on-site, as determined by DPWES shall be contributed to the FCPA for the provision of recreation facilities serving Tysons Corner.

The specific facilities and amenities to be provided for each individual residential building or shared between two or more buildings, which shall be for the use and enjoyment of those building(s) residents, shall be determined at the time of FDP approval. Amenities to be provided may include but not be limited to:

A. Private exterior recreational areas/courtyards on the upper level of the parking podiums and/or on the rooftops, as determined at the time of FDP approval, with seating areas, specialty landscaping, lawn and/or shaded areas and hardscape areas.

B. Private exterior recreational area on the roof or podium level with facilities such as a swimming pool, lounge deck, and shade structure;

C. Interior fitness center(s) with exercise equipment such as stationary bikes, treadmills, weight machines, free weights, etc.,; and

D. Clubroom(s) for resident gatherings and/or media/entertainment center.

PUBLIC FACILITIES

63. Public Use.

A. The Applicant shall dedicate in fee simple to the Board of Supervisors an approximately 29,808 square foot area located on part of property identified on the 2016 Tax Maps as 29-3 ((1)) 3B ("Parcel 3B"), shown as the Alternate Substation Dedication Area on Sheet C-8 of the CDP, for a Dominion Virginia Power substation (the "Substation"). The Applicant shall further grant to the Board of Supervisors in a form and substance acceptable to the Board of

Supervisors, necessary temporary construction, access easements, transmission and distribution line easements, as well as an easement to accommodate the temporary relocation of the Vesper Trail on Parcel 3B, as shown on Exhibit __, to accommodate the construction, operation and maintenance of the Substation and associated transmission and distribution facilities. The deed conveying the Alternate Substation Dedication Area and the required easements, shall be provided to Fairfax County within 90 calendar days after the Board of Supervisors approval of this Rezoning. Subsequently, the County shall place the deed in escrow. The deed shall be recorded no sooner than March 1, 2018 provided Fairfax County: (a) provides the Applicant with seven (7) months written notice by certified mail of the request for dedication; and (b) Fairfax County has approved the requisite subdivision prior to dedication. All necessary documents requiring authorization from the Applicant, its successors or assigns, for filing any requisite zoning, special exception, FDP, subdivision, and site plan applications to gain approval of the Substation use by others shall be provided upon demand by Fairfax County.

B. The Applicant reserves the right to pursue an alternative dedication of land for the Substation in connection with pending rezoning applications RZ 2011-HM-013 and pending rezoning application RZ 2011-HM-027 ("Alternative B"). The ability to exercise this alternative shall be subject to the following conditions:

(i) The Applicant diligently pursues rezoning RZ 2011-HM-013 between the approval of this Rezoning and September 30, 2017.

(ii) Pending Rezonings RZ 2011-HM-013 and RZ 2011-HM-027 are approved by the Board of Supervisors by September 30, 2017, with such approval to include proffers requiring the dedication of land and necessary temporary construction, access easements, transmission and distribution line easement for the construction, operation and maintenance of the Substation and associated transmission and distribution facilities in a form and substance acceptable to the County as well as an easement to accommodate the temporary relocation of the Vesper Trail.

Should the Applicant exercise Alternative B, upon the Board of Supervisors approval of RZ 2011-HM-013 and RZ 2011-HM-027, the deed held in escrow pursuant to Paragraph A above shall be released to the Applicant and shall be null and void.

C. Notwithstanding the foregoing, if approval of RZ 2011-HM-013 and RZ 2011-HM-027 does not occur by September 30, 2017, the timeframes specified in Paragraph B above may be extended by Fairfax County at its sole discretion.

D. In the event that Fairfax County determines that the Substation will not be provided at this location, then the dedicated land may be used for another public/community use as may be mutually agreed upon by the Applicant and Fairfax County.

64. Public School Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, and revised July, 2006, the Applicant shall contribute $11,749 per expected student (based on a ratio of 0.100 students per residential unit) to the Fairfax County School Board to be utilized for capital improvements to schools that serve the Tysons Corner area. Such contribution shall be made on or before the issuance of the first RUP for each residential building on the Property and shall be based on the actual number of dwelling units built in each building.

If, prior to site plan approval for a respective residential building, Fairfax County should modify, on a county-wide basis, the expected ratio of students per subject multi-family unit or the amount of the contribution per student, the amount of the contribution shall be modified for that building to reflect the then current ratio and/or contribution. This contribution is not subject to the provisions of Proffer 71. If the County should decrease the ratio or contribution amount, the amount of the contribution shall be decreased to reflect the current ratio and/or contribution.

STORMWATER MANAGEMENT

65. Stormwater Management.

A. Stormwater Management ("SWM") measures for the Property shall be designed to protect receiving waters downstream of Tysons Corner by reducing runoff from impervious surfaces using a progressive approach. This progressive approach shall, to the maximum extent practicable, subject to the determination of the Department of Public Works and Environmental Services (DPWES), retain on-site and/or reuse the first inch of rainfall. Proposed SWM and Best Management Practice ("BMP") facilities shall follow a tiered approach as identified by the County which may include, but are not limited to, infiltration facilities (where applicable), rainwater harvesting/detention vaults, runoff reducing and other innovative BMPs.

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

Additionally, the SWM facilities shall be designed to accommodate not just the pre-developed (existing) peak release rates, but also strive to preserve and/or improve the pre-developed (existing) runoff volumes and reduce pollutant runoff as contemplated within the stormwater management-related credits of the project's registered version of the U.S. Green Building Council's applicable Leadership in Environmental Education and Design (LEED®) rating system (e.g.,

for LEED-NC 2009, the Stormwater Design-Quantity Control and Stormwater Design-Quality Control credits [Sustainable Sites 6.1 and 6.2]); understanding the Applicant may, at its own discretion, opt into using the most current LEED standards. The above noted SWM Facilities shall be designed, to the maximum extent practicable, to meet the requirements of the stormwater management-related credits of the project's registered version (or the most current version of the U. S. Green Building Council's applicable LEED rating system as allowed above) for each building/phase of the development based upon the LEED Boundary identified with each building/phase.

B. At the time of each FDP, the Applicant shall provide calculations for that phase showing the proposed volume reductions and shall work cooperatively with DPWES and DPZ to ensure that the stormwater management measures that would be sufficient to meet the requirements of the aforementioned LEED credits will be provided and that the first inch of rainfall will be retained or reused to the maximum extent practicable. Supporting information shall be included, as part of each FDP submission, that is of sufficient detail, subject to DPWES's determination in coordination with the Environment and Development Review Branch of DPZ, to demonstrate the viability of the proposed stormwater management strategy for the area subject to the FDP. This information shall include the following:

(i) For any BMP involving infiltration of water into the ground, soil testing information documenting that the soil will be able to support the proposed infiltration measure(s).

(ii) For any measure involving storage and reuse of stormwater runoff, documentation supporting assumed levels of water usage.

C. The requirements of Paragraph B may be met on an individual building basis (to include consideration of any associated parking, roadway and/or courtyard areas) or be based upon the total area of the Property. Extended detention facilities and extended release techniques may be used to augment the proposed volume reductions. It is further understood that interim or temporary SWM and BMP measures may be required during any interim phase of the Proposed Development.

Each FDP shall include the location and preliminary design of the SWM facilities including the access points to underground vaults. Access points, detailed at the time of FDP, shall be located outside of the landscape amenity panel and sidewalk zone of the streetscape, wherever possible..

D. With each subsequent site plan, the Applicant shall provide refined calculations illustrating general conformance with the proposed volume reductions shown on the FDP. The specific SWM facilities shall be determined at the time of site plan, and as may be approved by the DPWES. While it is anticipated that compliance with the goal of retaining and/or reusing the first inch of rainfall and meeting the

requirements of the aforementioned LEED credits will be confirmed at site plan by utilizing the proposed retention credits identified by the County as part of its stormwater spreadsheet, the Applicant reserves the right to utilize any combination of LID measures (existing and future) to meet this goal, subject to the review and approval of DPWES. Similarly, if all other County suggested stormwater alternatives have been considered, but have not achieved the stated goals, the Applicant reserves the right to over detain the runoff from a one-inch rainfall to a release rate that mimics that of a "good" forested condition.

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

66. Tree Replacement. As shown on the CDP, the Applicant is requesting a modification of PFM Section 12-0505.6B to allow for trees located above any proposed percolation trench or bio-retention area to count toward the 10-year tree canopy requirement. In the event that any of the said trees may need to be removed for maintenance or repair of those facilities, the Applicant shall replace removed trees as determined by the UFMD to sustain the 10-year canopy UFMD to sustain the 10-year canopy.

MISCELLANEOUS

67. Environmental Site Assessment. Prior to FDP approval for each of Buildings C1, C2, C3, and C4, the Applicant shall submit an environmental site assessment to the Chief of the Environment and Development Review Branch ("EDRB") of DPZ identifying any areas in need of remediation due to automobile dealership use and establishing a plan and timeline for remediation.

68. Zoning Administrator Consideration. Notwithstanding the foregoing, upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant’s control, the required transportation, publicly accessible park areas, athletic field improvements, or other proffered improvements have been delayed (due to, but not limited to an inability to secure necessary permission for utility relocations and/or VDOT approval for traffic signals, necessary easements, site plan approval, etc.) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of these improvement(s).

69. Condemnation Procedures. The development of the Property in accordance with these Proffers anticipates the acquisition of property, rights-of-way and/or easements from parcels that are not part of the Property (collectively referred to as the "Off-Site Parcels"). Unless the Proffer states otherwise, the Applicant shall use its good faith efforts and offer a reasonable fair market value for said property, right-of-way and/or easements. In the event the Applicant is not able to acquire the property, rights-of way and/or easements from the Off-Site Parcels necessary to fulfill the obligations described herein, the Applicant shall demonstrate its efforts in writing and submit a written request to Fairfax County to acquire the property, rights-of way and easements by means of its condemnation powers.

In conjunction with any such request, the Applicant shall forward to the appropriate County agency: (a) plat, plans and profiles showing the necessary property, rights-of way and/or easements to be acquired; (b) an appraisal, prepared by a MAI (Member of the Appraisal Institute) independent appraiser approved by the County, of the value of the property, rights-of way and/or easements to be acquired and of all damages, if any, to the residue of the Off-Site Parcel; (c) a sixty (60) year title search certificate of the Off-Site Parcel from which the property, rights-of way and/or easement is to be acquired; and (d) cash in an amount equal to appraised value of the property, rights-of-way and easements and of all damages to the residue of the Off-Site Parcel; and (e) a copy of written offers and counteroffers and evidence of owners refusal of such offers and counteroffers. In the event the Owner of the Off-Site Parcel is awarded more than the appraised value of the Off-Site Parcel and of the damages to the residue in a condemnation suit, the Applicant shall pay the amount of the award in excess of cash amount to the County within fifteen (15) calendar days of said award. It is understood that the Applicant upon demand shall pay all other costs incurred by the County in acquiring the easements to the County.

Prior to and during any potential condemnation proceedings, the Applicant, its successors and assigns, shall be permitted, at its own risk, to submit, process and receive approval of the Site Plan and related subdivision plat(s), easement plats, development permits, building plan approvals and building permits for other portions of the Property.

70. Metrorail Tax District Buyout for Certain Residential Uses. At least sixty days prior to registration with the Common Interest Community Board of any residential condominium documents that would change the use of all or any portion of the Property that either i) is zoned to permit multi-family residential use but is not yet used for that purpose or ii) from use as a multi-family residential real property that is primarily leased or rented to residential tenants or other occupants by an owner who is engaged in such a business, in either case therefore taxable for purposes of the now existing Phase I Dulles Rail Transportation Improvement District (the "Phase I District") to a use that is not subject to the Phase I District tax, the Applicant shall provide a written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to register such condominium documents for that portion of the Property. Prior to registering the condominium documents, the Applicant shall pay to Fairfax County a sum equal to the then-present value of Phase I District taxes estimated by the County to be lost as a result of that change in use.

71. Adjustment in Contribution Amounts. All monetary contributions, except those in Proffers 42, 43, and 64, or as may be further specified in these Proffers, shall adjust on a yearly basis from the base month of January 2018 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers [1982-84=100] (not seasonally adjusted) ("CPI-U"), both as permitted by VA. Code Ann. Section 15.2-2303.3.

72. Advanced Density Credit. Advanced density credit is reserved consistent with the provisions of Par. 4 of Sect. 2-308 of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.

73. Severability. Pursuant to Section 18-204 of the Zoning Ordinance, any portion of the Property may be the subject of a PCA, Special Exception ("SE"), Special Permit ("SP"), or FDPA without joinder and/or consent of the owners of the other portions of the Property, provided that such PCA, SE, SP or FDPA does not materially adversely affect the other phases. Previously approved zoning applications applicable to the balance of the Property that is not the subject of such a PCA, SE, SP or FDPA shall otherwise remain in full force and effect.

74. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and their successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or the owners from time to time of any portion of the Property during the period of their ownership. Once portions of the Property are sold or otherwise transferred, the associated proffers become the obligation of the purchaser or other transferee and shall no longer be binding on the seller or other transferor. With respect to any portion of the Property subject to a COA, the COA shall have liability for performance of any applicable proffers, but not the individual condominium owners.

75. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

[SIGNATURES BEGIN ON NEXT PAGE]

APPLICANT/TITLE OWNER OF
TAX MAP 29-3 ((1)) 2C1, 2C2, 2D

CARS-DB1, L.L.C., a Delaware limited liability company

By: CARS-DBSPE1, Inc., its Manager

_____

By: Catherine Potter
Its: Senior Vice President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF
TAX MAP 29-3 ((1)) 5 PT.

THE BOARD OF SUPERVISORS OF FARFAX COUNTY, VIRGINIA

_____

By: Edward L. Long, Jr.
Its: County Executive

[SIGNATURES END]

APPENDIX 2

PROPOSED DEVELOPMENT CONDITIONS

January 4, 2017

FDP 2011-HM-012

If it is the intent of the Planning Commission to approve FDP 2011-HM-012 to permit an athletic field as a portion of a mixed use development associated with RZ 2011-HM-012 located on Tax Map No. 29-3 ((1)) 2D, 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 commitment approved with RZ 2011-HM-012.

1. Any plan submitted pursuant to this final development plan shall be in substantial conformance with the approved Final Development Plan (FDP) entitled “Dominion Square, Athletic Field, Final Development Plan, FDP 2011-HM-012”, prepared by: WDG Architecture; VIKA Virginia, LLC, LandDesign, Inc., Wells and Associates, dated September 16, 2016 as revised through November 7, 2016, and these conditions. Minor modifications to the approved FDP may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.

2. Bicycle parking facilities shall be installed across the at-grade public park in multiple locations, such as at the playground, the sports court, and the athletic field bleachers, subject to the approval of FCDOT and FCPA.

County of Fairfax, Virginia

MEMORANDUM

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

DATE: December 30, 2016

TO: Bob Katai, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Affidavit
Application No.: RZ 2011-HM-012
Applicant: CARS-DB1, LLC
PC Hearing Date: 1/18/17
BOS Hearing Date: 2/14/17

REF.: 112201

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 12/29/16, which bears my initials and is numbered 112201b, 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: December 29, 2016 (enter date affidavit is notarized) 1122016

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): RZ 2011-HM-012 (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

==========

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
CARS-DB1, L.L.C. Agents: John M. Weaver (FORMER) Linda T. Nguyen Jay M. Ferriero Catherine L. Potter Amy K. Dorrian Christopher J. Sokira • Erica B. Powers	8270 Greensboro Drive, Suite 950 McLean, VA 22102	Applicant/Title Owner of Tax Map 29-3 ((1)) 2C1, 2C2, 2D

(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).

• Information updated.

Rezoning Attachment to Par. 1(a)

11/22/16

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-HM-012
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne	8180 Greensboro Drive, #200 Tysons, VA 22102	Engineer/Agent
VIKA Virginia, LLC Agents: John F. Amatetti P. Christopher Champagne Robert R. Cochran Michael D. Benton J. Thomas Harding Franklin E. Jenkins Jeffrey A. Kreps Nelson P. Kirchner Anthony C. Morse (FORMER) Joseph D. Amatetti Bryan D. Cichocki Douglas L. Koeser Andrea R. Crossett Stephen E. Crowell John A. Walsh	8180 Greensboro Drive, #200 Tysons, VA 22102	Engineer/Agent
WDG Architecture, PLLC Agents: Siti N. Abdul-Rahman C.R. George Dove Eric J. Liebmann Rocio Sanchez Seijas (FORMER)	1025 Connecticut Avenue, NW Washington, DC 20036	Architect/Agent
LandDesign, Inc. Agents: Peter R. Crowley Gabriella (nmi) Canamar Stephanie A. Pankiewicz Khristine F. Giangrandi Ralph Joseph Giangrandi, III	200 S. Peyton Street Alexandria, VA 22314-2813	Landscape Architect/Agent

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

Rezoning Attachment to Par. 1(a)

1/22/16

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-HM-012
(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)
M. J. Wells and Associates, Inc.	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Consultant/Agent
Agents: Terence J. Miller		
Robin L. Antonucci		
Christopher R. Kabatt		
Michael R. Pinkoske		
Samuel W. Beneck (FORMER)		
Courtney J. Menjivar		
Justin B. Schor		
Grady P. Vaughan		
John F. Cavan		
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Planners/Agents
Agents: Martin D. Walsh		Attorney/Agent
Lynne J. Strobel		Attorney/Agent
Timothy S. Sampson (FORMER)		FORMER Attorney/Agent
M. Catharine Puskar		Attorney/Agent
Sara V. Mariska		Attorney/Agent
• G. Evan Pritchard (FORMER)		FORMER Attorney/Agent
Andrew A. Painter		Attorney/Agent
Matthew J. Allman		Attorney/Agent
Robert D. Brant		Attorney/Agent
Elizabeth D. Baker		Planner/Agent
Inda E. Stagg		Planner/Agent
Elizabeth A. Nicholson (FORMER)		FORMER Planner/Agent
Amy E. Friedlander		Planner/Agent
LPC Commercial Services, Inc.	101 Constitution Avenue, NW Suite 325 East Washington, D.C. 20001	Consultant/Agent
Agents: Bari S. Nichols		
Donald E. Bowers, Jr.		

(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.

• Information updated.

Rezoning Attachment to Par. 1(a)

112201 b

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-HM-012
(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)
Cooley LLP	11951 Freedom Drive, Suite 1500 Reston, VA 20190	Attorney/Agent
Agents: Antonio J. Calabrese, Esq. Mark C. Looney, Esq. Colleen P. Gillis, Esq. Jill S. Parks, Esq. Brian J. Winterhalter, Esq. Amanda R. Williams, Esq. Ben I. Wales, Planner Molly M. Novotny, Planner Matthew S. Diana, Planner Jason L. Beske, Planner Samantha R. Steketee, Planner		

(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

112201b

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-HM-012
(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)
CARS-DB1, L.L.C.
8270 Greensboro Drive, Suite 950
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)
(1) CARS-DBSPE1, Inc., Member
(2) Capital Automotive L.P., Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer,** etc.)
(1) CARS-DBSPE1, Inc., Manager
(2) Capital Automotive L.P., Manager
(3) Capital Automotive Real Estate Services, Inc., Manager

(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)

1122016

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-HM-012
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(1) CARS-DBSPE1, Inc.
8270 Greensboro Drive, Suite 950
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)
(4) Capital Automotive LLC

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

Jay M. Ferriero, President & COO; William J. Beck IV, SVP & Dir of Acquisitions; Catherine L. Potter, SVP, Sec & GC; Erica B. Powers, SVP & CAO; Michael J. Sodo, FORMER SVP, Treas & Dir of Fin Reptg; Christopher J. Sokira, SVP & Dir of Portfolio Mgmt; John M. Weaver, FORMER Chief Risk Officer, GC & EVP; David (nmi) Luski, FORMER SVP, Director; Jean Marie Apruzzese, FORMER SVP; Brian T. Summers, FORMER SVP, Director; Amy K. Dorrian, VP

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(4) Capital Automotive LLC
8270 Greensboro Drive, Suite 950
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)
(5) Flag Fund V LLC, member
(6) BSREP CARS Sub-Pooling, LLC, member

==========

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

Capital Automotive Real Estate Services, Inc., Company Manager (owns less 10% of Capital Automotive LLC)
Jay M. Ferriero, President & COO; William J. Beck IV, SVP & Dir of Acquisitions; Catherine L. Potter, SVP, Sec & GC; Erica B. Powers, SVP & CAO; Christopher J. Sokira, SVP & Dir of Portfolio Mgmt; Amy K. Dorrian, VP

FORMER OFFICERS/DIRECTORS: David (nmi) Luski, President; Jean Marie Apruzzese, EVP, CAO & Sec; Paul (nmi) McEvoy, SVP &Asst Sec; Brian T. Summers, VP & Treasurer; Andrew E. Peltz, VP & Asst Sec. Directors: Jean Marie Apruzzese, David Gray, David (nmi) Luski, Paul (nmi) McEvoy, Andrew E. Peltz, Brian T. Summers

(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)

122016

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-HM-012
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(5) Flag Fund V LLC
8270 Greensboro Drive, Suite 950
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: BSREP CARS Sub-Pooling LLC (6)

FORMER MEMBERS: DRA G&I Flag Fund V Real Estate Investment Trust and Fund V/Co-Investment Real Estate Investment Trust

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(3) Capital Automotive Real Estate Services, Inc.
8270 Greensboro Drive, Suite 950
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)
(2) Capital Automotive L.P.

==========

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

Jay M. Ferriero, President & CEO; William J. Beck IV, SVP & Dir of Acquisitions; Catherine L. Potter, SVP, Sec & GC; Erica B. Powers, SVP, Treasurer & CAO; Christopher J. Sokira, SVP & Dir of Portfolio Mgmt; Amy K. Dorrian, VP; Roger Stattel, VP

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

Information is updated.

Rezoning Attachment to Par. 1(b)

DATE: December 29, 2016 1/22/16
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-HM-012
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(7) OP LP LLC
8270 Greensboro Drive, Suite 950
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)
(6) BSREP CARS Sub-Pooling LLC

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(6) BSREP CARS Sub-Pooling LLC
250 Vesey Street, 15th Floor
New York, NY 10281

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)
BSREP CARS Co-Invest REIT LLC (There are more than 100 unitholders in this REIT, none of whom own more than 10% of CARS-DB1, L.L.C.)
BSREP CARS Borrower LLC (owns less than 10% of CARS-DB1, L.L.C.)

==========

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)

1122016

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-HM-012
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA, Incorporated
8180 Greensboro Drive, Suite 200
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)

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

==========

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA Virginia, LLC
8180 Greensboro Drive, #200
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)

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

==========

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)

1122016

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-HM-012
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LandDesign, Inc.
200 S. Peyton Street
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Peter R. Crowley
Dale C. Stewart

==========

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

==========

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

1/22/16

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-HM-012
(enter County-assigned application number (s))

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
David J. Bomgardner
E. Andrew Burcher
Thomas J. Colucci
Michael J. Coughlin
Peter M. Dolan, Jr.
Jay du Von
William A. Fogarty
John H. Foote
H. Mark Goetzman
Bryan H. Guidash
Michael J. Kalish
J. Randall Minchew
Andrew A. Painter
• G. Evan Pritchard (FORMER)
M. Catharine Puskar
John E. Rinaldi
Kathleen H. Smith
Lynne J. Strobel
Garth M. Wainman
Nan E. Walsh
Effective 1/1/17, additional shareholders:
Sara V. Mariska
Charles E. McWilliams

==========

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)
WDG Architecture, PLLC
1025 Connecticut Avenue, NW
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: Malcolm D. Dixon, Frederick B. Hammann II, Eric J. Liebmann, Jeffrey A. Morris, Robert C. Keane, Siti N. Abdul-Rahman, Sean M. Stadler
Members: Raymond L. Woerner, Steven S. Schwartzman
FORMER Managing Members: C. R. George Dove, Marc Nathanson (nmi)
FORMER Members: Siti N. Abdul-Rahman, Sean M. Stadler

==========

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.

• Information updated.

Rezoning Attachment to Par. 1(b)

12/20/16

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-HM-012
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LPC Commercial Services, Inc.
101 Constitution Avenue, NW
Suite 325 East
Washington, D.C. 20001

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
A. Mack Pogue
William C. Duvall
William H. Hickey, Jr.

==========

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

==========

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

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

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

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

==========

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

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

REZONING AFFIDAVIT

1122016

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-HM-012
(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) Capital Automotive L.P.
8270 Greensboro Drive, Suite 950
McLean, VA 22102

(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**)

(4) Capital Automotive LLC, General Partner

Limited Partners:
(7) OP LP LLC
(6) BSREP CARS Sub-Pooling LLC
John M. Weaver
Jay M. Ferriero

(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)

1/22/16

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-HM-012
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Cooley LLP
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Gian-Michele a Marca
Jane K. Adams
Peter M. Adams
Maureen P. Alger
DeAnna D. Allen
Mazda K. Antia
Orion (nmi) Armon
Gordon C. Atkinson
Michael A. Attanasio
Jonathan P. Bach
Charles J. Bair
Celia Goldwag Barenholtz
Frederick D. Baron
Matthew S. Bartus
Michael D. Basile
Keith J. Berets
Ann (nmi) Bevitt
Laura Grossfield Birger
Ryan E. Blair
Thomas A. Blinka
Nicholas (nmi) Bolter
Barbara L. Borden
Jodie M. Bourdet
Wendy J. Brenner
David (nmi) Bresnick
Matthew J. Brigham
James P. Brogan
Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne
Matthew T. Browne
Peter F. Burns
Blain B. Butner
John T. Byrnes
Robert T. Cahill
Antonio J. Calabrese
Christopher C. Campbell
William L. Castleberry
Lynda K. Chandler
Adam C. Chase
Reuben H. Chen
Dennis (nmi) Childs
William T. Christiansen II
John A. Clark
Sean M. Clayton
John A. Clendenin
Jeffrey L. Cohen
Thomas A. Coll
Joseph W. Conroy
Christopher (nmi) Coulter
James R. Crabtree
Carolyn L. Craig
John W. Crittenden
Janet L. Cullum
Nathan K. Cummings
John A. Dado
Scott D. Dailard
Benjamin G. Damstedt
Craig E. Dauchy
Mark J. Deem
Louise M. Delahunty
Renee R. Deming
Karen E. Deschaine
Darren K. DeStefano
Eric W. Doherty
William P. Donovan Jr.
Michelle C. Doolin
Joseph M. Drayton
Matthew P. Dubofsky
Christopher B. Durbin
John C. Dwyer
Shannon M. Eagan
Erik S. Edwards
Ivor R. Elrifi
Gordon H. Empey
Sonya F. Erickson
Heidi A. Erlacher
Mark C. Everiss
Michael R. Faber
Lester J. Fagen
Jesse D. Farmer
Brent D. Fassett
John R. Feore
Christopher M. Finney
M. W. Fishburn Jr.
Thomas J. Friel
Francis M. Fryscak
Koji F. Fukumura
James F. Fulton Jr.
William S. Galliani
W. Andrew H. Gantt III
Eamonn J. Gardner

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

1/22/2016

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-HM-012
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Cooley LLP (continued)
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Jon E. Gavenman
Bobby A. Ghajar
Patrick E. Gibbs
Colleen P. Gillis
Jonathon C. Glass
Todd J. Gluth
Daniel I. Goldberg
Wendy C. Goldstein
Kathleen H. Goodhart
Shane L. Goudey
Jonathan G. Graves
Jacqueline I. Grise
Kenneth L. Guernsey
Patrick P. Gunn
Divakar (nmi) Gupta
Sarah J. Guske
Jeffrey M. Gutkin
William N. Haddad
John B. Hale
Danish (nmi) Hamid
Laurence M. Harris
M. R. Hartman III
Bernard L. Hatcher
Matthew B. Hemington
Cathy Rae Hershcopf
Gordon K. Ho
Nicholas A. Hobson
Paula E. Holland
Lila W. Hope
C. Thomas Hopkins
Reginald Ronald Hopkinson
Richard M. Hopley
Mark M. Hrenya
Brendan J. Hughes
Christopher R. Hutter
Jay R. Indyke
Craig D. Jacoby
Eric C. Jensen
Robert L. Jones
Jeffrey M. Kaban
Barclay J. Kamb
Richard S. Kanowitz
Kimberley J. Kaplan-Gross
Jeffrey S. Karr
Joshua A. Kaufman
Sally A. Kay
Natasha E. Kaye
Heidi L. Keefe
David R. Kendall
Jason L. Kent
Mehdi (nmi) Khodadad
Charles S. Kim
Kevin M. King
Benjamin H. Kleine
Michael J. Klisch
Jason M. Koral
Barbara A. Kosacz
Kenneth J. Krisko
Carol D. Laherty
Mark F. Lambert
Matthew E. Langer
Samantha M. LaPine
John G. Lavoie
Brian F. Leaf
Pang (nmi) Lee
Robin J. Lee
Jamie K. Leigh
Natasha V. Leskovsek
Shira N. Levin
Alan (nmi) Levine
Michael S. Levinson
Stephane (nmi) Levy
Elizabeth L. Lewis
Michael R. Lincoln
James C. Linfield
Samuel M. Livermore
Douglas P. Lobel
J. Patrick Loofbourrow
Mark C. Looney
Robert B. Lovett
Haibo J. Lu
Edward J. Lukins
Andrew P. Lustig
Nicola K. Maguire
Thomas O. Mason
Joshua O. Mates
James J. Maton
Mika Reiner Mayer
Michael J. McGrail
Becket (nmi) McGrath
John T. McKenna
Bonnie W. McLeod
Mark A. Medearis
Laura M. Medina
Beatriz (nmi) Mejia
Craig A. Menden
Erik B. Milch
Chadwick L. Mills
David E. Mills
J. Kevin Mills
Barbara R. Mirza
Patrick J. Mitchell
Ali M. Mojdehi
Ann M. Mooney
Timothy J. Moore

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

12201b

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-HM-012
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Cooley LLP (continued)
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

M. Howard Morse
Phillip E. Morton
Colm (nmi) Murphy
Frederick T. Muto
Danielle E. Naftulin
Ryan E. Naftulin
Jeremy M. Naylor
Stephen C. Neal
Ian (nmi) O'Donnell
Garth A. Osterman
Rama (nmi) Padmanabhan
Kathleen M. Pakenham
Timothy G. Patterson
Matthew (nmi) Pavao
Sarah E. Pearce
Anne H. Peck
David G. Peinsipp
Nicole K. Peppe
Kevin J. Perry
Robert W. Phillips
Susan C. Philpot
Yvan-Claude J. Pierre
Frank V. Pietrantonio
Mark B. Pitchford
Michael L. Platt
Christian E. Plaza
Aaron M. Pomeroy
Marya A. Postner
Steven M. Przesmicki
Seth A. Rafkin (FORMER)
Frank F. Rahmani
Marc A. Recht
Michael G. Rhodes
Michelle S. Rhyu
Lyle D. Roberts
John W. Robertson
Ricardo (nmi) Rodriguez
Kenneth J. Rollins
Kevin K. Rooney
Stephen (nmi) Rosen
Andrew E. Roth
Adam J. Ruttenberg
Akash (nmi) Sachdeva
Thomas R. Salley
Glen Y. Sato
Martin S. Schenker
Marc G. Schildkraut
Michelle G. Schulman
William J. Schwartz
Ellen A. Scordino
Audrey K. Scott
Tene (nmi) Sealman
John H. Sellers
Ian R. Shapiro
Michael N. Sheetz
Carl C. Shoff (FORMER)
Jordan A. Silber
Brent B. Siler
Ian D. Smith
Stephen R. Smith
Whitty Somvichian
Wayne O. Stacy
Anthony M. Stiegler
Justin M. Stock
Steven M. Strauss
M. Anne Swanson
C. Scott Talbot
Mark P. Tanoury
Joseph Teja Jr.
Gregory C. Tenhoff
Michael E. Tenta
Timothy S. Teter
Michael R. Tollini
Steven J. Tonsfeldt
Michael S. Tuscan
Jessica I. Valenzuela Santamaria
Seth (nmi) Van Aalten
Joseph J. Vaughan
Miguel J. Vega
Erich E. Veitenheimer
Aaron J. Velli
David A. Walsh
Mark B. Weeks
Mark R. Weinstein
Thomas S. Welk
Peter H. Werner
Scott B. Weston
Francis R. Wheeler
John (nmi) Wilkinson
Geoffrey T. Willard
Andrew S. Williamson
Peter J. Willsey
Mark Windfeld-Hansen
David J. Wittenstein
Nancy H. Wojtas
Amy M. Wood
Jeffery P. Worley
Nan (nmi) Wu
Walter (nmi) Wu
Summer J. Wynn
Babak (nmi) Yaghmaie
Jonathan (nmi) Yorke
David R. Young
Christina (nmi) Zhang
Kevin J. Zimmer

(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)

122016

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-HM-012
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Cooley LLP (continued)
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Robert M. McDowell
Paul A. Roberts
Marco A. Santori
Avital Sealman Tene

Effective January 1, 2017, additional partners:
Ben (nmi) Beerle
Matthew (nmi) Caplan
Sarah (nmi) diFrancesca
Carlton (nmi) Fleming
Seth (nmi) Gottlieb
Charles (nmi) Haley
Alan (nmi) Hambelton
Jonie (nmi) Kondracki
Siana (nmi) Lowrey
Lowell (nmi) Mead
Phil (nmi) Mitchell
Noah (nmi) Pittard
Adam (nmi) Pivovar

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

1122016

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-HM-012
(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

1/22/16

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-HM-012
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. **That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.**

WITNESS the following signature:

Lynne J. Strobel

(check one) [ ] Applicant [✓] 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 29 day of December 2016, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2019

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

County of Fairfax, Virginia

MEMORANDUM

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

DATE: December 30, 2016

TO: Bob Katai, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Affidavit
Application No.: FDP 2011-HM-012
Applicant: CARS-DB1, L.L.C.
PC Hearing Date: 1/18/17
BOS Hearing Date: 2/14/17

REF.: 137085

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 12/29/16, which bears my initials and is numbered 137085b, when you prepare the staff report.

Thank you for your cooperation.

Attachment
cc: (w/attach) Domenic Scavuzzo, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning

\\s17PROLAWPGC01\Documents\137085\JEG\Affidavits\867470.doc

REZONING AFFIDAVIT

137085b

DATE: December 29, 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-HM-012
(enter County-assigned application number(s), e.g. FDP 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

==========

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
CARS-DB1, L.L.C.	8270 Greensboro Drive, Suite 950 McLean, VA 22102	Applicant/Title Owner of Tax Map 29-3 ((1)) 2D
Agents: Linda T. Nguyen Jay M. Ferriero Catherine L. Potter Amy K. Dorrian Christopher J. Sokira • Erika B. Powers		

(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).

•Information updated.

Rezoning Attachment to Par. 1(a)

1370856

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-HM-012
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne	8180 Greensboro Drive, #200 Tysons, VA 22102	Engineer/Agent
VIKA Virginia, LLC Agents: John F. Amatetti P. Christopher Champagne Robert R. Cochran Michael D. Benton J. Thomas Harding Franklin E. Jenkins Jeffrey A. Kreps Nelson P. Kirchner Anthony C. Morse (FORMER) Joseph D. Amatetti Bryan D. Cichocki Douglas L. Koeser Andrea R. Crossett Stephen E. Crowell John A. Walsh	8180 Greensboro Drive, #200 Tysons, VA 22102	Engineer/Agent
WDG Architecture, PLLC Agents: Siti N. Abdul-Rahman C.R. George Dove Eric J. Liebmann Rocio Sanchez Seijas (FORMER)	1025 Connecticut Avenue, NW Washington, DC 20036	Architect/Agent
LandDesign, Inc. Agents: Peter R. Crowley Gabriella (nmi) Canamar Stephanie A. Pankiewicz Khristine F. Giangrandi Ralph Joseph Giangrandi, III	200 S. Peyton Street Alexandria, VA 22314-2813	Landscape Architect/Agent

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

Rezoning Attachment to Par. 1(a)

1370856

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-HM-012
(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)
M. J. Wells and Associates, Inc.	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Consultant/Agent
Agents: Terence J. Miller		
Robin L. Antonucci		
Christopher R. Kabatt		
Michael R. Pinkoske		
Courtney J. Menjivar		
Justin B. Schor		
Grady P. Vaughan		
John F. Cavan		
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Planners/Agents
Agents: Martin D. Walsh		Attorney/Agent
Lynne J. Strobel		Attorney/Agent
M. Catharine Puskar		Attorney/Agent
Sara V. Mariska		Attorney/Agent
G. Evan Pritchard (FORMER)		FORMER Attorney/Agent
Andrew A. Painter		Attorney/Agent
Matthew J. Allman		Attorney/Agent
Robert D. Brant		Attorney/Agent
Elizabeth D. Baker		Planner/Agent
Inda E. Stagg		Planner/Agent
Amy E. Friedlander		Planner/Agent
LPC Commercial Services, Inc.	101 Constitution Avenue, NW Suite 325 East Washington, D.C. 20001	Consultant/Agent
Agents: Bari S. Nichols		
Donald E. Bowers, Jr.		

(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.

Information updated.

Rezoning Attachment to Par. 1(a)

1370856

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-HM-012
(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)
Cooley LLP	11951 Freedom Drive, Suite 1500 Reston, VA 20190	Attorney/Agent
Agents: Antonio J. Calabrese, Esq. Mark C. Looney, Esq. Colleen P. Gillis, Esq. Jill S. Parks, Esq. Brian J. Winterhalter, Esq. Amanda R. Williams, Esq. Ben I. Wales, Planner Molly M. Novotny, Planner Matthew S. Diana, Planner Jason L. Beske, Planner Samantha R. Steketee, Planner		

(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

1370856

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-HM-012
(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)
CARS-DB1, L.L.C.
8270 Greensboro Drive, Suite 950
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)
(1) CARS-DBSPE1, Inc., Member
(2) Capital Automotive L.P., Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
(1) CARS-DBSPE1, Inc., Manager
(2) Capital Automotive L.P., Manager
(3) Capital Automotive Real Estate Services, Inc., Manager

(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)

1370856

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-HM-012
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(1) CARS-DBSPE1, Inc.
8270 Greensboro Drive, Suite 950
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)
(4) Capital Automotive LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)
Jay M. Ferriero, President & COO; William J. Beck IV, SVP & Dir of Acquisitions; Catherine L. Potter, SVP, Sec & GC; Erica B. Powers, SVP & CAO; Christopher J. Sokira, SVP & Dir of Portfolio Mgmt; Amy K. Dorrian, VP

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(4) Capital Automotive LLC
8270 Greensboro Drive, Suite 950
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)
(5) Flag Fund V LLC, member
(6) BSREP CARS Sub-Pooling, LLC, member

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer,** etc.)
Capital Automotive Real Estate Services, Inc., Company Manager (owns less 10% of Capital Automotive LLC)
Jay M. Ferriero, President & COO; William J. Beck IV, SVP & Dir of Acquisitions; Catherine L. Potter, SVP, Sec & GC; Erica B. Powers, SVP & CAO; Christopher J. Sokira, SVP & Dir of Portfolio Mgmt; Amy K. Dorrian, VP

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

Rezoning Attachment to Par. 1(b)

1370856

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-HM-012
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(5) Flag Fund V LLC
8270 Greensboro Drive, Suite 950
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: BSREP CARS Sub-Pooling LLC (6)

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(3) Capital Automotive Real Estate Services, Inc.
8270 Greensboro Drive, Suite 950
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)
(2) Capital Automotive L.P.

==========

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.

1370856

Rezoning Attachment to Par. 1(b)

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-HM-012
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(7) OP LP LLC
8270 Greensboro Drive, Suite 950
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)
(6) BSREP CARS Sub-Pooling LLC

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(6) BSREP CARS Sub-Pooling LLC
250 Vesey Street, 15th Floor
New York, NY 10281

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)
BSREP CARS Co-Invest REIT LLC (There are more than 100 unitholders in this REIT, none of whom own more than 10% of CARS-DB1, L.L.C.)
BSREP CARS Borrower LLC (owns less than 10% of CARS-DB1, L.L.C.)

==========

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)

1370856

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-HM-012
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA, Incorporated
8180 Greensboro Drive, Suite 200
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)

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

==========

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA Virginia, LLC
8180 Greensboro Drive, #200
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)

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

==========

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)

1370856

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-HM-012
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LandDesign, Inc.
200 S. Peyton Street
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Peter R. Crowley
Dale C. Stewart

==========

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
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: December 29, 2016
(enter date affidavit is notarized)

1370856

for Application No. (s): FDP 2011-HM-012
(enter County-assigned application number (s))

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
David J. Bomgardner
E. Andrew Burcher
Thomas J. Colucci
Michael J. Coughlin
Peter M. Dolan, Jr.
Jay du Von
William A. Fogarty
John H. Foote
H. Mark Goetzman
Bryan H. Guidash
Michael J. Kalish
J. Randall Minchew
Andrew A. Painter
• G. Evan Pritchard (FORMER)
M. Catharine Puskar
John E. Rinaldi
Kathleen H. Smith
Lynne J. Strobel
Garth M. Wainman
Nan E. Walsh
Effective 1/1/17, additional shareholders:
Sara V. Mariska
Charles E. McWilliams

==========

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)
WDG Architecture, PLLC
1025 Connecticut Avenue, NW
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: Malcolm D. Dixon, Frederick B. Hammann II, Eric J. Liebmann, Jeffrey A. Morris, Robert C. Keane, Siti N. Abdul-Rahman, Sean M. Stadler
Members: Raymond L. Woerner, Steven S. Schwartzman
FORMER Managing Members: C. R. George Dove, Marc Nathanson (nmi)
FORMER Members: Siti N. Abdul-Rahman, Sean M. Stadler

==========

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.

 • Information updated.

Rezoning Attachment to Par. 1(b)

1370856

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-HM-012
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LPC Commercial Services, Inc.
101 Constitution Avenue, NW
Suite 325 East
Washington, D.C. 20001

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
A. Mack Pogue
William C. Duvall
William H. Hickey, Jr.

==========

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

==========

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

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

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

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

==========

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

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

REZONING AFFIDAVIT

137085b

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-HM-012
(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) Capital Automotive L.P.
8270 Greensboro Drive, Suite 950
McLean, VA 22102

(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**)

(4) Capital Automotive LLC, General Partner

Limited Partners:
(7) OP LP LLC
(6) BSREP CARS Sub-Pooling LLC
John M. Weaver
Jay M. Ferriero

(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)

1370856

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-HM-012
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Cooley LLP
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Gian-Michele a Marca
Jane K. Adams
Peter M. Adams
Maureen P. Alger
DeAnna D. Allen
Mazda K. Antia
Orion (nmi) Armon
Gordon C. Atkinson
Michael A. Attanasio
Jonathan P. Bach
Charles J. Bair
Celia Goldwag Barenholtz
Frederick D. Baron
Matthew S. Bartus
Michael D. Basile
Keith J. Berets
Ann (nmi) Bevitt
Laura Grossfield Birger
Ryan E. Blair
Thomas A. Blinka
Nicholas (nmi) Bolter
Barbara L. Borden
Jodie M. Bourdet
Wendy J. Brenner
David (nmi) Bresnick
Matthew J. Brigham
James P. Brogan
Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne
Matthew T. Browne
Peter F. Burns
Blain B. Butner
John T. Byrnes
Robert T. Cahill
Antonio J. Calabrese
Christopher C. Campbell
William L. Castleberry
Lynda K. Chandler
Adam C. Chase
Reuben H. Chen
Dennis (nmi) Childs
William T. Christiansen II
John A. Clark
Sean M. Clayton
John A. Clendenin
Jeffrey L. Cohen
Thomas A. Coll
Joseph W. Conroy
Christopher (nmi) Coulter
James R. Crabtree
Carolyn L. Craig
John W. Crittenden
Janet L. Cullum
Nathan K. Cummings
John A. Dado
Scott D. Dailard
Benjamin G. Damstedt
Craig E. Dauchy
Mark J. Deem
Louise M. Delahunty
Renee R. Deming
Karen E. Deschaine
Darren K. DeStefano
Eric W. Doherty
William P. Donovan Jr.
Michelle C. Doolin
Joseph M. Drayton
Matthew P. Dubofsky
Christopher B. Durbin
John C. Dwyer
Shannon M. Eagan
Erik S. Edwards
Ivor R. Elrifi
Gordon H. Empey
Sonya F. Erickson
Heidi A. Erlacher
Mark C. Everiss
Michael R. Faber
Lester J. Fagen
Jesse D. Farmer
Brent D. Fassett
John R. Feore
Christopher M. Finney
M. W. Fishburn Jr.
Thomas J. Friel
Francis M. Fryscak
Koji F. Fukumura
James F. Fulton Jr.
William S. Galliani
W. Andrew H. Gantt III
Eamonn J. Gardner

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

137085 b

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-HM-012
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Cooley LLP (continued)
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Jon E. Gavenman
Bobby A. Ghajar
Patrick E. Gibbs
Colleen P. Gillis
Jonathon C. Glass
Todd J. Gluth
Daniel I. Goldberg
Wendy C. Goldstein
Kathleen H. Goodhart
Shane L. Goudey
Jonathan G. Graves
Jacqueline I. Grise
Kenneth L. Guernsey
Patrick P. Gunn
Divakar (nmi) Gupta
Sarah J. Guske
Jeffrey M. Gutkin
William N. Haddad
John B. Hale
Danish (nmi) Hamid
Laurence M. Harris
M. R. Hartman III
Bernard L. Hatcher
Matthew B. Hemington
Cathy Rae Hershcopf
Gordon K. Ho
Nicholas A. Hobson
Paula E. Holland
Lila W. Hope
C. Thomas Hopkins
Reginald Ronald Hopkinson
Richard M. Hopley
Mark M. Hrenya
Brendan J. Hughes
Christopher R. Hutter
Jay R. Indyke
Craig D. Jacoby
Eric C. Jensen
Robert L. Jones
Jeffrey M. Kaban
Barclay J. Kamb
Richard S. Kanowitz
Kimberley J. Kaplan-Gross
Jeffrey S. Karr
Joshua A. Kaufman
Sally A. Kay
Natasha E. Kaye
Heidi L. Keefe
David R. Kendall
Jason L. Kent
Mehdi (nmi) Khodadad
Charles S. Kim
Kevin M. King
Benjamin H. Kleine
Michael J. Klisch
Jason M. Koral
Barbara A. Kosacz
Kenneth J. Krisko
Carol D. Laherty
Mark F. Lambert
Matthew E. Langer
Samantha M. LaPine
John G. Lavoie
Brian F. Leaf
Pang (nmi) Lee
Robin J. Lee
Jamie K. Leigh
Natasha V. Leskovsek
Shira N. Levin
Alan (nmi) Levine
Michael S. Levinson
Stephane (nmi) Levy
Elizabeth L. Lewis
Michael R. Lincoln
James C. Linfield
Samuel M. Livermore
Douglas P. Lobel
J. Patrick Loofbourrow
Mark C. Looney
Robert B. Lovett
Haibo J. Lu
Edward J. Lukins
Andrew P. Lustig
Nicola K. Maguire
Thomas O. Mason
Joshua O. Mates
James J. Maton
Mika Reiner Mayer
Michael J. McGrail
Becket (nmi) McGrath
John T. McKenna
Bonnie W. McLeod
Mark A. Medearis
Laura M. Medina
Beatriz (nmi) Mejia
Craig A. Menden
Erik B. Milch
Chadwick L. Mills
David E. Mills
J. Kevin Mills
Barbara R. MiFDPa
Patrick J. Mitchell
Ali M. Mojdehi
Ann M. Mooney
Timothy J. Moore

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

1370856

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-HM-012
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Cooley LLP (continued)
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

M. Howard Morse
Phillip E. Morton
Colm (nmi) Murphy
Frederick T. Muto
Danielle E. Naftulin
Ryan E. Naftulin
Jeremy M. Naylor
Stephen C. Neal
Ian (nmi) O'Donnell
Garth A. Osterman
Rama (nmi) Padmanabhan
Kathleen M. Pakenham
Timothy G. Patterson
Matthew (nmi) Pavao
Sarah E. Pearce
Anne H. Peck
David G. Peinsipp
Nicole K. Peppe
Kevin J. Perry
Robert W. Phillips
Susan C. Philpot
Yvan-Claude J. Pierre
Frank V. Pietrantonio
Mark B. Pitchford
Michael L. Platt
Christian E. Plaza
Aaron M. Pomeroy
Marya A. Postner
Steven M. PFDPesmicki
Seth A. Rafkin (FORMER)
Frank F. Rahmani
Marc A. Recht
Michael G. Rhodes
Michelle S. Rhyu
Lyle D. Roberts
John W. Robertson
Ricardo (nmi) Rodriguez
Kenneth J. Rollins
Kevin K. Rooney
Stephen (nmi) Rosen
Andrew E. Roth
Adam J. Ruttenberg
Akash (nmi) Sachdeva
Thomas R. Salley
Glen Y. Sato
Martin S. Schenker
Marc G. Schildkraut
Michelle G. Schulman
William J. Schwartz
Ellen A. Scordino
Audrey K. Scott
Tene (nmi) Sealman
John H. Sellers
Ian R. Shapiro
Michael N. Sheetz
Carl C. Shoff (FORMER)
Jordan A. Silber
Brent B. Siler
Ian D. Smith
Stephen R. Smith
Whitty Somvichian
Wayne O. Stacy
Anthony M. Stiegler
Justin M. Stock
Steven M. Strauss
M. Anne Swanson
C. Scott Talbot
Mark P. Tanoury
Joseph Teja Jr.
Gregory C. Tenhoff
Michael E. Tenta
Timothy S. Teter
Michael R. Tollini
Steven J. Tonsfeldt
Michael S. Tuscan
Jessica I. Valenzuela Santamaria
Seth (nmi) Van Aalten
Joseph J. Vaughan
Miguel J. Vega
Erich E. Veitenheimer
Aaron J. Velli
David A. Walsh
Mark B. Weeks
Mark R. Weinstein
Thomas S. Welk
Peter H. Werner
Scott B. Weston
Francis R. Wheeler
John (nmi) Wilkinson
Geoffrey T. Willard
Andrew S. Williamson
Peter J. Willsey
Mark Windfeld-Hansen
David J. Wittenstein
Nancy H. Wojtas
Amy M. Wood
Jeffery P. Worley
Nan (nmi) Wu
Walter (nmi) Wu
Summer J. Wynn
Babak (nmi) Yaghmaie
Jonathan (nmi) Yorke
David R. Young
Christina (nmi) Zhang
Kevin J. Zimmer

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

1370856

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-HM-012
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Cooley LLP (continued)
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Robert M. McDowell
Paul A. Roberts
Marco A. Santori
Avital Sealman Tene

Effective January 1, 2017, additional partners:
Ben (nmi) Beerle
Matthew (nmi) Caplan
Sarah (nmi) diFrancesca
Carlton (nmi) Fleming
Seth (nmi) Gottlieb
Charles (nmi) Haley
Alan (nmi) Hambelton
Jonie (nmi) Kondracki
Siana (nmi) Lowrey
Lowell (nmi) Mead
Phil (nmi) Mitchell
Noah (nmi) Pittard
Adam (nmi) Pivovar

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

1370856

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-HM-012
(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

137085b

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-HM-012
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. **That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.**

WITNESS the following signature:

Lynne J. Strobel

(check one) [ ] Applicant [✓] 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 29 day of December 2016, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2019

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

APPENDIX 4

WALSH COLUCCI
LUBELEY & WALSH PC

Elizabeth D. Baker
Senior Land Use Planner
(703) 528-4700 Ext. 5414
ebaker@thelandlawyers.com

September 16, 2016

Barbara C. Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: RZ 2011-HM-012 Dominion Square –West
Application to Rezone Land in the Tysons Urban Center
CARS-DB1, L.L.C. (the "Applicant")
Tax Map 29-3 ((1)) 2C1, 2C2, and 2D (the "Property")

Dear Ms. Berlin:

This letter serves as a statement of justification for a rezoning application on 7.62 acres of land located directly adjacent to, and south of, the Spring Hill Metro Station (the "Metro Station") in Tysons. A companion rezoning application (RZ 2011-HM-013) by the Applicant is pending on nearby property identified as Tax Map 29-3 ((1)) 3B and 5 part, and referred to as Dominion Square –East. A separate statement of justification is provided for RZ 2011-HM-013.

This Rezoning and Conceptual Development Plan (CDP) application (the "Application") proposes to rezone the Property from the Regional Retail (C-7), Highway Corridor Overlay (HC) and Sign Control Overlay (SC) Districts and to the PTC, HC, and SC Districts. A Final Development Plan application has been filed on Parcel 2D to permit construction of an athletic field. The Applicant, CARS-DB1, LLC, is the owner of the Property which is currently developed with multiple car dealerships. The Applicant seeks to transform the Property, referred from its suburban retail form into a vibrant, transit oriented mixed-use neighborhood with a dynamic mix of office, retail, and residential uses.

I. Application Area

The Property is located to the south and east of the Metro Station along Leesburg Pike and then extends southward along the west side of Spring Hill Road. For the purposes of description in this statement, Leesburg Pike is assumed to run east-west and Spring Hill Road to run north-south.

Consisting of three individual tax parcels, the Property has a total land area of 7.62 acres. An additional density credit of 2,720 square feet is associated with the West Land Bay, bringing the total land area used for FAR calculations to 7.68 acres. The existing conditions are outlined in the following chart:

Tax Map ID	Zoning	Land Area (acres)	Existing Use
29-3 ((1)) 2C1	C-7, HC, SC	3.50	Auto Dealership
29-3 ((1)) 2C2	C-7, HC, SC	2.12	Auto Dealership
29-3 ((1)) 2D	C-7, HC	2.00	Auto Dealership
Density credit[1]		0.06	
Total		7.68	

[1] This density credit corresponds to .06 acres of land that was previously dedicated for Leesburg Pike right of way.

Most of the Property's 7.62 acres are located within ¼ mile of the Metro Station's southern entrance; only 0.45 acre falls outside the ¼ mile radius.

To better coordinate redevelopment of the area and achieve a more complete street grid, the Applicant has coordinated with the owners of the two properties that lie between the West Land Bay and East Land Bay, Q R Spring Hill LLC ("Perseus"), owner of Tax Map 29-3 ((1)) 2F, and 1587 Springhill Holdings LLC ("Sunburst"), owner of Tax Map 29-1 ((1)) 2G. Perseus, Sunburst and the Applicant have coordinated developments plans with regard to street grid, parks and pedestrian connections. Perseus and Sunburst each have filed separate applications requesting rezoning to the PTC District. The Sunburst application is identified as RZ 2011-HM-027. The Perseus application is identified as RZ 2011-HM-026 and is currently inactive. The Applicant continues to work with both parties in coordinating the future redevelopment of their respective properties.

II. Overall Vision

The planning vision for Dominion Square - West seeks to transform the existing car dealerships and surface parking areas into a vibrant community with an exciting array of uses, including office, retail, multi-family residential, and public/open space areas, all with access to the Metro Station. Immediate adjacency to the Metro Station entrance offers an excellent opportunity to promote transit, cycling and walking as viable alternatives to the car.

The Applicant's proposal will replace the existing low-rise retail structures and multiple surface parking lots with high-rise buildings and structured parking that will make better use of the Property's location and help transform Tysons Corner to an urban transit-oriented development. The urban plan for Dominion Square - West seeks to capitalize on proximity to transit by locating the highest intensity commercial buildings closest to the Metro Station for the maximum convenience of employees and office visitors. Still within an easy walk of the Metro Station are two to four proposed residential buildings.

Connectivity, for pedestrians, cyclists, and vehicles, is a key element of the Dominion Square - West plan. The existing street network is very limited, with only Leesburg Pike and Spring Hill Road serving the Property and adjacent areas. Furthermore, Spring Hill Road is currently a dead-end street. There are no other streets running parallel to Leesburg Pike, and consequently all traffic accessing the Property must utilize or cross Leesburg Pike. The Applicant seeks to expand the network to initiate an interconnected series of streets that are pedestrian-scaled and friendly. Boone Boulevard is a new Avenue planned to connect the existing Boone Boulevard in the Old Courthouse District with the Dulles Toll Road. This application will provide a new segment of Boone Boulevard from Spring Hill Road west to the Property's western boundary. In addition to Boone Boulevard, four new streets will be created to improve circulation throughout the Property. Dominion Street, Roseline Street, and Meridian Street will extend parallel to Leesburg Pike, and connect Spring Hill Road with new Spring Way. Spring Way will be constructed as a service street/alley along Property's western perimeter to provide access for loading and parking entrances for the proposed buildings. It is envisioned that future buildings constructed on adjacent land west of the Property could also be served by Spring Way.

Although not located on the Property, the Applicant, along with other property owners in the area. proposes construction of a new street referred to as State Street. State Street would connect Boone Boulevard Extended and Leesburg Pike. This intersection could greatly relieve pressure on the Spring Hill Road and Gosnell Road intersections, which are roughly equidistant from State Street.

III. Program of Development

The Applicant's CDP proposes a complete redevelopment of the Property. The Dominion Square - West CDP includes a Base Plan and two options. The Base Plan includes four buildings, two office buildings (C1 and C2) and two residential structures (C3 and C4). A public park with an athletic field and tot lot is planned near the terminus of Spring Hill Road. A larger public park/active recreational area with a full-size athletic field and adventure playground is planned with RZ 2011-HM-013. Should that application and associated recreational facilities be approved that would address the recreational needs of both Dominion Square West and Dominion Square East, then the Applicant would have the option to develop under Option 1 or Option 2. The field and tot lot shown in the Base Plan would be replaced with two residential buildings. Option 1 represents the maximum development proposal by replacing the field with two high rise residential structures (C5 and C6). Option 2 represents an intermediate development proposal by replacing the field with mid high rise residential structures (also referred to as C5 and C6).

As discussed above, walkable urban blocks have been created by a series of new streets through the Property. These new streets will provide easy and convenient vehicle, bicycle, and pedestrian access to and from the Metro Station and through and around Dominion Square.

The following chart identifies the mix of land uses, GFA and FAR for the Property.

LAND USE MIX, GFA AND FAR

Use	GSF	Percentage of Total	FAR
Base			
--Office	840,000	48 %	2.50
--Residential	850,000	48 %	
--Retail	70,000	4 %	
Total	1,760,000	100 %	5.25
Option 1			
--Office	840,000	35 %	2.50
--Residential	1,500,000	62 %	
--Retail	90,000	3 %	
Total	2,430,000	100 %	7.25
Option 2			
--Office	840,000	39 %	2.50
--Residential	1,230,000	57 %	
--Retail	90,000	4 %	
Total	2,160,000	100 %	6.44

Specific details are provided on the CDP, but the general program for each building is described below.

Building C1 is located in the northernmost portion of Property, immediately adjacent to the southern entrance to the Metro Station. The building will be bounded to the west by Spring Way, to the north by Leesburg Pike, to the east by Spring Hill Road and to the south by Dominion Street. Building C1 will be a maximum of 400 feet in height and will include approximately 450,000 square feet of office use and 20,000 square feet of neighborhood-serving retail use, for a total of 470,000 square feet. Pedestrian entrances will be located on Leesburg Pike and Spring Hill Road. Parking spaces will be provided in underground levels and in a two level podium. Access to parking will be from Spring Way and Dominion Street; loading will be from Spring Way. A ground level plaza area located between the building and the Metro Station entrance will welcome employees, residents and visitors to the area and allow ample room for

pedestrians to circulate. On the uppers level above the parking podium, a public destination skypark will connect Building C1 to the adjacent Building C2. Skypark features include amphitheater style seating, a multi-purpose stage/platform, water feature/reflecting pool, garden landscaping, public art, and movable tables and chairs.

Building C2 is located to the south of Building C1 between Spring Way and Spring Hill Road. It will be bordered by Roseline Street to the south and Dominion Street to the north. Building C2 is proposed as an office tower with up to 390,000 square feet of office use and 20,000 square feet of neighborhood-serving retail use, for a total of 410,000 square feet and a maximum height of 360 feet. The main orientation will be toward Spring Hill Road. Parking spaces, which will be accessed from Spring Way and Dominion Street, will be provided in multiple underground and two podium levels. Access to loading will occur from Spring Way. Building C2 will share a public skypark with Building C1.

Building C3 is located to the south of Building C2 on the southern side of Roseline Street. Building C3 will be a maximum of 280 feet in height with up to 420,000 square feet of residential use and 15,000 square feet of neighborhood-serving retail use. Loading and access to underground and podium parking levels will be provided on Spring Way. A pedestrian entrance will be provided on Spring Hill Road. A private courtyard terrace providing amenities for the building's residents will be located atop the parking garage and shared with neighboring residential Building C4.

Building C4 is located on the same block as Building C3 and abuts future Boone Boulevard. It will be a 16 to 27-story residential tower, with a maximum of 270 feet in height. Totaling up to 445,000 square feet, Building C4 will house up to 430 dwelling units, associated amenities and up to 15,000 square feet of neighborhood-serving retail use. Access to underground and podium parking levels and loading will occur from Spring Way. The main pedestrian entrance is planned on Spring Hill Road. Outdoor residential amenities will be provided in private recreational terrace located atop the parking garage.

Buildings C5 and C6 are located in the southernmost corner of the Property and are bounded by Boone Boulevard, Spring Way, Meridian Street and future Spring Hill Road.

- Under Option 1, C5 and C6 are planned as two residential towers with up to 335,000 square feet each. The maximum building height is 260 feet.
- Under Option2, Building C5 is a maximum of 190,000 square feet, of which 175,000 square feet are residential and up to 15,000 square feet are retail. Building C6 includes 175,000 and 5,000 square feet of residential and retail uses, respectively. Maximum building height is 95 feet.
- In both Options 1 and 2, access to loading and garage parking is provided on Spring Way and Meridian Street and the two buildings share a private recreational skypark.

III. Phasing of Development

With 7.62 acres of land and op to 2,430,000 square feet of development under Option 1, the redevelopment of Dominion Square -West will likely take many years to complete. It is therefore the Applicant's intent to redevelop the Property in phases. In doing so, it is important to maintain flexibility to respond to changing market conditions. It is not possible at this time to proffer the timing of construction of the various buildings. It is possible to identify the parking, public facilities, parks, and sections of the street grid that will be built with each building and describe any interim conditions. This has been graphically portrayed in the Phasing Exhibits in the CDP. In addition, the Applicant's proffers provide for an overall plan to phase transportation improvements to specified development levels.

IV. Comprehensive Plan Guidance

The Property is located in the Tysons West District of Tysons Corner Urban Center and recommendations for its use and development are guided by *Transforming Tysons* (the "Plan") adopted in 2010. Guidance is provided in both the Areawide Recommendations and in the more site specific Tysons West - South Subdistrict recommendations.

The Property is recommended for three land use categories. The Plan recommends that the northern portion of the Property be redeveloped in keeping with the Transit Station Mixed Use land use category, which contemplates an office use component of no more than 65% and a residential component on the order of 20% or more. The southern portion of Property is planned for Residential Mixed Use which is described as primarily residential (on the order of 75%) with a mix of other uses such as office, hotel, arts/civic, and supporting retail and services. The site specific recommendations, as well as the Conceptual Land Use Pattern Map includes a public facility marker off the Property, near Boone Boulevard, symbolizes an electrical substation that has been identified as a necessary public facility in the Tysons West District.

Planned intensity recommendations are based on a tiered approach. Approximately 40% of the Property is located within ⅛ mile of a proposed Metro Station entrance and 60% is located between ⅛ and ¼ mile of the station entrance. Sites within ¼ mile of the station are not subject to a maximum FAR, with the exception of office and other high trip generating uses which are limited to 2.5 FAR unless a special exception to increase that specific FAR is approved. Approximately 3% of the Property is located in between ¼ and ⅓ mile of the station entrance. The Plan recommends that residential uses within ¼ and ⅓ mile may develop up to 2.5 FAR excluding bonuses (3.0 FAR with bonuses), but also allows flexibility to include areas immediately adjacent to the ¼ mile ring as areas not subject to a maximum FAR. The Applicant requests that all of the Property be treated as it was located within ¼ mile ring, since only 3% (three percent) of the Property is located beyond ¼ mile. Below is a table outlining the land areas and development proposed within various intensity tiers.

Intensity Tiers and FARS

Intensity Tier	Land Area and Density Credits	Base Plan GFA	Base Plan FAR	Option 1 GFA	Option 1 FAR	Option 2 GFA	Option 2 FAR
< ⅛ mile	135,048 SF 40%	880,000[1]	6.52	880,000[1]	6.52	880,000[1]	6.52
⅛ - ¼ mile	200,153 SF 60%	880,000[2]	4.40	1,550,000[3]	7.74	1,280,000[3]	6.40
TOTAL	**335,201 SF**	**1,760,000**	**5.25**	**2,430,000**	**7.25**	**2,160,000**	**6.44**

The proposed rezoning and associated CDP are in keeping with the intensity and land use recommendations of the Plan. The Property's maximum overall FAR is 5.25 with the Base Plan, 7.25 with Option 1 and 6.44 with Option 2. The overall FAR related to office is 2.50. The overall mix with the Base Plan as described above and set forth in the tabulations on the CDP is approximately 48% office, 48% residential, and 4% retail and service uses. Under Option 1 the mix is approximately 36% office, 62% residential, and 3% retail and service uses.

The Plan also provides guidance on consolidation, street grid, urban design, urban park standards and a host of other topics. Below is a description of how the proposed rezoning of the Application Properties meets the major elements of the Plan and the specific subdistrict recommendations. Where the description of compliance with the major elements also satisfies the subdistrict recommendations, it is so noted and not repeated.

A. Major Elements of the Plan

1. Mix and arrangement of uses

The proposed mix of uses is in keeping with overall guidance in the Land Use section and the Tysons West – South Subdistrict description. The Plan calls for development of the Property with a mixture of Transit Station Mixed Use, which envisions an office use component of no more than 65% and a residential component on the order of 20% or more and Residential Mixed-Use which is described as primarily residential, on the order of 75% or more. The overall mix with the Base Plan as described above and set forth in the tabulations on the CDP is approximately 48% office, 48% residential, and 4% retail and service uses. Under Option 1 the mix is approximately 36% office, 62% residential, and 3% retail and service uses. In keeping with the Plan and Subdistrict recommendations, the greatest intensity will be concentrated closest

[1] Includes Buildings C1 and C2.
[2] Includes Buildings C3 and C4.
[3] Includes Buildings C3, C4, C5, and C6.

to the Metro Station, and office uses will the predominate use close to the station, with residential uses located further away.

2. Affordable and workforce housing

Twenty percent of the residential units will be provided as workforce housing in keeping with the guidance in the Plan.

3. Green building expectations

The commercial structures will be designed and constructed to meet a minimum of LEED Silver certification. The residential structures will be designed and constructed to meet a minimum of LEED certification or equivalent certification under an alternative program.

4. Stormwater Management

The goal of stormwater management measures for the Property is to protect the downstream receiving waters in the Tysons Corner area from further degradation while providing sufficient controls to proportionally improve the condition of said receiving waters. Through the use of aggressive and innovative stormwater management planning and techniques, the subject rezoning areas will provide both water quantity and water quality controls to achieve the above-stated goal.

It is the intent of this application to commit to a stormwater management plan which not only attempts to mimic the pre-developed peak release rates for the 1-, 2- and 10-year storms, but also the pre-developed runoff volumes for the 1- and 2-year storms. In order to control both the post-developed peak flow rates and reduce the post-developed runoff volumes (similar to LEED), it is the intent of the stormwater management plan to make use of certain low impact development (LID) techniques that will aid in water runoff reduction and reuse, below is a list of possible alternative to provide water quality and quantity:

- *Tree box filters will allow for a degree of plant uptake, and can also be designed to infiltrate portions of the runoff volume, depending on the characteristics of the in situ soils.*

- *Pervious hardscapes/streetscapes will allow for infiltration of portions of the runoff volume through the pervious surface into storage below where it will be held for infiltration into the ground, depending on the characteristics of the in situ soils.*

- *Stormwater reuse will allow for runoff volume to be recycled into the water supply of the new buildings for allowable purposes such as gray water,*

landscape irrigation, and air conditioning unit cooling. So, instead of merely holding runoff to reduce its peak flow rate, detention vaults on a site which as stormwater reuse can hold runoff until it is reused in the buildings. This reuse has the added benefit of reducing the demand on the domestic water supply, while infiltration techniques will have the added benefit of recharging the surrounding water table.

5. Consolidation performance objectives

The South Subdistrict guidance suggests a consolidation goal of 20 acres. The Property includes 3 parcels with a total land area of approximately 7.62 and includes property in Tiers 1 and 2. However when combined with companion application for Dominion Square – East, the total area includes 19.90 acres. The size, shape and location of the Property will foster achievement of the performance objectives of developing an efficiently functioning community, creating a grid of streets, providing a comprehensive public open space system, as well as integrating with and facilitating the redevelopment of adjacent land in keeping with the Plan, and permitting the phasing of redevelopment.

6. Transportation

- Grid of streets on and off-site

The Applicant has worked with the other Tysons West District property owners to prepare a network of streets to provide accessibility and connectivity. The Applicant has been coordinating the design of the streets shown on the CDPs with the Perseus and Sunburst, and Dominion Square - East. The intent is to provide a grid in keeping with the Tysons vision that is both effective and practical. The grid includes construction of a new section of Boone Boulevard which will ultimately connect Gosnell Road with Westwood Center Drive and potentially to the Dulles Toll Road. Running parallel between Leesburg Pike and Boone Boulevard are two new streets called Dominion and Roseline, while a section of Meridian Street is proposed parallel to, and south of, Boone Boulevard. Spring Way is a proposed service alley located along the western boundaries of the Property and is designed to increase connectivity to adjacent parcels and provide access to parking, loading and service areas of the proposed buildings. The Applicant has also proposed the construction of State Street, a new collector street located off of the Property that would provide a new north-south connection between Leesburg Pike and Boone Boulevard approximately equal distance between the existing Leesburg Pike/Gosnell Road and Leesburg Pike/Spring Hill Road intersections. Thus, this application helps create a vastly expanded grid of streets that will provide major improvements in connectivity and set the framework for a new urban form.

- Vehicle trip reduction objectives

  The Traffic Impact Statement ("TIA"), prepared by Wells + Associates, Inc. and submitted with the application includes a Transportation Demand Management ("TDM") vehicle trip reduction goal in keeping with the Comprehensive Plan goals and as agreed upon with FCDOT and VDOT during the scoping of the TIA. The proffers detail the objectives and strategies of the comprehensive TDM program.

- Parking management

  Parking management will be a principal component of the Applicant's TDM program. The amount of parking proposed for the Property is consistent with the parking recommendations in the Plan and the PTC District regulations. The CDP provides details as to the location, access and number of spaces. These details and the cost of parking will described in the Applicant's TDM program.

- Phasing to transportation improvements and programs

  The CDP includes Phasing Exhibits setting forth the potential phasing of development to planned transportation, streetscape and public park improvements, particularly the grid of streets. The Applicant's proffers also elaborate on its commitments to phase the construction of transportation improvements to certain development levels.

- Traffic impact analysis evaluating three time periods: first phase, interim phase, and Plan build-out

  The TIA referenced above provides the evaluation over three phases.

7. Urban design

   - Achievement of the building, site design, and public realm design guidelines to achieve the urban aesthetic vision for Tysons.

     WDG Architecture, the project architects, has analyzed the Property's locational characteristics, physical attributes and challenges. It is familiar with the aesthetic vision for Tysons and the specific urban design guidance as established in the Plan and the Urban Design Guidelines ("UDG"). The proposed CDPs aim to create an exciting and sustainable urban form from the existing suburban landscape. Working with LandDesign, landscape

architects, WDG has provided details of building forms, massing, streetscapes and the pedestrian realm, open park areas, and private amenity spaces with particular attention to the guidance in the Urban Design section of the Plan.

- A variety of buildings heights with the tallest buildings in the ranges specified by the building height map

  Up to six new buildings are proposed for the Property ranging in height from 95 to 400 feet. Podium heights are set at 40' for non-residential buildings and 50'for residential buildings. The tallest buildings are located closest to the Metro Station with heights tapering down with increased distance from the station. The proposed heights are all in keeping with the building height map with the following exceptions. Buildings C3, C4, and C5 and C6 under Option 1, are proposed with maximum heights of 280', 270', 260' and 260' respectively, while the building height map locates these building in Height Tier 2 with a maximum height of 225'. Flexibility is requested for the height of Buildings C3, C4, C5 and C6. The Comprehensive Plan allows flexibility in building height to facilitate the provision of workforce housing. The Plan text states: "Height flexibility will be provided to facilitate the provision of affordable/workforce housing, as well as public and quasi-public uses such as conference center or arts center." Each of the four buildings is residential and will provide workforce dwelling units within the building.

- Shadow and wind studies demonstrating that the design creates an inviting environment and does not cause a canyon effect

  Buildings have been sited to avoid canyon effects. Shadow studies have been provided in the CDP.

8. Urban park standards

Development of a usable and varied park and open space system is a principal objective of the Tysons Plan. A preliminary analysis of the urban park standards and the needs of the future residents and visitors of the Property have been prepared. The urban park standard recommended for Tysons Urban Center is 1.5 acres for each 1000 residents and 1.0 acre for each 10,000 employees.

A comprehensive park and open space plan has been developed for the provision of appropriately scaled urban parks, which are key to attracting residents and developing a vibrant and sustainable urban community. Overall, 1.89 acres of public park space and 0.42 acre of private park space are provided in the Base Plan. Public park space includes public parks at grade and public skyparks located on the top of Building C1 and C2's podium. Of the 1.89 acres of public parks, 1.59 acres are at

grade and approximately 0.3 acre is elevated on the top of podium parking. A portion of the at-grade public parks include park improvements being made to the Spring Hill Metro Plaza.

In the companion rezoning for Dominion Square – East, the Applicant proposes a large park/public use with a full-size athletic field and an Adventure Play Park. In addition, the Applicant will be improving the Dominion Power right of way to create the Cultural Trail Park. This linear park will provide for the easy and efficient movement of pedestrians and cyclists but will also link a variety of park spaces, including the Courthouse Branch stream valley park, the athletic field and Adventure Play. Other public open space areas are proposed in the West Land Bay including an urban plaza with hardscaping, landscaping, outdoor seating, and public art adjacent to the Metro Station and an public destination skypark between Buildings C1 and C2 with amphitheater style seating, a multi-purpose stage/platform and water feature/reflecting pool which will provide opportunities for outdoor movies and/or other performances.

9. Active recreation facilities

The Applicant will include active recreational facilities within its buildings, private open space areas and the public parks described above.

10. Public facilities

The Applicant proposes to dedicate land it owns off-site to the Board of Supervisors for public use as a regional electric substation. The Applicant has worked extensively with Dominion Power, Sunburst, and County Staff to develop a plan that can accommodate the substation within the context of the new urban vision for Tysons. An approximate 14,916 squares foot area to be dedicated (plus associated temporary easements) is part of Tax Map 29-3 ((1)) 3B. In addition, the Applicant proposes to grant temporary easements necessary to accommodate an interim condition of the Vesper Trail prior to construction of the ultimate Cultural Trail.

11. Demonstrating how other properties in the subdistrict and in the general vicinity of the proposal can develop in conformance with the Plan.

The Applicant has worked with many of its neighbors to develop a proposed grid of streets for the South Subdistrict resulting in appropriately-sized, walkable blocks and in planning for the future alignment of State Street. The Applicant is coordinating planning efforts to ensure that the grid of streets is coordinated and connected and the development is harmonious and complementary.

B. Tysons West North Subdistrict - Redevelopment Option Guidance

Development proposals should provide for the following.

1. The vision for this subdistrict is to redevelop with office buildings with significantly higher intensity near the Metro station as well as to become more diverse in land uses, including hotels, residential dwellings, arts and entertainment uses, as well as retail and support services. Sites within ⅛ mile of the Metro station should be redeveloped predominantly with office use. Beyond ⅛ mile it is envisioned that the area will transition to urban residential neighborhoods. The intensities and land use mix should be consistent with the Areawide Land Use Recommendations.

   The largest and tallest buildings are office buildings and they are concentrated on the portion of the Property closest to the Metro Station . Due to the small amount of land located outside the ¼ mile ring, the Applicant requests the flexibility to treat all of the Property as if it were located within the ¼ mile for intensity purposes.

   The overall mix with the Base Plan as described above and set forth in the tabulations on the CDP is approximately 48% office, 48% residential, and 4% retail and service uses. Under Option 1 the mix is approximately 36% office, 62% residential, and 3% retail and service uses. The proposed intensities and mix of uses is consistent with the Areawide Land Use Recommendations.

2. Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.

   The Property is substantial enough to provide for a grid of streets including the development of four new connected streets and a service alley. A comprehensive park and open space system has been developed to not only meet the needs of residents and visitors to the area, but also to draw pedestrians to the Metro Station along pleasant and varied walking routes. Green building practices and workforce housing are being provided in conformance with Plan guidance. Detailed Phasing Exhibits and associated proffer commitments has been included illustrating how the streets, open spaces, parking, streetscapes and amenities can be developed systematically over time.

- In this subdistrict, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.

  See response to A5 above.

- When a consolidation includes land located in the first intensity tier (within ⅛ mile of a Metro station), it should also include land in the second intensity tier (between ⅛ and ¼ mile of a station), in order to ensure connectivity to the Metro station.

  The Property includes land in the first (40%) and second (60%) intensity tiers, in keeping with Plan guidance.

- Redevelopment should occur in a manner that fosters vehicular and pedestrian access and circulation. Development proposals should show how the proposed development will be integrated within the subdistrict as well as the abutting districts/subdistricts through the provision of the grid of streets. The major vehicular circulation and access improvements in this subdistrict are the extension of Boone Boulevard and planned new ramps from the Dulles Airport Access Road connecting to Boone Boulevard.

  The Applicant proposes to construct key sections of a grid of streets on the Property:, Dominion Street, Roseline Street, Meridian Street, and Spring Way. In addition, the Applicant will construct a portion of the extension of Boone Boulevard, a key avenue in the subdistrict. The Applicant has also proposed a new off-site street connecting Leesburg Pike and Boone Boulevard east of the Property. Referred to as State Street, this new street will provide another access to Leesburg Pike, dispersing traffic efficiently and improving accessibility to many properties on the south side of Leesburg Pike. Wide pleasant sidewalks along the streets and through the community will invite pedestrians to walk to Metro, as well as to the uses on the properties adjacent to the Property. The Applicant has worked with its neighbors to coordinate a grid that is practical and achievable.

- Redevelopment along planned street alignments should provide right-of-way, construct portions of the street integral to the development, and further the implementation of streets serving the development. Other streets should create urban blocks, and pedestrian and bike circulation improvements should be provided, including multi-use trails along the adjacent stream valley park land. 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.

As discussed above, the Dominion Square - West CDP proposes the creation/construction of five new streets that will result in a series of walkable urban blocks. Pedestrian sidewalks are included along all streets, but are supplemented with on road bike lanes on Spring Hill Road, Boone Boulevard and Roseline Street.

- Urban design amenities, such as streetscapes, plazas, courtyards, landscaping, public art, lighting and seating should be provided consistent with the Areawide Urban Design Recommendations.

  See response to "Urban Park Standards" above.

- The green network planned for this subdistrict illustrates how the existing Dominion Power easement could be used as a pedestrian and open space amenity that links the Old Courthouse Spring Branch Stream Valley Park to the Tysons West Metro station, as well as to several urban parks; alternatives that provide open spaces linking this subdistrict to the area's Metro station in a similar manner should be considered.

  The Dominion Power easement is not adjacent to the Property, but the Applicant is proffering to grant easements on off-site land it owns to allow for the construction the Vesper Trail, an important trail element for biking and walking.

- This area should also include one planned civic plaza (urban park), at least one acre in size and located within ¼ mile of the Metro station. This plaza should be large enough for open-air activities such as farmers' markets and musical performances by small groups for residents and workers in this area. A common green urban park of at least one acre should also be located in the subdistrict to provide active and passive recreation and leisure opportunities for residents and workers.

  The Land Use Map conceptually shows an urban park/plaza adjacent to Leesburg Pike, immediately east of Spring Hill Road. This area is primarily located on the Perseus site east of the Property.

- For active recreation, about four to six acres of new park land to support two athletic fields should be established in the area between existing park land and the Boone Boulevard extension. The land for these athletic fields may also be

located in part in the abutting Tysons Central 7 District. Publicly accessible open space and recreational facilities should be provided consistent with the guidance in the Areawide Environmental Stewardship Recommendations.

The Applicant has proposed a park with an athletic field and tot lot on the southern potion of its site. This meets or exceeds the expectations of the Plan. A much larger park in Dominion Square - East, when approved, will replace this park and become an even more significant public space.

- When redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, as well as affordable/workforce housing as indicated under the Areawide Land Use Recommendations.

  Residential structures will be designed with a full complement of on-site indoor and outdoor recreational amenities. These are likely to include swimming pools, fitness gyms, sport courts, clubrooms and exercise areas, and will be detailed on future Final Development Plans. In addition, 20% of residential units will be provided as affordable and/or workforce units.

- Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify needed improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.

  The Traffic Impact Statement ("TIA") prepared by Wells + Associates, Inc. details the impacts of the proposed development on the transportation infrastructure and identifies appropriate mitigation measures. Phasing of the proposed development is provided in the Phasing Exhibits included in the CDP and the Applicant's proffers.

- In addition, a second electrical power substation will need to be constructed near the Dominion Power easement which contains a high voltage line. This improvement will need to be located either in the Tysons West District or in the abutting Tysons Central 7 District.

  The Applicant is proffering to dedicate an approximate 14,916 squares foot area (and grant temporary easements) on property it owns off-site of the Property to the Board of Supervisors for public use as a regional electric

substation. This area will be combined with, the portion parcel 5 included in the East Land Bay application, and adjacent land which is part of the Sunburst rezoning application (RZ 2011-HM-027) to provide a site that meets the needs of Dominion Power and the recommendations in the Comprehensive Plan.

- Under this option, building heights may range from 105 feet to 400 feet, depending upon location, as conceptually shown on the Building Height Map in the Areawide Urban Design Recommendations. The tallest buildings should be closest to the Metro station where building height is planned up to 400 feet. Building heights (generally between ⅛ and ¼ mile from the Metro Station) should be between 150 and 225 feet.

  Twelve new buildings are proposed for the Property ranging in height from 95 to 400 feet. See response to A7 above.

- Exposed parking structures adjacent to the Dulles Toll Road should not be visible to the residential neighborhoods north of the Toll Road.

  The Property is not situated adjacent to the Toll Road.

IV. Requested Waivers and Modifications

To the best of our knowledge, there are no known hazardous or toxic materials on the Application Property or any planned with the proposed use. A number of Zoning Ordinance modifications and waivers as well as Public Facilities modifications are requested to accommodate the proposed development. These modifications and waivers are detailed on Sheet C-2 of the CDP. Waivers related to the urban road design standards are provided on Sheets S-1 and S-2 of the CDP

The proposed rezoning of the Property will help to implement the vision of the Comprehensive Plan for the Tysons West District. Its key location adjacent to the Metro Station makes it an important element of Tysons' transformation from a suburban, car-dependent place to an exciting, pedestrian-friendly realm where more people will use the Metro and the sidewalks to meet their daily travel needs. With a connected street network, pleasant walkable blocks, major additions to Tysons' parks and open space system, innovative stormwater management, sustainable buildings, and workforce housing opportunities, Dominion Square – West will be a vibrant new mixed use neighborhood in Tysons and will make the most of the major public investment in Metro's Silver Line.

Thank you for your attention to this matter. Should you require any additional information, please call me.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Elizabeth D. Baker

Elizabeth D. Baker
Senior Land Use Planner

WALSH COLUCCI
LUBELEY & WALSH PC

Elizabeth D. Baker
Senior Land Use Planner
(703) 528-4700 Ext. 5414
ebaker@thelandlawyers.com

November 29, 2016

Barbara C. Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: FDP Application associated with Pending RZ 2011-HM-012
Dominion Square - West Land Bay Athletic Field
CARS-DB1, L.L.C. (the "Applicant")
Tax Map 29-3 ((1)) 2D (the "FDP Property")

Dear Ms. Berlin:

This letter serves as a statement of justification for an application seeking Final Development Plan ("FDP") approval for an athletic field and associated improvements. The Applicant, CARS-DB1, L.L.C., is processing a concurrent application for the rezoning of the FDP Property and additional properties (RZ 2011-PR-012), jointly referred to as Dominion Square - West Land Bay, to the Planned Tysons Corner Urban ("PTC") District.

I. Final Development Area

The FDP Property is located approximately 1000 feet to the west of the Spring Hill Metro Station (the "Metro Station") and fronts directly on Spring Hill Road. It is 1.99 acres in size and currently used as a storage lot associated with a nearby vehicle sales establishment.

II. Proposed Development

The Dominion Square - West Land Bay Conceptual Development Plan ("CDP") includes a Base Plan with four buildings, two office buildings (C1 and C2) and two residential structures (C3 and C4) which together total 1,760,000 square feet of gross floor area. In order to meet the expectations for athletic fields in the Tysons Urban Center, the CDP includes an athletic field to support the four buildings. The purpose of this application is to gain FDP approval for the athletic field as a companion application to the larger rezoning.

The athletic field is rectangular in shape and measures 150 feet by 240 feet, including overrun areas. It has an artificial turf surface, field lights, fencing and bleachers, and is designed to meet Fairfax County Park Authority ("FCPA") standards. A multi-purpose court, children's playground, picnic area, landscaping, and benches are provided to complement the field activities.

Bicycle and pedestrian access is provided from Spring Hill Road and new Boone Boulevard. Future Spring Way to be located on along the northern perimeter, and future Meridian Street to be located on the western perimeter are reserved for future dedication but proposed to be left in grass on an interim basis. Because these streets do not immediately connect to other streets in the grid, the area of the Spring Way and Meridian Street can be used as an adjunct to the field providing warm- up and practice areas.

A minimum of 25 parking spaces to serve the field will be provided in the parking garage associated with Buildings C3 or C4, which will be the subject of a separate FDP application. Sidewalks and street trees along Boone Boulevard and Spring Hill Road ensure a safe and pleasant pedestrian environment.

III. Comprehensive Plan Guidance

The Property is located in the Tysons West District of Tysons Corner Urban Center and recommendations for its use and development are guided by the approved *Transforming Tysons* (the "Plan") adopted in 2010. Guidance is provided in both the Areawide Recommendations and in the more site specific Tysons West - South Subdistrict recommendations. The FDP Property is planned for Residential Mixed Use, and being located within ¼ mile of the Metro Station is provided unlimited intensity.

The Plan recommends provision of one athletic field for each 4,500,000 square feet of mixed-use development in Tysons. The proposed field is equivalent to 0.5 fields and thus more than meets the County expectation for Dominion Square - West Land Bay. The FDP also provides for the planned grid of streets and on-site stormwater management techniques address the County's environmental stewardship objectives.

IV. Conclusion

The proposed FDP will help to implement the vision of the Comprehensive Plan for the Tysons West District. The athletic field will provide a needed recreational facility to serve the future development in the area and offers an opportunity not available elsewhere in Tysons West. Its key location allows it be accessible by Metrorail, automobile, bicycles, and pedestrians, and thus enjoyable to many.

Thank you for your attention to this matter. Should you require any additional information, please call me.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Elizabeth D. Baker
Senior Land Use Planner

County of Fairfax, Virginia

MEMORANDUM

DATE: November 29, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief
Environment and Development Review Branch, DPZ

SUBJECT: **Land Use Analysis:**
RZ 2011-HM-012, Dominion Square West Land Bay, CARS
FDP 2011-HM-012, CARS Athletic Field

This memorandum, prepared by Anna Bentley, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plans dated February 1, 2011 as revised through November 7, 2016, and amended proffers. 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 also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, CARS – DBI, LLC is requesting a rezoning from the C-7 (regional retail) District to the Planned Tysons Corner (PTC) District, retaining the current Sign Control (SC) and Highway Corridor (HC) overlay districts. The application includes a conceptual development plan (CDP) for the entire site and a final development plan (FDP) for one portion of that site. The application consists of a 7.62 acre site located on tax map parcels 29-3 ((1)) 2C1, 2C2, and 2D. The rezoning application proposes the development of new office, residential, and retail up to a possible floor area ratio (FAR) of 7.25, a total of 2,430,000 gross square feet. The proposal includes a base plan and two options which could yield between four and six new buildings. In conjunction with the rezoning proposal, the submitted a final development plan on parcel 2D which would permit construction of an athletic field, as shown on the concurrent conceptual development plan. Buildings with heights ranging from 95' to 400' and a mix of uses (office, residential, retail) are proposed on the 7.26 acre site. Roadway improvements, publicly-accessible open spaces, and a rectangular field are also proposed; a commitment for land for a future public facility is also proposed as an off-site proffered commitment. Three development options are shown with an overall FAR of between 5.34 and 7.25. The entire site would be redeveloped.

Until recently the subject application was being considered alongside concurrent application RZ 2011-HM-013. These adjacent parcels to the east were at one time consolidated and coordinated with the subject application. The applicant has requested that the subject site proceed through the review process. As a result, the application is under consideration as a standalone proposal having to address Plan goals and objectives on its own.

LOCATION AND CHARACTER OF THE AREA

The subject property is at the intersection of Spring Hill Road and Leesburg Pike in the Tysons Corner Urban Center. The site is situated southwest of and adjacent to the Spring Hill Metrorail station. The site is also north of an office building with Old Courthouse Spring Branch Stream Valley just beyond that. Existing uses on the site include vehicle sales and associated surface parking; adjacent uses include additional vehicle sales, commercial, hotel, and big box retail. The Comprehensive Plan envisions redevelopment and a mix of uses for the subject and adjacent properties.

COMPREHENSIVE PLAN CITATIONS

Land Use

The Comprehensive Plan Areawide Recommendations for Tysons may be accessed at:

http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/tysons1.pdf

The Comprehensive Plan District Recommendations for Tysons may be accessed at:

http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/tysons2.pdf

In the Fairfax County Comprehensive Plan, 2013 Edition, Area II, Tysons Corner Urban Center, District Recommendations, Tysons West District, as amended through April 29, 2014, on Pages 122 - 124, the Plan, as applied to the application area, states the following:

"**SOUTH SUBDISTRICT**

The South Subdistrict is comprised of about 104 acres and is bounded by the DAAR and Toll Road/Leesburg Pike interchange on the north, Leesburg Pike on the east, the North Central 7 Subdistrict on the south and the West Side District on the west.

Base Plan

Auto sales use is the predominant land use along Leesburg Pike; the frontage properties also include two high-rise hotels and several office buildings. This area is planned for and developed with auto sales and office use with support retail and service uses at existing intensities ranging between 0.7 FAR and 1.0 FAR.

Office use is the predominant land use on Westwood Center Drive and Spring Hill Road; this area away from Leesburg Pike also includes several auto sales uses as well as two low-rise hotels. This area is planned for and developed with these existing uses. The hotels and office uses have existing intensities between 0.5 FAR and 0.7 FAR.

Redevelopment Option

This subdistrict is envisioned for substantial redevelopment to create a mixed use TOD with significant office, residential and retail components, as well as arts and entertainment uses. Retail should include such uses as restaurants and cafes, art galleries, small theaters, specialty and general retail that can help form the foundation for an arts and entertainment center. Residential development is an important component of this subdistrict; live/work and loft housing, if provided, should be integrated with or be in close proximity to arts and entertainment uses. A series of urban parks should be provided and be linked by the street grid; this green network will provide places for people of all ages to walk and enjoy parks and open space.

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

- The vision for this subdistrict is to redevelop with significantly higher intensity near the Metro station as well as to become more diverse in land uses and incorporate an arts and entertainment focus. 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, should include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.

    - In this subdistrict, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.

    - When a consolidation includes land located in the first intensity tier (within 1/8 mile of a Metro station), it should also include land in the second intensity tier (between 1/8 and 1/4 mile of a station), in order to ensure connectivity to the Metro station.

- Redevelopment should occur in a manner that fosters vehicular and pedestrian access and circulation. Development proposals should show how the proposed development will be integrated within the subdistrict as well as the abutting districts/subdistricts through the provision of the grid of streets. The major vehicular circulation and access improvements in this subdistrict are the extension of Boone Boulevard and planned new ramps from the DAAR connecting to Boone Boulevard.

- Redevelopment along planned street alignments should provide right-of-way, construct portions of the street integral to the development, and further the implementation of streets serving the development. Other streets should create urban blocks, and pedestrian and bike circulation improvements should be provided, including multi-use trails along the adjacent stream valley park land. 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.

- Urban design amenities, such as streetscapes, plazas, courtyards, landscaping, public art, lighting and seating should be provided consistent with the Areawide Urban Design Recommendations.

- The green network planned for this subdistrict illustrates how the existing Dominion Power easement could be used as a pedestrian and open space amenity that links the Old Courthouse Spring Branch Stream Valley Park to the Tysons West Metro station, as well as to several urban parks; alternatives that provide open spaces linking this subdistrict to the area's Metro station in a similar manner should be considered.

- This area should also include one planned civic plaza (urban park), at least one acre in size and located within 1/4 mile of the Metro station. This plaza should be large enough for open-air activities such as farmers' markets and musical performances by small groups for residents and workers in this area. A common green urban park of at least one acre should also be located in the subdistrict to provide active and passive recreation and leisure opportunities for residents and workers.

- For active recreation, about four to six acres of new park land to support two athletic fields should be established in the area between existing park land and the Boone Boulevard extension. The land for these athletic fields may also be located in part in the abutting Tysons Central 7 District. Publicly accessible open space and recreational facilities should be provided consistent with the guidance in the Areawide Environmental Stewardship Recommendations.

- When redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, as well as affordable/workforce housing as indicated 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 needed improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.

- In addition, a second electrical power substation will need to be constructed near the Dominion Power easement which contains a high voltage line. This improvement will need to be located either in the Tysons West District or in the abutting Tysons Central 7 District. From the second substation to the existing substation on Tyco Road, the high voltage line should be placed underground, in order to ensure a pedestrian friendly environment. However, if undergrounding proves infeasible, redevelopment should relocate the line or accommodate it in place.

- Under this option, building heights may range from 105 feet to 400 feet, depending upon location, as conceptually shown on the Building Height Map in the Areawide Urban Design Recommendations. The tallest buildings should be closest to the Metro station where building height is planned up to 400 feet. Building heights (generally between one-eighth and one-quarter mile from the Metro station) should be between 150 and 225 feet. Beyond one-quarter mile, buildings should have lower heights, with areas along Leesburg Pike to the south at 175 feet and areas at the western edge of the subdistrict having heights up to 105 feet. The exception is the Tysons Sheraton Hotel, which is a gateway landmark at 215 feet in height; property abutting to the east and south should not have buildings exceeding 150 feet in order to maintain this building as an existing gateway to Tysons Corner. Building heights should be consistent with the guidelines in the Areawide Urban Design Recommendations.

- Exposed parking structures adjacent to the DAAR should not be visible to the residential neighborhoods north of the DAAR."

TYSONS COMPREHENSIVE PLAN LAND USE CATEGORIES (Page 22):
Transit Station Mixed Use, Residential Mixed Use

TYSONS COMPREHENSIVE PLAN BUILDING HEIGHT TIERS (Page 116):
Tier 1 (225 – 400 feet), Tier 2 (175 – 225 feet)

LAND USE ANALYSIS

The Comprehensive Plan establishes a consolidation goal of 20 acres for this subdistrict. Absent the preferred parcel consolidation, the Plan offers flexibility, describing the options of pursuing coordinated development plans and/or trying to meet performance objectives onsite even if minimum consolidation goals cannot be achieved. Given that the 7.6 acre site is moving forward without the benefit of consolidated and concurrent applications, the application is challenged to meet Comprehensive Plan performance objectives such as the grid of streets, parks and open space, public facilities, urban design, and compatibility with future/possible redevelopment of adjacent sites. While consolidation and/or coordinated development plans is preferred in order to help achieve Plan goals, predict development outcomes, and create a sense of place, the applicant contends that these performance objectives can be met within the current application.

The site falls within areas planned for Transit Station Mixed Use and Residential Mixed Use. Approximately half the site is within 1/8 mile of the station; slightly less than half of the site is within the ¼ mile, and a very small portion is just outside the ¼ mile. Plan text recommends 65% office use for Transit Station Mixed Use areas, with residential of 20% or greater. The mix of uses proposed in the Transit Station Mixed Use area of this site is more residential than recommended levels (if developed with options) and with approximately 50% office use. Coordinated applications or consolidation allow block by block variations to balance out the mix of uses; standalone projects lack that advantage. While the mix of uses proposed on site is not directly in conformance with Plan recommendations, achievement of site design and public facility goals could address the majority of concerns associated with a greater residential component. Intensities proposed are in conformance with Plan language.

Comprehensive Plan guidance identifies the need to provide for an electrical power substation as an appropriate land use in this District. With the previously consolidated development plans, provisions for land dedication to construct the substation were anticipated. Given that the current application is moving forward on its own, the CDP has shown and described in draft proffer language an alternate location for a substation located on property that is controlled by the applicant but not part of the application. The location and dimensions of the proposed off-site dedication of land as shown on the current application could ensure that the Plan recommendation is met, provided that the shift in location and size is acceptable to Dominion Power as the impacted utility company. At this time, it is unknown if Dominion Power has determined that the illustrated power substation site is an acceptable alternative location, and if timing provisions as described in draft proffers could permit its possible use. This issue remains outstanding.

To address a key Plan objective, the applicant has submitted an FDP for development of an onsite athletic field, which is also shown on the CDP. Provision of the athletic field is consistent with Plan language and will be a valuable public need and amenity. Staff notes that the location is also identified as the possible location of buildings C5 and C6 and that the subject athletic field may be replaced by residential buildings if and when a full-sized rectangle field is provided in a nearby off-site location. The alternate power substation location could impact the provision of the full-sized field anticipated in that off-site location. Additional clarification is needed to confirm the timing of the dedication of the athletic field, and once dedicated and developed, the applicant's rights to develop the site for residential use under the options for building C5 and C6 are set aside, particularly since timing for the provision of an athletic field as part of a future rezoning on the adjacent parcels is unknown. This concern remains outstanding.

The majority of building heights shown in the application are in compliance with Plan language. However, residential buildings proposed as options (C5 and C6) have height ranges that, at their maximum of 260 ft., could exceed the recommended height of 225 ft. While the use of ranges to express possible heights for buildings is customary, the breadth of these ranges could yield different massings, affecting the overall feel and pedestrian experience. Staff would encourage the applicant to consider capping the upper limit on C5 and C6 to be consistent with Plan recommendations or providing minimum and maximum building height commitments to avoid the potential for adverse massings with very disparate building heights.

Site Design

The base plan shows four buildings and an athletic field extending from Spring Hill Road station westward to the future Meridian Street. The proposed office buildings (C1 and C2) are closest to the Metro station, stand up to 400 ft. tall and are connected across Dominion Street by a public sky park. The two residential towers (C3 and C4) follow a similar pattern, standing up to 280 ft. tall and connected by a private sky park. The westernmost block of the site consists of an athletic field and associated recreational amenities in the base plan, and up to 505 dwelling units in two residential buildings in Options 1 and 2.

The site design, as illustrated in the plan set and described in the draft proffers, is generally consistent with Areawide and District recommendations. Concerns regarding visibility and accessibility of above grade park spaces, treatment of exposed parking podiums, removal of surface parking, and Metro plaza dimensions have largely been addressed through plan revisions and draft proffer language. Staff reiterates that visibility and connectivity of the urban park spaces (to each other and to the street grid) will determine their level of utility and encourages the applicant to emphasize wayfinding through comprehensive signage and design (e.g., elevators to skyparks) in subsequent final development plan applications.

As described above, an alternate power substation location is shown offsite (sheet C-8) and described in draft proffers for this application. Construction in this alternate location would appear to diminish the size of the rectangular field contemplated in formerly coordinated applications and the off-site field may no longer be a full-sized field. If the off-site field is no longer full-sized, the pre-conditions established in this application for exercising either Option 1 or 2 (residential buildings) may not be viable.

Parking and Vehicular Access

The applicant has adequately addressed the majority of parking and vehicular access concerns previously identified by staff. Staff notes that while the applicant has shown how Spring Way would terminate in the event off-site improvements cannot be obtained, a connection is preferred and staff will rely on the applicant to pursue such agreements in earnest.

Pedestrian and Bicycle Connectivity

Pedestrian and bicycle facilities are provided throughout the site consistent with prior comments. Provided subsequent FDPs are consistent with the CDP, staff has no additional comments at this time.

CONCLUSION

The applicant has endeavored to overcome challenges presented by not consolidating and severing ties with a previously coordinated development plan. The applicant has had some success, illustrating how onsite and off-site public facilities could be provided in the form of an athletic field and substation, respectively, and incorporating information on design and details in draft proffer language.

However, staff cannot confirm that Dominion Power has reviewed the applicant's proposed alternate substation location and associated timing requirements and found them agreeable and implementable. If Dominion cannot accept the alternate location, one of the two critical public facilities recommended in Plan language and contemplated as part of prior coordinated development plans will not be provided. Staff's view of the application and its ability to meet Plan performance objectives is partially dependent on whether the substation is truly possible in the alternate location. In light of the uncertainty regarding the provision of the substation site and the timing of the on-site athletic field, staff finds that the application has not fully addressed a key Plan recommendation.

DMJ/AOB

County of Fairfax, Virginia

MEMORANDUM

DATE: November 16, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael Davis, Acting Chief JCH for MAD
Site Analysis Section, DOT

SUBJECT: RZ/FDP 2011-PR-012 – Dominion Square West Land bay
Land Identification Maps: 29-3 ((1)) 2C1, 2C2, and 2D

This department has reviewed the subject rezoning and Final Development Plan submittal including proffers and development plans dated November 7th, 2016 and a TDM Implementation Plan dated May 2, 2014. The applicant is proposing to construct a maximum of 2,430,000 GFA of office, residential and retail mix across the application area. The FDP development allows for the construction of an athletic field on tax parcel 29-3 ((1)) 2D.

The applicant has worked diligently to solve some of the transportation issues identified through review of the application, however many critical issues remain unresolved. These are outlined below. This department feels that moving ahead with an approval of this rezoning and FDP would not be prudent without these concerns being addressed.

- Dual-left Turn Lanes on Route 7 – The applicant has proposed to construct dual-left turn lanes on Westbound Route 7 at Spring Hill Road as a mitigation measure for site-traffic. The County agrees that this improvement is needed, and, as demonstrated in the traffic analysis, is needed with the first building constructed on site. Staff has been concerned about the constructability and the potential conflicts with the conceptual engineering graphics provided. Staff has consistently requested that detailed engineering be done for this improvement to see what the impact will be to both the newly constructed Route 7, and Metro line. VDOT has not had time to review the latest iteration of this improvement. WMATA requires any adjacent development and construction be reviewed by their engineers to ensure compatibility. The applicant held a meeting with WMATA's real estate and station area planning staff, but not with the WMATA JDAC (Joint Development and Adjacent Construction) staff that would be necessary for such an improvement's blessing. In summary, FCDOT staff is concerned that the improvement will not be able to be implemented. The proffers do not reflect that this improvement will be constructed with the first building, and staff would prefer to see a proffer stating that construction plans should be finalized for this critical improvement prior to site plan approval for the first building, and that construction of the second left turn is to be completed prior to first RUP or Non-RUP.

- Level of Service Waivers – Route 123 and Route 7 are the two National Highway System (NHS) routes in Tysons. VDOT has established a process for reviewing Level Of Service (LOS) waivers for intersections on NHS routes in Tysons, given the high levels of delay both existing and

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot

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expected in the future. The application is situated on Route 7 and three intersections most immediate to the site are impacted by their site traffic. Specifically, Route 7/Spring Hill Road, Route 7/Tyco Rd/Westwood Center Drive, and Route 7/Westpark Drive/Gosnell Road. The applicant submitted affirmation letters for the previously approved LOS waivers on Tyco/Westwood and Westpark Drive intersections, and a new LOS waiver for Spring Hill Road. All documents were submitted to the County and VDOT on November 16, 2016. VDOT and County review has not been completed on these documents. The applicant has assumed approval of the waivers and included Proffer 37 stating they will contribute $0.12 per square foot of building constructed on the property toward access improvements on Route 7 to mitigate their site's impacts on Route 7. Pending the completed review by FCDOT and VDOT, this proffer might need modification after issuance of this memo.

- Public Use Proffer 63 and Vesper Trail Project – The applicant has proffered to provide land off-site for a Dominion Power Station in excess of 29,808 square feet. They have also provided approximately 3,710 square feet of space for construction and access easements to accommodate substation construction. The County is currently working on a project in the same location, named Vesper Trail. The trail utilizes the County owned Dominion Power easement and connects Vesper Ct to the Spring Hill Metro Station. The project is currently in design, going to construction in the second quarter of 2017, and is to be completed by the end of 2017. FCDOT staff is concerned that the area specified in the proffer does not take into account the space needed for a temporary detour of Vesper Trail during construction, as verbally agreed to by the applicant. If the proffer were amended to state that the space needed to accommodate the trail on their property during construction shall be provided upon demand of the County, this concern can be resolved.

- Operational/Phasing Analysis – The applicant's traffic consultant has completed the Chapter 870 Traffic Study, however further study was necessary to ascertain whether interim levels of development could be sustained without undue burden on the transportation network in Tysons, prior to the construction of regional traffic improvements such as off-site grid connections and improvements identified in Table 7 of the Comprehensive Plan. VDOT and FCDOT requested a phasing analysis be completed. The recommendations of that document were to limit development for this land bay (as specified in Proffer 39) if off-site connections to State Street or Gosnell Rd cannot be constructed, or if they do not already exist at the time this development desires to surpass the interim development limits. If the applicant does not want to wait until these off-site connections are made, and has reached the interim development thresholds, they may elect to submit a supplemental operational analysis to FCDOT and VDOT to assess impacts of additional development at the time of FDP/FDPA to establish what other improvements may help mitigate the traffic impact while taking into consideration advancements in transportation and development infrastructure that have occurred since the previous analysis. FCDOT staff is generally comfortable with the conclusions of the analysis, however VDOT staff has asked for revisions/addendums to this document. The traffic consultant submitted an addendum on November 14, 2016 to address questions/comments and VDOT has not had enough time to complete review of this document prior to the writing of this memo. FCDOT can consider review complete only upon VDOT's blessing of the study.

- Bike Share Station – Capital Bikeshare began operation earlier this year in Tysons. As more mixed-use development is constructed, this transit system will be heavily used by those living, working, and playing in Tysons. Data collected by researchers has shown a defined positive correlation between bike share use and proximity to retail space, as well as high-density residential and office buildings. As such, the County has asked the developer to provide funds for the County to purchase the bike share station itself, not just a location for a County funded station. Alternatively, proffer funds, if provided, could go towards the maintenance of a station, if that is the preference of the applicant. Proffer 47 states that the applicant will accommodate a bike share station in the vicinity of Spring Hill Metro station through easement of license agreement however has not made the financial commitment stated above. An average sized bike share station is in the range of $40,000-$50,000. Given the station location at the metro station, a larger station would likely be needed but the County could supplement the cost of expansion in the future as induced by demand.

- Access Management - Several Access Management Exceptions (AMEs) were submitted on October 20, 2016 and review typically takes 30 days. VDOT has not completed their review of these documents. The County has reviewed them and find them in harmony with the desired grid network specified in the Comprehensive Plan, however VDOT has the final sign-off on these documents, and as such, we cannot say that this process is complete.

- TDM Proffers – The TDM proffer does not match the typical structure we have developed for consistent implementation across all programs in the following sections:
    a. Proffer 56. E.i., TDM Program Manager: The Proffer should include at the end "Following the termination of the Applicant Control Period, the UOA shall be responsible for the employment of the TPM." This ensures that the UOA continues to employ the TPM to implement TDM.
    b. Proffer E.ii., Annual Report and Budget: This proffer lays out the Annual Reports, TDMWP, and Budget requirements. The date listed for the Annual Report is September 15th of each year, which is very late in the year. The report lays out the TDM activities, survey results and counts for a given year, and is given to the County during the winter or spring of the following year. It is staff's preference that the date be sometime in the first quarter of the year.
    c. Proffer 56.H., Incentive Fund: This proffer should include the phrase "In addition to providing transit incentives, such contributions may also be used for enhancing/providing multimodal facilities within and proximate to the Subject Property." This clarifies the flexibility of what the incentive fund can be used for.
    d. Proffer 56.I., Penalty Payments: This proffer should include the following language, in order to make the details of the Letter of Credit clear to all parties:
        - "Deliver to the County a clean, irrevocable letter of credit issued by a banking institution approved by the County or escrow cash in an interest-bearing account with an escrow agent acceptable to DPWES to secure the Applicant's obligations to make payments into the TDM

Penalty Fund (the "Letter(s) of Credit or Cash Escrow(s)"). The Letter(s) of Credit or Cash Escrow(s) shall initially be issued in an amount equal to $0.10 for each square foot of new office GFA and $0.05 for each gross square foot of residential GFA shown on the approved site plan for each new building on the Property. Until the Letter of Credit or Cash Escrow for each new building shall have been posted, the figures in the preceding sentence shall escalate annually from the first day of the calendar month following the date on which the first RUP or Non-RUP, as the case may be, for the first new building within the Property has been issued and shall change as specified in Proffer 69. The Letter(s) of Credit or Cash Escrow(s) shall name the County as the beneficiary and shall permit partial draws or a full draw. The foregoing stated amount(s) of the Letter(s) of Credit or Cash Escrow(s) shall be reduced by the sum of any and all previous draws under the Letter(s) of Credit or Cash Escrow(s) and payments by the Applicant (or the TPM) into the TDM Penalty Fund.

e. Proffer 56.M.i.b, Stabilization: The proffer needs to include that the Maximum Trips After Reduction are based on existing *and approved* development levels on Tysons. The Applicant declined to add the "and approved" as noted in the previous comments, and this is important in keeping the reductions standard across Tysons.

- Plan Comments – VDOT has not yet completed their review of the plans submitted on November 7, 2016. Comments received from VDOT should be taken into account (when received) with a subsequent revision of the plan set. FCDOT comments on the plan set are as follows:
  a. CDP sheet C-2, PFM waivers 2 and 3 are not relevant to the plans submitted as there are no instances of these waivers in the designs shown.
  b. CDP Sheet C-11, Option 1 and Option 2 show a fire access only on Future Meridian Street. Given that this is a public grid street, a full connection from Spring Hill Rd to Meridian Street should be constructed. If construction is not possible in the ingress/egress access easement, then building C5 should be moved accordingly to enable a proper connection.
  c. CDP Sheet C-27, the clear height from curb to support member of the rail line is 17 feet. VDOT requires 17.5 feet for this clearance. Impact to stormwater BMPs placed in the median will need further review during final engineering, but deference to an initial review at this time would be prudent.
  d. CDP Sheet L10-001, in the C2 phasing plan, Dominion Street should be constructed as it is one of the frontage streets for building C2
  e. CDP Sheet L10-002, in the C4 and Athletic Field phasing plan, the Spring Hill Cul-de-sac is not maintained after construction. The median and sidewalks

impinging on the travel lanes need to be modified to VDOT and County standards for cul-de-sac design.

f. CDP Sheet L10-003, in the C5 and C6 phasing plan, both Spring Way and Meridian Street should be constructed as they are frontage streets for the buildings being constructed.

g. FDP Sheet L1-001, bike parking is shown for 10 bicycles. These racks should be spread across the park in multiple locations such as at the playground, the basketball court and the athletic field bleachers.

MAD/JCH

APPENDIX 7

DEPARTMENT OF TRANSPORTATION
4975 Alliance Drive
Fairfax, VA 22030

Charles A. Kilpatrick
COMMISSIONAIRE

October 4, 2016

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Alex Faghri
Virginia Department of Transportation – Land Development Section

Subject: **RZ 2011-HM-012; Dominion Square West Landbay (CARS)**

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

VDOT has completed our review of the CDP associated with the subject rezoning application that was received on September 20th and offer the following comment:

1. The review of the CDP cannot be completed until the traffic study and the Access Management Exceptions submitted for this application is reviewed and approved. Please resubmit for review and approval ensuring lane geometry, intersection spacing and other results derived in the approved traffic study matches the CDP.

If you have any questions please feel free to contact me.

cc: Ms. Angela Rodeheaver

County of Fairfax, Virginia

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

DATE: November 28, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning (DPZ)

FROM: Barbara Byron, Director
Office of Community Revitalization (OCR)

SUBJECT: Dominion Square – CARS West Landbay (CARS - DBI, LLC)
RZ/CDP 2011-HM-012
FDP 2011-HM-012

The Office of Community Revitalization (OCR) has reviewed the above referenced rezoning, including the CDP, draft proffers, and FDP for the athletic field dated November 7, 2016. The following analysis and recommendations are offered for consideration regarding this application.

General Comments:

The overall design for the Dominion Square West Landbay meets the urban design intent of the Comprehensive Plan for a pedestrian-oriented, mixed use development. The site, totaling 7.63 acres, is located immediately south of the Spring Hill Metro Station; the entire site is within ¼ mile of the station.

While the analysis of this development plan stands alone, it is important to note that there are pending zoning applications for the CARS East Land Bay (RZ 2011-HM-013) and for Sunburst (RZ 2011-HM-027) that are currently under County review, but are deferred at this time. As such, the athletic field and the power substation proposed with this application are intended as "fall back" options, should the preferred option for each of those facilities (proposed with the CARS East Land Bay and Sunburst applications) not be approved in a timely manner.

With the West Land Bay, the applicant has proposed a series of new blocks containing a mix of residential, office, and support retail uses. The block sizes are consistent with the expected scale of urban form in Tysons, with the tallest buildings proposed closest to the metro station.

RZ/CDP 2011-HM-012 Detailed Comments:

1. Street Grid and Block Length: The new streets proposed create a street grid and blocks that are consistent with the vision for Tysons. Existing Spring Hill Road, which is proposed to be improved, and a new street, Spring Way, create the north-south connections of the grid. New streets - Dominion Street, Roseline Street, Boone Boulevard, and future Meridian Street- set the framework for the east-west grid and blocks. Four new blocks, each approximately 250' in length, are created as a result of this grid; this length is consistent in size with the Comprehensive Plan recommendations and the Tysons Urban Design Guidelines (TUDG) that establish a maximum block size of 600 feet.

   The West Land Bay is flanked by an alley (Spring Way) to the west. The applicant has shown how the adjacent properties could develop with Spring Way serving both properties.

2. Pedestrian Hierarchy: The applicant has provided a Pedestrian Hierarchy Plan and has generally utilized the recommended language provided in the TUDG to describe the hierarchy. The applicant has identified Leesburg Pike and Spring Hill Road as primary pedestrian corridors, which provide the most direct route across and into the site from the metro station. Roseline Street, Dominion Street, and the southern portion of Spring Hill Road have been identified as secondary pedestrian corridors, while the southernmost block is identified as a tertiary pedestrian corridor. The applicant has taken into consideration how people will move both north-south to metro and east-west across the site to the adjacent developments (Tysons West to the west and the CARS East Land Bay and Sunburst to the east), and has designated the pedestrian corridors accordingly.

   a. The applicant has committed in Proffer 13 to the general characteristics that define the pedestrian hierarchy. This will help protect the quality of the streetscape experience. The proffer indicates glazing and door separation distances which are modified from those recommended in the TUDG; however, based on a review of the proposed plans, these deviations are acceptable.

3. Streetscape Design: There are several locations, as described below, where the development proposal does not appear to meet the streetscape standards in the TUDG. The applicant should submit any necessary streetscape waivers and justification to the Department of Transportation, where they will be distributed to DPZ and OCR for a complete and coordinated review.

   a. The proposed streetscape for Leesburg Pike, adjacent to the metro station, is inconsistent with the recommendation in the TUDG, which calls for a minimum of 33' in width and includes a double row of staggered trees. A single row of trees is shown on the proposed plans.
   b. It is unclear if the proposed streetscape for the southernmost portion of Spring Hill Road, adjacent to the proposed field, meets the streetscape standards; a streetscape section for this area has not been provided.
   c. A streetscape waiver may be necessary for the portion of Boone Boulevard adjacent to the athletic field and park. The proposed streetscape includes a double row of trees, which is inconsistent with the TUDG.
   d. The sky park over Dominion Street precludes street trees from being provided in the landscape amenity panel.

4. Utilities:

    a. The plans indicate potential locations for electrical and stormwater vaults throughout the development. All proposed electrical and stormwater vaults are located outside of the public right-of-way, within the building zone.
    b. The applicant should work on the overall streetlight design and should provide a maintenance agreement for streetlights. The applicant has proffered to provide a streetscape furnishing and materials plan as part of all FDPs, and has stated that the furnishings and lighting shall be compatible with those included in the TUDG. OCR encourages the use of the AAL Flex Light as listed as an option in the TUDG.

5. Building Design: Generally, the building framework and massing is consistent with the recommendations of the TUDG. Build-to lines are generally in agreement with the Comprehensive Plan.

    a. OCR staff encourages the applicant to commit that the floor to floor heights of all at grade floors be a minimum of 16'. This minimum height allows for flexibility in the first floor uses, and encourages retail, which contributes to an active pedestrian environment.

6. Parking Structure Design: Parking is provided in parking structures that are integrated with the building design or located below grade. The applicant has committed to incorporate uses or screening at the ground level where above ground parking is located in order to provide a pleasant and attractive experience, and has committed to depicting parking structure design features on the future FDPs for review and approval.

7. Building Heights: Overall, the proposed mix of heights will result in a varied skyline near the Spring Hill Metro Station. The CDP sets minimum and maximum building heights for the proposed buildings. The applicant has reserved the right to develop the C5/C6 Block (Option 1) with a mixture of high and low rise buildings. Although the specific heights and the relationships among the buildings will be shown with subsequent FDPs, a preliminary review indicates that this potential block appears compatible in context with the rest of the development. Park spaces are in shadow a lot of the time due to the tower heights; the applicant should consider shade tolerant plant material.

8. Urban Parks: The applicant is proposing a series of parks and open spaces throughout the development. The scale and types of parks compliment the proposed and adjacent developments, particularly when considered in context with the parks proposed with the CARS East Land Bay. The publicly accessible parks are described below.

    a. Metro Station Plaza Expansion/Upgrades to the Existing Plaza: The applicant has proposed to expand the existing metro plaza along Leesburg Pike, adjacent to Building C1, in addition to upgrading the elements in the existing plaza. This space will include seating, raised planters, canopy trees, and a potential bike share area. It is unclear if the applicant has received permission from the property owner to complete these improvements. Furthermore, the applicant has indicated that dual left turn lanes from Leesburg Pike eastbound onto Spring Hill Road can be accommodated; however, it is unclear whether this land area will be taken out of the plaza space. The applicant should address these points, and (if necessary) delete the land area from their publicly accessible park calculation if the proposed improvements cannot be committed to at this time.

b. Sky Park at Building C2: This sky park will be accessed via an elevator from Spring Hill Road, which is identified in the plan view and in the proffers. This park includes an event space with a water feature. The applicant is encouraged to add the elevator access to the perspective views on the CDP so that the character and visibility of the public access can be evaluated. In addition, the proffer language regarding the park access could be strengthened by further describing how the access will be designed and signed.
c. Athletic Field: The southernmost block has the option to provide an athletic field with a playground, picnic area, and a multi-use sport court.

9. Interim Conditions: The application provides a series of diagrams indicating how the development could be potentially built out and what improvements will be provided with each phase.
   a. The applicant should show potential interim retaining walls with maximum heights on the phasing plans.
   b. Where existing parking lots will remain in the interim, or where commercial off-street parking is proposed in existing lots, the applicant should provide interim landscape improvements that will improve the appearance of the surface parking and mitigate the visual impacts. To improve the aesthetic of surface parking lots, additional trees should be provided in existing surface parking lots if they remain undeveloped for more than 18 months.

10. Public Facilities: This application proposes dedication of a portion of an off-site property for a power substation to meet the public facility needs for this application, as well as the CARS East Land Bay application (RZ 2011-HM-013). The applicant has proffered that, should the CARS East Land Bay and Sunburst applications be approved with the preferred power substation layout by September 30, 2017, this proffer will be null and void.

    The proposal to provide a power substation with this application will meet the recommendations of the Comprehensive Plan concerning provision of public facilities for this and the CARS East Land Bay applications (as currently proposed). Alternatively, should the preferred location for the power substation be approved (on CARS East Land Bay and Sunburst) that dedication would also address public facilities for all three cases (as currently proposed). Should either CARS East Land Bay or Sunburst be significantly modified prior from the current proposal, the public facilities commitment would be reevaluated.

    It should also be noted that the public facilities commitment will only be fully met if the dedication includes all necessary easements for the construction and operation of the power substation, including provision for construction access and for continual use of the Vesper Trail connection or an appropriate detour during and after construction of the substation (this does not preclude closure of the trail for emergency situations).

    Staff has reviewed the draft proffer provided on November 21, 2016, and believes that the general structure of the proffer is acceptable, subject to review and approval by Dominion Virginia Power and by the Office of the County Attorney. As written, the proffer includes a provision to grant "necessary temporary construction, access easements, transmission and distribution line easements as well as an easement to accommodate the temporary relocation of the Vesper Trail," and proposes to place a deed for dedication in escrow, ensuring that (should the preferred location not be approved with the later cases) the site will be available. The proffer further commits to provide any necessary approvals to allow DVP to move forward with design of the substation prior to dedication, which will be necessary to meet

DVP's time frame for completion of the substation. This is necessary as the applicant has indicated they cannot dedicate prior to March 1, 2018, because of lease arrangements.

The applicant still needs to provide the exhibit referenced in the proffer, and should further revise the proffer to clearly indicate that they will perform the necessary subdivision, in order to dedicate the land.

FDP 2011-HM-012 (Athletic Field) Detailed Comments:

1. The FDP specifies the Selux light fixture, which is an option in the TUDGs. However, OCR encourages the use of the AAL Flex Light, which is another option in the TUDG. The AAL Flex provides more consistent light levels and requires fewer poles to be placed the in landscape amenity panel as compared to the Selux fixture. The applicant should work on the overall streetlight design and should provide a maintenance agreement for streetlights to facilitate future FDPs and site plans.

CC: Bob Katai, Staff Coordinator, DPZ/ZED
Suzie Zottl, Revitalization Program Manager, OCR
OCR File

County of Fairfax, Virginia

MEMORANDUM

DATE: November 22, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief
Environment and Development Review Branch, DPZ

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for: **RZ/CDP/FDP 2011-HM-012**
CARS-DBI, LLC – Dominion Square – West Land Bay Athletic Field

This memorandum, prepared by Mary Ann Welton, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning application, Conceptual Development Plan (CDP) application, the Final Development Plan and proffers revised through November 7, 2016. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

DESCRIPTION:

Analysis for this application addresses the overall conceptual development plan and proffered commitments for 7.69 acre subject property, as well as final development plan review for an athletic field on a portion of the site. The site is generally situated south of Leesburg Pike and the Spring Hill Metro, west of Spring Hill Road and north of a 4-story building which separates the application property from Old Courthouse Spring Branch stream valley. The subject property is located within the Comprehensive Plan's Tysons West, South Subdistrict.

In the existing condition, the subject property is currently intensely developed with automobile dealerships and a significant amount of surface parking. This application proposes 2 office buildings south of the Spring Hill Metro, 2 residential buildings south of the proposed office buildings, one public sky park, one private sky park and an athletic field located to support the four buildings.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

Water Quality Protection and Stormwater Management Best Management Practices
The vision for Tysons Corner Center, as expressed in the Environmental Stewardship section of the Comprehensive Plan, sets the goal in mixed use centers to achieve water quantity controls, above and beyond previous code requirements. As noted in the citations above, the Tysons Corner Plan poses the important challenge for new development in Tysons "...a goal of retaining on-site and/or reusing the first inch of rainfall will ensure that runoff characteristics associated with the site will mimic those of a good forest condition for a significant majority of rainfall events."

The 7.69 acre subject property is located within the Difficult Run watershed located south and west of Leesburg Pike and Spring Hill Road Tysons West, South Subdistrict. As described on the development plan and in the Proffer 65, Stormwater Management, the stormwater management plan for this development proposal seeks to protect downstream receiving waters by using a progressive approach to demonstrate conformance with the Tysons Plan goals. This development will utilize green roofs, urban bioretention areas, rainwater harvesting/detention vaults, bioretention tree pits and permeable pavement throughout the entire application property in order to achieve the commitment to retain/reuse the first inch of rainfall onsite. As currently proposed, runoff from 96% of this site will be captured and treated and .96 inch of rainfall will be captured. A note on Sheet C-13 of the development states that this figure does not include other offsite areas that will be treated.

The stormwater proffer reiterates the commitment to demonstrate conformance with the Tysons Plan to retain and reuse the first inch of rainfall. Therefore, at the time of site plan review for each FDP (Final Development Plan), advanced calculations demonstrating the achievement of the commitments shown in the CDP to retain and /or reuse the first inch of rainfall onsite for the specific facilities which will be shown on the site plan. If other low impact development (LID) measures are required at site plan, then the proffer commits to additional measures, as necessary, subject to review and approval by the Department of Public Works and Environmental Services (DPWES). In addition, at the time of site plan review, the proffer provides a commitment to demonstrate soil test results for the proposed infiltration measures and water usage numbers for storage facilities.

Regarding outfall adequacy, the outfall narrative describes that runoff from the site conveys to existing ponds as well as through existing underground pipes. The reviewing engineer conducted a preliminary review of the existing natural receiving channel, Old Courthouse Spring Branch, and he concluded that the stream possesses adequate capacity to receive the runoff from this

proposed development. At final site plan the stream channel adequacy will be analyzed and verified. Other measures will be employed to ensure control in areas that may prove inadequate.

The adequacy of stormwater management/best management practice (SWM/BMP) facilities and outfall will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

On May 24, 2011, the Virginia Soil and Water Conservation Board adopted Final Stormwater Regulations, which became effective September 13, 2011. The regulations require all local governments in Virginia to adopt and enforce new stormwater management requirements; these new requirements became effective on July 1, 2014, as the Stormwater Management Ordinance which is Chapter 124 of the Code of Fairfax County. Staff from the DPWES administers the stormwater management ordinance.

http://www.fairfaxcounty.gov/dpwes/stormwaterordinance/chapter_124.pdf

Transportation Noise Mitigation
The subject property may be affected by transportation generated noise. The CDP currently depicts office buildings C1 and C2 immediately adjacent to Leesburg Pike and the Silver Line Metro; however, residential buildings C3 and C4 are proposed to be located south of the office buildings. This application depicts the closest residential building approximately 320 feet south of Leesburg Pike and the Silver Line Metro. Because of the current configuration and the proposed location of residential buildings is significantly setback from the major sources of transportation generated noise, the applicant has not provided a noise study at this time.

The applicant has provided Proffer 21, Noise Attenuation, which commits to provide acoustical analyses at the time of the final development plan for all future buildings for this development. The proffer also provides the commitment to attenuate noise in all interior residential areas to meet the Policy Plan's guidance that noise in interior areas not exceed 45 decibels.

The proffer has failed to address the issue of development phasing which could have a dramatic impact on transportation generated noise in relationship to residential living spaces. The proffer also fails to address Policy Plan guidance regarding noise in outdoor recreation areas. The applicant is encouraged to expand the noise attenuation commitment to include a commitment which reasonably addresses the Policy Plan guidance that noise in outdoor recreation areas not exceed 65 decibels. This concern remains outstanding.

Finally, the Policy Plan does not address noise attenuation for office buildings; however, the proffer extends the commitment to provide acoustical analyses for all buildings at final development plan approval. Acoustical analyses would only be appropriate for buildings with a residential component.

Environmental Site Assessment
Much of the land which is the subject of this application has either been used by car dealerships for automobile storage and maintenance. The current land use could involve contaminants, such as, petrochemicals and other chemicals. Staff encouraged the applicant to provide environmental

site assessments for future building sites to determine if contamination is present and to ensure that if such contamination exists that appropriate remediation occurs prior to redevelopment. Proffer 67, Environmental Site Assessment, commits to providing environmental site assessments prior to final development plan approval for blocks C1, C2, C3 and C4. Staff commends the applicant for addressing the issue of possible site contamination and future remediation if necessary. Staff assumes that the commitment was not extended to the area where the athletic field is proposed because it is proposed in the location of a parking lot.

Green Buildings
The vision for Tysons Corner as expressed in the Comprehensive Plan recommends, at a minimum, the achievement of the United States Green Building Council's (USGBC) LEED Silver certification for non-residential development and LEED certification for residential development. The Dominion Square West application encompasses two residential mixed-use buildings and two office buildings with retail. The applicant has provided Proffer 18 which commits to achieve the Plan goal of 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 this residential building. According to the proffer, instead of LEED certification, the applicant may select, subject to Department of Planning and Zoning approval, an alternative residential rating systems implemented without an escrow such as Earth Craft or 2012 National Green Building Standard. Staff recommends that the commitment to the National Green Building Standard be updated to reflect the 2015 National Green Building Standard. The applicant also included the Energy Star Qualified Homes path for Multi-family for energy performance, as a possible choice, but staff recommends eliminating it as an option because it is not sufficient to demonstrate conformance with the Comprehensive Plan guidance.

Regarding non-residential buildings, the applicant commits in Proffer 19 to LEED Silver certification with an escrow or LEED Gold certification without an escrow. However, the proffer states "LEED-CS Gold precertification" as an alternative. Staff recommends that the word precertification be eliminated because precertification is only available for LEED New Construction and not for LEED Core and Shell. With these minor staff recommended changes, the green building proffer for this application conforms to the Tysons Plan guidance for green buildings.

Sustainable Energy Practices
This application includes a proffered commitment, Proffer 20, to sustainable energy practices for this development which includes the following measures:

- Electric Vehicle Charging Infrastructure – at least four electric vehicle recharging station that serves eight parking spaces and conduit to facilitate additional future recharging stations in the parking garage for the building.
- Energy and Water Meter Data –aggregated non-proprietary energy and water consumption data as practical for each building and the entire property.

DMJ: MAW

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformance with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

The Fairfax County Comprehensive Plan, 2013 Edition, Area II Tysons Corner Urban Center, as amended through April 29, 2014 under Areawide Recommendations, Environmental Stewardship section, pages 72-84, addresses Stormwater Management, Natural Resource Management, Tree Canopy Goals, Information and Communication Technology, Green Buildings and Environmental Stewardship Guidelines and may be accessed at:

http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/tysons1.pdf

Excerpts from the Environmental Stewardship section of the Tysons are also included below.

The Fairfax County Comprehensive Plan, 2013 Edition, Area II Tysons Corner Urban Center, as amended through April 29, 2014, Areawide Recommendations under Environmental Stewardship, page 74 states:

> "Stormwater Management
>
> Tysons Corner is located in the headwaters area of several of the county's watersheds.... Redevelopment offers considerable opportunities to improve upon past stormwater management practices.
>
> Receiving waters downstream of Tysons should be protected by reducing runoff from impervious surfaces within Tysons.... Achieving a goal of retaining on-site and/or reusing the first inch of rainfall will ensure that runoff characteristics associated with the site will mimic those of a good forest condition for a significant majority of rainfall events.
>
> Measures to reach this goal may include application of Low Impact Development (LID) Techniques (including but not limited to rain gardens, vegetated swales, porous pavement, vegetated roofs, tree box filters, and water reuse). The incorporation of LID practices in the rights-of-way of streets will also support this goal; such efforts should be pursued where allowed. There is also a potential for the establishment of coordinated stormwater management approaches to address multiple development sites."

The Fairfax County Comprehensive Plan, 2013 Edition, Area II Tysons Corner Urban Center, as amended through April 29, 2014, Areawide Recommendations under Environmental Stewardship, page 82-84 states:

> Stormwater Design

"Stormwater management and water quality controls for redevelopment should be designed to return water into the ground where soils are suitable or reuse it, where allowed, to the extent practicable. Reduction of stormwater runoff volume is the single most important stormwater design objective for Tysons. Reduction could occur through techniques that use plants or soils via landscaping measures, through techniques that reuse harvested rainwater in a variety of ways, and/or through approaches that infiltrate water into the ground to replenish aquifers and provide summer base flows to local streams.

Redevelopment projects in Tysons should incorporate innovative stormwater management measures in a manner that will, first and foremost, optimize reduction of stormwater runoff volume and control of peak flows for the remaining stormwater that cannot be completely captured on-site.

The following are recommended for applications for which a significant increase in density/intensity is proposed (e.g., a redevelopment option is being pursued):

- Stormwater quantity and quality control measures should be provided that are substantially more extensive than minimum requirements, with the goal of reducing the total runoff volume and/or significantly delaying its entry into the stream system. The emphasis should be on Low Impact Development (LID) techniques that evapotranspire water, filter water through vegetation and/or soil, return water into the ground or reuse it.

- LID techniques of stormwater management should also be incorporated into new and redesigned streets where allowed and practicable.

- At a minimum, the first inch of rainfall should be retained on-site through infiltration, evapotranspiration and/or reuse. If, on a given site, the retention on-site of the first inch of rainfall is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in order to support this goal and achieve partial retention of the first inch of rainfall.

- At a minimum, stormwater management measures that are sufficient to attain both the stormwater design-quantity control and stormwater design-quality control credits of the most current version of the LEED-NC or LEED-CS rating system (or the equivalent of these credits) should be provided. If, on a given site, the attainment of the stormwater design LEED credits (or equivalent) is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in support of this goal.

- Equivalent approaches may incorporate coordinated stormwater management on multiple development sites and/or off-site controls. Additional stormwater management efforts should be encouraged.

- Restoration and/or stabilization of degraded streams on development sites should be pursued where feasible; restoration and stabilization techniques that incorporate ecologically and aesthetically beneficial, vegetated approaches are preferred. Off-site efforts to restore and/or stabilize streams in Tysons Corner should also be encouraged.

The above guidelines are intended to improve stormwater management controls sufficiently to allow for improvements to the habitat and recreational values of streams in Tysons Corner through natural restorative processes and/or through restoration projects."

The Fairfax County Comprehensive Plan, 2013 Edition, Area II Tysons Corner Urban Center, as amended through April 29, 2014, Areawide Recommendations under Environmental Stewardship, pages 74-75 state:

"Natural Resources Management
Protection, enhancement and management of natural resources in the existing stream valley parks in Tysons is critical to the long term viability of those habitats.... Without active management of the natural resources in these parks, habitat and stream quality will continue to decline.

Contributions from development in Tysons towards stream restoration and stabilization in the Scotts Run, Old Courthouse Spring Branch, Rocky Run and Pimmit Run watersheds should be encouraged as part of a comprehensive strategy to restore the water quality and ecological health of Tysons' streams. Associated improvements to the receiving streams and downstream areas could provide greater stability and water quality and improve instream habitat. Stream restoration will also enhance the stream valley parks which are key components of Tysons' green network.

Environmental enhancement efforts should be encouraged and should include efforts such as restoration planting in natural areas, invasive plant control, deer management, stream restoration, and creating new natural areas (including both forested areas and meadows) where disturbed areas currently exist. These expanded natural areas could build on the stream valley parks, adding land that increases riparian buffers and enhances stream valley corridors. Natural areas outside of Resource Protection Areas could serve as nodes for human activity and greatly improve quality of life while relieving stress on existing riparian areas. Stream valley park expansions should not include large hardscape areas (other than trails) and resources management should drive park design."

The Fairfax County Comprehensive Plan, 2013 Edition, Area II Tysons Corner Urban Center, as amended through April 29, 2014, Areawide Recommendations under Environmental Stewardship, page 76 states:

"Green Buildings

Currently Fairfax County encourages new buildings in mixed use centers to have Leadership in Energy and Environmental Design (LEED) certification, or the equivalent. The concept of green buildings recognizes that certain design and construction practices can increase the efficiency of resource use, protect occupants' health and productivity, and reduce waste and pollution... Non-residential development in Tysons should achieve LEED Silver certification or the equivalent, at a minimum. Residential development should be guided by the Policy Plan objectives on Resource Conservation and Green Building Practices....

In addition to green buildings, green roofs (also referred to as vegetated roofs) can enhance the natural environment within Tysons. Green roofs use the traditionally unused part of the building to grow vegetation. Public benefits of green roofs include increased stormwater retention, reduced greenhouse gas emissions, and improved air quality through filtration of airborne particles. Where green roofs are not provided, other roofing systems containing highly reflective materials may be considered, as they can reduce heat absorption and thereby conserve energy and reduce related greenhouse gas emissions."

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, pages 7-9 states:

"Objective 2: **Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .

Policy j. Regulate land use activities to protect surface and groundwater resources. . . .

Policy k. For new development and redevelopment, apply better site design and low impact design (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.

- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.

- Where feasible, convey drainage from impervious areas into pervious areas. . . .

- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. . . .

- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.

- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .

- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements."

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, page 10 states:

"**Objective 3:** **Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance...."

The Fairfax County Comprehensive Plan Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, pages 11 and 12 states:

"**Objective 4:** **Minimize human exposure to unhealthful levels of transportation generated noise.**

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise. . .

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will

require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA."

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, page 18 states:

"Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way...."

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, pages 19 -21 state:

"Objective 13: Design and construct buildings and associated landscapes to use energy water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. In consideration of other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices may include, but are not limited to:

- Environmentally-sensitive siting and construction of development;
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);
- Optimization of energy performance of structures/energy-efficient design;
- Use of renewable energy resources;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;

- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;

- Reuse of existing building materials for redevelopment projects;

- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;

- Use of recycled and rapidly renewable building materials;

- Use of building materials and products that originate from nearby sources;

- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;

- Reuse, preservation and conservation of existing buildings, including historic structures;

- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;

- Energy and water usage data collection and performance monitoring;

- Solid waste and recycling management practices; and

- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC®] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS®] program or other equivalent programs with third party certification). An equivalent program is one that

is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the applicable LEED rating system. Encourage commitments to the attainment of the ENERGY STAR® rating where available. Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is comparable to or exceeds ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

Policy b. Within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers, Industrial Areas and Transit Station Areas as identified on the Concept Map for Future Development, unless otherwise recommended in the applicable area plan, ensure that zoning proposals for nonresidential development or zoning proposals for multifamily residential development incorporate green building practices sufficient to attain certification through the LEED-NC or LEED-CS program or an equivalent program specifically incorporating multiple green building concepts, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range.

Where developments with exceptional intensity or density are proposed (e.g. at 90 percent or more of the maximum planned

density or intensity), ensure that higher than basic levels of green building certification are attained...."

County of Fairfax, Virginia

MEMORANDUM

DATE: November 22, 2016

TO: Bob Katai, 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: Rezoning Application #RZ 2011-HM-012;
Dominion Square West Landbay; CDP dated November 7, 2016;
Dominion Square Athletic Field; FDP dated November 7, 2016
Tax Map #029-3 ((1)) 2C1, 2C2, 2D;
Difficult Run Watershed; Hunter Mill 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) present on this site.

Floodplain
There is no regulated floodplains on this site.

Downstream Drainage Complaints
There are no applicable downstream drainage complaints on file.

Stormwater Quality Control
Stormwater quality control in accordance with Article 4 of the Stormwater Management Ordinance (SWMO) shall be required. The applicant indicates that the requirements would be met with the proposed runoff reduction measures, including stormwater planters, urban bioretention tree pits, and green roofs.

Stormwater Quantity Control
Stormwater quantity control in accordance with Article 4 of the Stormwater Management Ordinance (SWMO) shall be required. There are two existing stormwater management facilities serving the project site. One (WP0072) is located offsite, and one (DP0174) will be removed with the redevelopment. The drainage area served by DP0174 has been assumed to

Department of Public Works and Environmental Services
Land Development Services,
12055 Government Center Parkway, Suite 444
Fairfax, Virginia 22035-5503
Phone 703-324-1780 • TTY 711 • FAX 703-324-3908

have a land cover of grass in stormwater quantity computations. With the proposed runoff reduction measures (green roofs, stormwater planters, and urban bio-retention areas), the peak release rate from the 2-yr and 10-yr design storms will be reduced to a level equal to or less than the existing condition. At final site plan, the applicant shall demonstrate that the design assumptions of WP0072 have not been exceeded and the maintenance agreement is still valid.

Adequate Outfall

The Outfall Narrative on Sheet C-19 describes the points of outfall from West Landbay, to a point that has a drainage area of more than one square mile. There is sign of previous erosion along the Old Courthouse Spring Branch. It is not clear at this time whether the velocity at the channel is erosive or not. Detailed analysis would be provided at final site plan and inadequacy would be addressed with onsite detention. Outfall analysis shall be performed in accordance with Article 4 of the Stormwater Management Ordinance (SWMO).

Tysons Corner Urban Center, Areawide Recommendations

The Environmental Stewardship Guidelines in the Comprehensive Plan call for a progressive approach to stormwater management that promotes low impact development techniques, incorporates innovative stormwater management measures, and provides quality and quantity controls that are substantially more extensive than minimum requirements. Applications with a significant increase in density/intensity (e.g. redevelopment option is being pursued) should incorporate innovative measures in a manner that will, first and foremost, optimize reduction of stormwater runoff volume, and control peak flows for the remaining stormwater that cannot be completely captured on-site. The first inch of rainfall runoff should be retained on-site through infiltration, evapotranspiration and/or reuse. Achieving a goal of retaining the first inch of rainfall will ensure the runoff characteristics associated with the site will mimic those of a good forest condition for a significant majority of rainfall events. In addition, the stormwater measures should be sufficient to attain the stormwater quality and quantity control credits of LEED (or equivalent). If, on a given site, it is demonstrated that the goals are not fully achievable, then all available measures should be implemented to the extent possible.

The applicant has provided a preliminary computation on the CDP stating that 96% of the total site area (excluding offsite area) is captured by a BMP, and 0.96 inch of rainfall will be retained through the use of runoff reduction methods including intensive/extensive vegetated roof, urban bio-retention, and stormwater planters. An additional 0.13 inch may be achieved through treatment of right-of-way runoff along Springhill Road with urban bio-retention tree pits located in the streetscape. The applicant shall make commitment to treat these offsite areas to achieve the 1" retention goal for the CDP area.

The applicant indicates that LEED stormwater credits 6.1 and 6.2 shall be obtained through the use of the vegetative roof, stormwater planters, urban bio-retentions and manufactured units. LEED boundary may change at final site plan.

Other Comments:

With respect to the preliminary design information that is shown on the CDP, DPWES offers the following additional comments:

1) C-2. Deviations/Modifications of PFM Section 6.
    a. 6-1300 Bioretention facilities in the vicinity of loading docks. CDP details are insufficient for DPWES to approve these modifications prior to site plan, but Section 2-1200 enables DPWES director to approve this modification at site plan.
    b. LEED Vault with 4'x4' access door. PFM requires a 4'x4' access door or equal.
    c. 6-1307.2D Bioretention utilize infiltration be constructed on in-situ fill material. CDP details are insufficient for DPWES to approve these modifications prior to site plan, but Section 2-1200 enables DPWES director to approve this modification at site plan.

    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. 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.

2) C-15.
    a. Intensive green roof is considered a Tier II BMP if designed in accordance with Contra Costa County Stormwater C.3 Guidebook. The self-retaining area must be bermed or depressed to retain an inch of the rainfall including the flow from the tributary impervious area. This calculation shall be provided with the site plan.
    b. The sizing computation for urban bioretention is inconsistent with the 2013 version of the DEQ Clearinghouse.

3) C-16.
    a. LEED SS6.1 compliance. The runoff reduction volume as shown on the VRRM spreadsheet is 10,301cf. It is not clear where the 14,178cf is coming from in the computation.
    b. PFM compliance. The runoff reduction volume as shown on the VRRM spreadsheet is 10,301cf. It is not clear where the 14,178cf is coming from in the computation.
    c. At final site plan, detention requirements shall be met based on the disturbed area.

4) C-17.
    a. At site plan, water quality requirements shall be met based on the disturbed area.

With respect to the preliminary design information that is shown on the FDP, DPWES offers the following additional comments:

1) C-2. Deviations/Modifications of PFM Section 6.
   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. 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.

5) C-8&C-9.
   a. The sizing computation for urban bioretention is inconsistent with the 2013 version of the DEQ Clearinghouse.
   b. PFM compliance. The treatment provided in the BMP does not equal the runoff reduction volume in the VRRM spreadsheet. Detailed routing shall be provided at site plan to demonstration detention, or the CN reduction as shown in the VRRM spreadsheet may be used.
   c. At site plan, water quality and water quantity requirements shall be met based on the disturbed area.
   d. The layout as shown is not described as an interim use in the proffers. Proffer 61.C further describes the features required and timing of delivery. In this case, the Tysons 1" retention requirement should apply to this parcel.

Notwithstanding any notes, analysis, computations, narrative, facilities, details and/or design presented on the CDP/FDP, or statements in the Proffers, the final design, construction, operation and maintenance of the site, including, but not limited to, the stormwater facilities, shall be subject to review and approval by DPWES, in accordance with all applicable Codes, requirements, standards, specifications, policies and procedures in effect at the time of Site Plan approval.

Please contact me at 703-324-1720 if you require additional information.

Department of Public Works and Environmental Services
Land Development Services,
12055 Government Center Parkway, Suite 444
Fairfax, Virginia 22035-5503
Phone 703-324-1780 • TTY 711 • FAX 703-324-3908

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: November 21, 2016

SUBJECT: RZ 2011-HM-012, Dominion Square (CARS) West Landbay
Tax Map Number: 29-3 ((1)) 2D

The Park Authority staff has reviewed the proposed Conceptual Development Plan (CDP), Final Development Plan (FDP) and draft proffers dated November 7, 2016 for the above referenced application. This memorandum provides comments regarding impacts to park and recreation resources and levels of service of the proposed development.

BACKGROUND

The Development Plans show up to 850 new multi-family dwelling units and 1,790,000 square feet of new commercial uses on 7.7 acres in the immediate vicinity of the Spring Hill Metro Station on the south side of Route 7 in the Tysons West District. Based on the average projected multi-family household size of 1.75 in the Tysons Urban Center, the development could add up to 1,488 new residents to the Hunter Mill Supervisory District.

COMPREHENSIVE PLAN GUIDANCE

The Park Authority analysis is based on the policies in the Parks and Recreation section of the Countywide Policy Plan, including Objective 2, Policies g, j, and k; Objective 5, Policies a and b; Objective 6, Policy c. and Appendix 2, Part B: Park Facility Service Level Standards. The evaluation is also based on guidance provided in the Tysons Areawide Environmental Stewardship section of the Comprehensive Plan. Specific Plan citations from the Areawide text are provided in the Analysis and Recommendations sections.

Park recommendations for land in the Tysons West District, South Subdistrict include the following (Tysons Corner Urban Center, District Recommendations, pp. 123-124):

> "The green network planned for this subdistrict illustrates how the existing Dominion Power easement could be used as a pedestrian and open space amenity that links the Old Courthouse Spring Branch Stream Valley Park to the Tysons West Metro station, as well

as to several urban parks; alternatives that provide open spaces linking this subdistrict to the area's Metro station in a similar manner should be considered.

This area should also include one planned civic plaza (urban park), at least one acre in size and located within 1/4 mile of the Metro station. This plaza should be large enough for open-air activities such as farmers' markets and musical performances by small groups for residents and workers in this area. A common green urban park of at least one acre should also be located in the subdistrict to provide active and passive recreation and leisure opportunities for residents and workers.

For active recreation, about four to six acres of new park land to support two athletic fields should be established in the area between existing park land and the Boone Boulevard extension. The land for these athletic fields may also be located in part in the abutting Tysons Central 7 District. Publicly accessible open space and recreational facilities should be provided consistent with the guidance in the Areawide Environmental Stewardship Recommendations.

The Old Courthouse Spring Branch Stream Valley Park should be developed with multi-use trail and other passive recreational facilities. Planned "green" street connections will tie the Tysons West Metro station to the West Side District, drawing people to the public amenity provided by Old Courthouse Spring Branch Stream Valley Park."

ANALYSIS AND RECOMMENDATIONS

Urban Parkland Needs

The Plan for Tysons Corner calls for a comprehensive system of public open spaces to serve residents, visitors and workers. This system of public spaces should include parks of different types (pocket parks, civic plazas, common greens, recreation-focused parks, linear parks/trails, and natural resource areas) to enhance the quality of life, health and the environment for those who live, work and visit Tysons Corner. In the Tysons Corner Urban Center Areawide Recommendations, Environmental Stewardship Chapter, Parks and Recreation Section, Page 81, the Plan states the following:

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

Applying the urban park land standard in the Tysons Areawide Plan, proposed uses generate a need for 2.53 acres of onsite public urban parks. The development plan shows 2.12 acres of new public urban park space onsite (including one elevated "sky" park). The applicant also proposes to improve an additional 3,346 square feet of land owned by others (WMATA) with urban park features.

Onsite Publicly Accessible Parks are described and evaluated below:

- Urban Parks 1 & 1a (Metro Station Plaza and Extension) – These park spaces are 10,454 and 3,346 square feet in size (about 0.32 acre combined). Park 1 is an extension of the Metro Station Plaza (Park 1a) onto the applicant's property. The application proposes to improve the publicly owned space so its design and interface with Park 1 will be seamless. This depends upon the applicant obtaining permission from WMATA to make improvements to the Metro Station Plaza. Together, as envisioned, these combined spaces will serve as a small civic plaza of almost a third acre in size to serve the high volume of pedestrian activity associated with Metro transit. This urban plaza will include hardscaping, landscaping, outdoor seating, public art, and bike racks. The Comprehensive Plan recommends a one acre plaza in this subunit to support community events. Park 1, however, is not sized or designed to accommodate large events and the responsibility for achieving the Comprehensive Plan's civic plaza recommendation is deferred to redevelopment of other properties in the subunit.
- Urban Park 2 (Public Skypark) – This 13,045 square foot (0.3 acre) park space is located four stories above grade on top of garage parking between buildings C1 and C2. Sheet L4-001 indicates that an elevator and stairs will be provided on the Spring Hill Road frontage in building C2 to provide access to the skypark. This public access point should be highly visible and accessible from the streetscape along Spring Hill Road to ensure the public is aware of and will be able to easily access the skypark. Draft proffers indicate the park will include amphitheater style seating, a multi-purpose stage/platform, water feature/reflecting pool, garden landscaping, public art, movable tables and chairs, and opportunities for outdoor movies and/or other performances. There is no firm commitment, however, to timing or frequency of scheduling of public events in the space.
- Urban Park 3 (Athletic Field) – This 69,634 square foot (1.6 acres) park space is located at grade in the farthest block of the development from Route 7/Leesburg Pike. The park includes a small (120' x 210') athletic field, half size sport court, playground, and picnic/seating area. Park 3 is the subject of the associated Final Development Plan (FDP 2011-HM-012). This park space is further discussed in the Athletic Field Needs and Other Recreational Facility Needs sections below.

Overall Evaluation – The proposed development generates a need for 2.53 acres of onsite public urban parks. The development plan shows 2.12 acres of new public urban park space onsite plus the improvement of an additional 0.10 acre of land offsite (owned by WMATA). There is a shortfall of about 1/3 acre of new urban park space onsite, however, staff recognizes the applicant's intent to provide quality onsite park spaces that will meet a variety of outdoor leisure needs.

Athletic Field Needs

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

> "...recreational facility service level standards in the Park and Recreation element of the Countywide Policy Plan should be applied to new development in Tysons, with adjustments made for urban demographics and use patterns. Using 2050

> development projections, anticipated urban field use patterns, optimal athletic field design (lights and synthetic turf) and longer scheduling periods, the adjusted need for athletic fields to serve Tysons is a total of 20 fields...In general, the need for an athletic field is generated by the development of approximately 4.5 million square feet of mixed use development in Tysons."

Based on Comprehensive Plan guidance for provision of one full-service athletic field per 4.5 million square feet of new GFA, the proposed development generates a need for the equivalent of 0.40 athletic field. The development plan shows a synthetic turf U11 rectangular athletic field onsite (120' x 210') to be dedicated to Fairfax County. As noted in Appendix 4 of the Tysons Park System Concept Plan, a U11 rectangle field provides the equivalent of 0.50 athletic field.

Evaluation – The proposed development generates a need for the equivalent of 0.40 athletic field. The development plan shows a synthetic turf U11 rectangular athletic field onsite (120' x 210') that counts as the equivalent of 0.50 field, therefore, the athletic field need will be met.

Other Recreational Facility Needs

In the Tysons Corner Urban Center Areawide Recommendations, Public Facilities Chapter, Parks Section, Page 88, the Plan states the following:

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

Using adopted recreational facility service level standards found in the Parks and Recreation element (Appendix 2, Part B) of the Policy Plan, the publicly accessible recreational facilities needed to address the planned growth for this project area include the equivalent of one sport court and one tot lot. Sheet L4-003 shows a playground and half size sport court in the park with the athletic field in addition to a picnic/seating area.

Evaluation – The proposed development generates a need for the equivalent of one sport court and one tot lot. The plans show a playground and half size sport court will be provided in Park 3, therefore the need will be met.

Private Recreation and Amenity Areas

The overall development plan shows about two acres of private rooftop amenity areas in five locations. These private spaces and facilities, located on the rooftops of parking podiums, as well as indoor fitness rooms will allow the applicant to meet the Zoning Ordinance requirement to spend $1,800 per non-ADU residential unit on onsite facilities and amenities for private use.

Evaluation – The private rooftop amenity areas and indoor facilities provided with each residential building will allow the applicant to meet the Zoning Ordinance requirement to spend $1,800 per non-ADU residential unit on onsite recreational facilities and amenities.

Natural Resources

The Park Authority owns and operates Old Courthouse Spring Branch Stream Valley Park downstream of the subject property. All plant materials to be installed should be non-invasive to reduce the spread of invasive species and protect the environmental health of parkland, due to the proximity (that is less, than 1000 feet) of the Park Authority property. In addition, all plant materials on land to be dedicated to Fairfax County for parkland should be native species. To determine which species may be invasive the applicants should check the USDA Plants database (http://plants.usda.gov/java/noxiousDriver), the Mid-Atlantic Exotic Pest Plant Council web page listings (http://www.invasive.org/maweeds.cfm) and the Virginia DCR web pages on invasive species (http://www.dcr.virginia.gov/natural_heritage/invsppdflist.shtml).

Dedication of Land to the Park Authority

The applicant proposes to dedicate the athletic field and all of Park 3 to the Fairfax County Park Authority to remain in perpetual public ownership, operation, and maintenance. Acceptance of this land dedication must first be approved by the Park Authority Board, which is scheduled to decide on the matter on December 14, 2016.

In accordance with a December 11, 2000 BOS resolution, "park, recreation or open space should be deeded directly to the Fairfax County Park Authority without first being deeded to the Board." Proffers should indicate that land will be dedicated directly to the Park Authority and a note indicating such should be added to the Development Plan.

Any debris and waste on the parcel should be removed prior to dedication. In accordance with PFM 2-1102.4B, the landowner is required to take any necessary corrective action prior to Park Authority acceptance. Following site cleanup of debris and prior to land dedication, the Park Authority requests that the Applicant arrange for an inspection by the Park Authority Land Acquisition Manager, Area 1 Operations Manager, and Natural Resource Protection Manager. If the condition of the land is acceptable to the Park Authority, the Applicant should dedicate the property prior to bond release from Fairfax County.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- The proposed development generates a need for 2.53 acres of onsite public urban parks. The development plan shows 2.12 acres of new public urban park space onsite plus the improvement of an additional 0.10 acre of land offsite (owned by WMATA). There is a shortfall of about 1/3 acre of new urban park space onsite, however, staff recognizes the applicant's intent to provide quality onsite park spaces that will meet a variety of outdoor leisure needs.

- The proposed development generates a need for the equivalent of 0.40 athletic field. The development plan shows a synthetic turf U11 rectangular athletic field onsite (120' x 210') that counts as the equivalent of 0.50 field, therefore, the athletic field need will be met.
- The proposed development generates a need for the equivalent of one sport court and one tot lot. The plans show a playground and half size sport court will be provided in Park 3, therefore the need will be met.
- The private rooftop amenity areas and indoor facilities provided with each residential building will allow the applicant to meet the Zoning Ordinance requirement to spend $1,800 per non-ADU residential unit on onsite recreational facilities and amenities.
- All plant materials to be installed should be non-invasive to reduce the spread of invasive species and protect the environmental health of parkland, due to the proximity (that is less, than 1000 feet) of the Park Authority property. In addition, all plant materials on land to be dedicated to Fairfax County for parkland should be native species.
- Prior to bond release and dedication of Park 3 to the Park Authority, any debris and waste on the parcel should be removed and the applicant should arrange for an inspection by Park Authority staff.

Please note the Park Authority would like to review and comment on proffers and/or development conditions related to park and recreation issues. We request that draft and final proffers and/or development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Andrea L. Dorlester
DPZ Coordinator: Bob Katai

Copy: Kirk W. Kincannon, Director
Cindy Messinger, Deputy Director/CFO
Sara K. Baldwin, Deputy Director/COO
Cindy Walsh, Director, Resource Management Division
David Bowden, Director, Planning & Development Division
Andrea L. Dorlester, Planner IV, Park Planning Branch, PDD
Cathy Lewis, Branch Chief, Zoning Evaluation Division, DPZ
Bob Katai, Planner III, Zoning Evaluation Division, DPZ
Tracy Strunk, Deputy Director, Tysons Coordinator, OCR
Chron Binder
File Copy

County of Fairfax, Virginia

MEMORANDUM

DATE: November 29, 2016

TO: Bobby Katai
Staff Coordinator
Department of Planning and Zoning

FROM: Linda Barfield, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Dominion Square Athletic Field.11915-ZONA-001-1
RZ-2011-HM-012

I have reviewed the above referenced revised FDP plan set stamped "Received, Department of Planning and Zoning, November 7, 2016".

The following comments and recommendations are based on this review.

Specific Comments:

Sheet C-2/C13

1. **Comment**: The applicant has requested a modification which appears to be incorrectly listed as PFM 12-0501.1B and should be listed as PFM 12-0515.3.

   Recommendation: The applicant should correct the note under PFM Section 12-Tree Preservation-#4.

2. **Comment**: The applicant has requested a modification which appears to be incorrectly listed as PFM 12-0510 and should be listed as PFM 12-0510.4E(5)/12-0515.6E

   Recommendation: The applicant should correct the note under PFM Section 12-Tree Preservation-#5A & B and include an alternate design at time of the site plan phase with a detail illustrating the use of a structural cell technology to expand areas of restricted root growth to include overall size, depth, soil composition, and opening size dimensions.

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

3. **Comment**: The applicant has requested a modification (deviation) of the Tree Preservation Target however; on the Existing Vegetation Map the applicant has illustrated several on-site trees which appear could be retained where new planting is proposed in the same location. It is unclear as to why a deviation has been requested when existing vegetation along the northern property line and 4 trees in the existing parking island in the eastern corner of the site could meet the minimum portion of the tree preservation target.

   Recommendation: The applicant should correct the note and calculations to reflect that there are existing trees on site that qualify for tree preservation canopy credit and provide a tree preservation plan and narrative. The request for a deviation should be removed as well.

Sheet L3-001

4. **Comment**: It appear that landscape trees have been proposed where existing trees could be retained in the eastern corner of the site.

   Recommendation: The applicant should correct calculation and show the existing trees to remain on the plan.

5. **Comment**: It is not clear why street trees are not proposed south of the athletic field along the Spring Hill Road avenue type streetscape. The Tyson Guidelines call for a planted street edge which will provide a buffer between cars and the pedestrian sidewalk realm proposed. Structural cell technology could be specified under the athletic field to expand the root growing planting space at time of the site plan stage.

   Recommendation: The applicant should provide additional street trees.

If you have any questions, please feel free to contact me at 703-324-1770.

lb/

UFMDID #: 221880

cc: DPZ File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720, TTY: 703-324-1877, Fax: 703-324-8359
www.fairfaxcounty.gov/dpwes

County of Fairfax, Virginia

MEMORANDUM

DATE: November 29, 2016

TO: Bobby Katai
Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Linda Barfield, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Dominion Square West Landbay (CARS).RZ 2011-HM-012

I have reviewed the above referenced revised CDP plan set stamped "Received, Department of Planning and Zoning, November 7, 2016". At this time Forest Conservation Branch staff has no comments regarding this application.

If you have any questions, please feel free to contact me at 703-324-1770.

lb/

UFMDID #: 220121

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes

Fairfax County PUBLIC SCHOOLS
ENGAGE • INSPIRE • THRIVE

Department of Facilities and Transportation Services
Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3400
Falls Church, Virginia 22042-1203

December 28, 2016
Updated

TO: Bob H. Katai, Planner
Fairfax County Department of Planning & Zoning

FROM: Sue McCroddan, Planner
Office of Facilities Planning Services

SUBJECT: RZ 2011-HM-012 Dominion Square West Landbay

ACREAGE: 7.63

TAX MAP: 29-3 ((1)) 2C1, 2C2, 2D

PROPOSAL:
The application proposes the construction of between 500 and 1,500 high-rise multi-family units. This project would develop the site into a mixed use with residential, office, hotel, and retail/service. The previous memo dated September 5, 2014 proposed between 1,260 and 2,000 high-rise multi-family units.

ANALYSIS:
The schools serving this area are Marshall High, Kilmer Middle, and Westbriar Elementary schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2016 / 2021	Enrollment (9/30/16)	Projected Enrollment SY17-18	Capacity Balance SY17-18	Projected Enrollment SY21-22	Capacity Balance SY21-22
Marshall HS	2,048 / 2,048	2,151	2,178	-145	2,377	-344
Kilmer MS	1,152 / 1,152	1,238	1,260	-180	1,313	-233
Westbriar ES	1,036 / 1,036	830	812	129	801	140

Capacities and Projected Enrollments based on the proposed FY2018-22 Capital Improvement Program (December 2016)

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 2021-22 and are updated annually. At this time, if development occurs within the next five years, Marshall High and Kilmer Middle schools will have a capacity deficit. Westbriar Elementary School will have a capacity surplus. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects
The proposed FY2018-22 Capital Improvement Program (CIP) includes:

Marshall HS: Install a modular addition at Marshall HS if the membership continues to increase. Reassign Marshall HS students to Langley HS. This option will provide capacity relief to Marshall HS.

Kilmer MS: Monitor student membership. Capacity deficit accommodated with temporary facilities or interior architectural modifications.

Westbriar ES: Alleviate Westbriar ES (Region 2) attendance island by reassigning students to Colvin Run ES (Region 1).

Development Impact
Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

Proposed

School Level	Mid/High-Rise Multi-Family Ratio	Proposed # of Units	Proposed Student Yield
High	.031	500 to 1,500	16 to 47
Middle	.019	500 to 1,500	10 to 29
Elementary	.062	500 to 1,500	31 to 93
Total Student Count			**57 to 169**

2015 countywide student yield ratios (November 2016)

RECOMMENDATIONS:
Proffer Contribution
A net of 57 to 169 new students is anticipated (16 to 47 high, 10 to 29 middle, and 31 to 93 elementary). Based on the approved Residential Development Criteria, a proffer contribution of $698,934 (57 x $12,262) to $2,072,278 (169 x $12,262) 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 the 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 proffer notification be provided to FCPS from the developer 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, Westbriar, 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:

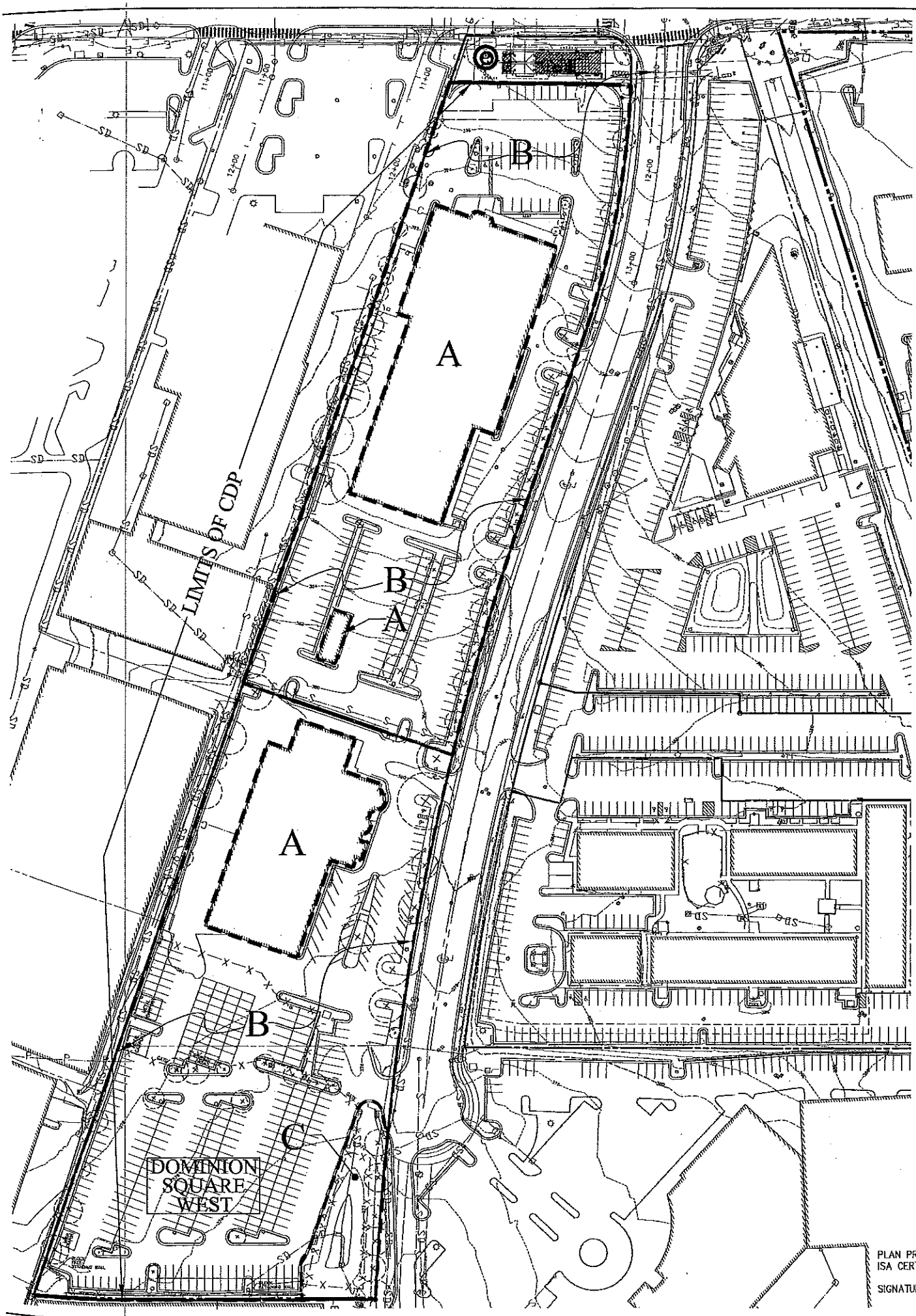
Application #	Application Name	Status	Proposed Units	Estimated Students
PCA/RZ 2004-PR-044	Tysons Corner Center	Approved	1345 MFHR	138
RZ 2006-PR-028	Towers Crescent	Approved	756 MFHR	58
RZ 2010-PR-022	Campus Point Realty	Pending	1,615 MFHR	178
RZ 2011-PR-005	NVC & Clyde's	Pending	428 to 1,546 MFHR	47 to 169
RZ 2011-PR-010 & 011	Cityline Partners	Approved	2,308 MFHR	254*
RZ 2011-HM-012 & 013	Dominion Square	Pending	2,000 MFHR	174
RZ 2011-PR-023	Arbor Row	Approved	685 to 1,174 MFHR	63 to 102
RZ 2011-HM-026	Q-R Spring Hill	Pending	341 MFHR	29
RZ 2011-HM-027	1587 Springhill Holdings	Pending	501 MFHR	45
RZ 2011-HM-032	Tysons West	Pending	425 to 669 MFHR	47 to 73
RZ 2012-PR-002	Greensboro Park	Pending	520 MFHR	58
RZ 2013-PR-009	Tysons Westpark	Pending	1,051 to 1,271 MFHR	116 to 140
PCA/FDPA 2010-PR-021-02	Capital One Bank	Pending	826 MFHR	82

** Not in Westbriar ES Attendance Area; Only a portion of project in the Kilmer MS and Marshall HS boundaries*

Attachment: Locator Maps

cc: Pat Hynes, School Board Member, Hunter Mill District
Jane Strauss, Vice-Chairman, School Board Member, Dranesville District
Dalia Palchik, School Board Member, Providence District
Jeanette Hough, School Board Member, At-Large
Ryan McElveen, School Board Member, At-Large
Ilryong Moon, 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
Aimee Holleb, Ed.D., Director, Office of Facilities Planning Services
Jeffrey Litz, Principal, Marshall High School
Ronald James, Principal, Kilmer Middle School
Mary Tam, Principal, Westbriar Elementary School

Westwood Center Dr
Shamshiry
Honda of Tysons Corner
Quality Inn
Tysons Corner



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Acer rubrum – Red M
Ilex opaca – America
Lagerstroemia indica
Liquidambar styraciflu
Morus alba – White M
Populus deltoides – E
Pyrus calleryana – C
Quercus palustris – P
Quercus phellos – Wil
Tilia – Linden

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PRESERVATION.

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November 7, 2016
Dominion Square We

Supplemental 10-Year
(See Tables 12.3 and 12.10 fo

1. Gross Site Area
   a. Minus Dedication
   b. Minus Exemption
2. Adjusted Gross Site Are
3. Required 10-Year Tree
4. **Required 10-Year**
5. Area of Existing Tree Ca
6. % of Gross Site Area co
7. **Target: Required 4,263 SF (#4 x #6**
8. Area of Existing Tree Ca
9. Area of Existing Tree Ca
10. **Total Area of Ex**
11. **Tree Preservatio**
12. Resultant Area of Requi
13. 10-Year Canopy Area of
14. **Total Tree Canop**
15. **Required 10-Yea**

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PLAN PREPARED BY: NELSON P.
ISA CERTIFIED ARBORIST NO. MA-
SIGNATURE

County of Fairfax, Virginia

MEMORANDUM

DATE: December 2, 2016

TO: Bobby Katai
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sharad Regmi, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. RZ 2011 HM 012**

Tax Map No. 029-3 ((01)) – 0002C1; 0002C2, 0002D

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: November 29, 2016

TO: Bob Katai
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 HM 012**
Tax Map No. 029-3-((01))-0002D

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

1. The application property is located in the Difficult Run (D-3) watershed. It would be sewered into the Blue Plains Treatment Plant.

2. Based upon current and committed flow, there is excess capacity in the Blue Plains Treatment. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.

3. An existing 8 inch line located in the Spring Hill Road is adequate for the proposed use of athletic field this time.

4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

	Existing Use +Application		Existing Use + Application +Previous Applications		Existing Use + Application + Comp Plan	
Sewer Network	Adeq.	Inadeq	Adeq.	Inadeq	Adeq.	Inadeq
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	

5. **Other pertinent comments**:

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: December 22, 2016

TO: Bobby Katai
Staff Coordinator, Zoning Evaluation Division
Department of Planning and Zoning

FROM: Laurie Stone
Strategic Planner
Fire and Rescue Department

SUBJECT: Zoning Application Analysis

REFERENCE: Application Number: RZ 2011-HM-012, Dominion Square West Land Bay

The Fire and Rescue Department (FRD) has the following comments on the proposed rezoning application.

Current Fire and Rescue Service Delivery
The proposed development is located in the emergency response area of the Tysons Fire and Rescue Station 29 located at 1560 Spring Hill Road in McLean, Virginia. The next closest fire station is the Wolftrap Fire and Rescue Station 42 on Beulah Road.

Emergency Response Impact of Proposed Development
The proposed Dominion Square West Land Bay development of six mixed-use high-rise buildings with 500–850 dwelling units in two residential buildings plus an additional 400–650 dwelling units in Option 1 or 250–350 dwellling units in Option 2 will significantly increase the residential population in the area. Residential units may be occupied 24/7 and include high risk populations such as children and older adults which directly correlate with increases in major medical and other types of emergency calls for service.

FRD analyzes the historical rate of incidents per population in each fire station's response area across the county to determine workload capacity. In FY2016, the Tysons fire station responded to 3,106 incidents, an average of nine incidents per day, and the Wolftrap fire station responded to 2,057 incidents. The growth in residential population generated from the Dominion Square development will increase the number of emergency calls for service. Multiple incidents occurring simultaneously in an area will impact availability of units at the closest fire station which will result in longer response times as responders travel from fire stations located farther away.

Traffic Signal Preemption Equipment for Emergency Responders:
To maintain and improve response time to emergency incidents, the FRD is pursuing

Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
703-246-2126
www.fairfaxcounty.gov/fire

installation of preemption devices on traffic signals throughout the county. Traffic preemption also improves both civilian and firefighter safety by reducing the potential for accidents at intersections.

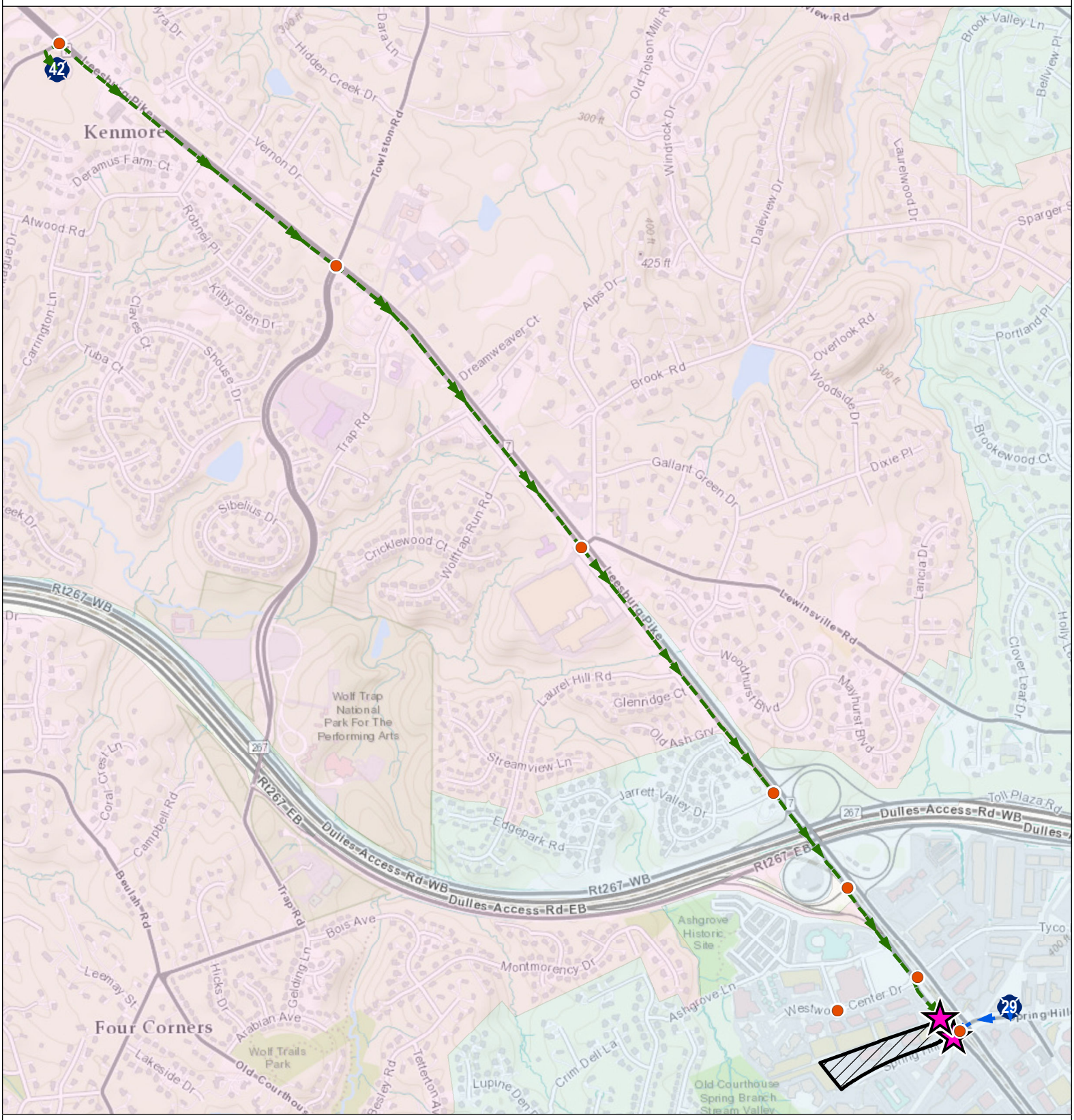
Therefore, the FRD requests the developer proffer the cost of four preemption devices (about $40K) for traffic signals located along the primary travel routes from the two closest fire stations to the proposed development. The attached map identifies the traffic signals needing preemption equipment.

Approved proffer language for other rezoning applications:

Traffic Signal Preemption Devices. Prior to site plan approval, the Applicant shall contribute ***$40,000*** *to the* ***Capital Project titled Traffic Light Signals – FRD Proffers in Fund 300-C30070, Public Safety Construction*** *for use in the installation of emergency vehicle preemption equipment on traffic signals within the Hunter Mill District as determined by the Fire and Rescue Department. The applicant shall have no responsibility for installation or maintenance of the preemptive signal devices.*

Please contact me at 703-246-3889 if you have any questions regarding the comments.

FRD Dominion Square Study



Property Boundary

Access Points

Fire Stations

VDOT Traffic Signals

Route: Station 29 to Access Points

Route: Station 42 to Access Points

First Due Boundaries

429	442

FRD-GIS. Current as of: 12/20/2016

N

0 0.15 0.3 Miles

Routing based on October 2016 street network.

G:\projects\frd\hq\projects\2016\Planning Maps - Rezoning\Dominion Square - Tysons\Dominion_Square.mxd

APPENDIX 16

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

July 28, 2014

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: RZ 2011-HM-012/013
RZ 2014-0304
SE-2014-HM-034
Dominion Square
Tax Map: 29-3

Dear Ms. Berlin:

This letter supersedes Fairfax Water's previous comments dated July 30, 2011 (see attached); installation of 24-inch and 16-inch transmission mains are no longer required to be constructed with this site. The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.

2. Adequate domestic water service is available at the site from an existing 6-inch, 8-inch and 12-inch water mains located onsite. See the enclosed water system map.

3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

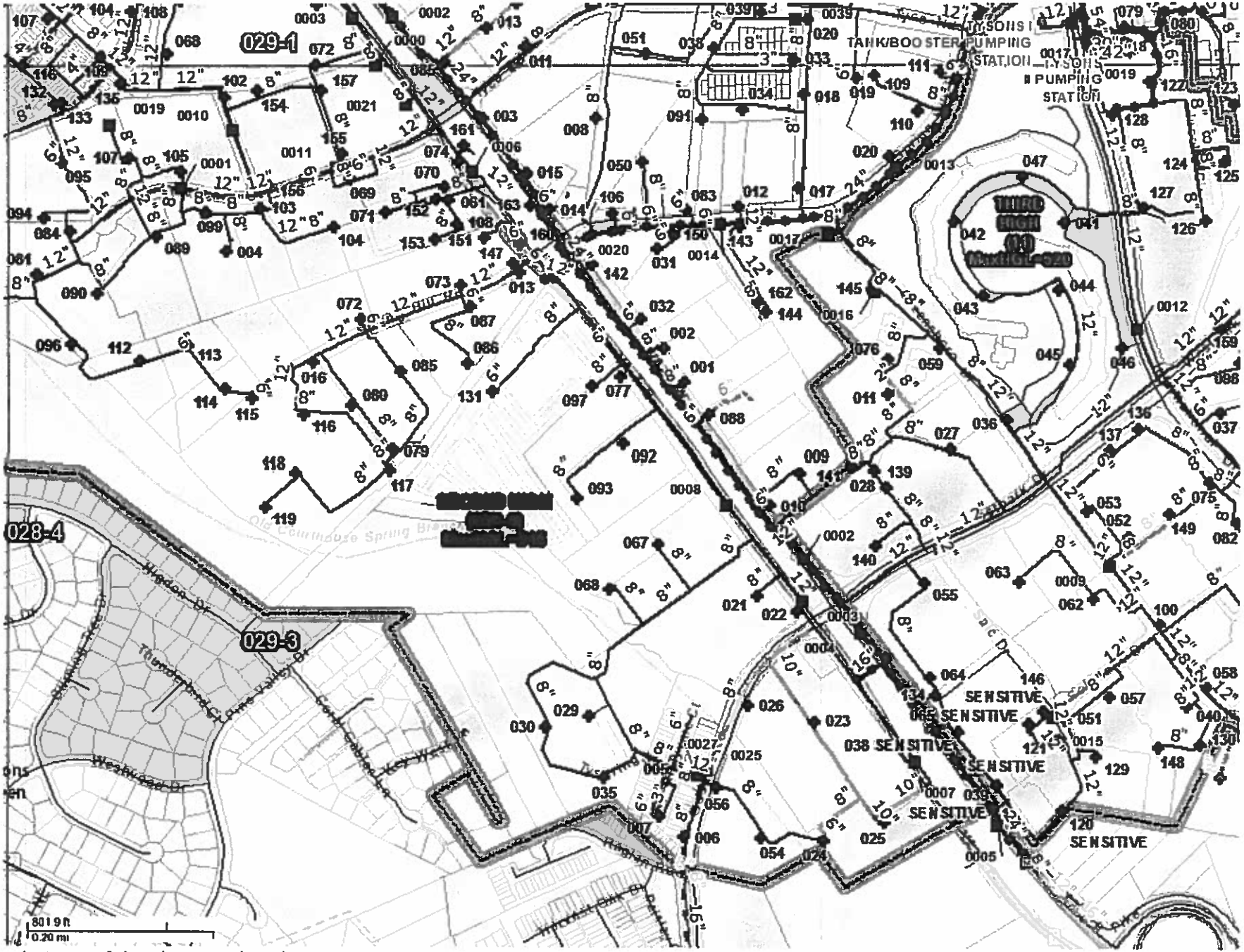
If you have any questions regarding this information please contact me at (703) 289-6385.

Sincerely,

Ross K Stilling, P.E.
Chief, Site Plan Review

Enclosure

cc: Jamie Bain Hedges, Director, Planning & Engineering



(note: scalebar is approximate)

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

June 30, 2011

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: RZ 2011-HM-012
RZ 2011-HM-013
Dominon Square
Tax Map: 29-3

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is currently served by Fairfax Water. See the enclosed water system map.

2. In accordance with the Comprehensive Plan, additional water system infrastructure is required to support the proposed high density vertical type of development. Fairfax Water will require the installation of 24-inch and 16-inch water mains in conjunction with this site development. The 24-inch water main is a component of Fairfax Water's system master plan and was previously identified as the "Southeast Connector" through our formal comments to DPZ during the development of the Tysons Corner Urban Center Comprehensive Plan amendments (see enclosed letter of December 5, 2008). This 24-inch water main is necessary to meet projected growth in the Tysons Corner area and provide the highest level of service to customers in Fairfax County. The 24-inch main should be routed along the proposed extension of Boone Boulevard from the western edge of the site past Springhill Road and terminate at the eastern edge of the site. The segment of proposed 24-inch main between the Dominion Square East and West parcels will be installed by future development. Refer to the attached Conceptual Development Plan (Sheet C-10) for the conceptual alignment.

3. Depending upon the configuration of the on-site water mains, additional water main extensions and appurtenances may also be necessary to satisfy fire flow requirements and accommodate water quality concerns.

4. Relocation of distribution/transmission water facilities necessary to accommodate this development plan will be at the owners' expense, and must be approved in advance by Fairfax Water.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

Traci K. Goldberg

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure
cc: Robert Cochran, VIKA
Martin Walsh, Walsh Colucci Lubeley Emrich & Walsh

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: RZ 2011-HM-013 (Assigned by staff)

Concurrent with SE 2014-HM-034

RECEIVED
Department of Planning & Zoning
JUN 20 2014
Zoning Evaluation Division

Amended

APPLICATION FOR A REZONING

(PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), CARS-DB1, L.L.C., the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the C-7, R-1, HC, SC District to the PTC, HC, SC 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 ( )	CDP (x)	FDP ( )	CDPA ( )	FDPA ( )

LEGAL DESCRIPTION:

See attached				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

29-3	1		3B, 5pt.	12.28 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

8525 Leesburg Pike, Tysons, VA 22182 and N/A

ADVERTISING DISCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

West side of Leesburg Pike (Rte 7), 100 feet south of its intersection with Spring Hill Road (Rte. 684).

PRESENT USE: Car dealerships **PROPOSED USE:** Office, hotel, retail and residential

MAGISTERIAL DISTRICT: Hunter Mill **OVERLAY DISTRICT (S):** HC, SC

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.

Martin D. Walsh, attorney/agent
Type or Print Name

M D Walsh
Signature of Applicant or Agent

Walsh, Colucci, Lubeley & Walsh, P.C.
Address 2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

(Work) (703) 528-4700 **(Mobile)**
Telephone Number

Please provide name and telephone number of contact if different from above: Elizabeth D. Baker

RZ 2014-0304 MDC 6/20/14

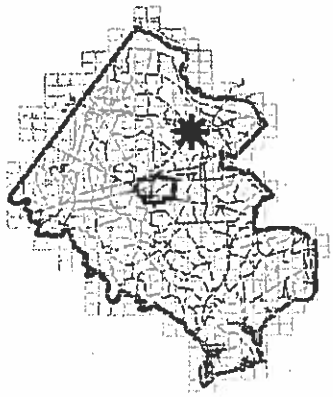
DO NOT WRITE BELOW THIS SPACE

Date application accepted: June 20, 2014

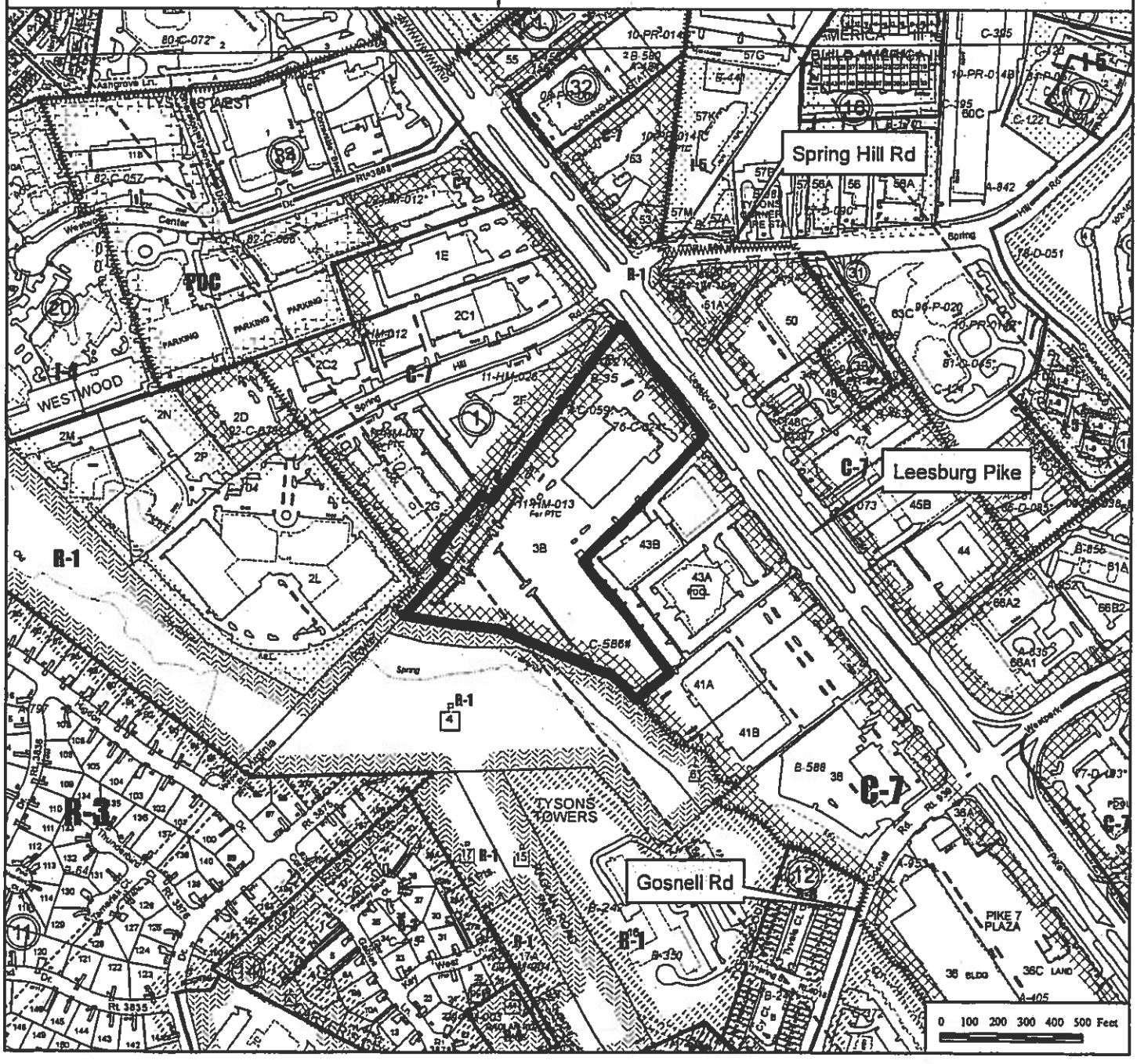
Fee Paid $5,455.00

Rezoning Application

RZ 2011-HM-013

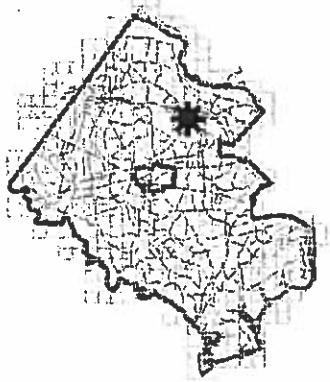


Applicant:	CARS-DB1, L.L.C.
Accepted:	05/24/2011- AMENDED 06/20/2014
Proposed:	MIXED USE
Area:	12.28 AC OF LAND; DISTRICT - HUNTER MILL
Zoning Dist Sect:	
Located:	WEST SIDE OF LEESBURG PIKE APPROXIMATELY 100 FEET SOUTH OF ITS INTERSECTION WITH SPRING HILL ROAD
Zoning:	FROM C- 7 TO PTC
Overlay Dist:	HC SC
Map Ref Num:	029-3- /01/ /0003B /01/ /0005 (part)

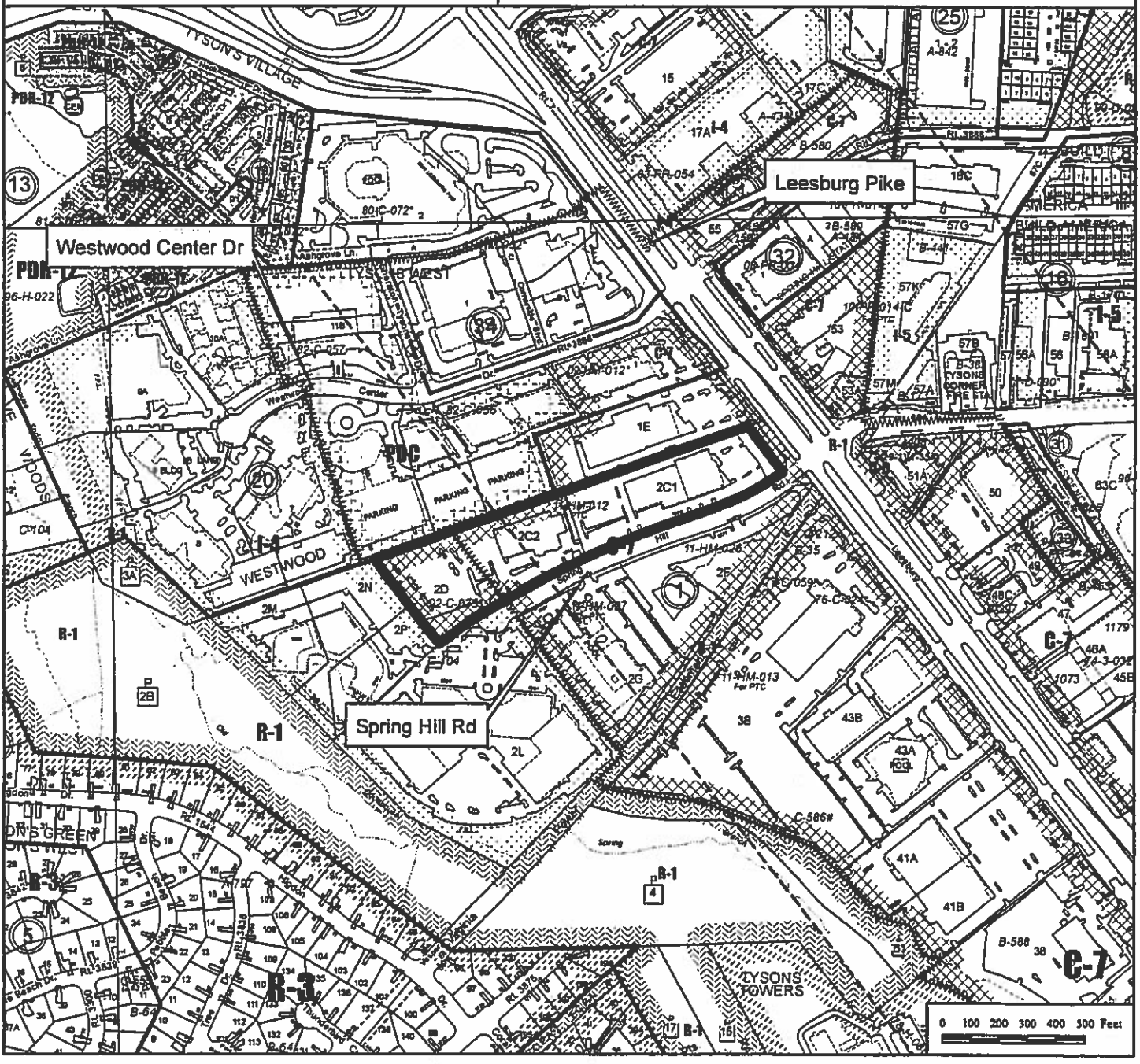


Special Exception

SE 2014-HM-034



Applicant:	CARS-DB1, L.L.C.
Accepted:	06/20/2014
Proposed:	INCREASE IN FAR IN THE PTC DISTRICT TO PERMIT OFFICE AND OTHER HIGH TRIP GENERATING USES GREATER THAN 2.5
Area:	7.62 AC OF LAND; DISTRICT - HUNTER MILL
Zoning Dist Sect:	04-070409-0618
Located:	1580, 1586 & 1592 SPRING HILL ROAD, TYSONS, VA 22182
Zoning:	C- 7
Plan Area:	2
Overlay Dist:	SC HC
Map Ref Num:	029-3- /01/ /0002C1 /01/ /0002C2 /01/ /0002D



Fairfax Water
FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

RECEIVED
Department of Planning & Zoning
OCT 21 2016
Zoning Evaluation Division

PLANNING & ENGINEERING
DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

October 14, 2016

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: FDP 2011-HM-012
Dominion Square
Athletic Field
Tax Map: 29-3

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.

2. Adequate domestic water service is available at the site from an existing 12-inch water main on Spring Hill Road. See the enclosed water system map.

3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

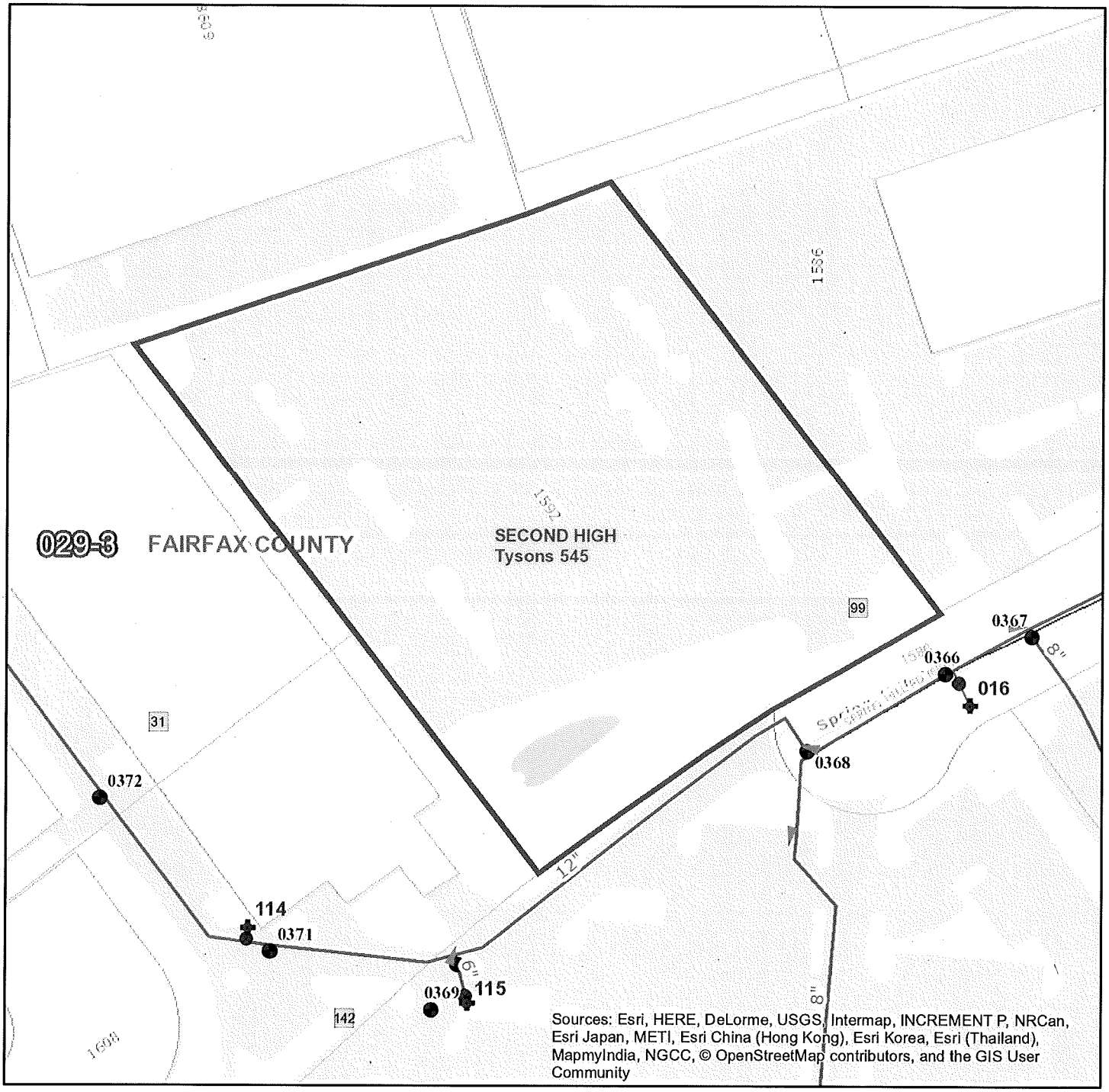
If you have any questions regarding this information please contact Ross Stilling, P.E., Chief Site Plan Review at (703) 289-6385.

Sincerely,

Gregory J. Prelewicz, P.E.
Manager, Planning Department

Enclosure

FW GIS Map



Legend

Hydrants
- Fairfax Water, Active
- Other, Active
- Fairfax Water, Inactive

Hydrant Valves
- Fairfax Water
- Other

Main Breaks
- Main Breaks

Pressurized Mains - Private
- Private, In Service
- Private, Approved

Pressurized Mains
- Approved
- TransmissionMain, CastIron
- TransmissionMain, DuctileIron
- TransmissionMain, Steel
- TransmissionMain, Plastic
- TransmissionMain, AsbestosCement
- TransmissionMain, PCCP
- TransmissionMain, Unknown

- DistributionMain, CastIron
- DistributionMain, DuctileIron
- DistributionMain, Steel
- DistributionMain, Plastic
- DistributionMain, PolyVinylChloride
- DistributionMain, AsbestosCement
- DistributionMain, PCCP
- DistributionMain, Copper
- DistributionMain, Galvanized
- DistributionMain, HDP
- DistributionMain, Unknown

System Valves
- Gate, Open, Fairfax Water
- Gate, Closed, Fairfax Water
- Gate, Open, Other
- Gate, Closed, Other
- Butterfly, Open, Fairfax Water
- Butterfly, Closed, Fairfax Water
- Butterfly, Open, Other
- Butterfly, Closed, Other

Fairwax Water

6-501 Purpose and Intent

The PTC District is established for the Tysons Corner Urban Center as defined in the adopted comprehensive plan to implement the mix of uses, densities and intensities under the redevelopment option set forth in the adopted comprehensive plan. The PTC District regulations are designed to provide the necessary flexibility to transform the designated Tysons Corner Urban Center area from a suburban office park and activity center into an urban, mixed-use, transit, bicycle and pedestrian oriented community to promote high standards in urban design, layout and construction and to otherwise implement the stated purpose and intent of this Ordinance. To create mixed-use downtowns near mass transit, higher development intensities are to occur within approximately one half (½) mile of the four Metrorail Station entrances, identified as Transit Oriented Development (TOD) Districts in the adopted comprehensive plan. The remaining areas, the Non-Transit Oriented Development (Non-TOD) Districts, are to be developed into lively urban neighborhoods that include an appropriate mix of uses, densities and intensities that are compatible to adjacent communities. In both TOD and Non-TOD Districts, development should be designed in an integrated manner that will enhance the urban character. Smaller, freestanding structures are generally discouraged and shall only be considered when such use is designed in an urban form that creates or enhances an appropriate street edge and implements the stated purpose and intent of the district.

To be granted this zoning district, the applicant shall demonstrate the development furthers the vision of the Tysons Corner Urban Center, as identified in the adopted comprehensive plan, by meeting, at a minimum, the following objectives.

1. Contribute to a tiered intensity of development having the highest intensities located closest to the transit stations and provide the mix of residential, office and commercial uses necessary to achieve a vibrant, urban environment.

2. Contribute to the network of open space and urban parks, to include stream valley parks, pocket parks, common greens, civic plazas and athletic fields for the workers and residents of Tysons.

3. Promote environmental stewardship by implementing green building design; efficient, renewable and sustainable energy practices; incorporating low impact development strategies, such as innovative stormwater management and green roofs; and achieving the tree canopy goals for Tysons.

4. Further the implementation of the urban grid of streets and the described street hierarchy for Tysons.

5. Reduce the amount of single occupant vehicle trips by limiting the amount of provided parking, encouraging shared parking arrangements among uses, permitting the inclusion of managed tandem parking spaces, and implementing various Transportation Demand Management strategies, such as transit

subsidies, carpool and vanpool services, employee shuttles, car-sharing programs and bicycle accommodations.

6. Contribute to the necessary public facilities to support the projected job and population growth, including schools, fire and police services, a library, public utilities, and an arts center.

7. Contribute to the specified streetscape and apply the urban design guidelines specified for build-to lines, building articulation, fenestration, ground floor transparency and parking design to create an integrated urban, pedestrian-friendly environment.

8. Contribute to implementing the workforce and affordable housing policies for Tysons to provide housing to various income levels.

To these ends, a development proposal within the Tysons Corner Urban Center that utilizes the redevelopment option as set forth in the adopted comprehensive plan shall only be considered by the Board in conjunction with a rezoning application to this district. Such rezoning to and development under this district will be permitted only in accordance with development plans prepared and approved in accordance with this Part and the provisions of Article 16.

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter

or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

APPENDIX 18

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch