FDP APPLICATION ACCEPTED: July 6, 2015
PCA APPLICATION ACCEPTED: April 21, 2016
PLANNING COMMISSION: December 7, 2016
BOARD OF SUPERVISORS: January 24, 2017

County of Fairfax, Virginia

November 22, 2016

STAFF REPORT

PCA 2011-PR-011-02 & FDP 2011-PR-011-04

PROVIDENCE DISTRICT

APPLICANT:	Cityline Partners LLC
ZONING:	PTC, HC
PARCEL(S):	30-3 ((01)) 6D, 6E and 30-3 ((28)) 4B (pt.) 4D, 4E (pt.)
ACREAGE:	6.21 acres
DENSITY:	2.26
PLAN MAP:	Transit Station Mixed Use
PROPOSAL:	The applicant seeks approval of a Proffered Condition Amendment (PCA) to amend proffers and conditions associated with RZ 2011-PR-011, and a Final Development Plan (FDP) to permit mixed use development on RZ 2011-PR-011 Johnson 1 Block, Building Sites A, B, C, and D.

Stephen Gardner

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/

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2011-PR-011-02, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2011-PR-011-04, subject to the proposed development conditions contained in Appendix 2 and the Board's approval of PCA 2011-PR-011-02.

Staff recommends that all previously approved waivers and modifications be reaffirmed.

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

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

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

X:\DPZ\Tysons-Core\CASES\Johnson-Scotts Run Station South\Staff Report\Cover Letter.Doc

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

Proffered Condition Amendment

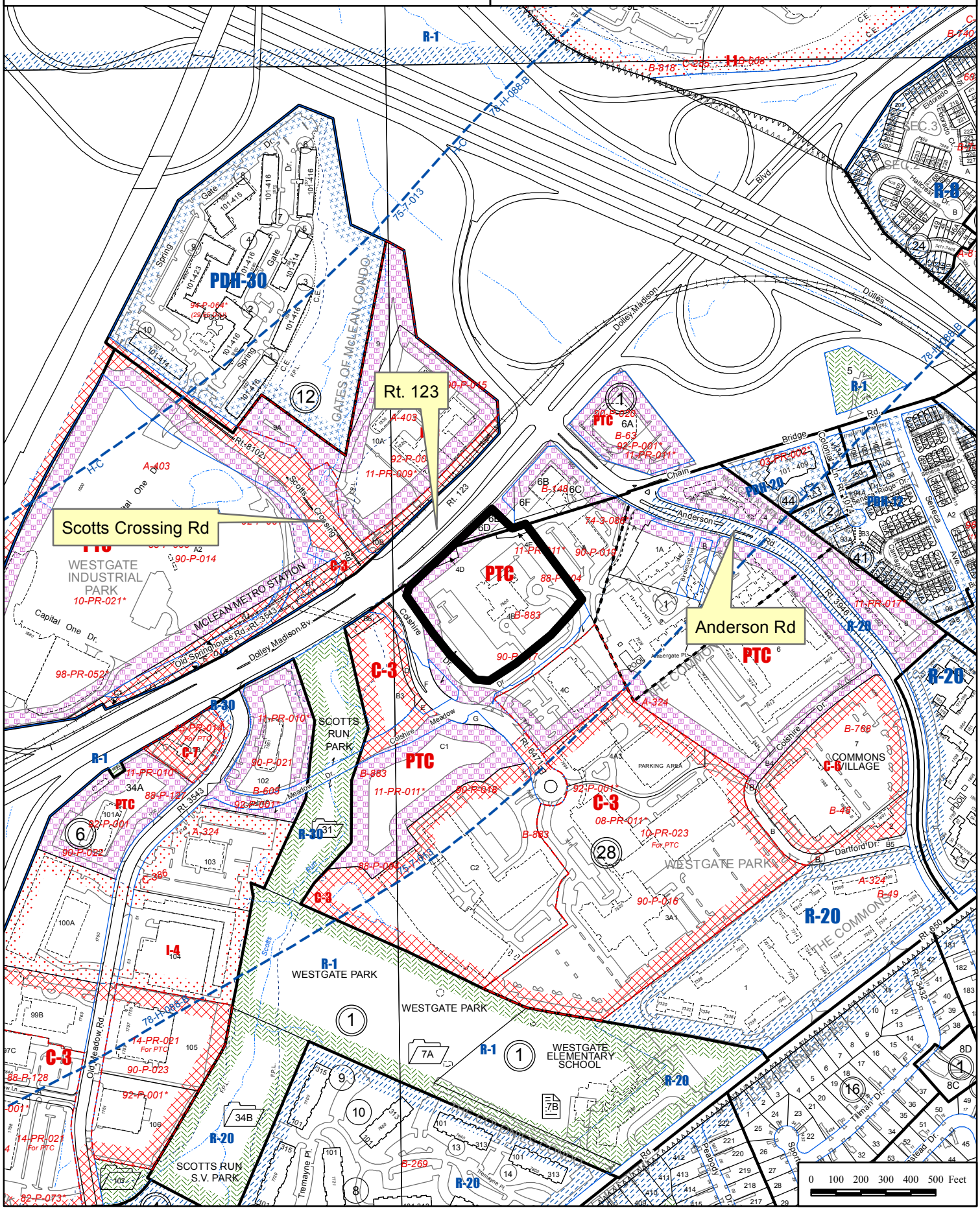
PCA 2011-PR-011-02

CITYLINE PARTNERS LLC

Final Development Plan

FDP 2011-PR-011-04

CITYLINE PARTNERS LLC



Proffered Condition Amendment

PCA 2011-PR-011-02

Applicant: CITYLINE PARTNERS LLC
Accepted: 04/21/2016
Proposed: AMEND PROFFERS AND CONDITIONS ASSOCIATED WITH RZ 2011-PR-011

Area: 6.21 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect:
Located: SOUTHEAST QUADRANT OF THE INTERSECTION OF COLSHIRE DRIVE AND DOLLEY MADISON BOULEVARD

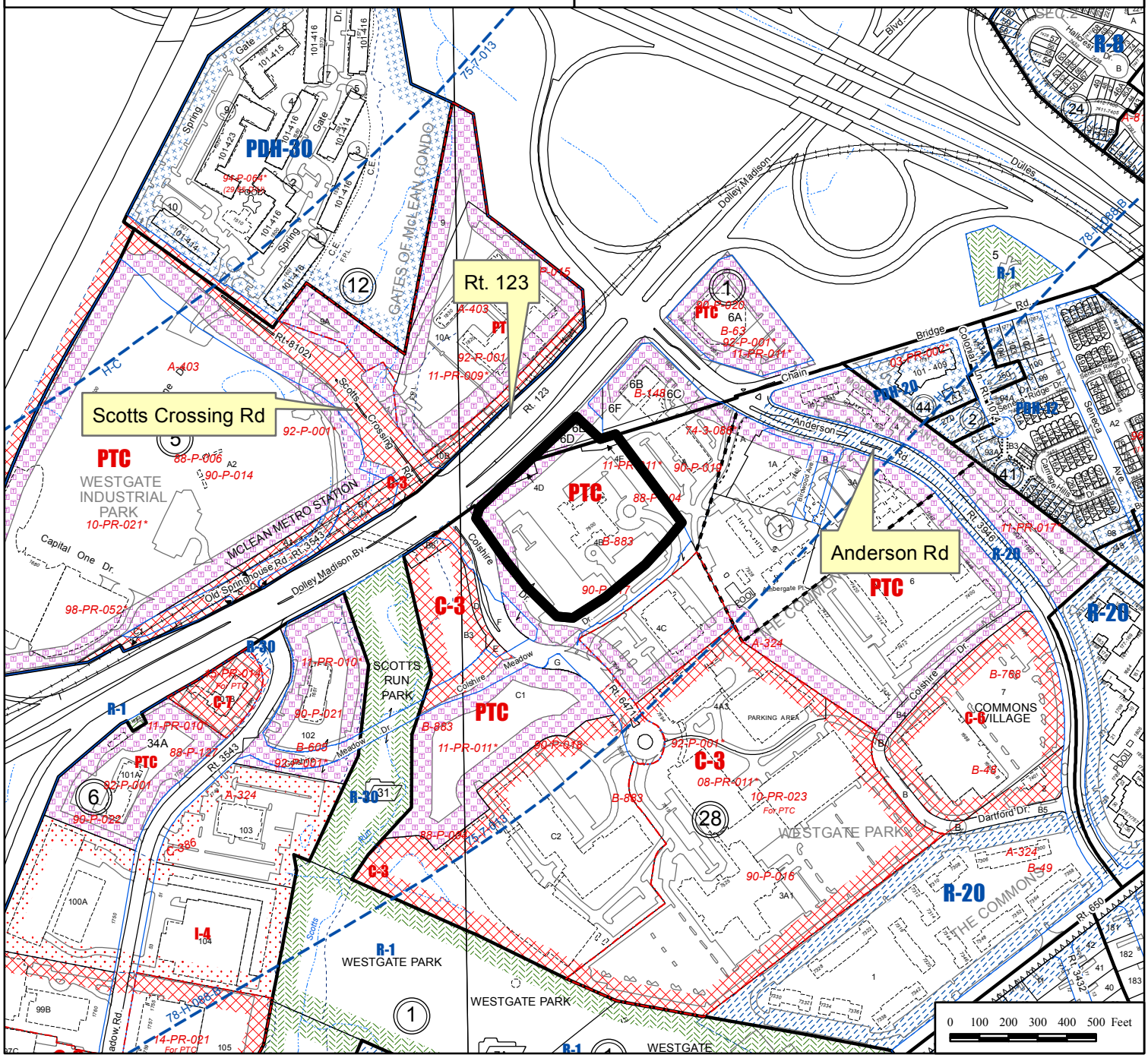
Zoning: PTC
Overlay Dist: HC
Map Ref Num: 030-3- /01/ /0006D /01/ /0006E /28/ /0004B (pt.) /28/ /0004D /28/ /0004E (pt.)

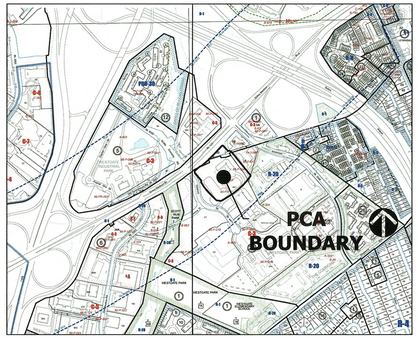
Final Development Plan

FDP 2011-PR-011-04

Applicant: CITYLINE PARTNERS LLC
Accepted: 07/06/2015
Proposed: MIXED USE
Area: 6.21 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect:
Located: SOUTHEAST QUADRANT OF THE INTERSECTION OF COLSHIRE DRIVE AND DOLLEY MADISON BOULEVARD

Zoning: PTC
Overlay Dist: HC
Map Ref Num: 030-3- /01/ /0006D /01/ /0006E /28/ /0004B (pt.) /28/ /0004D /28/ /0004E (pt.)





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

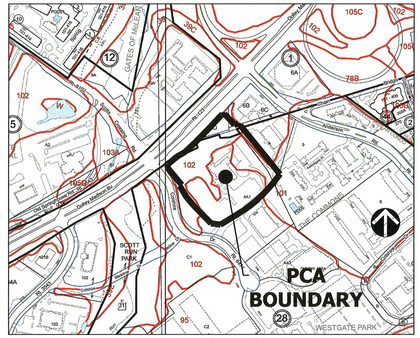
SCOTTS RUN SOUTH

PCA-2011-PR-011

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

JANUARY 22, 2016
APRIL 19, 2016
JULY 14, 2016



SOILS MAP
SCALE: 1" = 500'

95	URBAN LAND	CLASS IVB	N / A
101	URBAN LAND - WHEATON COMPLEX	CLASS IVB	TYPE D
102	WHEATON LOAM	CLASS IVB	TYPE D

SHEET INDEX:

(1)	CS.01	COVER SHEET
(2)	EC.01	CERTIFIED PLAT
(3)	NTS.01	NOTES AND TABULATIONS
(4)	NTS.02	WAIVERS AND MODIFICATIONS
(5)	A1.01	ILLUSTRATIVE PLAN
(6)	A2.01	BUILDING SECTIONS - JOHNSON
(7)	A2.02	BUILDING SECTIONS - JOHNSON
(8)	A3.01	ELEVATIONS - JOHNSON
(9)	A3.01A	ELEVATIONS - JOHNSON
(10)	A4.01	3-D VIEWS
(11)	HIST.01	APPROVED CDP TABULATIONS
(12)	L1.01	INTEGRATED LANDSCAPE STORMWATER PLAN

TAX MAP NOS. (2014)
A PORTION OF 030-3 ((28)) PARCEL 4B, 030-3 ((28)) PARCEL 4D, A PORTION OF 030-3 ((28)) PARCEL 4E, 030-3 ((01)) PARCEL 6D, AND 030-3 ((01)) PARCEL 6E

APPLICANT
CITYLINE PARTNERS
1651 OLD MEADOW ROAD, SUITE 650
MCLEAN, VA 22102
703.556.3777

ATTORNEY
WALSH, COLUCCI, LUBELEY & WALSH, PC
2200 CLARENDON BOULEVARD, SUITE 1300
ARLINGTON, VA 22201
703.528.4700

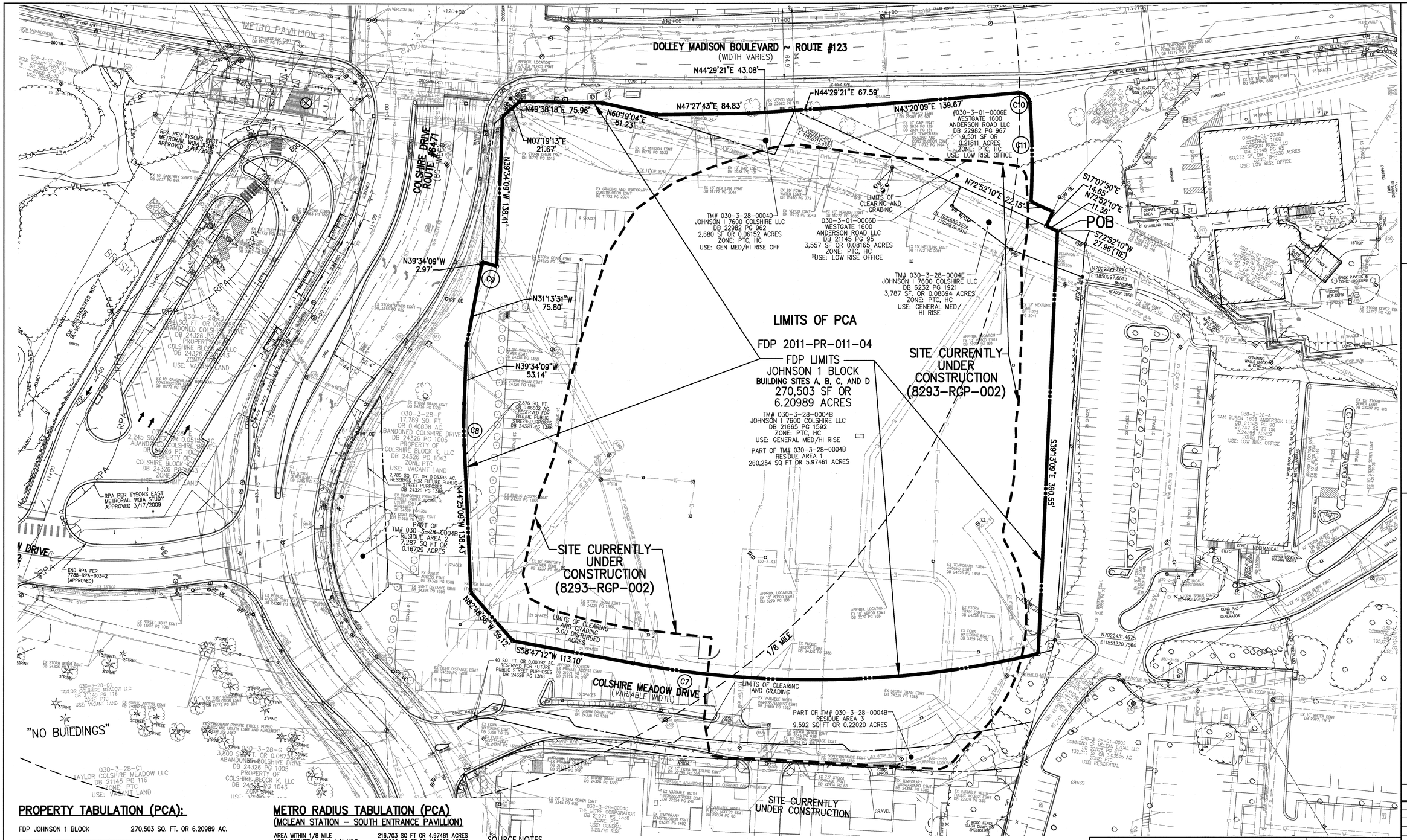
ENGINEER
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
703.442.7800

TRANSPORTATION
WELLS + ASSOCIATES
1420 SPRING HILL ROAD, SUITE 610
TYSONS, VIRGINIA 22102
703.917.6620

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
07.14.16
PROFESSIONAL ENGINEER

VIKA #VV6927LL
SHEET CS.01

FILE: P:\projects\6927\6927LL\CADD\PLANNING\PLANNING DRAWINGS\PCA\6927LL PCA - Cover Sheet.dwg USER: Mack DATE: Jul, 12 2016 TIME: 03:46 pm



PROPERTY TABULATION (PCA):

FDP JOHNSON 1 BLOCK	270,503 SQ. FT. OR 6.20989 AC.
TOTAL	270,503 SQ. FT. OR 6.20989 AC.

METRO RADIUS TABULATION (PCA)
(MCLEAN STATION – SOUTH ENTRANCE PAVILLION)

AREA WITHIN 1/8 MILE	216,703 SQ FT OR 4.97481 ACRES
AREA BETWEEN 1/8 & 1/4 MILE	53,800 SQ FT OR 1.23508 ACRES
TOTAL	270,503 SQ FT OR 6.20989 ACRES

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	256.00'	84.09'	18°49'15"	42.43'	N80°07'06"W	83.72'
C2	176.00'	241.91'	78°45'05"	144.44'	N50°09'14"W	223.31'
C3	293.01'	131.39'	25°41'31"	66.82'	N23°40'10"W	130.29'
C4	37.00'	52.28'	80°57'28"	31.58'	S21°09'54"W	48.04'
C5	746.50'	132.96'	10°12'17"	66.65'	S56°32'49"W	132.78'
C6	496.50'	92.36'	10°39'31"	46.32'	S46°06'55"W	92.23'
C7	905.50'	377.35'	23°52'36"	191.45'	S46°50'54"W	374.62'
C8	456.00'	38.60'	4°50'59"	19.31'	N41°59'39"W	38.59'
C9	1568.50'	14.39'	0°31'32"	7.19'	N63°45'55"E	14.39'
C10	10.00'	15.81'	90°33'30"	10.10'	N88°36'54"E	14.21'
C11	724.50'	91.47'	7°14'02"	45.80'	S42°29'20"E	91.41'
C12	293.01'	42.68'	8°20'44"	21.38'	N14°59'47"W	42.64'

SOURCE NOTES

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED AS FAIRFAX COUNTY TAX MAP (2016) NOS. 030-3-28-0004D, 030-3-01-0006D, 030-3-01-0006E , A PORTION OF 030-3-28-0004B, AND A PORTION OF 030-3-28-0004E, AND ARE ZONED PTC & HC.
2. THE EXISTING CONDITIONS SURVEY WAS COMPLETED UNDER THE DIRECT RESPONSIBLE CHARGE OF FRANKLIN E. JENKINS, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2014; AND THAT THIS SURVEY MEETS MINIMUM HORIZONTAL AND VERTICAL ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
3. THE BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM AND ALTA/ACSM LAND TITLE SURVEYS PREPARED BY BOWMAN CONSULTING GROUP, LTD. DATED JULY 16, 2010 AND DOES NOT REPRESENT A FIELD RUN BOUNDARY SURVEY BY VIKA.
4. THE HORIZONTAL AND VERTICAL DATUM REFERENCED HEREON ARE IN CONFORMANCE WITH FAIRFAX COUNTY REQUIREMENTS 2-0107.1B (115-13-PFM) AND 2-0212.3 (70-00-PFM).
5. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS A COMPILATION OF AN AERIAL SURVEY, RECORD INFORMATION INCLUDING PLANS PREPARED FOR THE DULLES CORRIDOR METRORAIL PROJECT #DT00-029-108, RW201, AND FIELD RUN SURVEYS. CONTOUR INTERVAL IS 2-0'.
6. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN OF 500 YEAR FLOOD AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51059C0116SE, COMMUNITY PANEL NO. 515525 0165 E, FOR FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREAS, DATED SEPTEMBER 17, 2010. ZONE X" IS NOT DESIGNATED AS A SPECIAL FLOOD HAZARD ZONE.
7. ALL KNOWN, PLOTTABLE EASEMENTS OF RECORD ARE SHOWN HEREON. NO TITLE REPORT FURNISHED.
8. THE UTILITIES SHOWN HEREON ARE A COMPILATION OF AREAS OF FIELD SURVEY LOCATIONS, AERIAL SURVEY LOCATIONS, AND/OR RECORD INFORMATION INCLUDING RESPONSES SOLICITED FROM INDIVIDUAL UTILITY COMPANIES.

VA STATE
GRID NORTH
(VCS 83)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NO.	DATE	DESCRIPTION
		REVISIONS

COMMONWEALTH OF VIRGINIA
7/14/2016
J THOMAS HARDING
Lic. No. 1836
LAND SURVEYOR

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

SCOTTS RUN SOUTH
PROFFER CONDITION AMENDMENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CERTIFIED PLAT

VIKA REVISIONS

REVISED:	07/14/2016
REVISED:	04/19/2016
DATE:	01/22/2016
DES. SURVEYS	DWN. LMG
SCALE:	1"=40'
PROJECT/FILE NO.	VV6927LL
SHEET NO.	EC.01

FILE:P:\Surveys\LD03-PROJECTS\6927LL\dwg\6927LL-SV.dwg USER:Mock DATE:Jul. 12 2016 TIME: 06:08 pm

S# 833

LAND BAY EAST TABULATION: RZ-2011-PR-0011

GARFIELD BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
BUILDING A	155	175	225	170 FT*	20 FT*	13-15	15	Residential	251,747	218,181 - 251,747	222			1.00 (75%)	1.60 (75%)	1.35 (25%)	1.70 (25%)	242–362	306		2.0
BUILDING B	70	90	225	75 FT	15 FT	5-8	6	Residential	223,947	223,947 - 298,595	203			1.00 (75%)	1.60 (75%)	1.35 (25%)	1.70 (25%)	221-330	285		2.0
SUB-TOTAL								Hotel [6]													
								Office [6]												1.5:1000	
								Retail [6]												1.5/unit	
								Residential [6]	475,694		425										
TOTAL									475,694		425			319	510	144	180	463-692	591		

*INCLUDES PENTHOUSE WITH AMENITY

WESTGATE BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
BUILDING A	175 FT	225 FT	225	222 FT	30 FT	15-18	18	Office	405,000	324,600 - 405,000				0.0	2.0			0-810	486	1.2:1,000	3.0
SUB-TOTAL								Hotel [6]													
								Office [6]	405,000									0-810	486		
								Retail [6]	9,720									29	29		
								Residential [6]													
TOTAL									414,720									29-839	515		

VAN BUREN BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
BUILDING A	175 FT	225 FT	225	208 FT	30 FT	18-21	21	Residential	466,000	350,000 - 466,000	424			1.0	1.6			424-678	551	1.3/unit	3.0
SUB-TOTAL								Hotel [6]													
								Office [6]													
								Retail [6]	7,560									15	15		
								Residential [6]	466,000		424								551		
TOTAL									473,560		424							439-693	566		

JOHNSON I BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
BUILDING A	255 FT	400 FT	400	363 FT	30 FT	21-32	29	Office	544,800	363,200 - 612,900		0.0	1.6					0-872	654		3.0
BUILDING B	346 FT	400 FT	400	397 FT	30 FT	28-32	32	Office	635,000	450,000 - 635,000		0.0	1.6					0-1016	762		3.0
BUILDING C	256 FT	326 FT	400	276 FT	30 FT	26-33	28	Residential	450,000	380,000 - 570,500	409	1.0	1.6					455-728	613		3.0
BUILDING D	200 FT	326 FT	400	271 FT	30 FT	15-33	28	Residential	450,000	380,000 - 570,500	409			1.0	1.6			364-582	614		3.0
SUB-TOTAL								Hotel [6]													
								Office [6]	1,179,800										1,416	1.2:1,000	
								Retail [6]	78,880									200	353		
								Residential [6]	900,000		818								1,227	1.5/unit	
TOTAL									2,158,680		818							1,019-3,398	2,996		

JOHNSON II BLOCK (MITRE 4)

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
(Mitre 4)			225	225 FT	30 FT		14	Office	340,000					0.0	2.0			0-680	506		2.0
SUB-TOTAL								Hotel [6]													
								*Office [6]	340,000										506		
								*Retail [6]													
								Residential [6]													
TOTAL									340,000									0-680	506		

* The Applicant reserves the right for a potential conversion of 5,000 SF of the 340,000 SF office space to retail, personal/business service, fast food restaurant, quick service food store and/or eating establishment.

TAYLOR BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
BUILDING A	148 FT	198 FT	225	168 FT	30 FT	15-20	17	Residential	325,400	284,800 - 386,300	250			1.0	1.6			250-400	375		3.0
BUILDING B	175 FT	248 FT	225	246 FT	30 FT	13-21	21	Office	443,700	234,900 - 443,700		0.0	1.6					0-710	665		3.0
BUILDING C	163 FT	189 FT	225	171 FT	30 FT	13-15	15	Office	255,200	208,800 - 255,200		0.0 (25%)	1.6 (25%)	0.0 (75%)	2.0 (75%)			0-484	383		3.0
SUB-TOTAL								Hotel [6]												1/unit	
								Office [6]	698,900										1,048	1.5:1,000	
								Retail [6]	15,080									60	60		
								Residential [6]	325,400		250								375	1.5/unit	
TOTAL									1,039,380		250							310-1,654	1,483		

HOTEL BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
Hotel	140 FT	180 FT	400	170 FT	30 FT	13-17	16	Hotel	218,200	115,000 - 238,300	360	0.0	1.0					0-360	266		3.0
								Retail	5,000												
SUB-TOTAL								Hotel [6]	218,200		360								266	.74/key	
								Office [6]													
								Retail [6]	5,000												
								Residential [6]													
TOTAL									223,200		360							0-360	266		

LAND BAY EAST SUBTOTAL								Hotel [6]	218,200		360								266		
								Office [6]	2,623,700										3,456		
								Retail [6]	116,240										304		
								Residential [6]	2,167,094		1,917								2,744		
TOTAL									5,125,234		2,277							2,260-8,316	6,770		

NO.	DATE	DESCRIPTION

REVISIONS

PHILIP C. CHAMPAGNE No. 30073 07-14-16 COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER

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

SCOTTS RUN SOUTH
PROFFER CONDITION AMENDMENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

VIKA REVISIONS

REVISED: 07/14/2016
REVISED: 04/19/2016
DATE: 01/22/2016
DES. PCC DWN. KEA
SCALE: AS SHOWN
PROJECT/FILE NO. VV6927LL
SHEET NO. NTS.01

FILE:P:\projects\6927\6927LL\CADD\PLANNING\PLANNING DRAWINGS\PCA\6927LL PCA - Notes.dwg USER:Mack DATE:Jul, 12 2016 TIME: 04:37 pm

County of Fairfax, Virginia

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

April 10, 2013

Lynne J. Strobel
Walsh, Colucci, Lubeley, Emrich &
Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RE: Rezoning Application RZ 2011-PR-011
(Concurrent with Rezoning Application RZ 2011-PR-010, Proffered Condition Amendment Applications PCA 92-P-001-09 and PCA 92-P-001-10)

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 9, 2013, granting Rezoning Application RZ 2011-PR-011 in the name of of Cityline Partners LLC. The Board's action rezones certain property in the Providence District from the C-3 and HC Districts to PTC and HC Districts to permit to mixed use development with an overall Floor Area Ratio (FAR) of 4.57 and a waiver #6835-WPFM-005-1 to permit the location of underground storm water management facilities in a residential area. The subject property is located on the S. side of Dolley Madison Boulevard between Scotts Run Park and ramp from Dulles Airport Access Road to Dolley Madison Boulevard on approximately 23.54 acres of land. [Tax Map 30-3 ((1)) 6A, 6B, 6C and 6D; 30-3 ((28)) A, C1, 4B and 4C and portions of Route 123 and Colshire Drive public right-of-way to be vacated and/or abandoned], and is subject to the proffers dated April 4, 2013.

Please note that on April 3, 2013, the Planning Commission approved Final Development Plan Application FDP 2011-PR-011, subject to development conditions dated March 14, 2013 and Final Development Plan Application FDP 2011-PR-011-2, subject to development conditions dated April 2, 2013.

The Board also:

- Modified all trails and bike trails in favor of the streetscape and on-road bike lane system shown on the Plans and as proffered.
- Approved waiver number 6835-WPFM-005-1 to allow the use of underground stormwater detention facilities in a residential development, subject to the conditions dated February 6, 2013, as contained in Attachment A of Appendix 11 of the staff report.
- Modified Section 7-0802.2 of the Public Facilities Manual (PFM) to allow for the projection of structural columns into parking stalls (no more than 4 percent of the stall area).
- Modified the PFM and/or Zoning Ordinance to allow tandem/valet parking spaces, controlled by building management, and that such spaces may count toward the parking requirements.
- Modified Section 12-0601.1B to permit the reduction of the minimum planter opening area for trees used to satisfy the tree cover requirement, in favor of that shown on the Plans and as proffered.
- Modified the Zoning Ordinance and PFM for required tree preservation target and ten percent canopy coverage on individual lots/land bays to allow for tree preservation to be calculated on the overall CDP development area.
- Modified the Zoning Ordinance to allow for a parapet wall, cornice, or similar projection to exceed the height limit established by more than three feet; as may be indicated on the Final Development Plan (FDP) to screen mechanical equipment.
- Modified the maximum fence height requirements from 7 feet to 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 Conceptual Development Plan (CDP), or as may be indicated on the FDP.
- Modified Paragraph 4 of Section 11-202 of the Zoning Ordinance requiring a minimum distance of 40 feet of loading space in proximity to drive aisles, to that shown on the CDP, and when shown on an approved FDP.
- Waived Section 11-302 of the Zoning Ordinance to allow a private street to exceed 600 feet in length as shown on the CDP.
- Modified the interior and peripheral parking lot landscape requirements for interim surface lots and on private streets to that shown on the CDP and FDP.
- Waived Section 16-403 of the Zoning Ordinance requiring a FDP as a prerequisite to the site plan in the PTC District to permit public improvement plans associated with public streets and parks.
- Waived a service drive on Route 123.
- Waived Paragraph 4 of Section 17-201 of the Zoning Ordinance to provide any further dedication and construction for widening of existing roads to address Comprehensive Plan requirements beyond that which is indicated in the Plans and proffers.
- Waived Paragraph 3 of Section 17-201 of the Zoning Ordinance to provide any additional interparcel connections to adjacent parcels beyond that shown on the Plans and as proffered.
- Modified Section 12-0515.6B of the PFM to allow for trees located above any proposed percolation trench or bio-retention areas to count towards county tree cover requirements;
- Modified Paragraph 7 of Section 17-201 of the Zoning Ordinance to permit the applicant to establish parking control, signs, and parking meters along private streets within and adjacent to the development in coordination with the Department of Transportation.
- Modified the 10-year tree canopy requirements in favor of that shown on the Plans and as proffered.

Sincerely,

Catherine A. Chianese

NOTE

1. APPLICANT REQUESTS TO VOID WAIVER NUMBER 6835-WPFM-005-1, GRANTED BY THE BOARD OF SUPERVISORS WITH THE APPROVAL OF RZ-2011-PR-011, WITHIN THE PROPOSED PCA BOUNDARY SHOWN HEREIN.

NO.	DATE	DESCRIPTION

REVISIONS

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
LIC. No. 30073
07.14.16
PROFESSIONAL ENGINEER
VV

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) 761-2797
W W W . V I K A . C O M

SCOTTS RUN SOUTH
PROFFER CONDITION AMENDMENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

WAIVERS AND MODIFICATIONS

VIKA REVISIONS

REVISED:	07/14/2016
REVISED:	04/19/2016
DATE:	01/22/2016
DES. PCC	DWN. KEA
SCALE:	AS SHOWN
PROJECT/FILE NO.	VV6927LL
SHEET NO.	NTS.02

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1 ILLUSTRATIVE PLAN
SCALE: 1" = 100'-0"

VIKA VIRGINIA LLC
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PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ILLUSTRATIVE PLAN

REVISIONS

PCA REVISIONS	07.14.2016
PCA REVISIONS	03.21.2016
DATE:	JUL 14 2016
DES. Designer	DWN. VEB
SCALE:	1" = 100'-0"
PROJECT/FILE NO.	26758.000
SHEET NO.	A1.01

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
07.14.16
PROFESSIONAL ENGINEER

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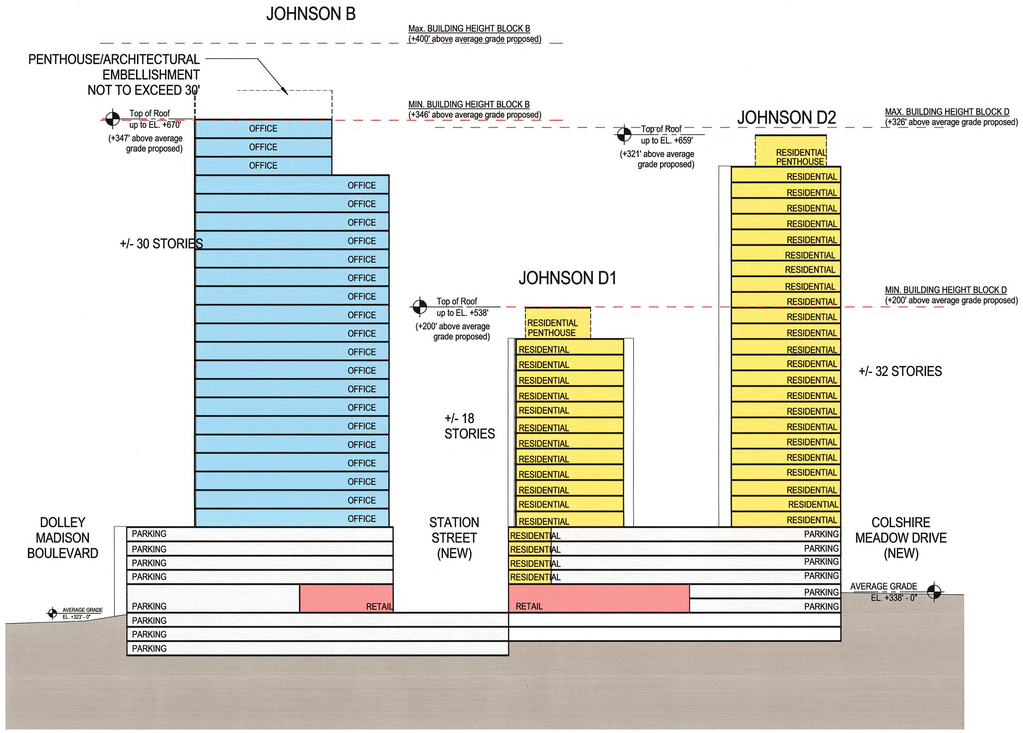
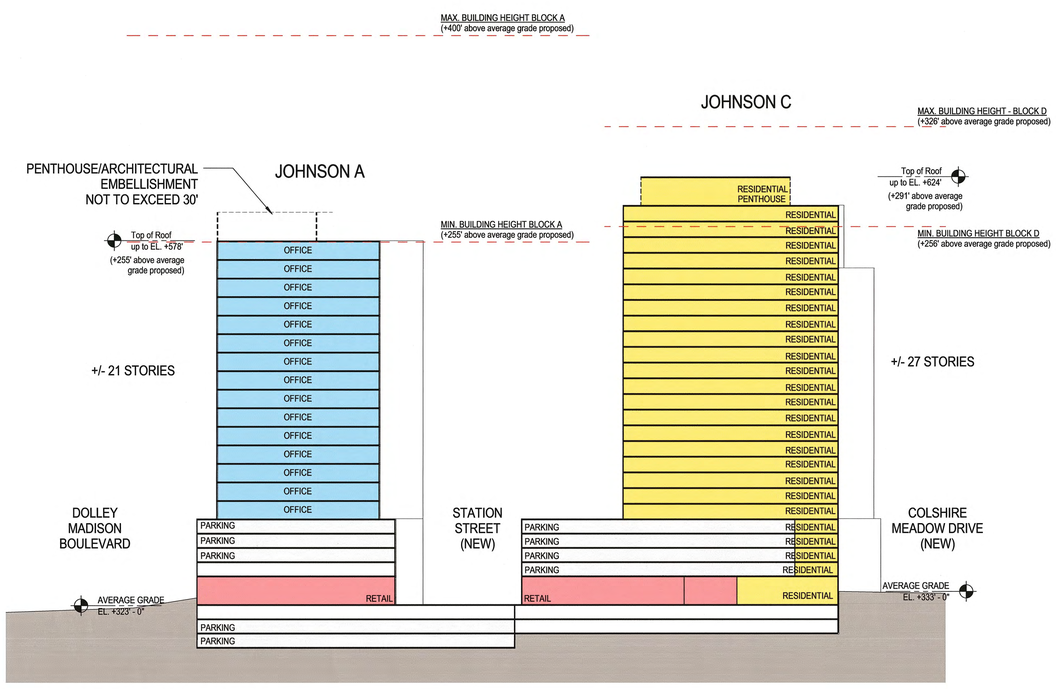


1 JOHNSON CROSS SECTION 2
SCALE: 1" = 50'-0"



2 JOHNSON CROSS SECTION 1
SCALE: 1" = 50'-0"

KEY PLAN

BUILDING USE KEY:

- PARKING
- OFFICE
- RESIDENTIAL
- RETAIL
- HOTEL

*RETAIL LOCATIONS SHOWN ARE CONCEPTUAL AND MAY BE ONE OR TWO STORIES

NOTES:

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

2. FOR INFORMATION ON TREATMENT OF GARAGE FACADES, SEE A3.01- A3.03.

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BUILDING SECTIONS - JOHNSON

REVISIONS

PCA REVISIONS	07.14.2016
PCA REVISIONS	03.21.2016
DATE:	JUL 14 2016
DES. Designer	DWN. VEB
SCALE:	As indicated
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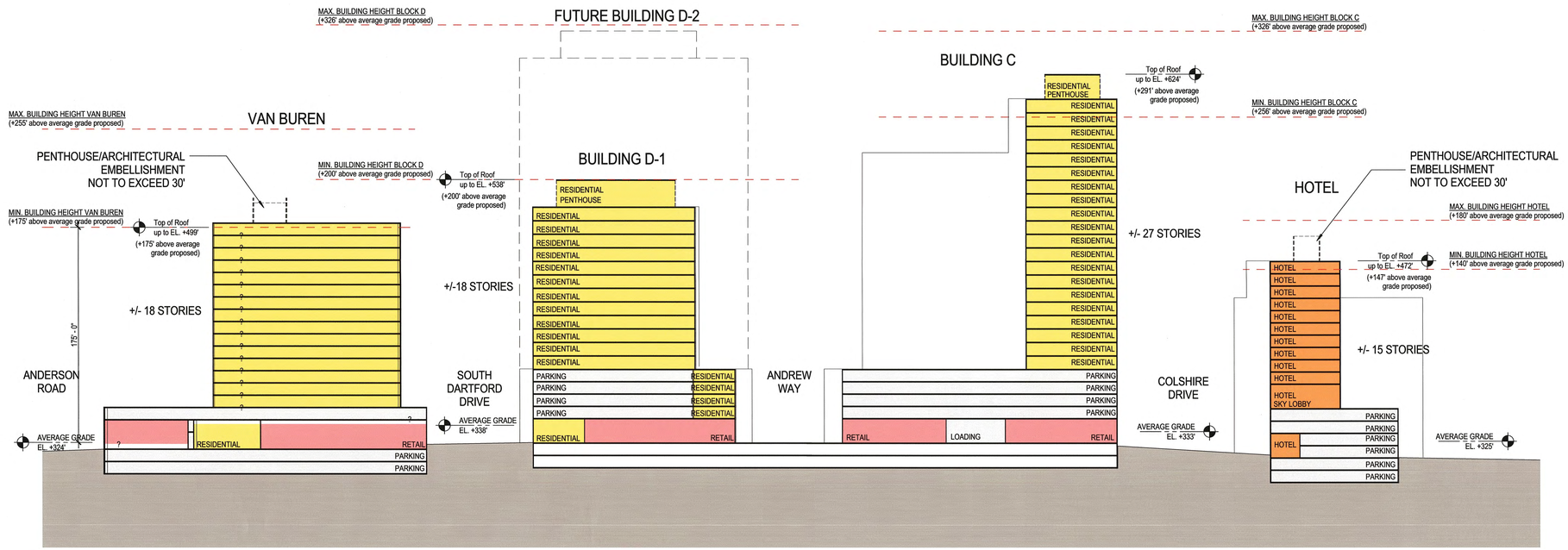

1 SECTION - VAN BUREN, JOHNSON, HOTEL
SCALE: 1" = 50'-0"

2 SECTION - VAN BUREN, JOHNSON, HOTEL
SCALE: 1" = 50'-0"

KEY PLAN

BUILDING USE KEY:

- PARKING
- OFFICE
- RESIDENTIAL
- RETAIL
- HOTEL

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BUILDING SECTIONS - JOHNSON

REVISIONS

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COMMONWEALTH OF VIRGINIA
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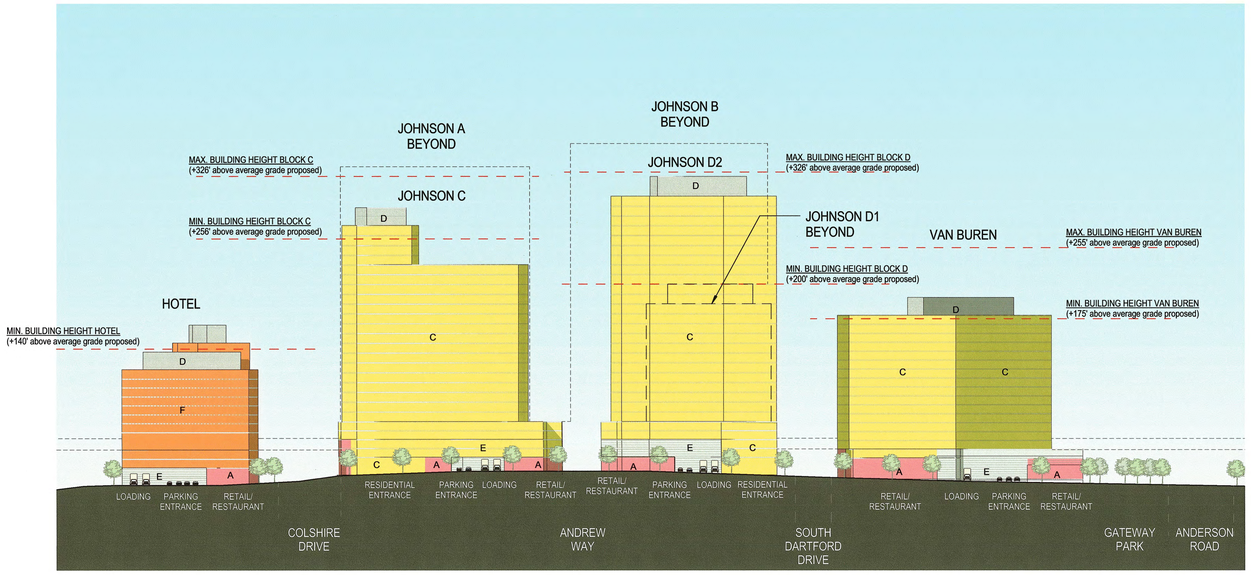
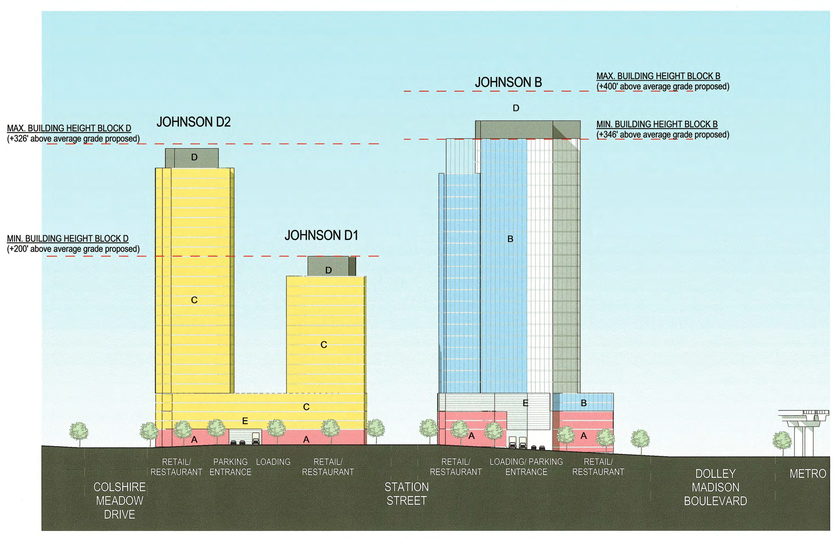


1 ELEVATION - JOHNSON FROM COLSHIRE MEADOW
SCALE: 1" = 80'-0"



2 ELEVATION - JOHNSON FROM SOUTH DARTFORD
SCALE: 1" = 80'-0"

KEY PLAN

POTENTIAL PALETTE OF MATERIALS

A Retail/Restaurant/Building Entry Facade
- Clear Glass and Metal Storefront
- Clear Glass and Stone Storefront
- Clear Glass and Masonry Storefront

B Office Facade
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

C Residential Facade
- Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

D Penthouse Facade
- Glass Curtain Wall
- Metal Panel

E Garage Facade
- Architectural Metal Panels
- Metal Mesh
- Precast Panels
- Green Screen

F Hotel
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

NOTES:

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

2. FOR NUMBER OF STORIES OF BUILDINGS AND PLINTHS, SEE A1.02.

3. FOR BUILDING HEIGHTS SEE SECTIONS IN A2 SERIES.

4. GARAGE FLOOR-TO-FLOOR HEIGHTS ARE PROPOSED AT 10' MAX.

5. PARKING LEVELS ARE PROPOSED AT 2-7 LEVELS AS SHOWN.

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FAIRFAX COUNTY, VIRGINIA

ELEVATIONS - JOHNSON

REVISIONS

PCA REVISIONS	07.14.2016
PCA REVISIONS	03.21.2016
DATE:	JUL 14 2016
DES. Designer	DWN. VEB
SCALE:	As indicated
PROJECT/FILE NO.	26758.000
SHEET NO.	A3.01

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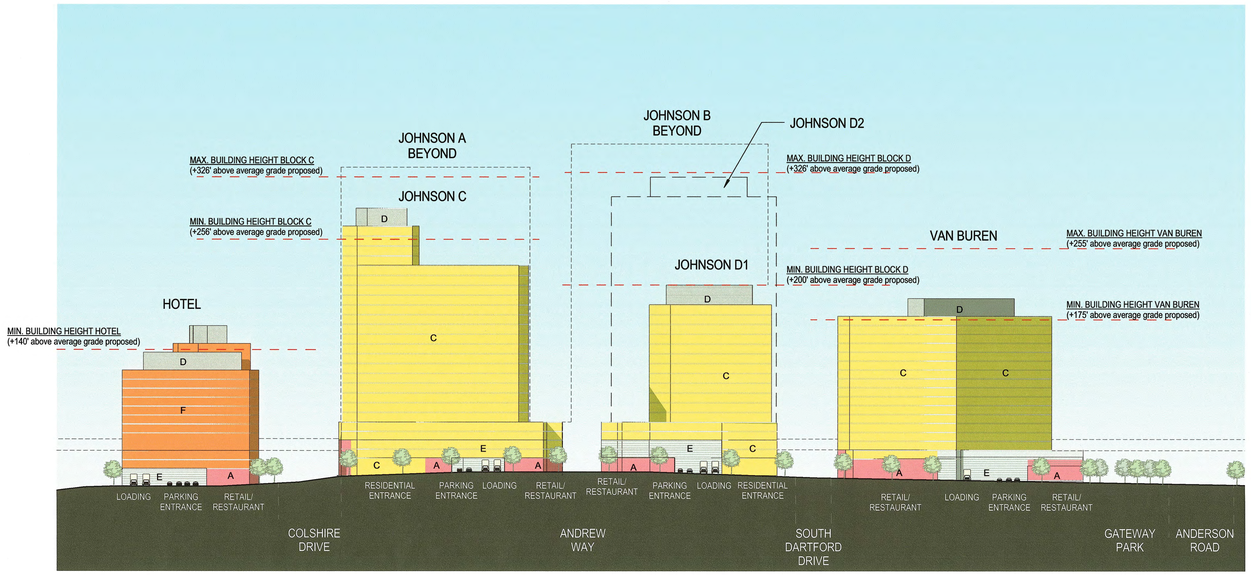

1 ELEVATION - JOHNSON FROM COLSHIRE MEADOW
SCALE: 1" = 80'-0"

KEY PLAN

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E Garage Facade
- Architectural Metal Panels
- Metal Mesh
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- Green Screen

F Hotel
- Glass Curtain Wall
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ELEVATIONS - JOHNSON

REVISIONS

PCA REVISIONS	07.14.2016
PCA REVISIONS	03.21.2016
DATE:	JUL 14 2016
DES. Designer	DWN. VEB
SCALE:	As indicated
PROJECT/FILE NO.	26758.000
SHEET NO.	A3.01A

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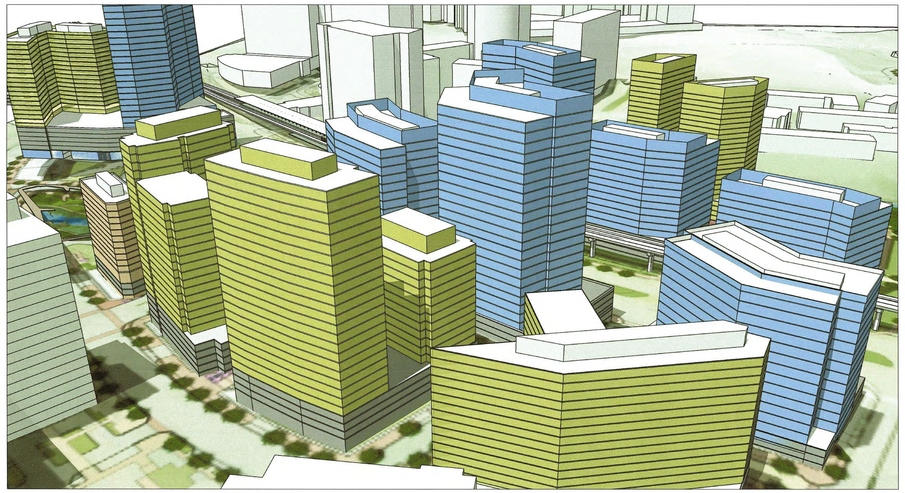
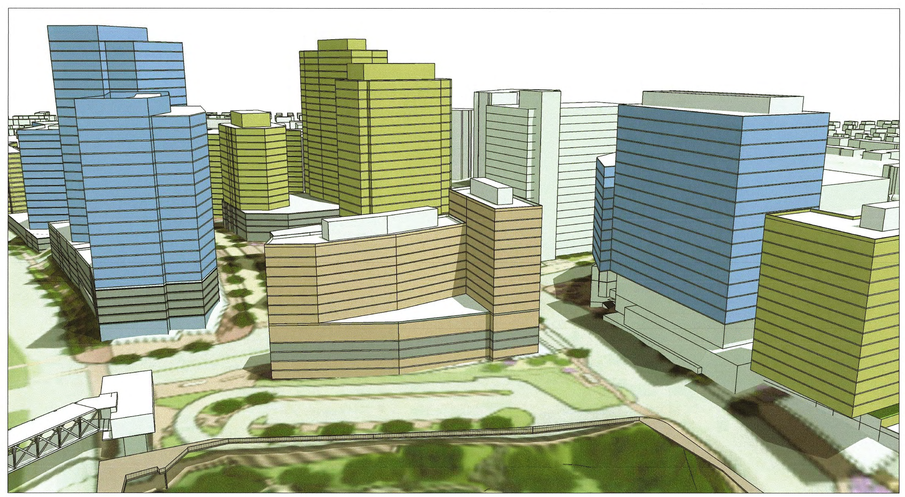


1 JOHNSON VIEW 01
SCALE: 1" = 20'-0"

2 JOHNSON VIEW 02
SCALE: 1" = 20'-0"



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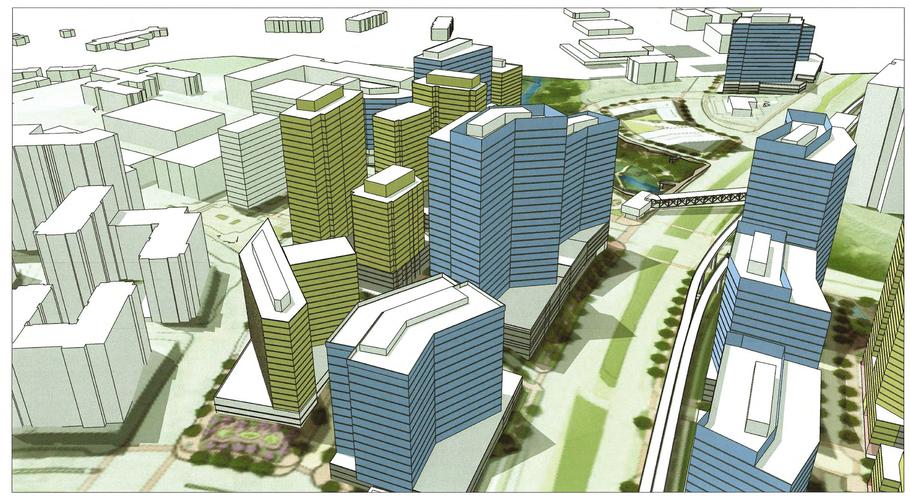

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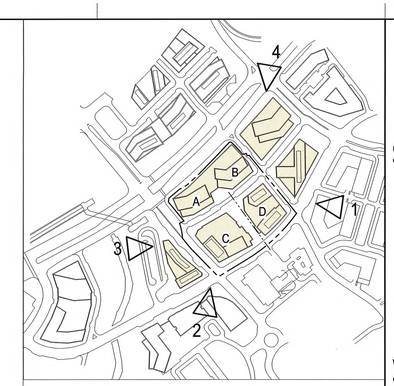

KEY PLAN

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3-D VIEWS

REVISIONS

PCA REVISIONS	07.14.2016
PCA REVISIONS	03.21.2016

DATE:	JUL 14 2016
DES. Designer	DWN. VEB
SCALE:	As indicated
PROJECT/FILE NO.	26758.000
SHEET NO.	A4.01

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
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07-14-16
PROFESSIONAL ENGINEER

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PROPERTY TABULATIONS

LANDBAY EAST

SITE NAME	TAX MAP#	AREA (SF)	AREA (AC)	EXISTING ZONE	DEED BOOK	PAGE	NOTES
TAYLOR	030-3 ((28)) C-1	222,051	5.09759	C-3	12845	103	20515/554 & 20770/123
JOHNSON I	030-3 ((28)) 0004B	340,582	7.81869	C-3	21665	1592	
JOHNSON II (MITRE IV)	030-3 ((28)) 0004C	127,884	2.93581	C-3	21665	1592	
WESTGATE	030-3 ((01)) 0006B	60,213	1.38230	C-3	5888	1335	1992/420 & 6232/1921
	030-3 ((01)) 0006C	11,746	0.26965	C-3	6232	1921	
	030-3 ((01)) 0006D	3,752	0.08613	C-3	6232	1921	
	NO TAX MAP DESIGNATION	3,787	0.08694		6232	1921	
VAN BUREN	030-3 ((28)) A	97,747	2.24396	C-3	5888	1335	6232/1921
GARFIELD	030-3 ((01)) 0006A	111,772	2.56593	C-3	5888	1335	1992/420
CONVEYANCE AREA 1	ROUTE 123	2,680	0.06153				
CONVEYANCE AREA 2	ROUTE 123	9,501	0.21811				
CONVEYANCE AREA 3	ROUTE 123	2,673	0.06136				
ABANDONMENT AREA 1	COLSHIRE DRIVE	27,128	0.62277				
ABANDONMENT AREA 2	COLSHIRE DRIVE	3,800	0.08724				
TOTAL - LANDBAY EAST APPLICATION AREA		**1,025,316**	**23.53801**				

LANDBAY EAST - DENSITY CREDITS

BY CONVEYANCE	DENSITY (TRANSFER STATION)	88,139	2.02339	---	11898	1841	
STREET DEDICATION	DENSITY	7,011	0.16095	---	11577	770	14,105 SF less 7,074 SF to be vacated
STREET DEDICATION	DENSITY	714	0.01639	---	11772	1986	
STREET DEDICATION	DENSITY	647	0.01485	---	11772	1978	
STREET DEDICATION	DENSITY	551	0.01265	---	21665	1592	
TOTAL - LANDBAY EAST DENSITY CREDITS		**97,062**	**2.22823**				
AREA FOR DENSITY PURPOSES		**1,122,378**	**25.76624**				
	LESS	1,448	0.03324	TO BE DEDICATED TO VDOT WITHOUT RESERVATION OF DENSITY CREDIT			
TOTAL AREA FOR DENSITY PURPOSES		**1,120,930**	**25.73300**				

*SEE PAGE C-2B FOR LANDBAY WEST TABULATIONS

FAR Calculations

	West Land Bay RZ-2011-PR-010	East Land Bay RZ-2011-RP-011	Total RZ-2011-PR-010 & RZ-2011-PR-011
Land Area and Density Credit	445,804 SF (10.23425 ac.)	1,120,930 SF (25.73300 ac.)	1,566,734 SF (35.96725 ac.)
GSF Master Plan	1,571,826 GSF	5,125,234 GSF	6,697,060 GSF
FAR Master Plan	3.53 FAR	4.57 FAR	4.27 FAR

Combined West and East Land Bays Land Use Mix

Use	GSF	Percentage of Total	FAR
Land Bay West Master Plan			
• Office	1,114,510	71%	2.50
• Hotel	0	0%	0.00
• Residential	430,036	27%	0.97
• Retail	27,280	2%	0.06
Total	1,571,826	100%	3.53
Land Bay East Master Plan			
• Office	2,623,700	52%	2.34
• Hotel	218,200	4%	0.20
• Residential	2,167,094	42%	1.93
• Retail	116,240	2%	0.10
Total	5,125,234	100%	4.57
Combined Master Plan			
• Office	3,738,210	55%	2.38
• Hotel	218,200	3%	0.14
• Residential	2,597,130	40%	1.66
• Retail	143,520	2%	0.09
Total	6,697,060	100%	4.27

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LAND BAY EAST TABULATION: RZ-2011-PR-0011

GARFIELD BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
BUILDING A	155	175	225	170 FT*	20 FT*	13-15	15	Residential	251,747	218,181 - 251,747	222			1.00 (75%)	1.60 (75%)	1.35 (25%)	1.70 (25%)	242--362	306		2.0
BUILDING B	70	90	225	75 FT	15 FT	5-8	6	Residential	223,947	223,947 - 298,595	203			1.00 (75%)	1.60 (75%)	1.35 (25%)	1.70 (25%)	221-330	285		2.0
SUB-TOTAL								Hotel [6]													
								Office [6]												1.5:1000	
								Retail [6]												1.5/unit	
								Residential [6]	475,694		425										
TOTAL									475,694		425			319	510	144	180	463-692	591		

*INCLUDES PENTHOUSE WITH AMENITY

WESTGATE BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
BUILDING A	175 FT	225 FT	225	222 FT	30 FT	15-18	18	Office	405,000	324,600 - 405,000				0.0	2.0			0-810	486	1.2:1,000	3.0
SUB-TOTAL								Hotel [6]													
								Office [6]	405,000									0-810	486		
								Retail [6]	9,720									29	29		
								Residential [6]													
TOTAL									414,720									29-839	515		

VAN BUREN BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
BUILDING A	175 FT	225 FT	225	208 FT	30 FT	18-21	21	Residential	466,000	350,000 - 466,000	424			1.0	1.6			424-678	551	1.3/unit	3.0
SUB-TOTAL								Hotel [6]													
								Office [6]													
								Retail [6]	7,560									15	15		
								Residential [6]	466,000		424								551		
TOTAL									473,560		424							439-693	566		

JOHNSON I BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
BUILDING A	255 FT	400 FT	400	363 FT	30 FT	21-32	29	Office	544,800	363,200 - 612,900		0.0	1.6					0-872	654		3.0
BUILDING B	346 FT	400 FT	400	397 FT	30 FT	28-32	32	Office	635,000	450,000 - 635,000		0.0	1.6					0-1016	762		3.0
BUILDING C	256 FT	326 FT	400	276 FT	30 FT	26-33	28	Residential	450,000	380,000 - 570,500	409	1.0	1.6					455-728	613		3.0
BUILDING D	256 FT	326 FT	400	271 FT	30 FT	26-33	28	Residential	450,000	380,000 - 570,500	409			1.0	1.6			364-582	614		3.0
SUB-TOTAL								Hotel [6]													
								Office [6]	1,179,800										1,416	1.2:1,000	
								Retail [6]	78,880									200	353		
								Residential [6]	900,000		818								1,227	1.5/unit	
TOTAL									2,158,680		818							1,019-3,398	2,996		

JOHNSON II BLOCK (MITRE 4)

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
(Mitre 4)			225	225 FT	30 FT		14	Office	340,000					0.0	2.0			0-680	506		2.0
SUB-TOTAL								Hotel [6]													
								*Office [6]	340,000										506		
								*Retail [6]													
								Residential [6]													
TOTAL									340,000									0-680	506		

* The Applicant reserves the right for a potential conversion of 5,000 SF of the 340,000 SF office space to retail, personal/business service, fast food restaurant, quick service food store and/or eating establishment.

TAYLOR BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
BUILDING A	148 FT	198 FT	225	168 FT	30 FT	15-20	17	Residential	325,400	284,800 - 386,300	250			1.0	1.6			250-400	375		3.0
BUILDING B	175 FT	248 FT	225	246 FT	30 FT	13-21	21	Office	443,700	234,900 - 443,700		0.0	1.6					0-710	665		3.0
BUILDING C	163 FT	189 FT	225	171 FT	30 FT	13-15	15	Office	255,200	208,800 - 255,200		0.0 (25%)	1.6 (25%)	0.0 (75%)	2.0 (75%)			0-484	383		3.0
SUB-TOTAL								Hotel [6]												1/unit	
								Office [6]	698,900										1,048	1.5:1,000	
								Retail [6]	15,080									60	60		
								Residential [6]	325,400		250								375	1.5/unit	
TOTAL									1,039,380		250							310-1,654	1,483		

HOTEL BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Proposed Loading
Hotel	140 FT	180 FT	400	170 FT	30 FT	13-17	16	Hotel	218,200	115,000 - 238,300	360	0.0	1.0					0-360	266		3.0
								Retail	5,000												
SUB-TOTAL								Hotel [6]	218,200		360								266	.74/key	
								Office [6]													
								Retail [6]	5,000												
								Residential [6]													
TOTAL									223,200		360							0-360	266		
LAND BAY EAST SUBTOTAL								Hotel [6]	218,200		360								266		
								Office [6]	2,623,700										3,456		
								Retail [6]	116,240										304		
								Residential [6]	2,167,094		1,917								2,744		
TOTAL									5,125,234		2,277							2,260-8,316	6,770		

Application No: RZ 2011-PR-010 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (xCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: April 4, 2013

SEE CONDITIONS DATED:

Date of Final Approval: April 9, 2013 (xBOS) (_PC) (_BZA)

Comments:

DEPARTMENT OF PLANNING & ZONING

Sheet 3 of 119

WORK FORCE HOUSING NOTE:

20% OF THE TOTAL 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 SHEET C-2B FOR TABULATION NOTES

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T 703.528.4700

ISSUED FOR	REV	DATE
CDP--REVISION		03/25/2013
CDP--REVISION		02/04/2013
CDP--REVISION		12/10/2012
CDP--REVISION		10/22/2012
CDP--REVISION		8/01/2012
CDP		5/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

TABULATIONS

SCALE AS SHOWN

PROJECT NUMBER 26758.005

DRAWING NUMBER V6927L CDP C-2A

FOR INFORMATIONAL PURPOSES ONLY

SHEET HIST.01

FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L902.dwg USER:Cottingham DATE:Mar, 27 2013 TIME: 09:17 am

PRELIMINARY 10 YEAR TREE CANOPY CALCULATIONS

Table 12.10 Preliminary 10-Year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and ststement here preceeding the 10-year tree canopy		see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	1,327,247	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0511.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	1,327,247	Square feet
B5	Identify the site's zoning and/or use		
B6	Percentage of 10-year tree canopy required =	10.0%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	132,724.70	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			
C 1	Tree Preservation Target Area(SF) =	25,130.40	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	30,457	Square Feet
C 3	C 2 x 1.00(SF) =	30,457	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0	Square Feet
C 9	C 8 x 1.0 (SF) =	0	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	30,457	If area of C 10 is less than B 7 remainder of requireent must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	102,268	Square feet
D 2	Area of canopy planted for air quality benefits =	0	Square feet
D 3	D 2 x 1.5 (SF) =	0	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0	Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0	Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	0	Square feet
D 9	D 8 x 1.5 (SF) =	0	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	0	Square feet
D 11	D 10 x 1.5 (SF) =	0	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4D(1)
	D 14 x 1.0 =	0	Square feet
D 15	Area of canopy provided through native shrubs=		
	D15 x 1.0 =	0	
D 16	Percentage of D 14 represented by D 15 =	0.0%	Must not exceed 33% of D 14
	Area of canopy to be planted with no benefit credits =	113,100*	Square feet
D 17	Total of canopy area provided through tree planting =	113,100	Square feet
D 18	Is an offsite planting relief requested?		Yes or No
D 19	Tree Bank or Tree Fund?		Yes or No § 12-0512
D 20	Canopy area requested to be provided through offsite banking or tree fund =		Square Feet
D 21	Amount to be deposited into the Tree Preservation and Planting Fund =		
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	30,457	Square Feet
E 2	Total of canopy area provided through tree planting (D 17) =	113,100*	Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0	Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF)= (E1+E2+E3)	143,557	Total of E 1 through E 3, area should meet or exceed area in B 7

* OF THE 113,100 SF OF CANOPY, 57,525 SF OF CANOPY IS WITHIN EXISTING OR PROPOSED RIGHT-OF-WAY. PLEASE SEE PFM MODIFICATION ON SHEET C-2.

PRELIMINARY TREE PLANT LIST AND CANOPY COVERAGE

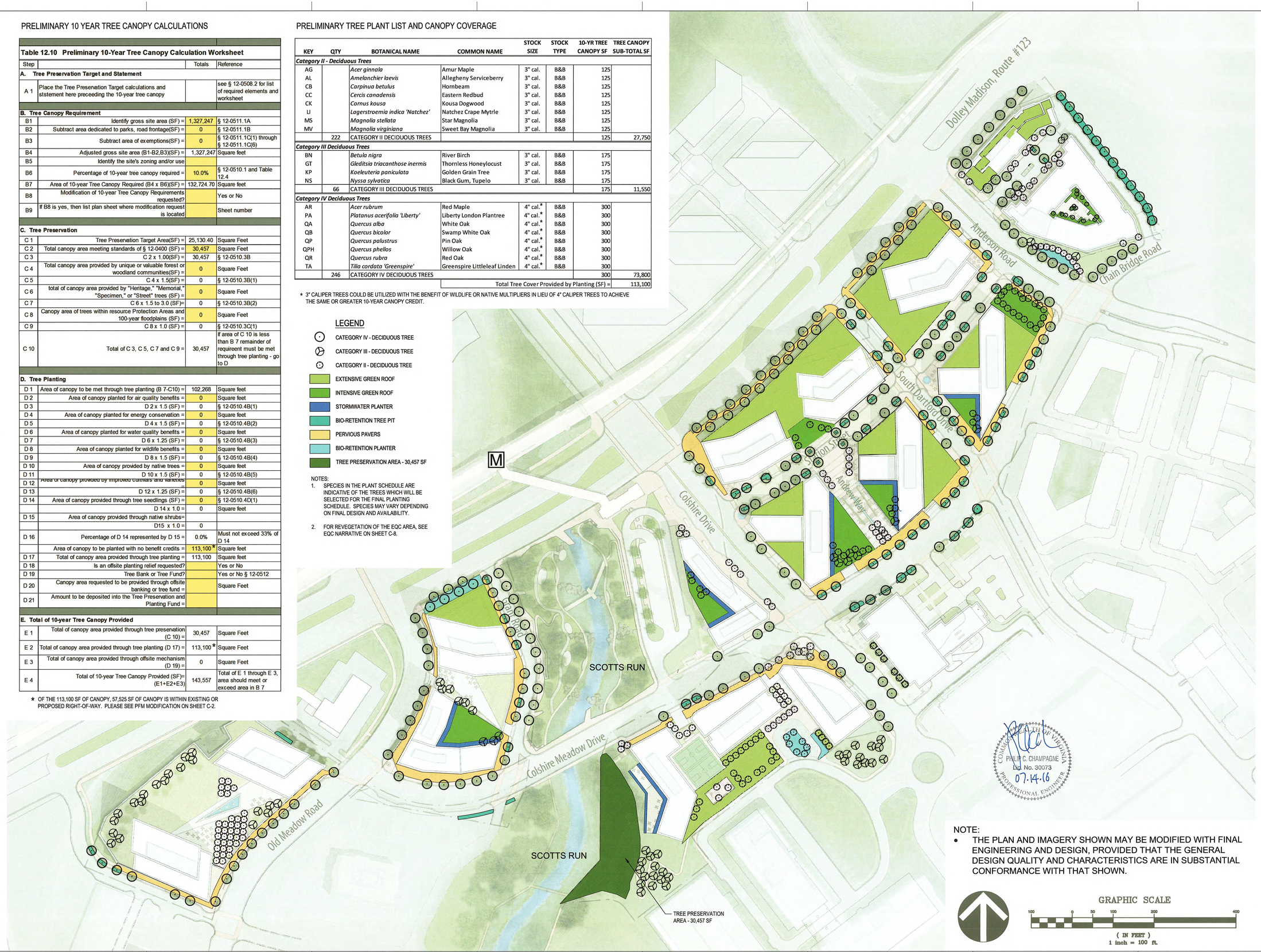
KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	STOCK TYPE	10-YR TREE CANOPY SF	TREE CANOPY SUB-TOTAL SF
Category II - Deciduous Trees							
AG		*Acer ginnala*	Amur Maple	3" cal.	B&B	125	
AL		*Amelanchier laevis*	Allegheny Serviceberry	3" cal.	B&B	125	
CB		*Carpinua betulus*	Hornbeam	3" cal.	B&B	125	
CC		*Cercis canadensis*	Eastern Redbud	3" cal.	B&B	125	
CK		*Cornus kousa*	Kousa Dogwood	3" cal.	B&B	125	
LI		*Lagerstroemia indica 'Natchez'*	Natchez Crape Mytrle	3" cal.	B&B	125	
MS		*Magnolia stellata*	Star Magnolia	3" cal.	B&B	125	
MV		*Magnolia virginiana*	Sweet Bay Magnolia	3" cal.	B&B	125	
	222	CATEGORY II DECIDUOUS TREES				125	27,750
Category III Deciduous Trees							
BN		*Betula nigra*	River Birch	3" cal.	B&B	175	
GT		*Gleditsia triacanthose inermis*	Thornless Honeylocust	3" cal.	B&B	175	
KP		*Koeleuteria paniculata*	Golden Grain Tree	3" cal.	B&B	175	
NS		*Nyssa sylvatica*	Black Gum, Tupelo	3" cal.	B&B	175	
	66	CATEGORY III DECIDUOUS TREES				175	11,550
Category IV Deciduous Trees							
AR		*Acer rubrum*	Red Maple	4" cal.*	B&B	300	
PA		*Platanus acerifolia 'Liberty'*	Liberty London Plantree	4" cal.*	B&B	300	
QA		*Quercus alba*	White Oak	4" cal.*	B&B	300	
QB		*Quercus bicolor*	Swamp White Oak	4" cal.*	B&B	300	
QP		*Quercus palustrus*	Pin Oak	4" cal.*	B&B	300	
QPH		*Quercus phellos*	Willow Oak	4" cal.*	B&B	300	
QR		*Quercus rubra*	Red Oak	4" cal.*	B&B	300	
TA		*Tilia cordata 'Greenspire'*	Greenspire Littleleaf Linden	4" cal.*	B&B	300	
	246	CATEGORY IV DECIDUOUS TREES				300	73,800
						Total Tree Cover Provided by Planting (SF) =	113,100

* 3" CALIPER TREES COULD BE UTILIZED WITH THE BENEFIT OF WILDLIFE OR NATIVE MULTIPLIERS IN LIEU OF 4" CALIPER TREES TO ACHIEVE THE SAME OR GREATER 10-YEAR CANOPY CREDIT.

LEGEND

- CATEGORY IV - DECIDUOUS TREE
- CATEGORY III - DECIDUOUS TREE
- CATEGORY II - DECIDUOUS TREE
- EXTENSIVE GREEN ROOF
- INTENSIVE GREEN ROOF
- STORMWATER PLANTER
- BIO-RETENTION TREE PIT
- PERVIOUS PAVERS
- BIO-RETENTION PLANTER
- TREE PRESERVATION AREA - 30,457 SF

NOTES:
1. SPECIES IN THE PLANT SCHEDULE ARE INDICATIVE OF THE TREES WHICH WILL BE SELECTED FOR THE FINAL PLANTING SCHEDULE. SPECIES MAY VARY DEPENDING ON FINAL DESIGN AND AVAILABILITY.
2. FOR REVEGETATION OF THE EQC AREA, SEE EQC NARRATIVE ON SHEET C-8.



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

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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SCOTTS RUN SOUTH
PROFFER CONDITION AMENDMENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

INTEGRATED LANDSCAPE STORMWATER PLAN

REVISIONS

PCA REVISIONS	07.14.2016
DATE:	JUL 11 2016
DES.	DWN.
SCALE:	1" = 100'-0"
PROJECT/FILE NO.	26758.000
SHEET NO.	L1.01

DATE:
USER:
FILE:

SCOTTS RUN SOUTH
JOHNSON 1 BLOCK

BUILDING SITES A, B, C, AND D

FDP-2011-PR-011-04

RE: RZ-2011-PR-011 (CDP)

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

JUNE 23, 2015
NOVEMBER 12, 2015
FEBRUARY 9, 2016
JULY 14, 2016
OCTOBER 3, 2016

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2	C-2	NOTES, WAIVERS, AND MODIFICATIONS
3	C-3	NOTES AND TABULATIONS
4	C-3A	NOTES AND TABULATIONS
5	C-4	OVERALL CONTEXT PLAN
6	C-5	METRO CONTEXT PLAN
7	C-6	EXISTING CONDITIONS PLAN
8	C-7	EXISTING VEGETATION MAP
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10	C-9	FINAL DEVELOPMENT PLAN
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12	C-11	TYPICAL STREET CROSS SECTIONS
13	C-12	FIRE LANE ACCESS PLAN
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19	C-16A	SWM OVERALL COMPUTATIONS
20	C-17	SWM DRAINAGE AREA 'A' COMPUTATIONS
21	C-18	SWM DRAINAGE AREA 'B' COMPUTATIONS
22	C-19	SWM DRAINAGE AREA 'C' COMPUTATIONS
23	C-20	SWM DRAINAGE AREA 'D' COMPUTATIONS
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29	C-25	APPROVED CDP PHASING PLAN
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39	A2.04	ELEVATIONS
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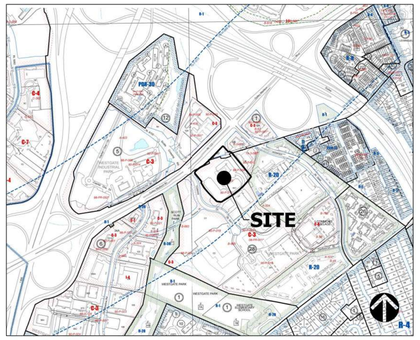
CONCEPTUAL DEVELOPMENT RENDERING

TAX MAP NOS. (2016)
A PORTION OF 030-3 ((28)) PARCEL 4B, 030-3 ((28)) PARCEL 4D, A PORTION OF 030-3 ((28)) PARCEL 4E, 030-3 ((01)) PARCEL 6D, AND 030-3 ((01)) PARCEL 6E



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

APPLICANT
CITYLINE PARTNERS LLC
1651 OLD MEADOW ROAD, SUITE 650
MCLEAN, VA 22102
703.556.3777

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WALSH, COLUCCI, LUBELEY & WALSH, PC
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ARLINGTON, VA 22201
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202.833.4400

ENGINEER
VIKA VIRGINIA, LLC
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TYSONS, VA 22102
703.442.7800

LANDSCAPE ARCHITECT
SMITHGROUP JJR
1700 NEW YORK AVENUE, NW, SUITE 100
WASHINGTON, DC 20006
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TRANSPORTATION
WELLS + ASSOCIATES
1420 SPRING HILL ROAD, SUITE 610
TYSONS, VA 22102
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PHILIP C. CHAMPAGNE
Lic. No. 30073
10-3-16
VIRGINIA PROFESSIONAL ENGINEER

VIKA #VV6927LL
SHEET C-1

FILE: P:\projects\6927\6927LL\CADD\PLANNING\PLANNING DRAWINGS\6927LL100 – Cover Sheet.dwg USER: Mack DATE: Oct, 03 2016 TIME: 04:38 pm

County of Fairfax, Virginia

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

April 10, 2013

Lynne J. Strobel
Walsh, Colucci, Lubeley, Emrich &
Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RE: Rezoning Application RZ 2011-PR-011
(Concurrent with Rezoning Application RZ 2011-PR-010, Proffered Condition Amendment Applications PCA 92-P-001-09 and PCA 92-P-001-10)

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 9, 2013, granting Rezoning Application RZ 2011-PR-011 in the name of of Cityline Partners LLC. The Board's action rezones certain property in the Providence District from the C-3 and HC Districts to PTC and HC Districts to permit a mixed use development with an overall Floor Area Ratio (FAR) of 4.57 and a waiver #6835-WPFM-005-1 to permit the location of underground storm water management facilities in a residential area. The subject property is located on the S. side of Dolley Madison Boulevard between Scotts Run Park and ramp from Dulles Airport Access Road to Dolley Madison Boulevard on approximately 23.54 acres of land. [Tax Map 30-3 ((1)) 6A, 6B, 6C and 6D; 30-3 ((28)) A, C1, 4B and 4C and portions of Route 123 and Colshire Drive public right-of-way to be vacated and/or abandoned], and is subject to the proffers dated April 4, 2013.

Please note that on April 3, 2013, the Planning Commission approved Final Development Plan Application FDP 2011-PR-011, subject to development conditions dated March 14, 2013 and Final Development Plan Application FDP 2011-PR-011-2, subject to development conditions dated April 2, 2013.

The Board also:

- Modified all trails and bike trails in favor of the streetscape and on-road bike lane system shown on the Plans and as proffered.
- Approved waiver number 6835-WPFM-005-1 to allow the use of underground stormwater detention facilities in a residential development, subject to the conditions dated February 6, 2013, as contained in Attachment A of Appendix 11 of the staff report.
- Modified Section 7-0802.2 of the Public Facilities Manual (PFM) to allow for the projection of structural columns into parking stalls (no more than 4 percent of the stall area).
- Modified the PFM and/or Zoning Ordinance to allow tandem/valet parking spaces, controlled by building management, and that such spaces may count toward the parking requirements.
- Modified Section 12-0601.1B to permit the reduction of the minimum planter opening area for trees used to satisfy the tree cover requirement, in favor of that shown on the Plans and as proffered.
- Modified the Zoning Ordinance and PFM for required tree preservation target and ten percent canopy coverage on individual lots/land bays to allow for tree preservation to be calculated on the overall CDP development area.
- Modified the Zoning Ordinance to allow for a parapet wall, cornice, or similar projection to exceed the height limit established by more than three feet; as may be indicated on the Final Development Plan (FDP) to screen mechanical equipment.
- Modified the maximum fence height requirements from 7 feet to 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 Conceptual Development Plan (CDP), or as may be indicated on the FDP.
- Modified Paragraph 4 of Section 11-202 of the Zoning Ordinance requiring a minimum distance of 40 feet of loading space in proximity to drive aisles, to that shown on the CDP, and when shown on an approved FDP.
- Waived Section 11-302 of the Zoning Ordinance to allow a private street to exceed 600 feet in length as shown on the CDP.
- Modified the interior and peripheral parking lot landscape requirements for interim surface lots and on private streets to that shown on the CDP and FDP.
- Waived Section 16-403 of the Zoning Ordinance requiring a FDP as a prerequisite to the site plan in the PTC District to permit public improvement plans associated with public streets and parks.
- Waived a service drive on Route 123.
- Waived Paragraph 4 of Section 17-201 of the Zoning Ordinance to provide any further dedication and construction for widening of existing roads to address Comprehensive Plan requirements beyond that which is indicated in the Plans and proffers.
- Waived Paragraph 3 of Section 17-201 of the Zoning Ordinance to provide any additional interparcel connections to adjacent parcels beyond that shown on the Plans and as proffered.
- Modified Section 12-0515.6B of the PFM to allow for trees located above any proposed percolation trench or bio-retention areas to count towards county tree cover requirements;
- Modified Paragraph 7 of Section 17-201 of the Zoning Ordinance to permit the applicant to establish parking control, signs, and parking meters along private streets within and adjacent to the development in coordination with the Department of Transportation.
- Modified the 10-year tree canopy requirements in favor of that shown on the Plans and as proffered.

Sincerely,

Catherine A. Chianese

County of Fairfax, Virginia

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

April 4, 2013

William F. Johnson., Senior Associate
Wells & Associates
11441 Robertson Drive, Suite 201
Manassas, Virginia 20109

REFERENCE: RZ 2011-PR-010 - Scotts Run Station South
RZ 2011-PR-011 - Scotts Run Station South

Dear Will:

This department has completed its review of proposed waivers to urban street design standards utilized in the Tysons Corner Urban Center. These standards were adopted by the Board of Supervisors on September 13, 2011. Waivers to VDOT urban design street standards were filed and reviewed separately. The following waivers applicable to the County were proposed. Comments are discussed with each proposal.

- FC_P01: Curb parking on Anderson Road between Route 123 and proposed Colshire Meadow Drive (RZ 2011-PR-011)
  a. The proximity of this block to Route 123, which is a principal arterial, makes parallel parking operationally difficult.

  There is no objection to this waiver.
- FC_P02: Curb parking on Colshire Drive between Route 123 and Colshire Meadow Drive (RZ 2011-PR-011)
  a. The proximity of this block to Route 123, which is a principal arterial, makes parallel parking operationally difficult.
  b. The west side of the roadway is planned to be used for bus bay operations.

  There is no objection to this waiver.
- FC_P03: Curb parking on Old Meadow Road between Route 123 and Colshire Meadow Drive (RZ 2011-PR-010)
  a. The proximity of this block to Route 123, which is a principal arterial, makes parallel parking operationally difficult.

  There is no objection to this waiver.
- FC_P04: Curb parking along portions of Colshire Meadow Drive between Anderson Road and Old Meadow Road (RZ 2011-PR-010 and RZ 2011-PR-011)
  a. The waiver is only acceptable for portions of roadway encumbered by sight distance or traffic operations. Thus, the southern section of Colshire Meadow Drive on the Johnson II frontage should include parking.
  b. The applicant has modified their CDP and FDP to provide parking on Colshire Meadow Drive on the Johnson II frontage.
- FC_P05: Curb parking on Old Chain Bridge Road east of Anderson Road (RZ 2011-PR-010)

  There is no objection to this waiver.
- FC_P06: Curb parking on Colshire Drive between Colshire Meadow Drive and terminus (RZ 2011-PR-011)
  a. Parking may be waived on the west side of the road. On the east, parking should be considered with future zoning requests.
- FC_P07: Curb parking on South Dartford between Route 123 and Station Street (RZ 2011-PR-011)
  a. Sight distance from entrances prohibits curb parking.

  There is no objection to this waiver.
- FC_P08: Curb parking on Grant Road between Route 123 and Colshire Meadow Drive (RZ 2011-PR-011)
  a. There are retail uses on this frontage of the Grant Building. Curb parking should be provided in locations unencumbered by sight distance.
  b. The applicant has modified Grant Road accordingly and provided parking on the east side of the road.
- FC_S01: Streetscape width on Colshire Drive between Route 123 and Colshire Meadow Drive (RZ 2011-PR-011)
  a. Further design is needed at FDP. This waiver is not supported at this time and should be resubmitted with the Hotel FDP.
- FC_S02: Streetscape width on Colshire Meadow Drive between Grant Road and Colshire Drive (RZ 2011-PR-010 and RZ 2011-PR-011)
  a. Further design is needed at FDP. This waiver is not supported at this time and should be resubmitted with the Taylor FDP.
- FC_S03: Streetscape width on Grant Road between Route 123 and Colshire Meadow Drive (RZ 2011-PR-010)
  a. This portion of streetscape is adjacent to park land.

  There is no objection to this waiver.
- FC_S04: Streetscape width on Route 123 east of Anderson Road (RZ 2011-PR-011)
  a. The applicant has agreed to provide streetscape, but the width does not meet the standard of 33 feet.

  There is no objection to this waiver.

Please contact me at 703 877-5600 if there are any questions about this response.

Sincerely,

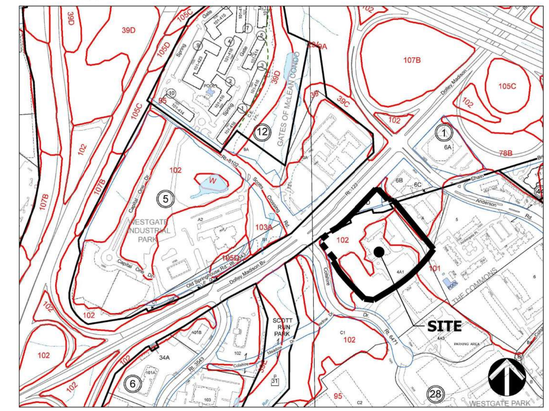
Michael Davis
Senior Transportation Planner

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS FDP CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY 2016 TAX ASSESSMENT MAP AS: A PORTION OF 030-3 ((28)) PARCEL 4B, 030-3 ((28)) PARCEL 4D, A PORTION OF 030-3 ((28)) PARCEL 4E, 030-3 ((01)) PARCEL 6D, AND 030-3 ((01)) PARCEL 6E. THE PROPERTY IS CURRENTLY ZONED HC AND PTC WITH PROFFERS. THE PURPOSE OF THIS APPLICATION IS TO PROVIDE AN FDP FOR THE BUILDING SITES A, B, C, AND D OF THE JOHNSON I BLOCK ZONED PTC AND TO BE DEVELOPED AS SHOWN AND CONSISTENT WITH THE APPROVED CDP.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS A COMPILATION OF AN AERIAL SURVEY, RECORD INFORMATION INCLUDING PLANS PREPARED FOR THE DULLES CORRIDOR METRORAIL PROJECT #DT00-029-108, RW201, AND FIELD RUN SURVEYS. CONTOUR INTERVAL IS 2-0'.
4. THE BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING GROUP, LTD. DATED JULY 16, 2010 AND DOES NOT REPRESENT A FIELD RUN BOUNDARY SURVEY BY VIKA.
5. THE SUBJECT PARCELS ARE LOCATED IN THE COLSHIRE SUB-DISTRICT OF THE TYSONS EAST PLANNING DISTRICT IN THE TYSONS CORNER URBAN CENTER OF THE FAIRFAX COMPREHENSIVE PLAN, AREA II.
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
7. STORM WATER MANAGEMENT AND BMP FACILITIES FOR 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, BIORETENTION AREAS, INFILTRATION FACILITIES AND/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. SEE SHEETS C-14 THRU C-22. NO DRY SWM POND FACILITIES ARE PROPOSED AS PERMANENT FACILITIES. ANY INTERIM DETENTION WILL BE PROVIDED IN A VAULT. SEE ALSO APPROVED CDP (RZ-2011-PR-011).
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. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. IN ADDITION, THERE IS NO FLOOD PLAIN, R.P.A. OR A ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXISTING ON THIS FDP AREA.
11. CONSTRUCTION WILL COMMENCE UPON RECEIPT OF REQUIRED FAIRFAX COUNTY APPROVALS AND IS SUBJECT TO MARKET DEMAND.
12. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF THE WAIVERS AND MODIFICATIONS GRANTED WITH THE CDP AND REFINED WITH THE PCA.
13. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED WITHIN SUBSTANTIAL CONFORMANCE ALLOWANCES AT THE TIME OF FINAL SITE PLAN.
14. THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE BEING PROVIDED FOR PRELIMINARY PURPOSES ONLY IN ACCORDANCE WITH THE PROFFERS. THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF FINAL SITE PLAN WITHIN SUBSTANTIAL CONFORMANCE ALLOWANCES WITHOUT THE NEED TO AMEND THE FINAL DEVELOPMENT PLAN (FDP) SO LONG AS THE QUALITY AND CHARACTER AS WELL AS THE MINIMUM BUILDING SETBACKS FROM THE PROPERTY LINE AS SHOWN ON THE FDP ARE MAINTAINED, AND THE MINIMUM & MAXIMUM GFA, MINIMUM & MAXIMUM BUILDING HEIGHTS COMPLY WITH THOSE SHOWN ON THE FDP.
15. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLES 6 AND 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF AT GRADE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON MAY BE ADJUSTED AT FINAL SITE PLAN BASED ON THE ACTUAL AMOUNT OF GFA AND/OR OTHER SECONDARY USES (RETAIL).
16. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
17. MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY PER SECTION 16-403 OF THE ZONING ORDINANCE.
18. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON THIS FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWES WITHOUT REQUIRING MODIFICATION OF THE FDP OR PRELIMINARY PLAN.
19. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM STANDARDS FOR DEPTH OF PAVEMENT, UNLESS WAIVED OR MODIFIED BY THE DIRECTOR. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF SITE PLAN IN ACCORDANCE WITH THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS URBAN CENTER, AS AMENDED ON SEPTEMBER 13, 2011.
20. SITE AMENITIES, FEATURES AND FURNISHINGS AND QUALITY OF FURNISHINGS AMENITIES REPRESENTED HEREIN ARE PRELIMINARY AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL SELECTION MAY VARY AT THE TIME OF SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREIN. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS PLANTERS, GAZEBOS, BENCHES, OTHER SEATING AREAS, WALKWAYS, TRELLISES. WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY AND MAINTENANCE STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREIN MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE FDP.
21. ARCHITECTURAL BUILDING AND LANDSCAPE ARCHITECTURAL FEATURES AND ILLUSTRATIONS PROVIDED HEREIN ARE SUBJECT TO CHANGE WITH FINAL DESIGN WITHIN SUBSTANTIAL CONFORMANCE ALLOWANCES. THE EXACT LOCATION, COLOR, MATERIALS, SHAPE AND SIZE OF THE PROPOSED BUILDING(S) AND PARKING STRUCTURE(S) SHOWN ON THE FDP ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS ON THE APPROVED FDP.
22. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, MEDIANS, ETC.) MAY REQUIRE AN EXCEPTION / DEVIATION FROM VDOT ACCESS MANAGEMENT DESIGN STANDARDS AND/OR THE TRANSPORTATION DESIGN FOR TYSONS CORNER URBAN CENTER. (AS MAY BE DETERMINED AT FINAL SITE PLAN) COMPLIANCE WITH SUCH EXCEPTION/CHANGES SHALL NOT REQUIRE AN AMENDMENT TO THE FDP IF THEY ARE IN CONFORMANCE WITH SECTION 16-403(4) OF THE ZONING ORDINANCE.
23. PURSUANT TO ARTICLE 2 SECTION 6-502 OF THE ZONING ORDINANCE, THE FOLLOWING ADDITIONAL USES MAY BE PERMITTED ON THE FDP WITHOUT REQUIRING AN AMENDMENT, INCLUDING BUT NOT LIMITED TO: ACCESSORY USES, ATMS, BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS, QUICK SERVICE FOOD STORES, FAST FOOD RESTAURANTS, HEALTH CLUBS AND SIMILAR COMMERCIAL RECREATIONAL USES, COMMUNITY USES, EATING ESTABLISHMENTS, FINANCIAL INSTITUTIONS, GARMENT CLEANING ESTABLISHMENTS, OFFICES, PERSONAL SERVICE ESTABLISHMENTS, PUBLIC AND QUASI PUBLIC USES (INCLUDING A CONFERENCE CENTER OPERATED BY A NON-PROFIT ORGANIZATION, AS PERMITTED UNDER THE COUNTY ZONING ORDINANCE), RETAIL SALES ESTABLISHMENTS AND SIMILAR USES. DRIVE-IN FINANCIAL INSTITUTIONS AND CHILD CARE CENTER SHALL BE PERMITTED, SUBJECT TO APPROVAL AS SHOWN ON THE FDP. PURSUANT TO PARAGRAPH 20 OF SECTION 10-102 OF THE ZONING ORDINANCE, "LIVE-WORK UNITS" SHALL BE DEEMED A PERMITTED "ACCESSORY USE".
24. PRIVATE DRIVEWAYS SHOWN ON THE FDP SHALL NOT BE CONSIDERED 'SERVICE STREETS', AND SHALL MEET THE TYSONS TRANSPORTATION DESIGN STANDARDS FOR DRIVEWAYS.
25. CROSSWALK LOCATIONS INDICATED ON THE FDP ARE PRELIMINARY. FINAL LOCATIONS SHALL BE DETERMINED AT FINAL SITE PLAN AS APPROVED BY VDOT AND MAY BE MODIFIED OR REMOVED WITHOUT THE NEED FOR AN FDPA / CDPA.
26. THE FINAL LOCATION AND TYPE OF ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT SITE PLAN.
27. ALL DRIVEWAY ENTRANCES ON PUBLIC STREETS SHALL TYPICALLY BE CONSTRUCTED AS VDOT STD CG-13 UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VDOT.
28. ROOT BARRIERS SHALL BE PROVIDED IN THE TREE PITS ADJACENT TO PUBLIC STREETS AS DETERMINED BY VDOT AT SITE PLAN.
29. PROPOSED SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR WITHIN ONE OR MORE COMPREHENSIVE SIGNAGE PLANS AS MAY BE APPROVED BY THE PLANNING COMMISSION.
30. ALL GRADING INDICATED ON THIS FDP IS PRELIMINARY AND SUBJECT TO CHANGE WITH THE FINAL SITE PLAN.
31. A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE FOR THE PROPOSED DEVELOPMENT SITE IS NOT REQUIRED AS THIS DEVELOPMENT IS NOT LOCATED NEAR THE PERIPHERY OF THE TYSONS URBAN CENTER AS DESCRIBED IN SECTION 16-102 OF THE ZONING ORDINANCE.
32. ALL PROPOSED SIGNALS AND SIGNAL MODIFICATIONS ARE SUBJECT TO VDOT REVIEW AND APPROVAL.
33. ALL LANE USE DEPICTED ON THE FDP (EX., INTERIM, AND/OR PLANNED) IS SUBJECT TO REVIEW AND APPROVAL BY VDOT AT THE TIME OF SITE PLAN AND MAY BE MODIFIED WITHOUT THE NEED FOR A FDPA.
34. THIS PLAN IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED, AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 16-402, AS PART OF THE FINAL DESIGN AND SITE PLAN APPROVAL PROCESS.
35. THE TREE CANOPY AND PRESERVATION TARGET PER ZONING ORDINANCE SECTION 13-400 SHALL BE CALCULATED ON THE FDP SITE AREA. SEE SHEET C-7 AND LANDSCAPE ARCHITECTURE SHEETS.
36. THE APPLICANT RESERVES THE RIGHT TO PROVIDE LOADING SPACES IN ADDITION TO THOSE SHOWN HEREON PROVIDED THEY DO NOT NEGATIVELY IMPACT THE STREETSCAPE SHOWN HEREON OR SUBSTANTIALLY INCREASE THE WIDTH OF THE LOADING ENTRANCES SHOWN HEREIN.

SUPER STREET NOTE:

PEDESTRIAN AND BICYCLE FACILITIES WILL BE IDENTIFIED AND LOCATED AS PART OF THE SUPER STREET ADVANCED PRELIMINARY DESIGN (30% COMPLETE PLANS (APD)) HEREON COMPLETED IN ACCORDANCE WITH THE PROFFERS ASSOCIATED WITH RZ-2011-PR-011.



SOILS MAP 1" = 500'

95	URBAN LAND	CLASS IVB	N / A
101	URBAN LAND - WHEATON COMPLEX	CLASS IVB	TYPE D
102	WHEATON LOAM	CLASS IVB	TYPE D

NO.	DATE	DESCRIPTION

REVISIONS

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
10·3·16
PROFESSIONAL ENGINEER
6927LL VV

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

SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES, WAIVERS, AND MODIFICATIONS

VIKA REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. PCC	DWN. KEA
SCALE:	AS SHOWN
PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-2

FILE: P:\projects\6927\6927LL\CADD\PLANNING\PLANNING DRAWINGS\6927LL100 – Notes.dwg USER:Mack DATE:Oct, 03 2016 TIME: 10:51 am

JOHNSON BLOCK - BUILDING & PARKING TABULATIONS

BUILDING / USE	BUILDING HEIGHT				STORIES		GROSS FLOOR AREA			UNIT TYPE (BEDROOMS)	UNIT COUNT [1]	WDU / ADU [2]	REQ'D PARKING (Per Unit Type or 1,000 GFA) [1]		ALLOWABLE PARKING [3][11]		PARKING SPACES PROVIDED [4][6]		LOADING SPACES REQUIRED	LOADING SPACES PROVIDED	BICYCLE PARKING			
	CDP Min	CDP Max	Proposed (+/-)	Allowable Comprehensive Plan Height	CDP Range	Proposed (+/-)	CDP Min	CDP Max	Proposed				Min	Max	Min	Max	Surface	Structured			Recommended Short Term	Recommended Long Term	Proposed Short Term	Proposed Long Term
Interim Retail Building A			50'			2 [14]	0	7,000 [8]	2900				6.0	-	17	[15]	17	-	1	1 [16]	1	1	6	1
Interim Retail Building B			50'			2 [14]	0	7,000 [8]	4000				6.0	-	24	[15]	24	-	1	1 [16]	1	1	4	1
Building C	256'	326'	295'	400'	26-33	28																		
Multi-Family Residential							380,000	570,500	**380,000**	1	270		1.0	1.3	270	351	0	324	5	1 [10]	15	125	14	125
										2	100		1.0	1.6	100	160	0	120						
										3	5		1.0	1.9	5	10	0	6						
Retail - Various [11]									26,600				0.0	[11]	0	343	71	0	2	0	5	2.1	8	3
Retail - Fitness									29,000				0.0	[5]	0	115	0	107	2	0	6	2.3	6	3
Retail - Grocery									15,500				0.0	6.0	0	93	0	93	1	1 [10]	3	1.2	4	2
TOTAL - Retail							0	90,100 [7]	**71,100**						0	551	**71**	**200**	**5**	**1**	**14**	**6**	**18**	**8**
TOTAL Building C									**451,100**		**375**				**375**	**1,072**	**71**	**650**	**10**	**2**	**29**	**131**	**32**	**133**
Building D-1	200'	326'	200'	400'	15-33	18-19																		
Multi-Family Residential **Condo / Rental Option [13]**							190,000	285,250	**125,000 / 134,000**	1	33		1.0	1.3	33	43	0	42	2	1	4	34	12	34
										2	55		1.0	1.6	55	88	0	88						
										3	12		1.0	1.9	12	23	0	20						
Retail - Various **[11]**									18,200				0.0	**[11]**	0	152	62	0	2	1	4	1.5	14	2
TOTAL - Retail							0	90,100 [7]	**18,200**								**62**	**0**	**2**	**1**	**4**	**1.5**	**14**	**2**
TOTAL Building D-1									**143,200 / 152,200**		**100**				**100**	**306**	**62**	**150**	**4**	**2**	**8**	**36**	**26**	**36**
COMBINED TOTAL OF C AND D-1							**570,000**	**982,650**	**601,200 / 610,200**		**475**				**475**	**1,378**	**133**	**800**	**14**	**5**	**39**	**169**	**68**	**171**
Structured Parking for Future Residential Building D-2																		380		2				
Optional P3 Parking Level **[12]**																		100						
TOTAL PARKING [9]																	**133**	**1,180 / 1,280 [9][12]**	**14**	**7 [9]**	**39**	**169**	**68**	**171**
														TOTAL:	**1,853**		**1,313 / 1,413**				**208**		**239**	

TABULATION FOOTNOTES:

[1] Final number of dwelling units / bedroom types may be changed and will be determined at the time of final site plan.
[2] WDUs / ADUs will be provided on site. The final number of WDUs / ADUs will be determined at final site plan.
[3] There are no minimum parking requirements for non-residential and office uses in PTC TOD districts.
[4] Residential parking spaces may include managed tandem parking spaces, the final number and distribution of tandem parking spaces are reflected in the FDP and may be further refined at Site Plan.
[5] Maximum parking ratio to be (1) space per three persons based on occupancy load plus (1) space per employee. Assumes fitness center maximum occupancy of 300 persons and 15 staff.
[6] Parking required and provided is estimated. Number of required parking spaces may be changed by the Block Owners based on the final dwelling unit count, bedroom mix, final and specific building uses, and final GFA (including interim retail), and will be determined at time of final site plan. The Block Owners reserve the right to provide more or less parking at the time of final site plan, provided the allowable parking rates set forth in Section 6-509 are not exceeded at the final build out of the overall development.
[7] As allowed per proffer #7 associated with RZ-2011-PR-011, +/- 11,220 GFA has been taken from CDP Building B's max office GFA and reallocated to the max retail GFA.
[8] Interim uses are not subject to the CDP.
[9] The total parking spaces provided do not exceed the total parking allowed by the zoning ordinance. Structured parking spaces built for the future residential building D-2 may be used for retail parking, not to exceed the allowable range.
[10] Fitness and Grocery Retail for Building C to share 1 loading space.
[11] See Table below entitled "Retail Uses - Various - Calculation of Maximum Allowable Parking" for detailed parking tabulations.
[12] Applicant reserves the right to construct an additional parking level to the garage (P3).
[13] Applicant reserves the right to construct Building D-1 as condominiums or rental units. Rental option may increase stories by one floor and GFA by 9,000 SF. Unit mix and count may change at time of final site plan. For purposes of this tabulation parking and unit count / mix will be the same as the condo option.
[14] Applicant reserves the right to construct the interim retail as one building or two separate buildings and both options with either one story, one story with mezzanine, or two stories.
[15] Parking for interim uses is per Article 11 of the Fairfax County Zoning Ordinance pursuant to Proffer 15.
[16] Interim retail to share 1 loading space. Final location will be deteremined at time of site plan.

LOADING RATES:

Residential	1 / first 25,000 SF + 1 / 15,000 SF thereof with a maximum of 5 loading spaces per building
Retail	1 / first 10,000 SF + 1 / 15,000 SF thereof

RECOMMENDED BICYCLE RATES:	**Per Fairfax Bicycle Guidelines**
Short Term Retail	1 / 5,000 SF
Short Term Residential	1 / 25 units
Long Term Retail	1 / 12,500 SF
Long Term Residential	1 / 3 units

TABULATION NOTES

1. INDIVIDUAL BUILDING HEIGHTS SHOWN MAY BE ADJUSTED AT FINAL SITE PLAN PROVIDED THE MINIMUM IS ACHIEVED AND THE MAXIMUM BUILDING HEIGHT FOR EACH BUILDING IS NOT EXCEEDED.
2. THE APPLICANT RESERVES THE RIGHT TO TRANSFER SQUARE FOOTAGE AT FINAL SITE PLAN BETWEEN AND WITHIN BLOCKS AND /OR BUILDING SITES, IN ACCORDANCE WITH THE PROFFERS.
3. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE OR LESS PARKING WITHIN EACH BLOCK AND /OR BUILDING SITE AT THE TIME OF FINAL SITE PLAN APPROVAL PROVIDED THE MAXIMUM PARKING RATES SET FORTH IN SECTION 6-509 ARE NOT EXCEEDED AT THE BUILD-OUT OF THE OVERALL DEVELOPMENT.
4. HEIGHTS SHALL BE FROM AVERAGE GRADE TO THE TOP OF THE PENTHOUSE
5. SEE ARCHITECTURAL SHEETS FOR AVERAGE GRADE.
6. AT THE TIME OF SITE PLAN, PARKING WILL BE PROVIDED BASED ON SPECIFIC USES, GFA AND THE MINIMUM AND MAXIMUM RATES SET FORTH IN SECTION 6-509 OF THE ZONING ORDINANCE. APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL INTERIM SURFACE PARKING TO FACILITATE PHASED CONSTRUCTION.
7. ADDITIONAL LOADING SPACES MAY BE PROVIDED AS IDENTIFIED AT THE TIME OF FINAL SITE PLAN, PROVIDED THEY DO NOT NEGATIVELY IMPACT THE STREETSCAPE OR SUBSTANTIALLY INCREASE THE WIDTH OF ANY LOADING ENTRANCE SHOWN HEREIN. PER SECTION 11-201 OF THE ZONING ORDINANCE, THE LOADING SPACE RATES SHALL ONLY HAVE GENERAL APPLICABILITY IN A PTC DISTRICT. THIS FDP PROVIDES THE PARKING PLAN FOR APPROVAL.

RETAIL USES - VARIOUS - CALCULATION OF MAXIMUM ALLOWABLE PARKING

RETAIL USE	BUILDING	GROSS FLOOR AREA	REDUCED FLOOR AREA [1]	RATIO SEATS/ 1,000 GSF	CALCULATED # INDOOR SEATS	EXTERIOR PATIO SEATS	TOTAL SEATS	RATIO EMPLOYEES/ 1,000 GSF	CALCULATED # EMPLOYEES	PARKING Z.O. REFERENCE	RATIO SPACES/ SEAT	RATIO SPACES/ EMPLOYEE	MAXIMUM ALLOWABLE SPACES
EATING ESTABLISHMENT	C	6,700	–	40	268	74	342	5	34	11-104.7	0.25	0.5	102
	D-1	8,000	3,000	40	120	38	158	5	15	11-104.7	0.25	0.5	47
	TOTAL	**14,700**			**388**	**112**	**500**		**49**			**TOTAL**	**149**

RETAIL USE	BUILDING	GROSS FLOOR AREA	REDUCED FLOOR AREA [1]	RATIO SEATS/ 1,000 GSF	CALCULATED # INDOOR SEATS	EXTERIOR PATIO SEATS	TOTAL SEATS	RATIO EMPLOYEES/ 1,000 GSF	CALCULATED # EMPLOYEES	PARKING Z.O. REFERENCE	RATIO SPACES/ SEAT	RATIO SPACES/ EMPLOYEE	MAXIMUM ALLOWABLE SPACES
FAST FOOD RESTAURANT	C	10,100	5,100	40	204	172	376	5	25	11-104.8	0.5	0	188
	D-1	2,450	–	40	98	28	126	5	12	11-104.8	0.5	0	63
	TOTAL	**12,550**			**302**	**200**	**502**		**63**			**TOTAL**	**251**

RETAIL USE	BUILDING	GROSS FLOOR AREA	REDUCED FLOOR AREA [1]	PARKING Z.O. REFERENCE	RATIO SPACES/ 1st 1,000 GSF	RATIO SPACES/ 1,000 GSF	MAXIMUM ALLOWABLE SPACES
RETAIL SALES	C	5,500	–	11-104.20	5	6	32
	D-1	5,200	–	11-104.20	5	6	30
	TOTAL	**10,700**				**TOTAL**	**62**

RETAIL USE	BUILDING	GROSS FLOOR AREA	REDUCED FLOOR AREA [1]	PARKING Z.O. REFERENCE	NOT USED	RATIO SPACES/ 1,000 GSF	MAXIMUM ALLOWABLE SPACES
PERSONAL SERVICES	C	4,300	–	11-104.16		5	21
	D-1	2,550	–	11-104.16		5	12
	TOTAL	**6,850**				**TOTAL**	**33**
GRAND TOTAL		**44,800**				**GRAND TOTAL**	**495**

TABULATION FOOTNOTES:

[1] In TOD districts, the first 5,000 SF of GFA located on ground floor or street level for the following uses shall not be included in the calculation of required parking: retail, personal / business services, fast food restaurants, quick service food store and /or eating establishments.

LAND USE MIX AND FAR

USE	GFA	PERCENTAGE OF TOTAL	FAR [1]
RESIDENTIAL	505,000 / 514,000	84%	
RETAIL	96,200	16%	
TOTAL	**601,200 / 610,200**	**100%**	**2.22 / 2.26**

[1] FAR is based on a land area of 270,503 SF and does not include bonus density for the provision of WDUs.

JOHNSON - FDP SITE TABULATIONS

FDP AREA	6.20989 AC or 270,503 SF
TOTAL AREA FOR DENSITY PURPOSES	6.20989 AC or 270,503 SF
PROPOSED GFA	570,000 - 982,650
FAR	2.12 - 3.63

INTENSITY TIERS	LAND AREA AND DENSITY CREDITS	GFA	FAR
WITHIN 1/8 MILE	216,703 SF	536,900 / 541,700	2.48
WITHIN 1/4 MILE	53,800 SF	64,300 / 68,500	1.20
TOTAL	**270,503 SF**	**601,200 / 610,200**	**2.22 / 2.26**

NO.	DATE	DESCRIPTION

REVISIONS

COMMONWEALTH OF VIRGINIA
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SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

VIKA REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. PCC	DWN. KEA
SCALE:	AS SHOWN
PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-3

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PROFFER 9.C.iii COMPARISON (1)

Land Use	ITE	Size	AM Peak Hour Units	AM In	AM Out	AM Total	PM In	PM Out	PM Total	Weekday ADT
TIA Development Program (2)										
A/B *Office*	*710*	*1,184,310*	*GSF*	*1,192*	*163*	1,355	*239*	*1,166*	*1,405*	8,948
C/D *Apartments*	*220*	*961*	*D.U.*	*95*	*380*	*475*	*355*	*191*	*546*	*5,947*
D *Retail*	*814*	*44,880*	*GSF*	*80*	*86*	*166*	*54*	*68*	*122*	*1,989*
			Total	**1,367**	**629**	**1,996**	**648**	**1,425**	**2,073**	**16,884**
FDP Development Program (3)										
A/B *Interim Retail*	*814*	*6,900*	*GSF*	*12*	*13*	*25*	*8*	*11*	*19*	*306*
C/D *Apartments*	*220*	*475*	*D.U.*	*47*	*189*	*236*	*181*	*98*	*279*	*3,002*
C *Grocery*	*850*	*15,500*	*GSF*	*34*	*22*	*56*	*141*	*135*	*276*	*1,585*
C *Health Club*	*492*	*29,000*	*GSF*	*18*	*22*	*40*	*58*	*44*	*102*	*955*
C/D *Retail*	*814*	*45,600*	*GSF*	*81*	*87*	*168*	*55*	*69*	*124*	*2,021*
			Total	**192**	**333**	**525**	**443**	**357**	**800**	**7,869**
		Difference (FDP - TIA)		**(1,175)**	**(296)**	**(1,471)**	**(205)**	**(1,068)**	**(1,273)**	**(9,015)**

TABULATIONS FOOTNOTES:
(1) Trip Generation obtained from ITE's Trip Generation, 8th Edition
(2) Development Program consistent with TIA prepared by Wells+Associates date May 23, 2011 as revised through November 30, 2012
(3) Development Program consistent with FDP prepared by VIKA and dated November 12, 2015

CDP OVERALL TABULATION LAND BAY EAST (RZ-2011-PR-0011)

BLOCK	BUILDING	USE	APPROVED CDP GFA RANGE	CDP PROPOSED GFA	FDP PROPOSED GFA	PROPOSED SITE PLAN GFA	EXCESS GFA	OVERALL RETAIL % OF APPROVED CDP
TAYLOR BLOCK	BUILDING A	RESIDENTIAL	284,800-386,300	325,400	N/A	N/A	N/A	
	BUILDING B	OFFICE	234,900-443,700	443,700	N/A	N/A	N/A	
	BUILDING C	OFFICE	208,800-255,200	255,200	209,000 [1]	N/A	N/A	
		RETAIL	15,080 [2]	15,080	11,100	N/A	N/A	1.5%
GARFIELD BLOCK	BUILDING A	RESIDENTIAL	218,181-251,747	251,747	251,747	475,346	348	0.0%
	BUILDING B	RESIDENTIAL	223,947-298,595	223,947	223,947			
WESTGATE BLOCK	BUILDING A	OFFICE	324,600-405,000	405,000	N/A	N/A	N/A	
		RETAIL	9,720	9,720	N/A	N/A	N/A	2.3%
VAN BUREN BLOCK	BUILDING A	RESIDENTIAL	350,000-466,000	466,000	N/A	N/A	N/A	
		RETAIL	7,560	7,560	N/A	N/A	N/A	1.6%
JOHNSON I BLOCK	BUILDING A	OFFICE	363,200-612,900	544,800	N/A	N/A	N/A	
	BUILDING B	OFFICE	450,000-635,000 [3]	624,580 [3]	N/A	N/A	N/A	
	BUILDING C	RESIDENTIAL	380,000-570,500	450,000	380,000	N/A	70,000	
	BUILDING D	RESIDENTIAL	380,000-570,500	450,000	125,000 / 134,000 [4]	N/A	N/A	
		RETAIL	78,880 [3]	89,300 [3]	89,300 [3]	N/A	N/A	4.1% [3]
JOHNSON II BLOCK	MITRE 4	OFFICE	340,000	340,000	340,000	340,000	0	
HOTEL BLOCK	HOTEL	HOTEL	115,000-238,300	218,200	N/A	N/A	N/A	
		RETAIL	5,000	5,000	N/A	N/A	N/A	2.2%
TOTAL				**5,125,234**	**1,630,094 / 1,639,094 [4]**	**815,346**	**70,348 [5]**	**2.5%**

TABULATION FOOTNOTES:

[1] OFFICE GFA INCLUDES THE 7,100 SF OF RETAIL SPACE. OFFICE GFA ALSO INCLUDES 4,000 SF OF ACCESSORY RETAIL.
[2] INCLUDES ENTIRE TAYLOR BLOCK (BUILDINGS A, B & C).
[3] AS ALLOWED PER PROFFER #7 ASSOCIATED WITH RZ-2011-PR-011, +/- 10,420 GFA HAS BEEN TAKEN FROM BUILDING B'S CDP ORIGINAL MAX OFFICE GFA OF 635,000 SF AND REALLOCATED TO THE FDP MAX RETAIL GFA.
[4] RESIDENTIAL BUILDING D-1 (CONDO / RENTAL OPTION) INCLUDED IN THIS FDP APPLICATION. BUILDING D-2 WILL BE THE SUBJECT OF A FUTURE APPLICATION.
[5] EXCESS GFA MAY BE REALLOCATED TO ANOTHER BLOCK ON LAND BAY EAST IN ACCORDANCE WITH THE PROFFERS.

CDP OVERALL TABULATION LAND BAY WEST (RZ-2011-PR-0010)

BLOCK	BUILDING	USE	CDP/GFA RANGE	CDP PROPOSED GFA	FDP PROPOSED GFA	PROPOSED SITE PLAN GFA	EXCESS GFA	OVERALL RETAIL % OF APPROVED CDP
GRANT BLOCK	BUILDING A	OFFICE	343,791-569,671	501,907	N/A	N/A	N/A	
	BUILDING B	RESIDENTIAL	358,360-501,712	430,036	N/A	N/A	N/A	
		RETAIL	10,000	10,000	N/A	N/A	N/A	1.1%
LINCOLN BLOCK	BUILDING A	OFFICE	314,581-362,603	362,603	N/A	N/A	N/A	
	BUILDING B	RESIDENTIAL	175,000-250,000	250,000	N/A	N/A	N/A	
		RETAIL	17,280	17,280	N/A	N/A	N/A	2.7%
TOTAL				**1,571,826**			N/A	1.7%

NO.	DATE	DESCRIPTION

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SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

VIKA REVISIONS

REVISED:	10/03/2016
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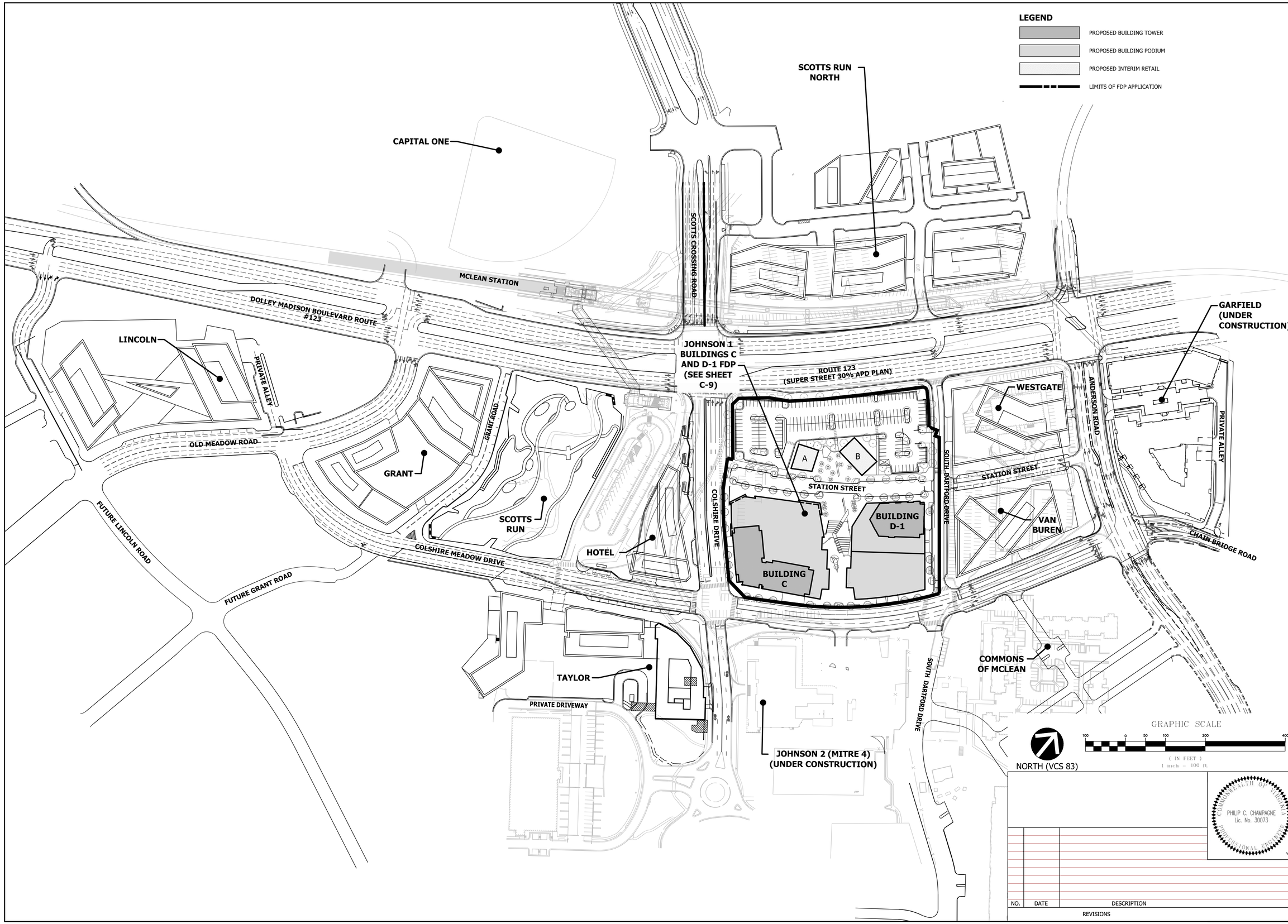

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SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL CONTEXT PLAN

VIKA REVISIONS

REVISED:	10/03/2016
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REVISED:	02/09/2016
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COMMONWEALTH OF VIRGINIA
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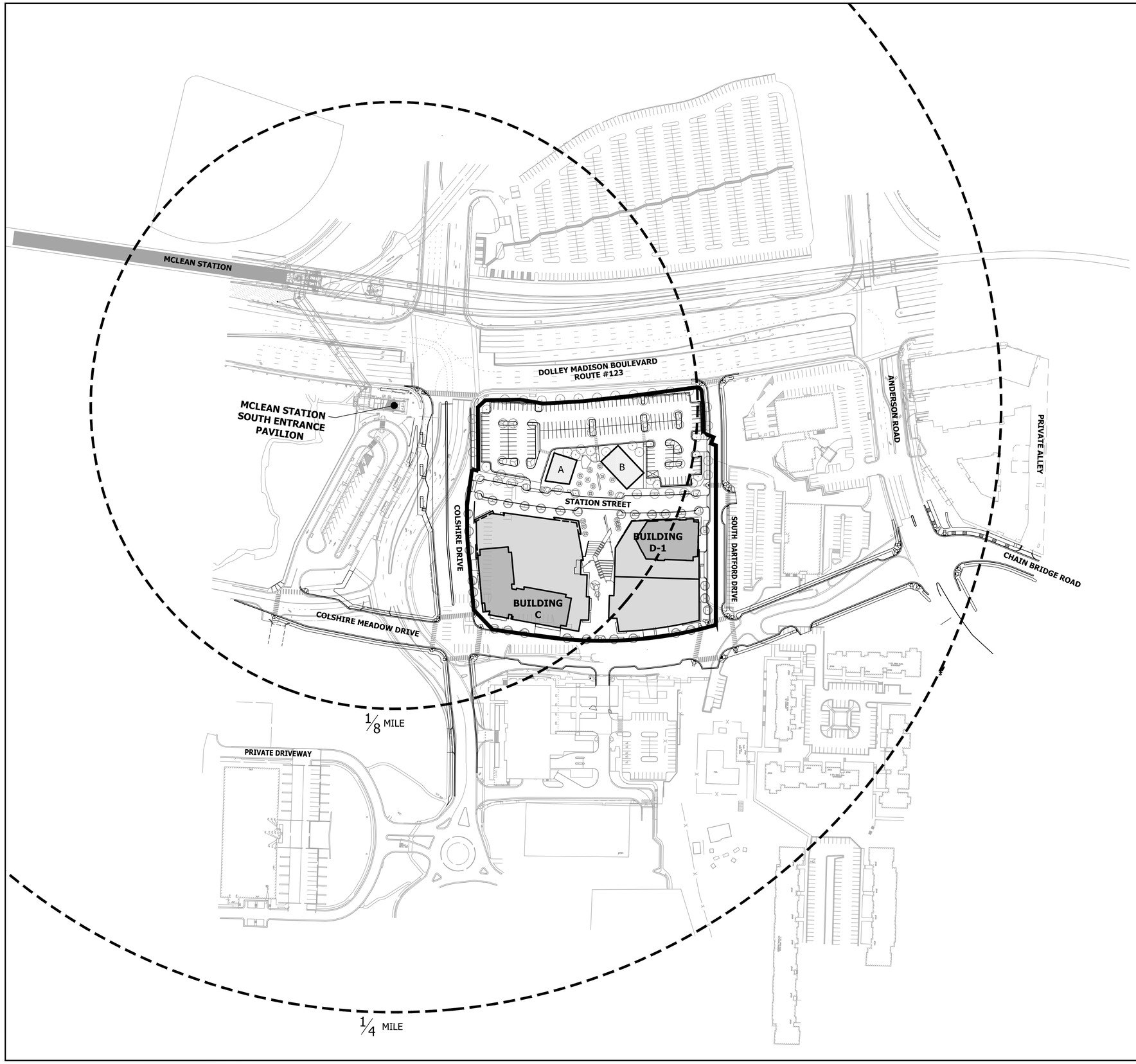

LEGEND

- PROPOSED BUILDING TOWER
- PROPOSED BUILDING PODIUM
- PROPOSED INTERIM RETAIL
- MILE RADIUS FROM MCLEAN STATION SOUTH ENTRANCE PAVILION
- LIMITS OF FDP APPLICATION

METRO RADIUS TABULATION (FDP)

MCLEAN STATION - SOUTH ENTRANCE PAVILION)

JOHNSON BLOCK C / D	
AREA WITHIN 1/8 MILE	216,703 SQ FT OR 4.97481 ACRES
AREA BETWEEN 1/8 & 1/4 MILE	53,800 SQ FT OR 1.23508 ACRES
TOTAL	270,503 SQ FT OR 6.20989 ACRES

NORTH (VCS 83)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NO.	DATE	DESCRIPTION

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SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

METRO CONTEXT PLAN

VIKA REVISIONS

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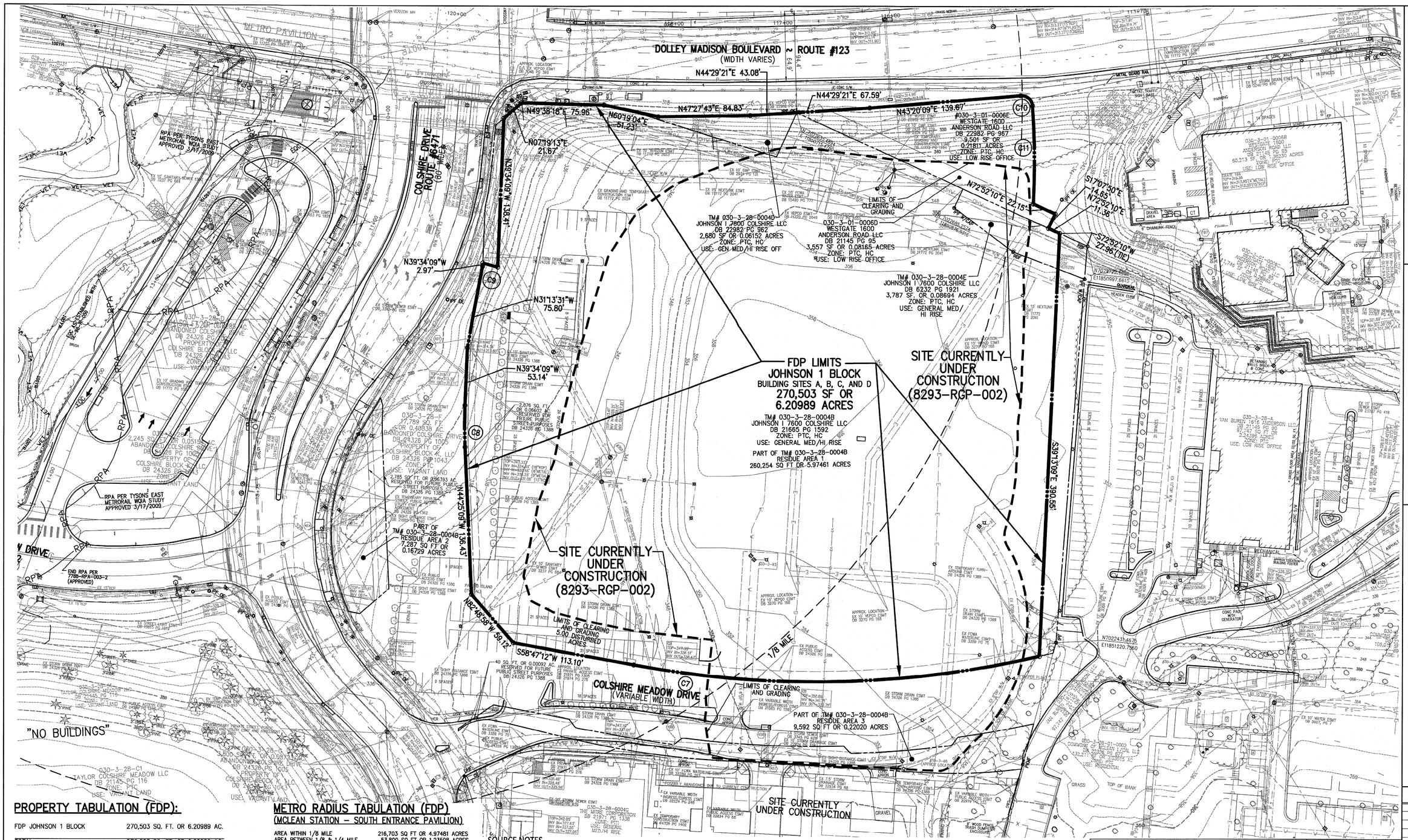

PROPERTY TABULATION (FDP):

FDP JOHNSON 1 BLOCK	270,503 SQ. FT. OR 6.20989 AC.
TOTAL	270,503 SQ. FT. OR 6.20989 AC.

METRO RADIUS TABULATION (FDP)
(MCLEAN STATION – SOUTH ENTRANCE PAVILION)

AREA WITHIN 1/8 MILE	216,703 SQ FT OR 4.97461 ACRES
AREA BETWEEN 1/8 & 1/4 MILE	53,800 SQ FT OR 1.23508 ACRES
TOTAL	270,503 SQ FT OR 6.20989 ACRES

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	256.00'	84.09'	18°49'15"	42.43'	N80°07'06"W	83.72'
C2	176.00'	241.91'	78°45'05"	144.44'	N50°09'14"W	223.31'
C3	293.01'	131.39'	25°41'31"	66.82'	N23°40'10"W	130.29'
C4	37.00'	52.28'	80°57'28"	31.58'	S21°09'54"W	48.04'
C5	746.50'	132.96'	10°12'17"	66.65'	S56°32'49"W	132.78'
C6	496.50'	92.36'	10°39'31"	46.32'	S46°06'55"W	92.23'
C7	905.50'	377.35'	23°52'36"	191.45'	S46°50'54"W	374.62'
C8	456.00'	38.60'	4°50'59"	19.31'	N41°59'39"W	38.59'
C9	1568.50'	14.39'	0°31'32"	7.19'	N63°45'55"E	14.39'
C10	10.00'	15.81'	90°33'30"	10.10'	N88°36'54"E	14.21'
C11	724.50'	91.47'	7°14'02"	45.80'	S42°29'20"E	91.41'
C12	293.01'	42.68'	8°20'44"	21.38'	N14°59'47"W	42.64'

SOURCE NOTES

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED AS FAIRFAX COUNTY TAX MAP (2016) NOS 030-3-28-0004D, 030-3-01-0006D, 030-3-01-0006E , A PORTION OF 030-3-28-0004B, AND A PORTION OF 030-3-28-0004E, AND ARE ZONED PTC & HC.
2. THE EXISTING CONDITIONS SURVEY WAS COMPLETED UNDER THE DIRECT RESPONSIBLE CHARGE OF FRANKLIN E. JENKINS, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 2014; AND THAT THIS SURVEY MEETS MINIMUM HORIZONTAL AND VERTICAL ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
3. THE BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM AND ALTA/ACSM LAND TITLE SURVEYS PREPARED BY BOWMAN CONSULTING GROUP, LTD. DATED JULY 16, 2010 AND DOES NOT REPRESENT A FIELD RUN BOUNDARY SURVEY BY VIKA.
4. THE HORIZONTAL AND VERTICAL DATUM REFERENCED HEREON ARE IN CONFORMANCE WITH FAIRFAX COUNTY REQUIREMENTS 2-0107.1B (115-13-PFM) AND 2-0212.3 (70-00-PFM).
5. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS A COMPILATION OF AN AERIAL SURVEY, RECORD INFORMATION INCLUDING PLANS PREPARED FOR THE DULLES CORRIDOR METRORAIL PROJECT #DT00-029-108, RW201, AND FIELD RUN SURVEYS. CONTOUR INTERVAL IS 2-0'.
6. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN OF 500 YEAR FLOOD AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51059C0116S, COMMUNITY PANEL NO. 515525 0165 E, FOR FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREAS, DATED SEPTEMBER 17, 2010. ZONE 'X' IS NOT DESIGNATED AS A SPECIAL FLOOD HAZARD ZONE.
7. ALL KNOWN, PLOTTABLE EASEMENTS OF RECORD ARE SHOWN HEREON. NO TITLE REPORT FURNISHED.
8. THE UTILITIES SHOWN HEREON ARE A COMPILATION OF AREAS OF FIELD SURVEY LOCATIONS, AERIAL SURVEY LOCATIONS, AND/OR RECORD INFORMATION INCLUDING RESPONSES SOLICITED FROM INDIVIDUAL UTILITY COMPANIES.

VA STATE
GRID NORTH
(VCS 83)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

COMMONWEALTH OF VIRGINIA
10.3.16
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
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

VIKA REVISIONS

REVISED:	10/03/2016
REVISED:	07/11/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. SURVEYS	DWN. LMG
SCALE:	1"=40'
PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-6

FILE:P:\Surveys\2013-PROJECTS\6927LL\Dwg\6927LL-SV.dwg USER:bookin DATE:Sep. 29 2016 TIME: 03:34 pm

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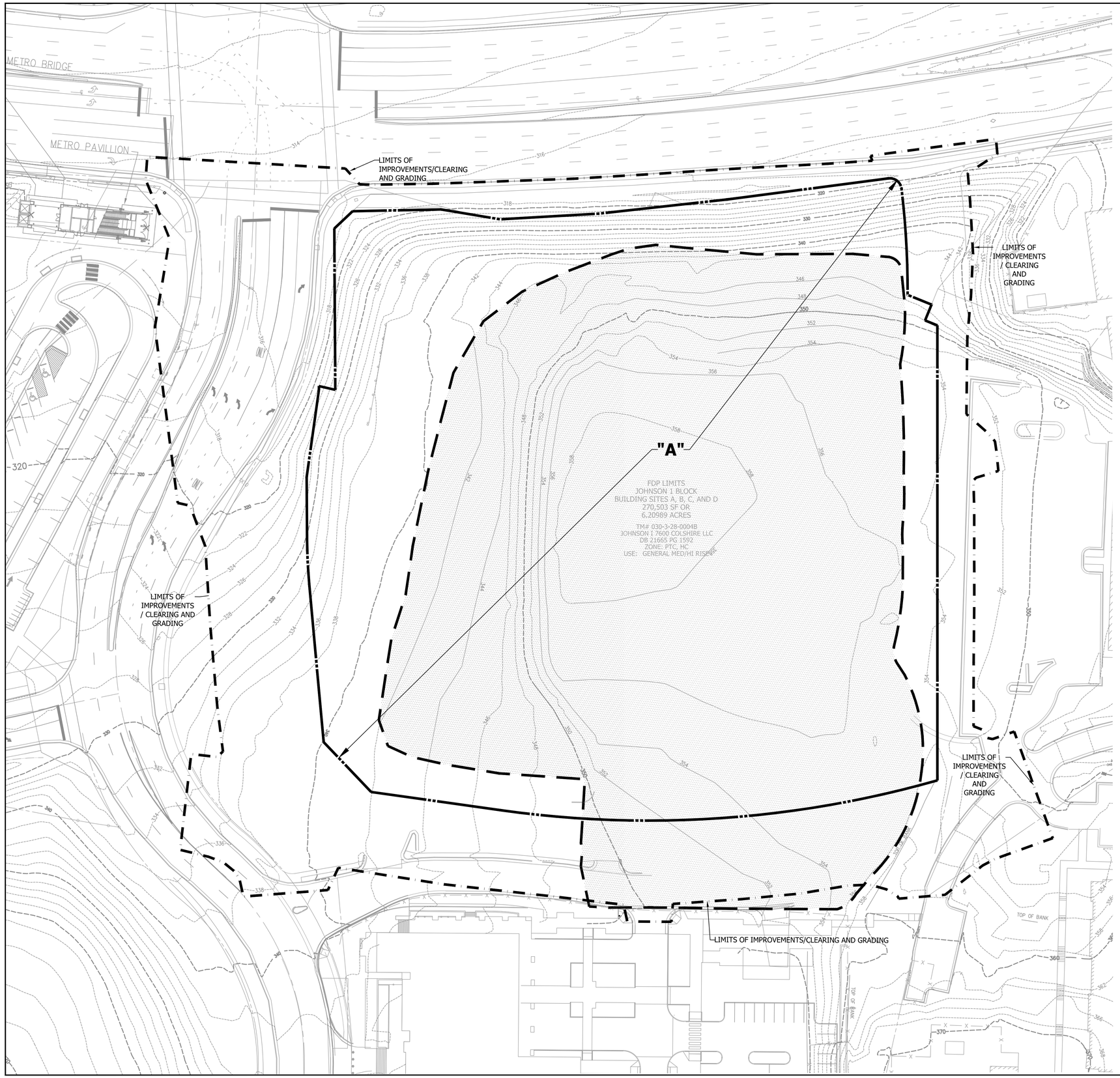

LEGEND

- LIMITS OF FDP BOUNDARY ARE ALSO EVM AREA BOUNDARY
- SITE AREA CURRENTLY UNDER CONSTRUCTION (8293-RGP-002)
- PROPOSED LIMIT OF CLEARING AND GRADING

EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	HEALTH/ CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED SITE & UNOCCUPIED BUILDING	N/A	270,503 SF (6.20989 AC)	N/A	N/A	DEVELOPED SITE WITH FOUNDATION AND PARKING LOT
		TOTAL AREA	**270,503 SF (6.20989 AC)**			

PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY: 0 SF (0% OF SITE)

NOTE:

1. SEE SHEET L-05 FOR TREE CANOPY AND TREE COVERAGE CALCULATIONS

			June 23, 2015
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	0	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	0.0%	
C	Percentage of 10-year tree canopy required for site =	10%	see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	0.0%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0.0%	
F	Has the Tree Preservation Target minimum been met?	YES	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		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	

P:\projects\6927\6927LL\DATA\Tabulations\[10-Yr Canopy Reqmnts.xls]Sheet1 (2)

*TREE PRESERVATION HAS BEEN MET ON OVERALL CDP APPLICATIONS: #RZ-2011-PR-011 AND #RZ-2011-PR-010

NORTH (VCS 83)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NO.	DATE	DESCRIPTION

REVISIONS

PHILIP C. CHAMPAGNE
Lic. No. 30073
10·3·16
6927LL VV

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SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. NPK	DWN. KEA
SCALE:	1" = 40'
PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-7

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NO.	DATE	DESCRIPTION

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SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDP AREA CONTEXT PLAN

VIKA REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. PCC	DWN. KEA
SCALE:	1" = 60'
PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-8

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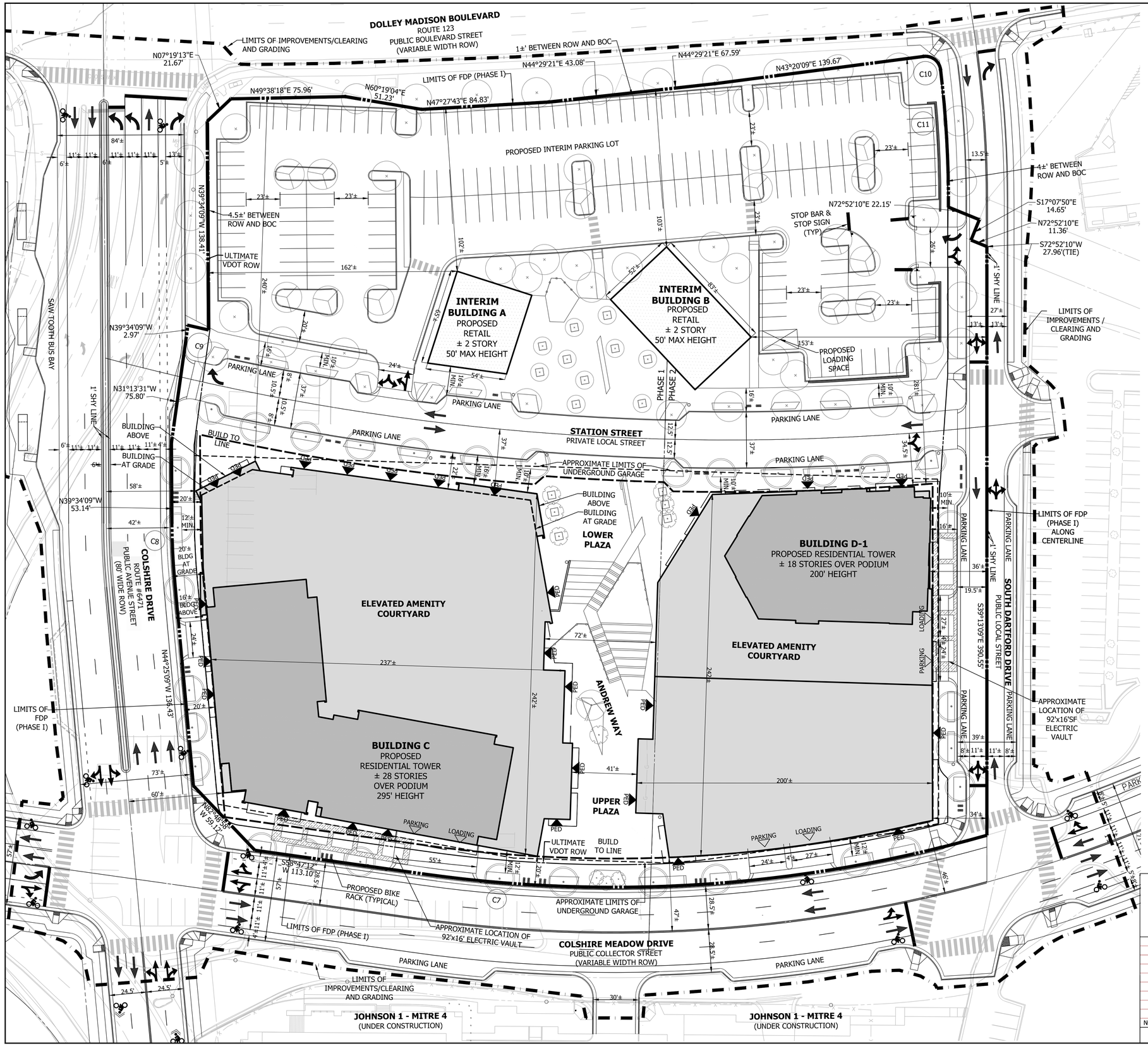

LEGEND

- PROPOSED BUILDING TOWER
- PROPOSED BUILDING PODIUM
- PROPOSED INTERIM RETAIL
- PROPOSED OVERHEAD CANOPY
- PROPOSED UNDERGROUND GARAGE LIMITS
- BUILD TO LINE
- LIMIT OF CLEARING AND GRADING
- LIMITS OF FDP APPLICATION
- PED — PEDESTRIAN ENTRANCE
- LOADING — LOADING ENTRANCE
- PARKING — PARKING ENTRANCE

NOTES

1. SEE SHEETS C-2 AND C-3 FOR BUILDING HEIGHT DETAILS.
2. SEE SHEETS C-2 AND C-3 FOR GENERAL NOTES AND MODIFICATIONS WHICH APPLY TO THE SUBJECT PROPERTY.
3. PROPOSED SEWER AND WATER TO SERVE SITE MAY BE PROVIDED BY CONNECTION TO EXISTING SEWER AND WATER MAINS WITHIN COLSHIRE DRIVE OR AS DETERMINED AT SITE PLAN SUBMISSION.
4. THE APPLICANT RESERVES THE RIGHT TO EXTEND AND CONSTRUCT UTILITIES, ROADWAYS AND OTHER INFRASTRUCTURE NEEDS FOR THE SITE, WHICH MAY BE OUTSIDE THE LIMITS OF THE FDP AS SHOWN HEREON, THROUGH PRIVATE PARTY AGREEMENTS WITH THE OWNER(S) OF THE PROPERTIES WHICH SAID IMPROVEMENTS OR EXTENSIONS MAY BE CONSTRUCTED.
5. UTILITY AND SWM / LID LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATION TO BE DETERMINED AT FINAL SITE PLAN.
6. LIMITS OF CLEARING & GRADING TO INCLUDE ALL ON-SITE PROPERTY AND OFF-SITE AREAS. SEE SHEET C-13.
7. APPLICANT RESERVES THE RIGHT TO MODIFY THE LIMITS OF CLEARING AND GRADING TO INCLUDE ALL REQUIRED OFF-STE IMPROVEMENTS AS DICTATED AT SITE PLAN.
8. LOCATION AND NUMBER OF BICYCLE STORAGE SPACES IS PRELIMINARY. THE FINAL NUMBER AND LOCATION OF SPACES TO BE REFINED AT SITE PLAN.
9. THE ULTIMATE CONFIGURATION OF THE ANDERSON ROAD / OLD CHAIN BRIDGE ROAD / COLSHIRE MEADOW DRIVE INTERSECTION TO BE CONSTRUCTED BY OTHERS WITH THE DEVELOPMENT OF THE SCOTT'S RUN STATION SOUTH PUBLIC IMPROVEMENT PLAN (#8293-PI-003-4).
10. THE PROPOSED 24" WATERMAIN IN COLSHIRE MEADOW DRIVE AND THE PROPOSED 16" WATERMAIN EXTENSION IN COLSHIRE DRIVE IS TO BE PROVIDED IN COOPERATION WITH FAIRFAX WATER. SEE SHEET C-13.
11. ALL STREET TREES ARE SUBJECT TO FIRE MARSHAL REVIEW AND APPROVAL FOR FIRE ACCESS AND MAY BE FURTHER REFINED AT SITE PLAN IN ACCORDANCE WITH THE PROFFERS.
12. STREET TREES IN SIGHT DISTANCE LINES SUBJECT TO VDOT APPROVAL AT SITE PLAN AND MAY BE FURTHER REFINED AT SITE PLAN.
13. SEE SHEET C-13 FOR SIGHT DISTANCE LINES.
14. ACCESS TO PARKING GARAGE AND LOADING / TRASH / SERVICE AREAS SHALL BE SCREENED FROM PUBLIC VIEW THROUGH THE USE OF ROLLDOWN DOORS, RECESSED ENTRYWAYS AND/OR SIMILAR TREATMENT AS STIPULATED IN THE PROFFERS.
15. THE AREA AND SHAPE OF INTERIM RETAIL BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE MODIFIED AT TIME OF FINAL SITE PLAN. SEE SHEET L-07 FOR ALTERNATE INTERIM RETAIL BUILDING ZONE ALONG WITH NOTE 14 ON SHEET C-3.
16. THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN HEREIN.

NORTH (VCS 83)

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

NO.	DATE	DESCRIPTION
		REVISIONS

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VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
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SCOTTS RUN SOUTH JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN

VIKA REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. PCC	DWN. KEA
SCALE:	1" = 30'
PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-9

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
10·3·16
PROFESSIONAL ENGINEER
6927LL VV

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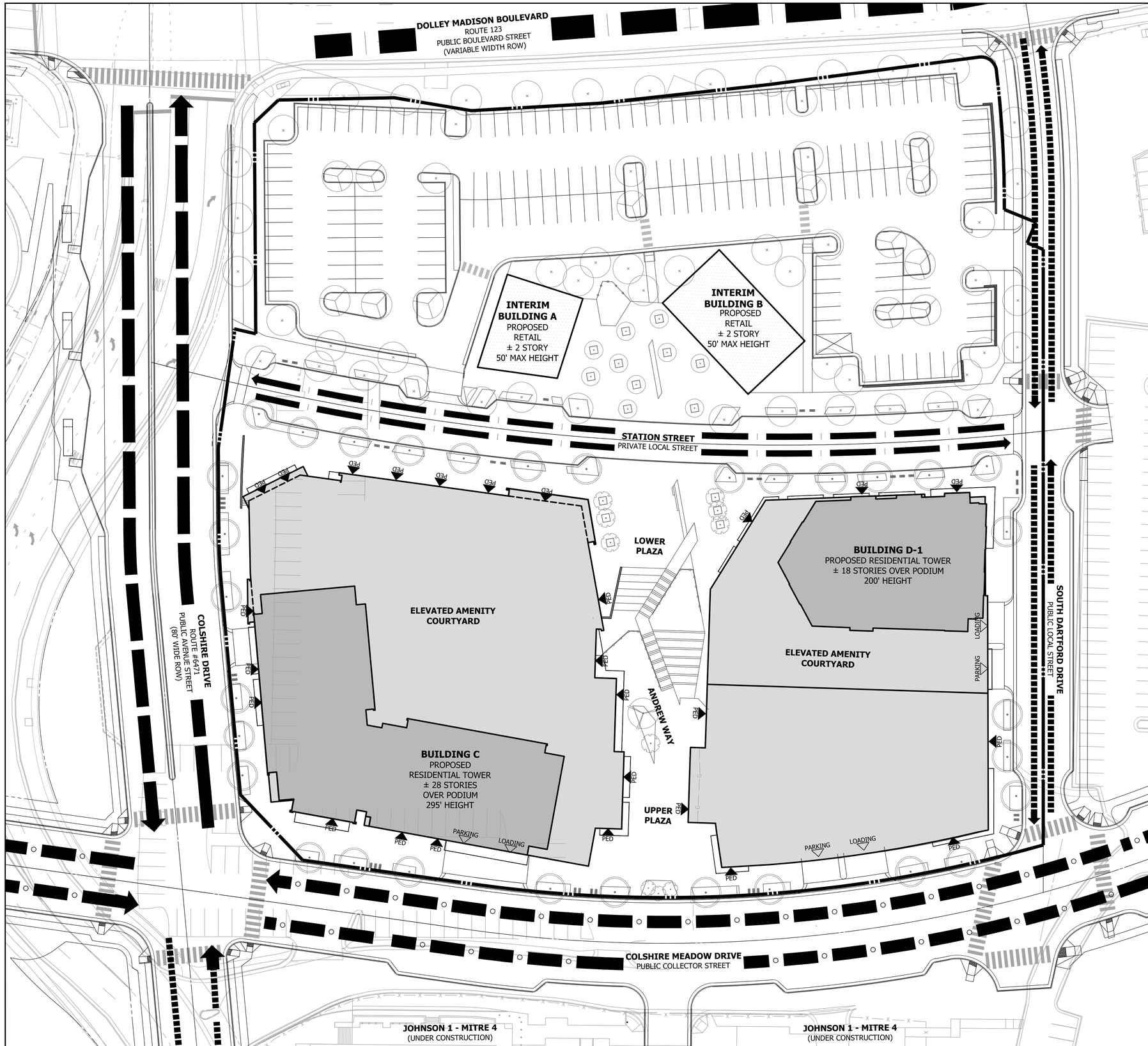

LEGEND

- PROPOSED BUILDING TOWER
- PROPOSED BUILDING PODIUM
- PROPOSED INTERIM RETAIL
- LIMITS OF FDP APPLICATION
- PEDESTRIAN ENTRANCE
- LOADING ENTRANCE
- PARKING ENTRANCE
- PUBLIC BOULEVARD
- PUBLIC AVENUE
- PUBLIC COLLECTOR
- PRIVATE LOCAL STREET
- PUBLIC LOCAL STREET

NOTE

1. SEE SHEET L-01 FOR PEDESTRIAN CIRCULATION PLAN

NORTH (VCS 83)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DATE	DESCRIPTION

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

SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TRAFFIC CIRULATION PLAN

VIKA REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. PCC	DWN. KEA
SCALE:	1" = 30'
PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-10

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
10·3·16
PROFESSIONAL ENGINEER

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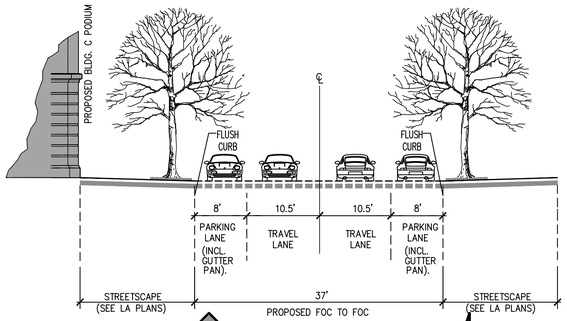
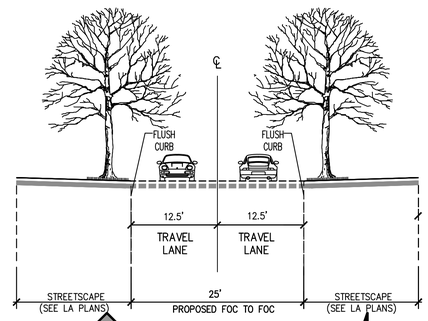
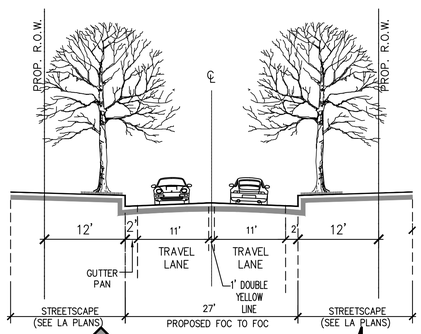


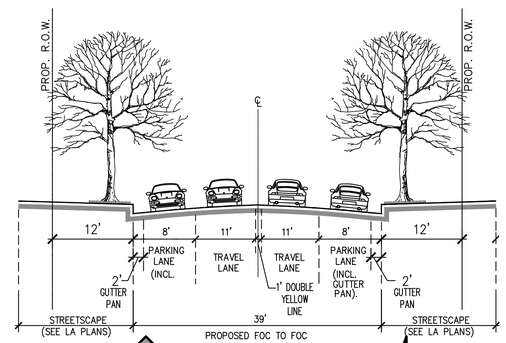
A **STATION STREET**
PRIVATE LOCAL STREET



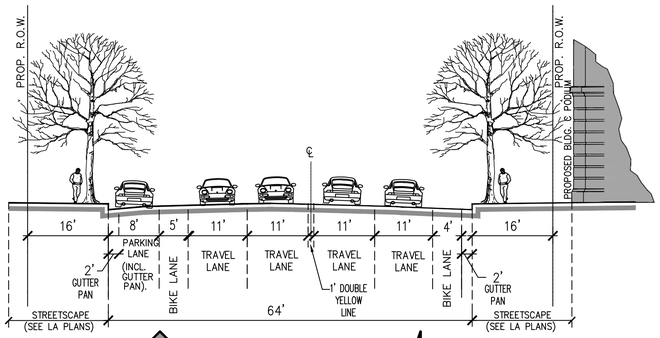
B **STATION STREET**
PRIVATE LOCAL STREET



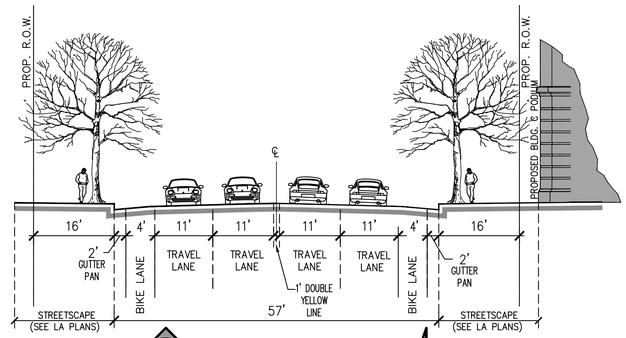
C **SOUTH DARTFORD DRIVE**
PUBLIC LOCAL STREET



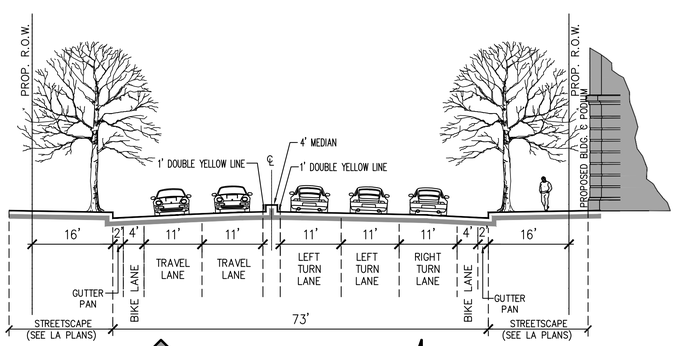
D **SOUTH DARTFORD DRIVE**
PUBLIC LOCAL STREET



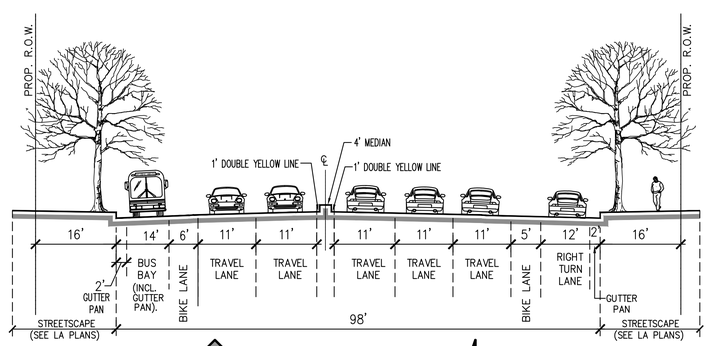
E **COLSHIRE MEADOW DRIVE**
PUBLIC COLLECTOR STREET



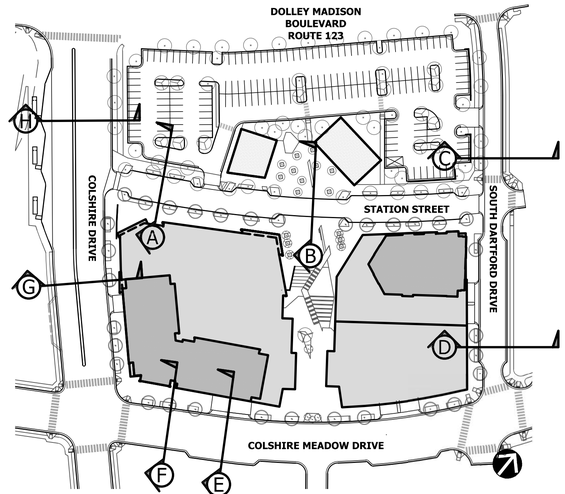
F **COLSHIRE MEADOW DRIVE**
PUBLIC COLLECTOR STREET



G **COLSHIRE DRIVE**
PUBLIC AVENUE



H **COLSHIRE DRIVE**
PUBLIC AVENUE



KEY MAP
1" = 100'

NOTES

1. SEE SHEETS L-09 THROUGH L-11 FOR DETAILED STREETSCAPE SECTIONS

NORTH (VCS 83)

NO.	DATE	DESCRIPTION

REVISIONS

PHILIP C. CHAMPAGNE
Lic. No. 30073
10·3·16
6927LL

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SCOTTS RUN SOUTH JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TYPICAL STREET SECTIONS

VIKA REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. PCC	DWN. KEA
SCALE:	AS SHOWN
PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-11

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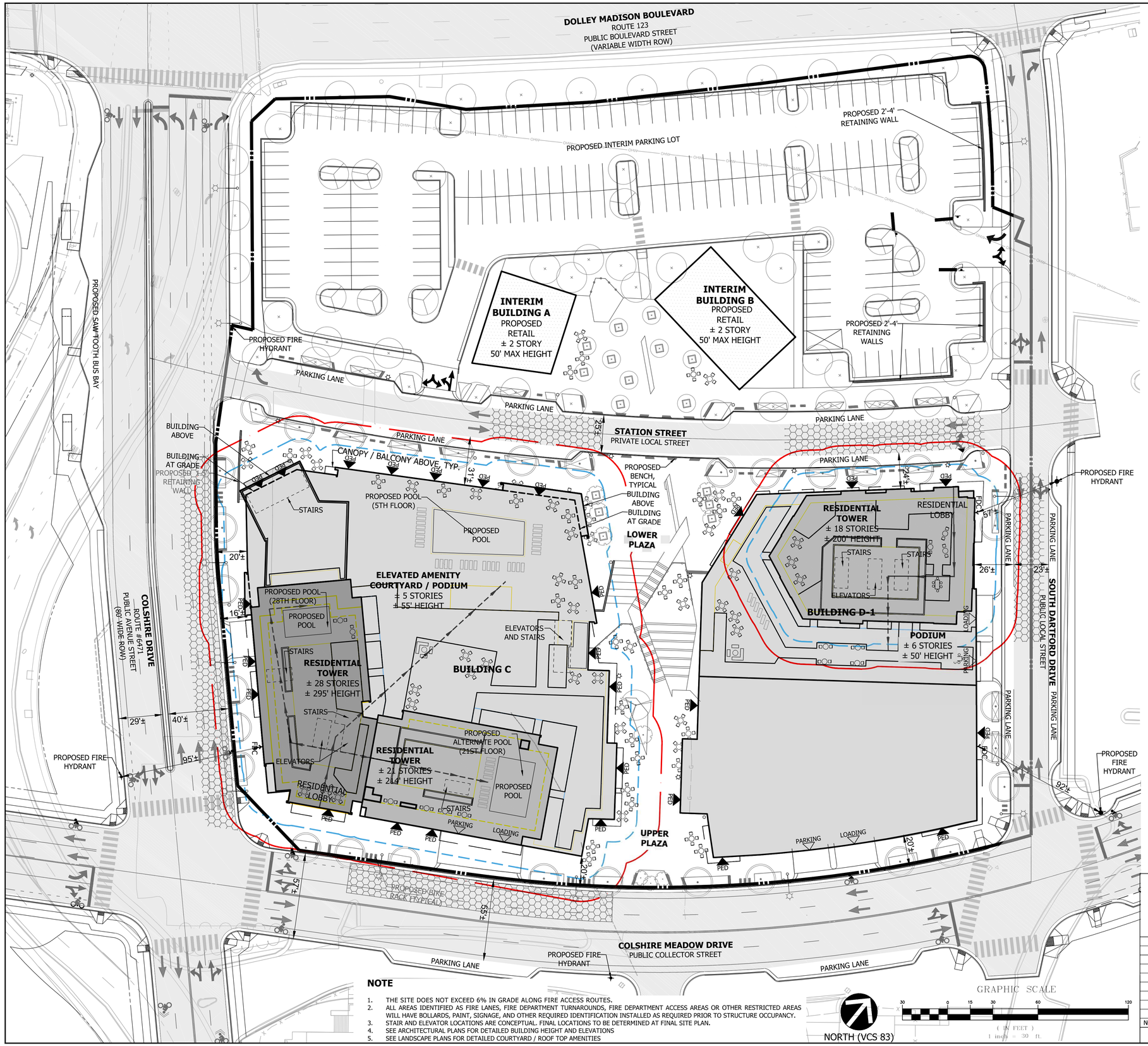

LEGEND

- VEHICULAR ACCESS ONLY (I.E. FURTHER THAN 30' FROM BUILDING FACE)
- DENOTES FIRE ACCESS AREA ACCESSIBLE TO AERIAL APPARATUS (6% SLOPE OR LESS)
- PROPOSED BUILDING LESS THAN 50' IN HEIGHT
- PROPOSED BUILDING BETWEEN 51' - 100' IN HEIGHT
- PROPOSED BUILDING BETWEEN 101' - 150' IN HEIGHT
- PROPOSED BUILDING BETWEEN 200' - 250' IN HEIGHT
- PROPOSED BUILDING BETWEEN 251' - 300' IN HEIGHT
- 15' PROPOSED BUILDING OFFSET
- 30' PROPOSED BUILDING OFFSET
- EMERGENCY GROUND LEVEL ACCESS PATHS
- EMERGENCY COURTYARD LEVEL ACCESS PATHS
- PROPOSED STREET TREE
- PED — PEDESTRIAN ENTRANCE
- LOADING — LOADING ENTRANCE
- PARKING — PARKING ENTRANCE

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 NFPA 13**; IF 13R PLEASE EXPLAIN), AND ROOF TYPE (CLASS A PREFERRED). (PROVIDED)
11. LOCATION OF PROPOSED BUILDING ENTRANCES, BOTH PEDESTRIAN AND VEHICULAR; ACCESS DOORS AND ELEVATORS, INCLUDING MEDEVAC ELEVATORS, SHOULD BE SHOWN ON THE FDP. ALSO, ANY INTERIOR ROUTES AVAILABLE FOR EMERGENCY VEHICLE USE, SUCH AS SUITABLY SIZED DRIVEWAYS THROUGH PARKING GARAGES AND COURTYARDS, SHOULD BE DELINEATED (PROVIDED)
12. LOADING AREAS AND WHETHER THEY ARE ACCESSIBLE TO EMERGENCY VEHICLES. (PROVIDED)
13. ACCESS TO ACTIVE COURTYARDS (ESPECIALLY WITH POOLS, TENNIS COURTS, ETC.) NEEDS TO BE SHOWN - HOW WILL THE MEDICAL STAFF GET THERE, WITH THEIR EQUIPMENT, QUICKLY (PROVIDED)

BUILDING DATA

BUILDING C

TYPE OF CONSTRUCTION	IA
NUMBER OF STORIES	28
BUILDING HEIGHT	295' (PROPOSED)
USE GROUP	A-2, A-3, B, M, R-2, S-2
BUILDING ROOF	CLASS B (MIN.)
BUILDING FOOTPRINT	± 48,000 SF
FULLY SPRINKLERED PER NFPA 13	YES

INTERIM BUILDINGS A AND B

TYPE OF CONSTRUCTION	IIB
NUMBER OF STORIES	±2
BUILDING HEIGHT	50' (MAX)
USE GROUP	A-2, B, M
BUILDING ROOF	CLASS C (MIN.)
BUILDING FOOTPRINT	± 7,000 SF (MAX)
FULLY SPRINKLERED PER NFPA 13	NO

BUILDING D-1

TYPE OF CONSTRUCTION	IA
NUMBER OF STORIES	18
BUILDING HEIGHT	200' (PROPOSED)
USE GROUP	A-1, A-2, A-3, B, M, R-2, S-2
BUILDING ROOF	CLASS B (MIN.)
BUILDING FOOTPRINT	± 21,350 SF
FULLY SPRINKLERED PER NFPA 13	YES

NOTE

1. THE SITE DOES NOT EXCEED 6% IN GRADE ALONG FIRE ACCESS ROUTES.
2. ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURNAROUNDS, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAINT, SIGNAGE, AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.
3. STAIR AND ELEVATOR LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS TO BE DETERMINED AT FINAL SITE PLAN.
4. SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING HEIGHT AND ELEVATIONS
5. SEE LANDSCAPE PLANS FOR DETAILED COURTYARD / ROOF TOP AMENITIES

NO.	DATE	DESCRIPTION

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
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SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRE LANE ACCESS PLAN

VIKA REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. PCC	DWN. KEA

SCALE: 1" = 30'

PROJECT/FILE NO. VV6927LL

SHEET NO. C-12

PHILIP C. CHAMPAGNE
Lic. No. 30073
10·3·16
6927LL

FILE:P:\projects\6927\6927LL\CADD\PLANNING\PLANNING DRAWINGS\6927LL100 – Fire.dwg USER:Mack DATE:Oct. 03 2016 TIME: 12:17 pm

LEGEND

- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND TRANSFORMER VAULT
- PROPOSED STREET LIGHTS
- PROPOSED UNDERGROUND GARAGE LIMITS
- LIMITS OF DISTURBANCE

NOTES

1. UTILITIES ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL SITE PLAN.
2. ALL GRADING ON THIS PLAN IS SUBJECT TO CHANGE WITH FINAL SITE PLAN.
3. LIMITS OF CLEARING AND GRADING ARE APPROXIMATE.
4. PROPOSED UTILITY EASEMENTS WILL BE COORDINATED AT TIME OF FINAL SITE PLAN.

NORTH (VCS 83)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DATE	DESCRIPTION

REVISIONS

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VIKA VIRGINIA LLC
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SCOTTS RUN SOUTH JOHNSON 1 BLOCK

BUILDING SITES A, B, C, AND D

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GRADING AND FUNCTIONAL UTILITY PLAN

VIKA REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. PCC	DWN. KEA
SCALE:	1" = 30'
PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-13

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
10·3·16
PROFESSIONAL ENGINEER
6927LL VV

FILE: P:\projects\6927\6927LL\CADD\PLANNING\PLANNING DRAWINGS\6927LL100 – Grading and Utilities.dwg USER: Mack DATE: Oct, 03 2016 TIME: 12:23 pm

DOLLEY MADISON BOULEVARD
ROUTE 123
PUBLIC BOULEVARD STREET
(VARIABLE WIDTH ROW)

LIMITS OF IMPROVEMENTS/CLEARING AND GRADING

LIMITS OF FDP (PHASE I)

PROPOSED INTERIM PARKING LOT

2248 SF
PERM. PAV. #10

2966 SF
PERM. PAV. #9

ULTIMATE VDOT ROW

INTERIM BUILDING A
PROPOSED
RETAIL
± 2 STORY
50' MAX HEIGHT

INTERIM BUILDING B
PROPOSED
RETAIL
± 2 STORY
50' MAX HEIGHT

STATION STREET
PRIVATE LOCAL STREET

COLSHIRE DRIVE
ROUTE #6471
PUBLIC AVENUE STREET
(80' WIDE ROW)

BUILDING C
PROPOSED
RESIDENTIAL TOWER
± 27 STORIES
OVER PODIUM
295' HEIGHT

SEE SHEET C-14A
FOR BUILDING D-1
ROOF SWM TREATMENT

POTENTIAL DETENTION
VAULT LOCATION
3,800 CFT STORAGE

BUILDING D-1
PROPOSED RESIDENTIAL
TOWER
± 12 STORIES OVER
PODIUM
125' HEIGHT

BUILDING D-2
FUTURE
RESIDENTIAL TOWER
(MAX HEIGHT PER CDP)

SOUTH DARTFORD DRIVE
PUBLIC LOCAL STREET

LIMITS OF IMPROVEMENTS / CLEARING AND GRADING

LIMITS OF FDP (PHASE I) ALONG CENTERLINE

LIMITS OF FDP (PHASE I)

ULTIMATE VDOT ROW

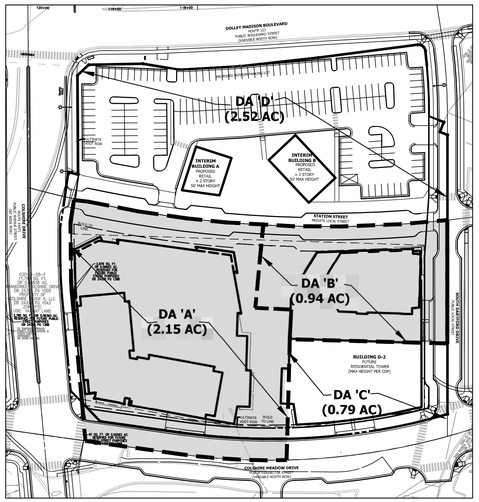
BUILD TO LINE

COLSHIRE MEADOW DRIVE
PUBLIC COLLECTOR STREET
(VARIABLE WIDTH ROW)

LIMITS OF IMPROVEMENTS/CLEARING AND GRADING

LEGEND

- ONSITE AREA TO BIORETENTION TREE PITS
- BIORETENTION TREE PIT FOOTPRINT
- FOOTPRINT AREA OF EXTENSIVE GREEN ROOF
- FOOTPRINT AREA OF INTENSIVE GREEN ROOF
- AREA TO INTENSIVE GREEN ROOF
- FOOTPRINT AREA OF STORMWATER PLANTER
- AREA TO STORMWATER PLANTER
- FOOTPRINT AREA OF PERMEABLE PAVEMENT
- 4' X 4' DETENTION VAULT ACCESS DOOR (IN GARAGE)



KEY MAP
1"=100'

KEY MAP LEGEND

AREAS OF THE ULTIMATE IMPROVEMENTS (DA 'A' AND 'B')

NORTH (VCS 83)

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

NO.	DATE	DESCRIPTION

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SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM / BMP PLAN

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
10·3·16
PROFESSIONAL ENGINEER

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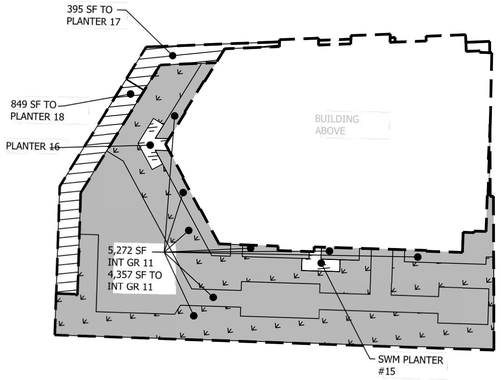
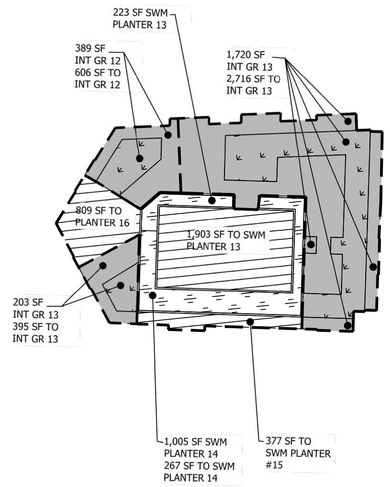
PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-14

FILE:P:\projects\6927\6927LL\CADD\PLANNING DRAWINGS\6927LL100 – Stormwater Plan.dwg USER:Mack DATE:Oct, 03 2016 TIME: 01:54 pm

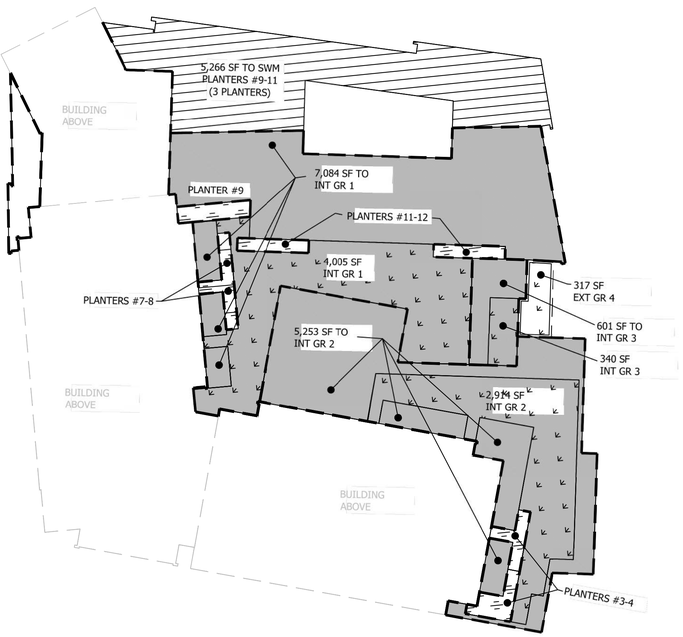
LEGEND

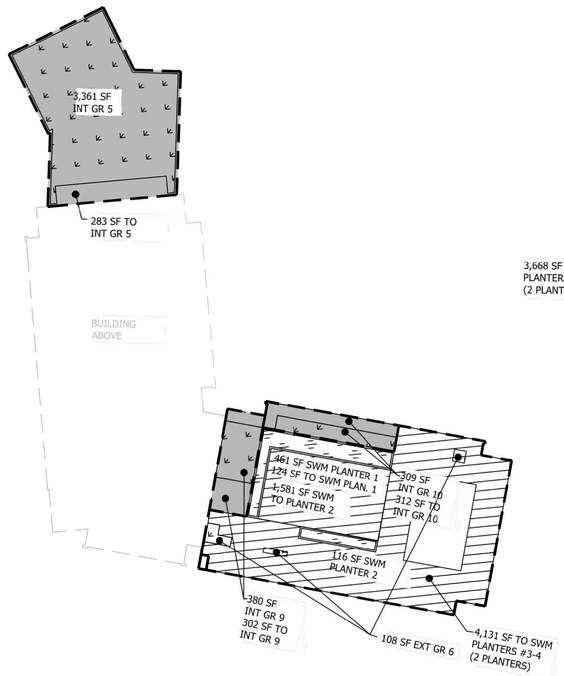
- FOOTPRINT AREA OF EXTENSIVE GREEN ROOF
- FOOTPRINT AREA OF INTENSIVE GREEN ROOF
- ROOF AREA TO INTENSIVE GREEN ROOF
- FOOTPRINT AREA OF STORMWATER PLANTER
- AREA TO STORMWATER PLANTER

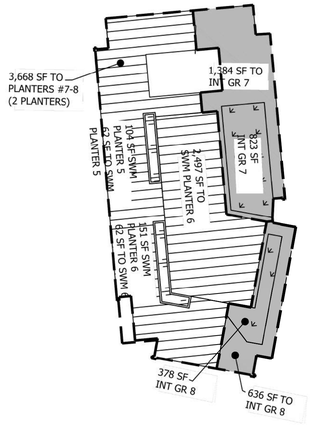




BUILDING D1 ROOF STORMWATER MANAGEMENT TREATMENT







BUILDING C STORMWATER MANAGEMENT TREATMENT

NORTH (VCS 83)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DATE	DESCRIPTION

REVISIONS

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
10·3·16
PROFESSIONAL ENGINEER
VV

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SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM / BMP PLAN

VIKA REVISIONS

REVISED:	10/03/2016
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PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-14A

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TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE CHECKLIST NARRATIVE

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

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS:

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

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS	RESPONSE
STORMWATER MANAGEMENT AND WATER QUALITY CONTROLS FOR REDEVELOPMENT SHOULD BE DESIGNED TO RETURN WATER INTO THE GROUND WHERE SOILS ARE SUITABLE OR REUSE IT, WHERE ALLOWED, TO THE EXTENT PRACTICABLE. REDUCTION OF STORMWATER RUNOFF VOLUME IS THE SINGLE MOST IMPORTANT STORMWATER DESIGN OBJECTIVE FOR TYSONS.	INFILTRATION FACILITIES HAVE NOT BEEN PROVIDED WITH THIS FDP. POTENTIAL INFILTRATION FACILITY LOCATIONS FOR THIS PROJECT ARE LIMITED FOR SEVERAL REASONS INCLUDING UNDERGROUND GARAGES, INTERIM BUILDINGS AND SITES, AS WELL AS SOILS FOUND IN THIS AREA OF TYSONS. INFILTRATION TRENCHES ARE NOT PROPOSED BENEATH THE PAVEMENT OF FUTURE/EXISTING RIGHT-OF-WAY AS THIS IS NOT ALLOWED BY VDOT. INFILTRATION TRENCHES ARE NOT PROPOSED BENEATH THE PAVEMENT OF THE PRIVATE STREETS PROPOSED. INSTEAD THESE AREAS HAVE BEEN BAPTURED AND TREATED BY BIORETENTION TREE PITS. THE FOCUS OF THE OVERALL SWM PLAN IS TREATMENT OF THE PROPOSED IMPERVIOUS AREAS, PROVIDING INFILTRATION WHERE PRACTICABLE. HOWEVER, THERE ARE NO PRACTICABLE AREAS FOR INFILTRAITON TRENCHES.
AT A MINIMUM, THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. IF, ON A GIVEN SITE, THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL."	THE TARGET GOAL OF THE RUNOFF REDUCTION METHOD IS TO CAPTURE AND CONTROL THE FIRST INCH OF RAINFALL. TO THIS EXTENT FOUR MAIN STORMWATER MANAGEMENT STRATEGIES HAVE BEEN UTILIZED: STORMWATER PLANTERS, INTENSIVE AND EXTENSIVE GREEN ROOFS, PERMEABLE PAVEMENT, AND URBAN BIORETENTION TREE PITS. • PERMEABLE PAVEMENT SHALL BE DESIGNED PER DCR SPEC #7 • EXTENSIVE AND INTENSIVE GREEN ROOFS SHALL BE DESIGNED PER DCR SPEC #5. INTENSIVE GREEN ROOF WILL CAPTURE SHEETFLOW FROM THE ROOF WITH A 2:1 RATIO (GREEN ROOF FOOTPRINT WILL CAPTURE AT A MAXIMUM 2X THE GREEN ROOF FOOTPRINT AREA.) • URBAN BIORETENTION SHALL BE DESIGNED PER DCR SPEC #9 APPENDIX 9A. THE TREE PITS ARE UTILIZED TO ULTIMATELY TREAT THE ROADWAY RUNOFF AS WELL AS THE SURROUNDING STREETSCAPE. THE STORMWATER PLANTERS HAVE BEEN UTILIZED FOR TREATMENT OF DISCONNECTED ROOFTOP AREAS. SIZING COMPUTATIONS HAVE BEEN PROVIDED THAT VERIFY THE REQUIRED STORAGE HAS BEEN MET FOR EACH ALTERNATIVE. EACH OF THESE PRACTICES IS ADEQUATELY SIZED FOR THE PROPOSED DRAINAGE AREAS TO THEM. THESE PRACTICES COMBINED YIELD AN ONSITE RETAINED RAINFALL DEPTH OF 0.59 INCHES INCLUDING OFFSITE AREAS. URBAN DESIGN GUIDELINES, NEED FOR PENTHOUSE, AND SIGNATURE SKYLINE ARCHITECTURE PRECLUDE THE ABILITY TO KEEP ALL ROOFS FLAT AND AVAILABLE FOR SWM PURPOSES. WHILE THE MAJORITY OF THE STREETS HAVE BIORETENTION TREE PITS LOCATED ON THEM, PORTIONS OF THOSE ROADS CURRENTLY THAT HAVE STEEP TOPOGRAPHY, OR DUE TO URBAN DESIGN ARE DEEMED NOT DESIRABLE. FURTHER, HALF THE SITE WILL ONLY BE DEVELOPED TO THE INTERIM CONDITION, AND NOT TO THE ULTIMATE CONDITION. AT SUCH A TIME AT ULTIMATE CONDITION, MORE RUNOFF REDUCTION AND BMP PRACTICES WILL BE UTILIZED ON THESE SITES TO CAPTURE AND CONTROL THE FIRST INCH OF THE ENTIRE SITE. AS CAN BE SEEN ON SHEET C-16, THE APPLICATION BREAKDOWN BY BLOCK SPREADSHEET, BUILDINGS C AND D1 ARE BUILT OUT TO THE FINAL CONDITION AND TREAT 93% AND OF THEIR SITE AREA (WHICH EQUATES TO 0.93" RETENTION INCLUDING OFFSITE TREATMENT. A TOTAL CONTROLLED AREA OF 3.09 ACRES OR 52% OF THE SITE HAS BEEN IDENTIFIED AND DEMONSTRATES "TO THE MAXIMUM EXTENT PRACTICABLE" WE HAVE MET THE TYSONS CORNER COMPREHENSIVE PLAN GOAL TO RETAIN/REUSE THE FIRST INCH OF RAINFALL.
REDEVELOPMENT PROJECTS IN TYSONS SHOULD INCORPORATE INNOVATIVE STORMWATER MANAGEMENT MEASURES IN A MANNER THAT WILL, FIRST AND FOREMOST, OPTIMIZE REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE."	THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMANCE WITH THE DCR SPECIFICATION THAT GOVERNS THEM. THE GREEN ROOFS, PERMEABLE PAVEMENT, AND URBAN BIORETENTION (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 GREEN ROOFS AND STORMWATER PLANTERS. EACH PRACTICE PROVIDES BOTH QUANTITY AND QUALITY CONTROL. FOR LEED CREDIT 6.1 THE VOLUME BASED COMPUTATIONS PROVIDED USE A SITE IMPERVIOUSNESS OF MORE THAN 50% AS THIS IS THE EXISTING CONDITION ON SITE. SEE SHEET C-16 FOR COMPUTATIONS SHOWING COMPLIANCE WITH LEED CREDIT 6.1. FOR CREDIT 6.2 TREATMENT ON SITE MAY BE SUPPLEMENTED BY MANUFACTURED BMP FILTRATION FACILITIES ON SITE AT TIME OF FINAL SITE PLAN. COMPUTATIONS PROVIDED HEREIN ARE PRELIMINARY, FINAL LEED BOUNDARIES WILL BE ESTABLISHED WITH SUBSEQUENT SITE PLAN SUBMISSION.
"EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS. ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED."	THIS SUBJECT APPLICATION DOES PROPOSE OFFSITE STORMWATER ALTERNATIVES. THESE POTENTIAL OFFSITE AREAS ARE IDENTIFIED ON SHEETS C-14, C-16, AND C-17. CREDIT FOR THESE OFFSITE AREAS IS TAKEN IN THE FAIRFAX COUNTY TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEETAS IDENTIFIED ON SHEET C-16 IN THE APPLICATIONS OVERALL ALTERNATE/ADDITIONAL SWM OPTIONS AND CREDITS SPREADSHEET.
"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. ALSO USED IS AN AREA OF PERMEABLE PAVEMENT THAT HAS BEEN DESIGNED IN ACCORDANCE WITH DCR SPEC #7.
"RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHOULD BE PURSUED WHERE FEASIBLE; RESTORATION AND STABILIZATION TECHNIQUES THAT INCORPORATE ECOLOGICALLY AND AESTHETICALLY BENEFICIAL, VEGETATED APPROACHES ARE PREFERRED. OFF-SITE EFFORTS TO RESTORE AND/OR STABILIZE STREAMS IN TYSONS CORNER SHOULD ALSO BE ENCOURAGED. THE ABOVE GUIDELINES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY TO ALLOW FOR IMPROVEMENTS TO THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER THROUGH NATURAL RESTORATIVE PROCESSES AND/OR THROUGH RESTORATION PROJECTS."	THIS SUBJECT APPLICATION DOES NOT PROPOSE ANY STREAM RESTORATION AS IT HAS NOT OPEN CHANNELS OR STREAMS WITHIN IT BOUNDARY. IT IS BELIEVED THAT ANY STREAM RESTORATION SHOULD BE COMPREHENSIVE IN MANNER AND NOT PROVIDED IN PIECE MEAL FORM TO BETTER PROVIDE AESTHETIC AND RECREATIONAL VALUE TO TYSONS CORNER.

COMPREHENSIVE PLAN IMPLEMENTATION

THE TYSON'S CORNER COMPREHENSIVE STORMWATER MANAGEMENT PLAN SHALL BE IMPLEMENTED VIA THE USE OF INTENSIVE AND EXTENSIVE GREEN ROOFS, PERMEABLE PAVEMENT, AND URBAN BIORETENTION TREE PITS AND STORMWATER PLANTERS. THE ROADWAY R-O-W AND STREETSCAPE SHALL BE CONTROLLED, WHERE POSSIBLE, BY TREE PITS THAT ARE STRATEGICALLY PLACED TO MAXIMIZE RUNOFF INTERCEPTION. THE BUILDING'S ROOF AREA SHALL BE CONTROLLED BY INTENSIVE AND EXTENSIVE GREENROOFS AND STORMWATER PLANTERS. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- **THE COMPUTATIONS PROVIDED ON SHEETS C-16 CALCULATE THE REQUIRED TREATMENT VOLUME OF 1" OF RAINFALL OVER THE ENTIRE SITE FDP AREA REGARDLESS OF ROW DEDICATION.**
- **THIS SUBJECT APPLICATION PROPOSES NO NEW INNOVATIVE BMPS NOT PREVIOUSLY IDENTIFIED BY DCR. THIS APPLICATION DOES NOT PROPOSE THE USE OF TIER III APPROACHES TO HELP CAPTURE/REUSE THE FIRST INCH OF RAINFALL. THE STORMWATER MANAGEMENT DESIGN FOR THIS SITE SHALL INCLUDE PRACTICES THAT ARE DOCUMENTED IN THE DCR RUNOFF REDUCTION MANUAL.**
- **ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR BY STREET ACCESS FOR THE TREE PITS.**
- **THE URBAN BIORETENTION TREE PITS AND PERMEABLE PAVEMENT SHALL BE PRIVATELY MAINTAINED.**
- **THE DESIGN SHALL CREATE A SAFE ENVIRONMENT FOR THE PUBLIC. THE TREE PITS SHALL BE PROVIDED WITH A GRATE OR FENCE TO PREVENT PEDESTRIAN CONFLICTS AND AS MENTIONED PREVIOUSLY WHERE EXCESSIVE TRAFFIC IS EXPECTED BIO-RETENTION TREE PITS HAVE NOT BEEN PROVIDED TO AVOID IMPEDING PEDESTRIAN MOVEMENT AND/OR CAUSE A SAFETY HAZARD.**
- **CERTAIN PFM REQUIREMENTS SHALL NEED TO BE WAIVED IN ORDER TO MEET THE OVERALL CONCEPT OF THE PTC COMPREHENSIVE PLAN. A DETAILED LIST OF WAIVERS IS AS FOLLOWS:**

1. **A MODIFICATION OF SECTION 12-0510 TO PERMIT A REDUCTION IN THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FIVE (5) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO THE LANDSCAPE PLANS HEREIN FOR A GRAPHIC OF THE PROPOSED PLANTING AREA.**
2. **ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO SIX (6) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.**
3. **ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1304.2C TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCED ON IN-SITU FILL MATERIAL.**
4. **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.**
5. **ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.**
6. **ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.**
7. **ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIO-RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST INCH OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPSED STRUCTURES IF REQUIRED AT TIME OF SITE PLAN.**

- **POTENTIAL SWM/LEED VAULT(S) SHALL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE.**
- **A 4'X4' ACCESS DOOR SHALL BE PROVIDED FOR THE VAULT MAINTENANCE.**

DESIGN OF BEST MANAGEMENT PRACTICES

- **RUNOFF REDUCTION PRACTICES**

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

- **RUNOFF REDUCTION BMP'S IN THE FORM OF URBAN BIO-RETENTION TREE PITS SHALL BE PROVIDED WITH UNDER-DRAINS AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC#9**
- **BOTH THE BIO-RETENTION TREE PITS SHALL CONFORM TO DCR SPEC # 9.**
- **THE PERMEABLE PAVEMENT SHALL CONFORM TO DCR SPEC #7.**
- **THE PROPOSED PLANS CAN ACCOUNT FOR 0.59" INCLUDING OFFSITE TREATMENT AS CAN BE SEEN ON THE TYSONS STORMWATER CONFORMANCE SPREADSHEET AND OFFSITE ALTERNATIVES SPREADSHEET (SEE SHEET C-16). FURTHER, IF CONSIDERING ONLY AREAS OF ULTIMATE BUILD OUT (BUILDINGS C AND D1), 0.93" INCLUDING OFFSITE TREATMENT WILL BE CAPTURED AND CONTROLLED.**

- **OFFSITE OR SHARED FACILITIES**

POTENTIAL OFFSITE TREATMENT AREAS ARE IDENTIFIED ON SHEET C-14. COMPUTATIONS SHOWING THE POTENTIAL RETENTION FOR THESE OFF SITE AREAS ARE PROVIDED ON SHEET C-16. IF ALL POTENTIAL OFF SITE AREAS ARE TREATED/RETAINED THIS WOULD PROVIDE 0.06 INCHES OF RETENTION FOR THE ENTIRE APPLICATION. THIS ADDITIONAL RETENTION OF OFF SITE WATER COULD HELP MITIGATE ANY FINAL ENGINEERED SITE PLANS.

- **CONFORMANCE WITH COMPREHENSIVE PLAN STORMWATER GOALS**

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

- **AS MENTIONED PREVIOUSLY THE PROPOSED DESIGN SHALL CONTROL/CAPTURE THE FIRST 0.59 INCHES, INCLUDING OFFSITE TREATMENT, BUT 0.93 INCHES, INCLUDING OFFSITE TREATMENT, OF THE SITE BUILT OUT TO THE ULTIMATE CONDITION, AND NOT CONSIDERING INTERIM AREAS. THIS SUBJECT APPLICATION PROPOSES TO CONTROL CAPTURE, TO THE MAXIMUM EXTENT PRACTICABLE, THE FIRST 0.59" (INCLUDING OFFSITE TREATMENT) OF RAINFALL.**
- **THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTEND FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF GREEN ROOFS, PERMEABLE PAVEMENT, AND URBAN BIORETENTION TREE PITS AND STORMWATER PLANTERS. 52% OF THE TOTAL SITE AREA IS CAPTURED ALONG WITH 0.59" (INCLUDING OFFSITE TREATMENT) OF THE FIRST 1 INCH OF RAINFALL.**
- **AS MENTIONED PREVIOUSLY SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP'S PRACTICES AND INTERIM SITE CONDITIONS WHICH WILL INCLUDE FURTHER BMPS AT TIME OF THEIR ULTIMATE BUILD OUT.**
- **THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF VOLUME AND AS SUCH THE PEAK DISCHARGED IS REDUCED.**
- **STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF URBAN BIO-RETENTION TREE PITS THAT ARE DESIGNED IN ACCORDANCE WITH DCR SPEC #9.**
- **STREAM STABILIZATION AND RESTORATION HAS NOT BEEN PROPOSED WITH THIS SUBJECT APPLICATION DUE TO THE NEED OF A COMPREHENSIVE STREAM RESTORATION PROGRAM.**
- **THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S SWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF. SEE SHEETS C-14 THRU C-22 FOR DETAILS.**

- **SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST**

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

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

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

SWOD NARRATIVE

COMPLIANCE WITH THE "TIME LIMITS" PROVISION IN SECTION 124-1-11.A OF THE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE AND THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY GUIDANCE MEMO 14-2002 HAVE BEEN FULFILLED BY VIRTUE OF THE FACT THAT:

- COVERAGE WAS ISSUED AND OBTAINED PRIOR TO JULY 1, 2014 UNDER THE 2009 GENERAL PERMIT FOR DISCHARGES FROM CONSTRUCTION ACTIVITIES,
- CONTINUATION OF COVERAGE UNDER THE 2014 VPDES PERMIT FOR DISCHARGES FROM CONSTRUCTION ACTIVITIES WAS ALSO OBTAINED UNDER PERMIT #VAR10E398,
- RZ 2011-PR-010/011 WAS ACCEPTED BY FAIRFAX COUNTY IN ADVANCE OR AN EROSION AND SEDIMENT CONTROL PLAN AND CONTAINS THE REQUIRED STORMWATER MANAGEMENT CALCULATIONS AND NARRATIVES,
- 8293-RGP-002 WAS SUBMITTED PRIOR TO SEPTEMBER 1, 2014 AND CONTAINS THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES.

BASED ON ALL OF THE ABOVE, THE SUBJECT PLAN IS TIME LIMITED PER STATE AND LOCAL REGULATIONS AND SHALL BE CONDUCTED IN ACCORDANCE WITH THE TECHNICAL CRITERIA IN ARTICLE 5.

SCOTTS RUN STATION SOUTH RUNNING TABULATIONS FOR 1" STORM RETENTION

RZ 2011-PR-010 & 011		APPROVED CDP RETENTION		APPROVED FDP RETENTION		SITE PLAN RETENTION	
PARCEL	AREA (AC)	CF	INCHES	CF	INCHES	CF	INCHES
GRANT	3.34	12647	1.04				
LINCOLN	3.58	16431	1.26				
TAYLOR	5.09	16419	0.89	*	*		
HOTEL	0.73	2240	0.8				
JOHNSON I	8.16	27667	0.91	**	**		
VANBUREN	2.3	8136	0.97				
WESTGATE	1.77	7486	1.12				
GARFIELD	2.56	7044	0.76	8736	0.94	8732	0.94
TOTAL AC =	27.53	98070	0.98	8736	0.09	8732	0.09
CDP 1" RAINFALL VOLUME (CF)=		99934					

* TAYLOR FDP BLDG C SUBMITTED FOR PARTIAL RETENTION OF THIS BLOCK. FULL RETENTION WILL BE OBTAINED WHEN FDPS FOR BUILDINGS A & B.
** JOHNSON I FDP SUBMITTED FOR PARTIAL RETENTION OF THIS BLOCK. FULL RETENTION WILL BE OBTAINED WHEN FDPS FOR ULTIMATE CONDITIONS OF BUILDINGS A, B, AND D2 ARE SUBMITTED.

NO.	DATE	DESCRIPTION
		REVISIONS

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
10·3·16
PROFESSIONAL ENGINEER
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SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM NARRATIVE

VIKA REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. PCC	DWN. LW
SCALE:	AS SHOWN
PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-15

FILE:P:\projects\6927\6927LL\CADD\PLANNING\PLANNING DRAWINGS\6927LL100 - Stormwater Notes.dwg USER:Mack DATE:Oct, 03 2016 TIME: 04:40 pm

PART 1
TYSONS 1" REQUIREMENT
ADDITIONAL CREDITS AND OVERALL APPLICATION BREAKDOWN BY BLOCK

TOTAL RUNOFF REDUCTION REQUIRED	23,232 CFT	SEE OVERALL COMPUTATIONS SHEET (SHOWN HERE)
TOTAL RUNOFF REDUCTION PROVIDED	13,598 CFT	
RAINFALL DEPTH RETAINED ONSITE	0.59 IN	
SITE AREA	6.40	

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 (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
URBAN BIORETENTION TREE PITS (#31, 2, 3, 14)	0.16	0.95	550	1355	2.46	805	0.03
INTENSIVE GREEN ROOF	0.91	0.95	3134	4537	1.45	1403	0.56
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL EXCESS VOL	2208	0.60

OVERALL APPLICATION BREAKDOWN BY PRACTICE

LOW IMPACT DEVELOPMENT PRACTICE	INCHES CONTRIBUTED TO OVERALL		
EXTENSIVE GREEN ROOF	0.00	IN	TIER 1 0.45 IN
PERMEABLE PAVEMENT	0.02	IN	
INTENSIVE GREEN ROOF (FOOTPRINT AREA)	0.06	IN	
BIORETENTION TREE PITS	0.25	IN	
STORMWATER PLANTERS (AT GRADE)	0.01	IN	
RAINFALL NOT CONVERTED TO RUNOFF (INITIAL ABSTRACTION)	0.11	IN	
INTENSIVE GREEN ROOF (DISCONNECTED IMPERVIOUSNESS)	0.07	IN	TIER 2 0.14 IN
STORMWATER PLANTERS (ABOVE GRADE)	0.07	IN	
TOTAL	0.59	IN	

OVERALL APPLICATION BREAKDOWN BY BLOCK (ENTIRE APPLICATION)

DRAINAGE AREA	BUILDING /BLOCK	INCHES RETAINED
A	BLDG C	1.04
B	BLDG D1	0.68
C	INTERIM D2	0.38
D	INTERIM RETAIL	0.22

ULTIMATE APPLICATION COMPUTATIONS (DA 'A' AND 'B' ONLY)

TOTAL RUNOFF REDUCTION REQUIRED	11,217 CFT
TOTAL RUNOFF REDUCTION PROVIDED	9,905 CFT
RAINFALL DEPTH RETAINED ONSITE	0.93 IN
SITE AREA	3.09

OVERALL APPLICATION COMPUTATIONS-TYSONS CORNER CONFORMANCE SPREADSHEET

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

Site Name: Scotts Run Station South Johnson I

Description: DA 'A' = Block C, DA 'B'=Building D-1, DA 'C'=Interim Building D2, DA 'D'=Interim Retail

Post-Development Land Cover

data input cells highlighted in yellow

Drainage Area A

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)				2.15	2.15
				Total	2.15

Drainage Area B

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)				0.94	0.94
				Total	0.94

Drainage Area C

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)				0.79	0.79
				Total	0.79

Drainage Area D

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)				0.53	0.53
Impervious Cover (acres)				1.99	1.99
				Total	2.52

Drainage Area E

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

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)	0.53
Weighted Rv (turf)	0.25
% Managed Turf	8%
Impervious Cover (acres)	5.87
Rv (impervious)	0.95
% Impervious	92%
Total Site Area (acres)	**6.40**
Site Rv	**0.89**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	**23,232**
Volume Not Converted to Runoff (cf)	**2,508**
1-inch Runoff Volume for entire site (cf)	**20,724**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	20,724
Runoff Reduction Volume Achieved (cf)	11,090
Total Runoff Volume Retained (cf)	13,598
Total Area of Site Captured in a BMP (acres)	3.35

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%) **52%**

Rainfall Depth Retained Onsite (inch) **0.59** * INCLUDES "OFFSITE" AREAS ALONG GOLSHIRE DR

NOTE: SEE SHEET C-21 FOR BMP COMPUTAITONS. SEE SHEET C-15 FOR SWOD NARRATIVE.

PART 3
PFM COMPLIANCE

PFM ALLOWABLE RELEASE RATE
PER THE PFM, POST-DEVELOPED RELEASE RATE FOR THE 2 YEAR AND 10 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE. SEE ESTIMATED DETENTION REQUIREMENTS BELOW.

AREA TREATED BY BIORETENTION TREE PITS

2- YR: 1.59 AC X 5.45 IN/HR X 0.62 = 5.37 CFS
10 YR: 1.59 AC X 7.27 IN/HR X 0.62 = 7.17 CFS

AREA TREATED BY S/W PLANTERS

2- YR: 0.60 AC X 5.45 IN/HR X 0.62 = 2.03 CFS
10 YR: 0.60 AC X 7.27 IN/HR X 0.62 = 2.70 CFS

AREA TREATED BY GREEN ROOFS (FOOTPRINT ONLY)

2- YR: 0.44 AC X 5.45 IN/HR X 0.62 = 1.49 CFS
10 YR: 0.44 AC X 7.27 IN/HR X 0.62 = 1.98 CFS

AREA TREATED BY LEVEL I PERMABLE PAVEMENT

2- YR: 0.24 AC X 5.45 IN/HR X 0.62 = 0.81 CFS
10 YR: 0.24 AC X 7.27 IN/HR X 0.62 = 1.08 CFS

WHOLE SITE

2- YR: 9.77 AC X 5.45 IN/HR X 0.62 = 33.01 CFS
10 YR: 9.77 AC X 7.27 IN/HR X 0.62 = 44.04 CFS

PFM PROVIDED RELEASE RATE
THE POST DEVELOPMENT RELEASE RATE FOR BOTH THE 2-YEAR AND 10-YEAR STORM EVENTS IS CONTROLLED BY RUNOFF REDUCTION PRACTICES. PLEASE SEE SHEET C-16A FOR COMPUTATIONS OF THE VARIOUS PRACTICES AND THEIR STORAGE PROVIDED AND USED BY EACH STORM. STORAGE VOLUME COMPUTATIONS CAN BE FOUND ON SHEETS C-17 THROUGH C-20. THESE PRACTICES INCLUDE BIORETENTION TREE PITS, STORMWATER PLANTERS AT GRADE, INTENSIVE GREEN ROOF (CONNECTED ONLY), EXTENSIVE GREEN ROOF, AND LEVEL I PERMEABLE PAVEMENT. THE RUNOFF REDUCTION PRACTICES BRING THE PROPOSED 10 YR PEAK FROM 59.66 CFS TO 35.70 CFS, WHICH IS BELOW THE ALLOWABLE RELEASE RATE OF 44.04 CFS. THEREFORE, THE PFM REQUIREMENTS FOR DETENTION ARE MET.

LEED CREDITS 6.1

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
JOHNSON EX	Open space; grass cover > 75% (good)	D	.42	80
	Paved parking lots, roofs, driveways	D	1.28	98
	Total Area / Weighted Curve Number	EXISTING	1.7	94
JOHNSON PR	Paved parking lots, roofs, driveways	D	1.7	98
	Total Area / Weighted Curve Number	PROPOSED	1.7	98

EXISTING CONDITIONS

STORM 1-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 JOHNSON	0.003		2.024		12.12	4.43	1665.68

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 JOHNSON	0.003		2.562		12.12	5.50	2066.30

PROPOSED CONDITIONS

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 JOHNSON	0.003		2.316		12.12	4.76	1790.07

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 JOHNSON	0.003		2.884		12.12	5.79	2178.15

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

1 YEAR STORM: 1.70 ACRES X 2.024 INCHES X 1FT/12IN X 43,560 = 12,490 CU. FT.

2 YEAR STORM: 1.7 ACRES X 2.562 INCHES X 1 FT/12IN X 43,560 = 15,810 CU. FT.

1 YEAR STORM: 1.70 ACRES X 2.316 INCHES X 1FT/12IN X 43,560 = 14,292 CU. FT.

2 YEAR STORM: 1.70 ACRES X 2.884 INCHES X 1 FT/12IN X 43,560 = 17,797 CU. FT.

LEED CREDITS 6.2

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 (%)		
INT GR	BLDGS C & D1	N/A	66	80	National or regional source	52.8	+	-
CDS	BLDG C	Yes	20	80	National or regional source	3.2	+	-
EX GR	BLDGS C & D1	No	25	70	National or regional source	17.5	+	-
S/W PLANTERS	BLDG C	No	7	70	National or regional source	4.9	+	-
CDS	BLDG C	Yes	7	80	National or regional source	1.68	+	-
Total weighted average TSS removal efficiency (must be at least 80%)						80.08		

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

PART 2
LEED CREDITS 6.1 AND 6.2

LEED BOUNDARY IS ASSUMED TO ONLY INCLUDE BUILDINGS FROM BLOCKS A AND B (BUILDINGS C AND D1, RESPECTIVELY). LEED CREDIT 6.1 TO BE MET VIA RUNOFF REDUCTION PRACTICES PROVIDED ON BLOCKS A AND B. LEED CREDIT 6.2 TO BE MET WITH RUNOFF REDUCTION PRACTICES AS WELL AS A CDS STRUCTURE, IF NEEDED, TO PROVIDE ADDITIONAL TSS REMOVAL.

LEED CREDIT 6.1 REQUIREMENTS
THE SITE IS CONSIDERED DEVELOPED OR MORE THAN 50% IMPERVIOUS FOR THE PEAK RELEASE RATE COMPUTATIONS (CASE 2). THUS THE PEAK DISCHARE RATE FOR THE 2-YR 24-HOUR DESIGN STORM SHALL NOT EXCEED 75% OF THE EXISTING RATE.

1-YR AND 2-YEAR STORM (PEAK DISCHARGE REQUIREMENTS)
ALLOWABLE RELEASE RATE FOR THIS PLAN SHALL BE DICTATED BY THE PFM WHICH DOES NOT ALLOW FOR A RATE GREATER THAN EXISTING. SEE "PART II: PFM COMPLIANCE" ON THIS SHEET FOR ADDITIONAL INFORMATION.

1-YR AND 2-YEAR STORM (VOLUME REQUIREMENTS)
THE TOTAL STORAGE VOLUME PROVIDED IS THE SUM OF THE STORAGE PROVIDED TO DETAIN THE FIRST 1" OF RAINFALL AND ANY ADDITIONAL STORAGE PROVIDED BY THE VARIOUS RUNOFF REDUCTION PRACTICES INCLUDING INTENSIVE AND EXTENSIVE GREEN ROOF AND STORMWATER PLANTERS ON ROOF. TOTAL STORAGE PROVIDED ON THIS SITE IS 8,916 CF.

1-YR STORM: REQUIRED RUNOFF = 12,490 CF X 0.75 = 9,367 CF
PROPOSED RUNOFF = 14,292 CF - 8,916 CF LID PRACTICES = 5,376 CF

2-YR STORM: REQUIRED RUNOFF = 15,810 CF X 0.75 = 11,858 CF
PROPOSED RUNOFF = 17,797 CF - 8,916 CF OF LID PRACTICES = 8,881 CF
8,881 CF < 11,858 CF. THEREFORE THIS SITE MEETS THE LEED REQUIREMENT OF REDUCING SITE RUNOFF TO THE EXISTING CONDITION RUNOFF VOLUME FOR THE 2-YR STORM.

NO.	DATE	DESCRIPTION

REVISIONS

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

SCOTTS RUN SOUTH JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM OVERALL COMPUTATIONS

VIKA REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. PCC	DWN. LW
SCALE:	AS SHOWN
PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-16

COMMONWEALTH OF VIRGINIA
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PROFESSIONAL ENGINEER
6927LL VV

FILE:P:\projects\6927\6927LL\CADD\PLANNING\PLANNING DRAWINGS\6927LL100 - Stormwater Notes.dwg USER:Mack DATE:Oct. 03 2016 TIME: 04:41 pm

BIORETENTION TREE PITS

2-YR PEAK = 1.59 X 0.9 X 5.45 = 7.80 CFS
10-YR PEAK = 1.59 X 0.9 X 7.27 = 10.40 CFS

0.263 AC-FT X 43560 CF = 11,456 CF

0.032 AC-FT X 43560 CF = 1394 CF

Detention Storage Estimates -- Target Peak Outflow Rate

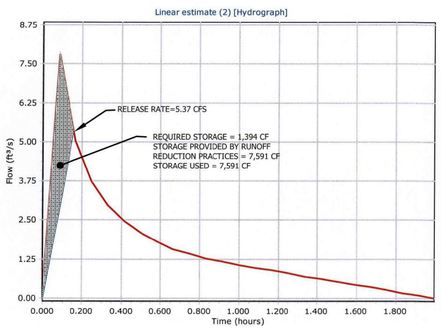
Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	7.80	5.37	0.010	0.032	0.023	0.067	0.263
10	10.40	7.17	0.013	0.042	0.030	0.089	0.351

0.042 AC-FT X 43560 CF = 1830 CF

0.351 AC-FT X 43560 CF = 15,290 CF

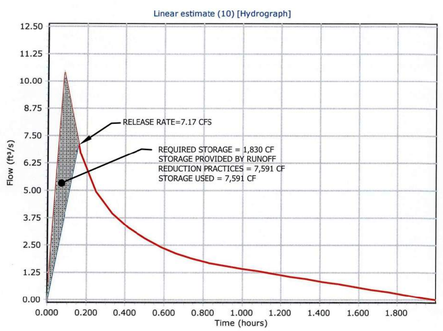
2 YEAR PROPOSED HYDROGRAPH

Pond Estimated Storage Detailed Report: BIO TP



10 YEAR PROPOSED HYDROGRAPH

Pond Estimated Storage Detailed Report: BIO TP



GREEN ROOFS

2-YR PEAK = 0.44 X 0.9 X 5.45 = 2.16 CFS
10-YR PEAK = 0.44 X 0.9 X 7.27 = 2.88 CFS

0.073 AC-FT X 43560 CF = 3,180 CF

0.009 AC-FT X 43560 CF = 392 CF

Detention Storage Estimates -- Target Peak Outflow Rate

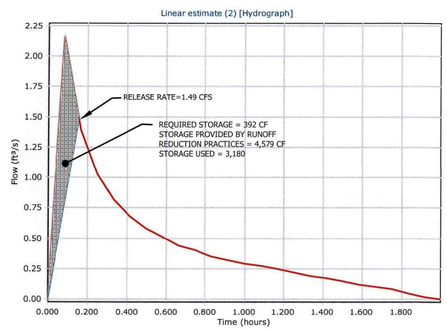
Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	2.16	1.49	0.003	0.009	0.006	0.018	0.073
10	2.88	1.98	0.004	0.012	0.008	0.025	0.097

0.012 AC-FT X 43560 CF = 545 CF

0.097 AC-FT X 43560 CF = 4,225 CF

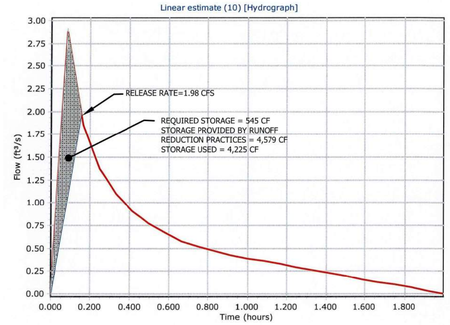
2 YEAR PROPOSED HYDROGRAPH

Pond Estimated Storage Detailed Report: GR



10 YEAR PROPOSED HYDROGRAPH

Pond Estimated Storage Detailed Report: GR



PERMEABLE PAVEMENT

2-YR PEAK = 0.24 X 0.9 X 5.45 = 1.18 CFS
10-YR PEAK = 0.24 X 0.9 X 7.27 = 1.57 CFS

0.04 AC-FT X 43560 CF = 1742 CF

0.005 AC-FT X 43560 CF = 218 CF

Detention Storage Estimates -- Target Peak Outflow Rate

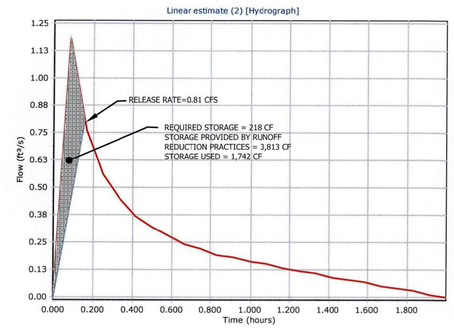
Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	1.18	0.81	0.002	0.005	0.003	0.010	0.040
10	1.57	1.08	0.002	0.006	0.005	0.013	0.053

0.006 AC-FT X 43560 CF = 283 CF

0.053 AC-FT X 43560 CF = 2309 CF

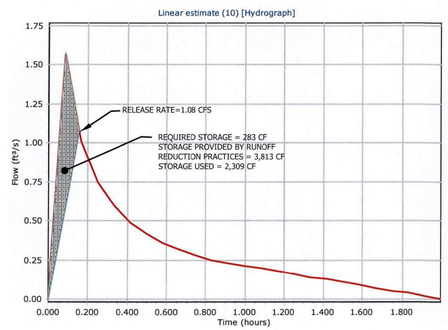
2 YEAR PROPOSED HYDROGRAPH

Pond Estimated Storage Detailed Report: PP



10 YEAR PROPOSED HYDROGRAPH

Pond Estimated Storage Detailed Report: PP



STORMWATER PLANTER

2-YR PEAK = 0.60 X 0.9 X 5.45 = 2.94 CFS
10-YR PEAK = 0.60 X 0.9 X 7.27 = 3.93 CFS

0.012 AC-FT X 43560 CF = 523 CF

0.099 AC-FT X 43560 CF = 4312 CF

Detention Storage Estimates -- Target Peak Outflow Rate

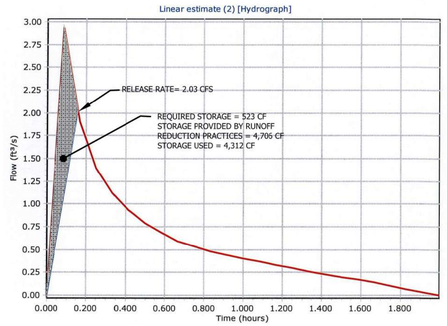
Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	2.94	2.03	0.004	0.012	0.008	0.025	0.099
10	3.93	2.70	0.005	0.016	0.012	0.034	0.132

0.016 AC-FT X 43560 CF = 697 CF

0.132 AC-FT X 43560 CF = 5,750 CF

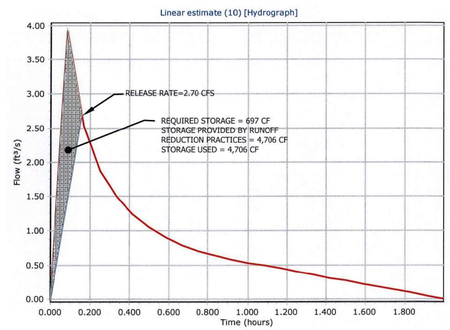
2 YEAR PROPOSED HYDROGRAPH

Pond Estimated Storage Detailed Report: SW PLANTER



10 YEAR PROPOSED HYDROGRAPH

Pond Estimated Storage Detailed Report: SW PLANTER



WHOLE DISTURBED AREA

2-YR PEAK = 9.77 X 0.84 X 5.45 = 44.73 CFS
10-YR PEAK = 9.77 X 0.84 X 7.27 = 59.66 CFS

REQUIRED STORAGE = 0.154 AC-FT X 43560 CF = 6,708 CF

Detention Storage Estimates -- Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	44.73	33.01	0.040	0.154	0.070	0.351	1.511
10	59.66	44.04	0.054	0.205	0.092	0.468	2.011

REQUIRED STORAGE = 0.205 AC-FT X 43560 CF = 8,930 CF

STORAGE PROVIDED AND USED BY RUNOFF REDUCTION PRACTICES:

2 YR-
BIORETENTION TREE PITS = 7,591 CF
GREEN ROOFS = 3,180 CF
PERMEABLE PAVEMENT = 1,742 CF
STORMWATER PLANTER = 4,312 CF

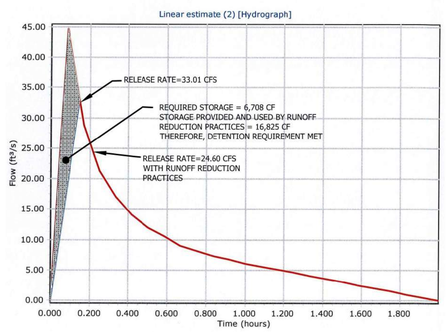
TOTAL = 16,825 CF

10 YR-
BIORETENTION TREE PITS = 7,591 CF
GREEN ROOFS = 4,225 CF
PERMEABLE PAVEMENT = 2,309 CF
STORMWATER PLANTER = 4,706 CF

TOTAL = 18,831 CF

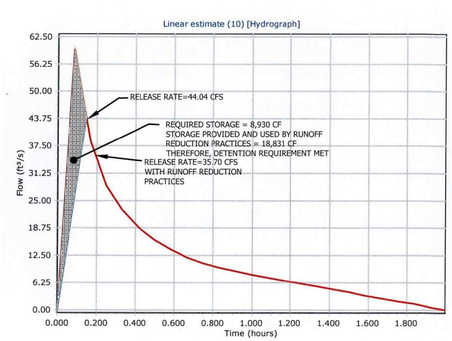
2 YEAR PROPOSED HYDROGRAPH

Pond Estimated Storage Detailed Report: WHOLE SITE



10 YEAR PROPOSED HYDROGRAPH

Pond Estimated Storage Detailed Report: WHOLE SITE



NO.	DATE	DESCRIPTION

REVISIONS

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
10·3·16
PROFESSIONAL ENGINEER
6927LL VV

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

SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM OVERALL COMPUTATIONS

VIKA REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. PCC	DWN. LW
SCALE:	AS SHOWN
PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-16A

FILE:P:\projects\6927\6927LL\CADD\PLANNING\PLANNING DRAWINGS\6927LL100 – Stormwater Notes.dwg USER:Mack DATE:Oct. 03 2016 TIME: 04:41 pm

BUILDING 'C' - DRAINAGE AREA "A" SWM SUMMARY

LOW IMPACT DEVELOPMENT STRATEGIES USED:
(TO BE DESIGNED TO THE 2013 DEQ BMP STANDARDS)

- VEGETATED ROOFS
- PERMEABLE PAVEMENT
- URBAN BIORETENTION PRACTICES

TOTAL RETENTION VOLUME PROVIDED FOR 1" RAIN EVENT:
7,748 CF - 1.04 INCHES
LEED POTENTIAL RETENTION FOR DRAINAGE AREA "A":
9,032 CF = 0.17 INCHES + 1.04 INCHES = 1.21 INCHES

PART 1
TYSONS CORNER CONFORMANCE SPREADSHEET

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

Site Name: Scotts Run Station South Johnson I

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	2.15	**2.15**
			D.A Total (acres)		**2.15**

Rv (turf) 0.00
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 7,414

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	0.30 AC Intensive w/ 0.36 AC sheetflow. 0.01 AC Extensive	0.67	N/A	2,310	Subtract 100% of provided storage vol.	100%	N/A	2,310	N/A	3,113	2,310	0	
Permeable Pavement - DCR Level 1 Design Spec	Perimeter of site-1124 SF Footprint; 1694 SF Offsite	0.06	N/A	207	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.	N/A	N/A	207	2,818	N/A	127	80	
Disconnection to Bioretention	0.40 AC Roof Area to SWM Planters	0.40		1,379	Subtract 100% of provided storage vol.	100%	0	1,379	N/A	1,379	1,379	0	Disconnection to Stormwater Planter
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	2019 SF Footprint SWM Planters. 0.81 AC to Tree Pits, 0.28 AC Offsite to Tree Pits	1.14	N/A	3,931	Subtract 100% of provided storage vol.	100%	0	3,931	N/A	4,900	3,931	0	
	Totals:	**2.27**	**0.00**										

Total Drainage Area Treated (acres): 2.27

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 7,748

See Site Data and Summary Tab for Site Results

SIZING COMPUTATIONS

Tyson's Corner Curb Extension Sizing chart (DA 'A')

CURB EXTENSION #	DA ONSITE (SF.)	DA OFFSITE (SF.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	Tv BYPASS (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)	Tv BYPASS TREATED DOWNSTREAM (CFT)	
7	4516	0	179	0.95	358	96	151	4	4	1	1	0.25	0.4	262	-	
8	1473	0	58	0.95	117	0	100	4	4	1	1	0.25	0.4	173	56	*41 CFT TREATS TP#6
9	1661	0	66	0.95	131	0	93	4	4	1	1	0.25	0.4	161	30	
10	1658	0	66	0.95	131	0	89	4	4	1	1	0.25	0.4	154	23	
11	1558	0	62	0.95	123	0	87	4	4	1	1	0.25	0.4	151	28	
12	1883	0	75	0.95	149	31	68	4	4	1	1	0.25	0.4	118	-	
13	757	0	30	0.95	60	0	90	4	4	1	1	0.25	0.4	156	31	
15	2983	0	118	0.95	236	0	247	4	2	1	1	0.25	0.4	305	-	
16	2159	0	85	0.95	171	0	137	4	4	1	1	0.25	0.4	237	-	
17	2036	0	81	0.95	161	0	167	4	4	1	1	0.25	0.4	289	-	
18	5196	0	206	0.95	411	217	112	4	4	1	1	0.25	0.4	194	-	
19	2352	0	93	0.95	186	0	161	4	4	1	1	0.25	0.4	279	93	
20	1393	0	55	0.95	110	0	112	4	4	1	1	0.25	0.4	194	84	
21	1520	3263	189	0.95	379	136	140	4	4	1	1	0.25	0.4	243	-	
22	164	1366	61	0.95	121	0	139	4	4	1	1	0.25	0.4	241	106	
23	127	1046	46	0.95	93	0	125	4	4	1	1	0.25	0.4	217	-	
24	305	3705	159	0.95	317	0	184	4	4	1	1	0.25	0.4	319	-	
25	203	1620	72	0.95	144	0	204	4	4	1	1	0.25	0.4	354	-	
26	301	1255	62	0.95	123	0	138	4	4	1	1	0.25	0.4	239	-	
33	2944	0	117	0.95	233	0	399	4	4	1	1	0.25	0.4	692	-	
TOTALS =	**0.81**	**0.28**	**1878**		**3756**	**480**	**2943**							**4978**	**451**	*41 CFT TREAT TP#6

Tyson's Corner Stormwater Planter Sizing chart

APPLICATION DRAINAGE AREA	SWM PLANTER AREA	DA TO PLANTER	Rv	Tv REQUIRED (CF)	Tv PROVIDED (CF)	SURFACE AREA	PONDING DEPTH	SOIL DEPTH PROVIDED	SOIL VOLUME	GRAVEL DEPTH	GRAVEL VOLUME	PONDING Vr	SOIL Vr	GRAVEL Vr	TREATMENT CREDIT
DRAINAGE AREA "A"	1	0.00	0.95	**10**	**569**	461	4	2	922	1	461	1	0.25	0.4	0.00
	2	0.04	0.95	**125**	**143**	116	4	2	232	1	116	1	0.25	0.4	0.04
	3&4	0.09	0.95	**327**	**495**	401	4	2	802	1	401	1	0.25	0.4	0.09
	5	0.00	0.95	**5**	**128**	104	4	2	208	1	104	1	0.25	0.4	0.00
	6	0.06	0.95	**198**	**224**	151	4	3	453	1	151	1	0.25	0.4	0.06
	7&8	0.08	0.95	**290**	**312**	253	4	2	506	1	253	1	0.25	0.4	0.08
	9,10,&11	0.12	0.95	**417**	**657**	533	4	2	1066	1	533	1	0.25	0.4	0.12
	TOTALS=	*0.40*		***1372***	***2528***	*2019*									0.40

Tysons Corner Permeable Paver Sizing chart - Level I PP

Permeable Paver Number	Level	DA To Pavers (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	d_c (ft)	A_c (ac)	A_p (ac)	P (ft)	*i* (ft/day)	t_f (day)	V_r unitless	q_u (ft/day)	d_p (ft)	$d_{p\text{-}max}$ (ft)	$d_{p\text{-}prov}$ (ft)	Tv PROV'D (CFT)
5	1	829.00	0.95	131	829	0.16	0.02	0.02	0.083	0	0.083	0.4	0.5	0.41	1.875	1	332
6	1	295.00	0.95	47	295	0.00	0.01	0.01	0.083	0	0.083	0.4	0.5	0.41	1.875	1	118
7 (OFFSITE)	1	764.00	0.95	121	764	0.00	0.02	0.02	0.083	0	0.083	0.4	0.5	0.41	1.875	1	306
8 (OFFSITE)	1	930.00	0.95	147	930	0.00	0.02	0.02	0.083	0	0.083	0.4	0.5	0.41	1.875	1	372
Total		**2818.00**		446	**2818**												**1127**

BREAKDOWN BY PRACTICE

DA 'A' = BLDG C	
TOTAL RUNOFF REDUCTION REQUIRED	7,805 CFT
TOTAL RUNOFF REDUCTION PROVIDED	7,748 CFT
RAINFALL DEPTH RETAINED ONSITE	1.04 IN
SITE AREA (AC)	2.15

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 (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION TREE PIT #33	0.07	0.95	233	692	2.97	459	0.06
INTENSIVE GREEN ROOF	0.65	0.95	2246	3071	1.37	825	0.11
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL=	1284	0.17

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
EXTENSIVE GREEN ROOF	0.01	IN	
INTENSIVE GREEN ROOF (FOOTPRINT AREA)	0.13	IN	
PERMEABLE PAVEMENT	0.01	IN	TIER 1
BIORETENTION TREE PITS	0.50	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.05	IN	**0.70 IN**
INTENSIVE GREEN ROOF (DISCONNECTION)	0.16	IN	TIER 2
STORMWATER PLANTERS (ABOVE GRADE)	0.18	IN	**0.34 IN**
TOTAL	1.04 IN		

*INCLUDES "OFFSITE" AREAS

Tyson's Corner Green Roof Sizing chart (DA 'A')

GREEN ROOF NUMBER	INTENSIVE / EXTENSIVE	DA (Connected) (Ac.)	DA (Disconnected)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
				BUILDING C					
1	INTENSIVE	0.09	0.16	0.95	878	4005	10	0.30	1001
2	INTENSIVE	0.07	0.12	0.95	647	2914	10	0.30	729
3	INTENSIVE	0.01	0.01	0.95	74	340	10	0.30	85
4	EXTENSIVE	0.01		0.95	25	317	4	0.30	32
5	INTENSIVE	0.08	0.01	0.95	288	3361	10	0.30	840
6	EXTENSIVE	0.00		0.95	9	108	4	0.30	11
7	INTENSIVE	0.02	0.03	0.95	175	823	10	0.30	206
8	INTENSIVE	0.01	0.01	0.95	80	378	4	0.30	38
9	INTENSIVE	0.01	0.01	0.95	54	380	10	0.30	95
10	INTENSIVE	0.01	0.01	0.95	49	309	10	0.30	77
Total		**0.31**	**0.36**		2279	12935			3113

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

SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM DRAINAGE AREA 'A' COMPUTATIONS

VIKA REVISIONS

NO.	DATE	DESCRIPTION
		REVISIONS

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
10·3·16
PROFESSIONAL ENGINEER
6927LL vv

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. PCC	DWN. LW
SCALE:	AS SHOWN
PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-17

FILE:P:\projects\6927\6927LL\CADD\PLANNING\PLANNING DRAWINGS\6927LL100 - Stormwater Notes.dwg USER:Mack DATE:Oct. 03 2016 TIME: 04:48 pm

BUILDING 'D1' - DRAINAGE AREA "B" SWM SUMMARY

LOW IMPACT DEVELOPMENT STRATEGIES USED:
(TO BE DESIGNED TO THE 2013 DEQ BMP STANDARDS)

- VEGETATED ROOFS
- PERMEABLE PAVEMENT
- URBAN BIORETENTION PRACTICES

TOTAL RETENTION VOLUME PROVIDED FOR 1" RAIN EVENT:
2,157 CF - 0.68 INCHES
LEED POTENTIAL RETENTION FOR DRAINAGE AREA "B":
2,888 CF = 0.21 INCHES + 0.68 INCHES = 0.89 INCHES

PART 1
TYSONS CORNER CONFORMANCE SPREADSHEET

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

Site Name: Scotts Run Station South Johnson I

Drainage Area B Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.00	**0.00**
Impervious Cover	0.00	0.00	0.00	0.94	**0.94**
			D.A Total (acres)		**0.94**

Rv (turf) 0.00
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 3,242

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Estimate RWH RR % Credit: Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	0.13 AC Intensive, w/ 0.12 AC Sheet Flow	0.25	N/A	862	Subtract 100% of provided storage vol.	100%	N/A	862	N/A	1,466	862	0	
Permeable Pavement - DCR Level 1 Design Spec	221 SF Perimeter	0.01	N/A	34	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.	N/A	N/A	34	221	N/A	10	25	
Disconnection to Bioretention	0.11 AC Roof Area to SWM Planters	0.11		379	Subtract 100% of provided storage vol.	100%	0	379	N/A	379	379	0	Disconnection to Stormwater Planter
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	0.25 AC to Bioretention Tree Pits, 1766 SF Stormwater Planter Footprint	0.29	N/A	1,000	Subtract 100% of provided storage vol.	100%	0	1,000	N/A	905	905	95	
	Totals:	**0.66**	**0.00**										

Total Drainage Area Treated (acres): 0.66

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 2,157

See Site Data and Summary Tab for Site Results

SIZING COMPUTATIONS

Tyson's Corner Curb Extension Sizing chart (DA 'B')

CURB EXTENSION #	DA ONSITE (SF.)	DA OFFSITE (SF.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	Tv BYPASS (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)	Tv BYPASS TREATED DOWNSTREAM (CFT)
1	1299	0	51	0.95	103	0	122	4	4	1	1	0.25	0.4	211	-
2	951	0	38	0.95	75	0	76	4	4	1	1	0.25	0.4	132	-
3	613	0	24	0.95	49	0	84	4	4	1	1	0.25	0.4	146	-
4	927	0	37	0.95	73	0	87	4	4	1	1	0.25	0.4	151	-
5	1137	0	45	0.95	90	0	71	4	4	1	1	0.25	0.4	123	-
6	1940	0	77	0.95	154	41	65	4	4	1	1	0.25	0.4	113	41
32	4627	0	183	0.95	366	238	74	4	4	1	1	0.25	0.4	128	-
TOTALS =	**0.26**	**0.00**	**455**		**910**	**279**	**579**							**1004**	**41**

*TREATED BY TP#7

P:\projects\6927\6927LL\DATA\SWM\3rd Submission\1 Inch Comps\[2015-11-05 TysonsStormwaterComplianceSpreadsheetBeta2012_0418.xlsx]Sizing B

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

Tyson's Corner Green Roof Sizing chart (DA 'B')

GREEN ROOF NUMBER	INTENSIVE / EXTENSIVE	DA (Connected) (Ac.)	DA (Disconnected)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)
BUILDING D1									
11	INTENSIVE	0.12	0.10	0.95	762	5272	10	0.30	1318
12	INTENSIVE	0.01	0.01	0.95	79	389	10	0.30	97
13	INTENSIVE	0.00	0.01	0.95	47	203	10	0.30	51
Total		**0.13**	**0.12**		**888**	**5864**			**1466**

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

Tyson's Corner Stormwater Planter Sizing chart

APPLICATION DRAINAGE AREA	SWM PLANTER AREA	DA TO PLANTER	Rv	Tv REQUIRED (CF)	Tv PROVIDED (CF)	SURFACE AREA PROVIDED (SF)	PONDING DEPTH	SOIL DEPTH PROVIDED	SOIL VOLUME PROVIDED	GRAVEL DEPTH	GRAVEL VOLUME	PONDING Vr	SOIL Vr	GRAVEL Vr	TREATMENT CREDIT
DRAINAGE AREA "B"	13	0.04	0.95	**151**	**275**	223	4	2	446	1	223	1	0.25	0.4	0.04
	14	0.01	0.95	**21**	**1240**	1005	4	2	2010	1	1005	1	0.25	0.4	0.01
	15	0.01	0.95	**30**	**125**	101	4	2	202	1	101	1	0.25	0.4	0.01
	16	0.02	0.95	**64**	**170**	138	4	2	276	1	138	1	0.25	0.4	0.02
	17	0.01	0.95	**31**	**93**	75	4	2	150	1	75	1	0.25	0.4	0.01
	18	0.02	0.95	**67**	**276**	224	4	2	448	1	224	1	0.25	0.4	0.02
	TOTALS=	*0.11*		***364***	***2178***	*1766*									0.11

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

Tysons Corner Permeable Paver Sizing chart - Level I PP

Permeable Paver Number	Level	DA To Pavers (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	d_c (ft)	A_c (ac)	A_p (ac)	P (ft)	*i* (ft/day)	t_f (day)	V_r unitless	q_u (ft/day)	d_p (ft)	$d_{p\text{-}max}$ (ft)	$d_{p\text{-}prov}$ (ft)	Tv PROV'D (CFT)
1	1	221.00	0.95	35	221	0.16	0.01	0.01	0.083	0	0.083	0.4	0.5	0.41	1.875	1	88
Total		**221.00**		35	**221**												**88**

P:\projects\6927\6927LL\DATA\SWM\3rd Submission\1 Inch Comps\[2015-11-05 TysonsStormwaterComplianceSpreadsheetBeta2012_0418.xlsx]Sizing B

Note: Sizing based on DCR Spec #7 Level 2
Tv(RED'Q)=1"*Rv*DA/12
Tv(PROV'D)=Surface Area*$d_{p\text{-}prov}$

BREAKDOWN BY PRACTICE

DA 'B' = BLDG D1		
TOTAL RUNOFF REDUCTION REQUIRED	3,412	CFT
TOTAL RUNOFF REDUCTION PROVIDED	2,157	CFT
RAINFALL DEPTH RETAINED ONSITE	0.68	IN
SITE AREA (AC)	0.94	

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 (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION TREE PIT #3, #2	0.04	0.95	124	277	2.24	154	0.04
INTENSIVE GREEN ROOF	0.26	0.95	888	1466	1.65	578	0.17
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL=	731	0.21

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
INTENSIVE GREEN ROOF (FOOTPRINT AREA)	0.14	IN	
BIORETENTION TREE PITS	0.26	IN	
STORMWATER PLANTER (AT GRADE)	0.03	IN	TIER 1
RAINFALL NOT CONVERTED TO RUNOFF	0.05	IN	0.48 IN
INTENSIVE GREEN ROOF (DISCONNECTION)	0.12	IN	TIER 2
STORMWATER PLANTER (ABOVE GRADE)	0.08	IN	0.20 IN
TOTAL	0.68	IN	

NO.	DATE	DESCRIPTION

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SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM DRAINAGE AREA 'B' COMPUTATIONS

VIKA REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. PCC	DWN. LW
SCALE:	AS SHOWN
PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-18

FILE:P:\projects\6927\6927LL\CADD\PLANNING\PLANNING DRAWINGS\6927LL100 – Stormwater Notes.dwg USER:Mack DATE:Oct, 03 2016 TIME: 04:47 pm

INTERIM PARK - DRAINAGE AREA "C" SWM SUMMARY

LOW IMPACT DEVELOPMENT STRATEGIES USED:
(TO BE DESIGNED TO THE 2013 DEQ BMP STANDARDS)
- URBAN BIORETENTION PRACTICES
- PERMEABLE PAVEMENT

TOTAL RETENTION VOLUME PROVIDED FOR 1" RAIN EVENT:
933 CF - 0.38 INCHES

PART 1
TYSONS CORNER CONFORMANCE SPREADSHEET

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

Site Name: Scotts Run Station South Johnson I

Drainage Area C Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.00	**0.00**
Impervious Cover	0.00	0.00	0.00	0.79	**0.79**
				D.A. Total (acres)	**0.79**

Rv (turf) 0.00
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 2,724

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Permeable Pavement - DCR Level 1 Design Spec	Perimeter of Site-1582 SF	0.04	N/A	125	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.	N/A	N/A	125	1,582	N/A	71	54	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	0.25 AC to Bioretention Tree Pits	0.25	N/A	862	Subtract 100% of provided storage vol.	100%	0	862	N/A	1,609	862	0	
	Totals:	**0.29**	**0.00**										

Total Drainage Area Treated (acres): 0.29

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 933

See Site Data and Summary Tab for Site Results

SIZING COMPUTATIONS

Tyson's Corner Curb Extension Sizing chart (DA 'C')

CURB EXTENSION #	DA ONSITE (SF.)	DA OFFSITE (SF.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	Tv BYPASS (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)	Tv BYPASS TREATED DOWNSTREAM (CFT)
14	2443	0	97	0.95	195	0	223	4	4	1	1	0.25	0.4	387	-
27	4076	0	162	0.95	325	77	143	4	4	1	1	0.25	0.4	248	-
28	1283	0	52	0.95	104	0	125	4	4	1	1	0.25	0.4	217	77
29	1388	0	56	0.95	112	0	127	4	4	1	1	0.25	0.4	220	-
30	609	0	25	0.95	51	0	90	4	4	1	1	0.25	0.4	156	-
31	916	0	37	0.95	75	0	220	4	4	1	1	0.25	0.4	381	-
TOTALS =	**0.25**	**0.00**	**430**		**861**	**77**	**928**							**1609**	**77**

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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

Tysons Corner Permeable Paver Sizing chart - Level I PP

Permeable Paver Number	Level	DA To Pavers (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	d_c (ft)	A_c (ac)	A_p (ac)	P (ft)	*i* (ft/day)	t_f (day)	V_r unitless	q_u (ft/day)	d_p (ft)	$d_{p\text{-}max}$ (ft)	$d_{p\text{-}prov}$ (ft)	Tv PROV'D (CFT)
2	1	494.00	0.95	78	494	0.16	0.01	0.01	0.083	0	0.083	0.4	0.5	0.41	1.875	1	198
3	1	530.00	0.95	84	530	0.00	0.01	0.01	0.083	0	0.083	0.4	0.5	0.41	1.875	1	212
4	1	558.00	0.95	88	558	0.00	0.01	0.01	0.083	0	0.083	0.4	0.5	0.41	1.875	1	223
Total		**1582.00**		250	**1582**												**633**

P:\projects\6927\6927LL\DATA\SWM\3rd Submission\1 Inch Comps\[2015-11-05 TysonsStormwaterComplianceSpreadsheetBeta2012_0418.xlsx]Sizing C

Note: Sizing based on DCR Spec #7 Level 2
Tv(RED'Q)=1"*Rv*DA/12
Tv(PROV'D)=Surface Area*$d_{p\text{-}prov}$

BREAKDOWN BY PRACTICE

DA 'C' = INTERIM D2	
TOTAL RUNOFF REDUCTION REQUIRED	2,868 CFT
TOTAL RUNOFF REDUCTION PROVIDED	933 CFT
RAINFALL DEPTH RETAINED ONSITE	0.38 IN
SITE AREA (AC)	0.79

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 (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION TREE PIT #14	0.06	0.95	193	387	2.00	193	0.07
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL=	193	0.07

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION TREE PITS	0.31	IN	TIER 1
PERMEABLE PAVEMENT	0.02	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.05	IN	0.38 IN
TOTAL	0.38 IN		

NO.	DATE	DESCRIPTION

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PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM DRAINAGE AREA 'C' COMPUTATIONS

VIKA REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. PCC	DWN. LW
SCALE:	AS SHOWN
PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-19

FILE:P:\projects\6927\6927LL\CADD\PLANNING DRAWINGS\6927LL100 - Stormwater Notes.dwg USER:Mack DATE:Oct, 03 2016 TIME: 04:48 pm

INTERIM RETAIL - DRAINAGE AREA "D" SWM SUMMARY

LOW IMPACT DEVELOPMENT STRATEGIES USED:
(TO BE DESIGNED TO THE 2013 DEQ BMP STANDARDS)
- PERMEABLE PAVEMENT

TOTAL RETENTION VOLUME PROVIDED FOR 1" RAIN EVENT:
252 CF - 0.22 INCHES

PART 1
TYSONS CORNER CONFORMANCE SPREADSHEET

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

Site Name: **Scotts Run Station South Johnson I**

Drainage Area D Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	**0.00**
Managed Turf	0.00	0.00	0.00	0.53	**0.53**
Impervious Cover	0.00	0.00	0.00	1.99	**1.99**
			D.A. Total (acres)		**2.52**

Rv (turf) 0.25
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 7,343

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft^3)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft^3)	Total Volume Received by Practice (ft^3)	Surface Area of Practice (ft^2)	Storage Vol Provided by Practice (ft^3)	Runoff Reduction Vol (ft^3)	Remaining Volume (ft^3)	Downstream Practice
Permeable Pavement - DCR Level 1 Design Spec		0.13	N/A	448	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.	N/A	N/A	448	5,598	N/A	252	196	
	Totals:	0.13	0.00										

See Site Data and Summary Tab for Site Results

Total Drainage Area Treated (acres): 0.13

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 252

SIZING COMPUTATIONS

Tysons Corner Permeable Paver Sizing chart - Level I PP

le Paver Number	Level	DA To Pavers (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	d_c (ft)	A_c (ac)	A_p (ac)	P (ft)	i (ft/day)	t_f (day)	V_r unitless	q_u (ft/day)	d_p (ft)	$d_{p\text{-}max}$ (ft)	$d_{p\text{-}prov}$ (ft)	Tv PROV'D (CFT)
9	1	2664.00	0.95	422	2664	0.16	0.06	0.06	0.083	0	0.083	0.4	0.5	0.41	1.875	1	1066
10	1	2248.00	0.95	356	2248	0.00	0.05	0.05	0.083	0	0.083	0.4	0.5	0.41	1.875	1	899
Total		**4912.00**		778	**4912**												**1965**

BREAKDOWN BY PRACTICE

DA 'D' = INTERIM RETAIL

TOTAL RUNOFF REDUCTION REQUIRED	**9,148 CFT**
TOTAL RUNOFF REDUCTION PROVIDED	**252 CFT**
RAINFALL DEPTH RETAINED ONSITE	**0.22 IN**
SITE AREA (AC)	**2.52**

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 (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
PERMEABLE PAVEMENT (LEVEL 1)	0.13	0.95	443	252	0.57	0	0.00
***NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"**					**TOTAL=**	0	0.00

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
PERMEABLE PAVEMENT (LEVEL 1)	0.02	IN	**TIER 1**
RAINFALL NOT CONVERTED TO RUNOFF	0.20	IN	**0.22 IN**
TOTAL	**0.22 IN**		

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SWM DRAINAGE AREA 'D' COMPUTATIONS

VIKA REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. PCC	DWN. LW
SCALE:	AS SHOWN
PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-20

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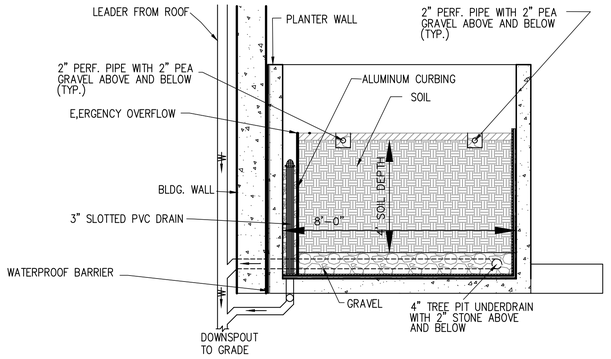
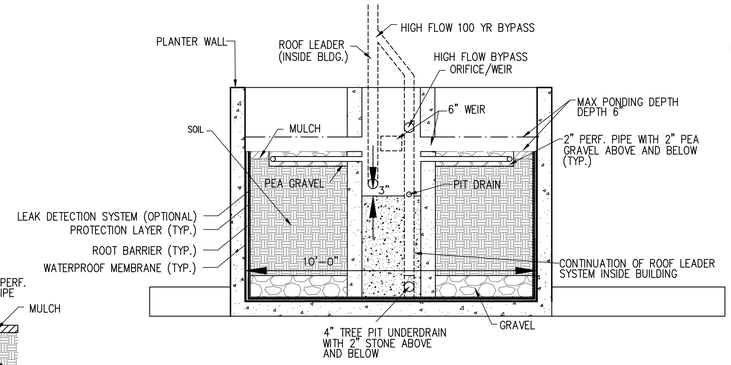
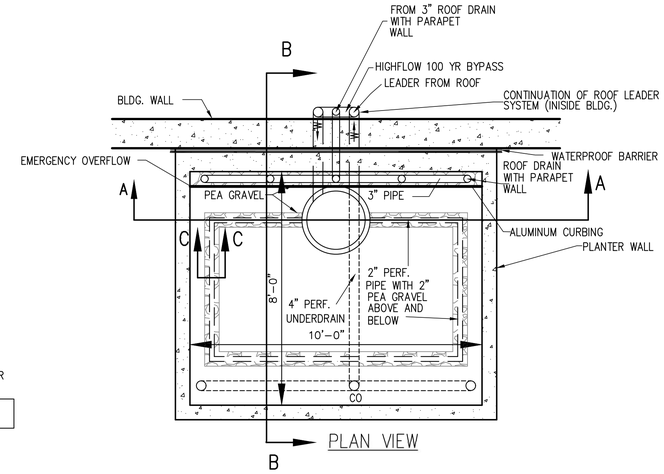
STORMWATER MANAGEMENT DETAILS



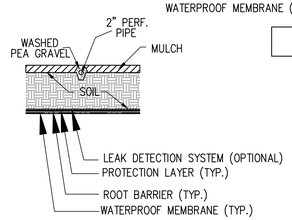
SECTION B–B



SECTION A–A



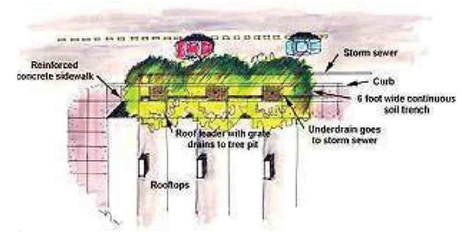
PLAN VIEW



SECTION C–C

STORMWATER PLANTER DETAIL

NOT TO SCALE



BIORETENTION TREE PIT DETAIL
(SEE LANDSCAPE PLAN FOR FURTHER DETAILS)

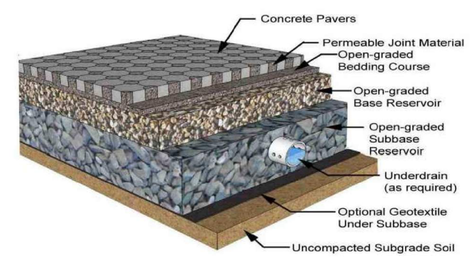


Figure 7.2. Typical Detail (Source: Smith, 2009)

PERVIOUS PAVER DETAIL

BMP FACILITY DESIGN CALCULATIONS

Plan Name: JOHNSON I Date: 10/3/2016

Plan Number: Engineer: LW

I. WATER QUALITY NARRATIVE

THE FDP AREA OF 9.77 ACRES IS CURRENTLY A DEVELOPED OFFICE BUILDING WITH SURFACE PARKING AND COLSHIRE DRIVE. NO BMPS CURRENTLY EXIST ON SITE. HOWEVER THE SITE IS TREATED BY THE EXISTING MCKINLEY BMP POND. ALTHOUGH NOT DIRECTLY CONTROLLED BY THE POND, THE AMOUNT OF PHOSPHOROUS REMOVAL PROVIDED ALLOWED THE JOHNSON SITES I AND II TO BE DEVELOPED TO A COMBINED C-FACTOR OF 0.80. PER THE EXHIBITS SHOWN ON SHEET 21A, THE AMOUNT OF IMPERVIOUS AREA FOR JOHNSON I AND II WILL INCREASE BY ROUGHLY 17% (INCLUDING THE MITRE 4 SITE. IMPERVIOUS INCREASE PER FDP-2011-PR-011-02) AND THEREFORE THE SITE SHALL BE CONSIDERED RE-DEVELOPMENT PER PFM 6-0401-2A. BMPS BELOW ARE TREATING THE JOHNSON I SITE PER THE PROPOSED PRACTICES ON SHEETS C-14 AND C-14A. PART 3 CONVERTS THE PHOSPHOROUS REMOVAL FOR THE JOHNSON I SITE AREA TO THE AMOUNT OF PHOSPHOROUS REMOVED IN THE MCKINLEY BMP FACILITY SITES. THE PHOSPHOROUS REQUIREMENT IS BASED ON AN UPDATED COMPUTATION USING AMOUNT IMPERVIOUSNESS INSTEAD OF C-FACTOR AND UPDATED IMPERVIOUS AREAS. AS SHOWN, THE REQUIREMENT IS INCREASED, BUT IS OFFSET WITH BMPS ONSITE. BMP REQUIREMENTS SHALL BE MET VIA THE USE OF VEGETATED ROOFS, PERMEABLE PAVEMENT, URBAN BIORETENTION TREE PITS AND THE EXISTING MCKINLEY BMP POND (1702-SPV -005-F -3). THE DEVELOPER RESERVES THE RIGHT TO ALSO USE MANUFACTURED BMPS IN ACCORDANCE WITH THE BMP CLEARING HOUSE ATANDARDS, OR A COMBINATION OF THE PROPOSED LID TECHNIQUES. FINAL DESIGN, LOCATION, AND BMP SYSTEM TYPES SHALL BE ESTBALISED AT TIME OF FINAL SITE PLAN AND MAY BE REVISED.

II. WATERSHED INFORMATION

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

Subarea Designation (1)	"C" (2)	Acres (3)
A1 DEVELOPED CONDITION (VEGETATED ROOF)	0.90	0.44
A2 DEVELOPED CONDITION (PERMEABLE PAVEMENT	0.90	0.24
A3 DEVELOPED CONDITION (URBAN BIORETENTION TREE PITS)	0.90	1.59
A4 DEVELOPED CONDITION (S/W PLANTER)	0.90	0.60
A5 DEVELOPED CONDITION (NO PRETREATMENT. MCKINLEY BMP POND ONLY)	0.79	5.33
A6 UNTREATED BY MCKINLEY BMP POND	0.90	1.57
	Total	9.77

III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"

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

(A) Area of the Site (a) 9.77 acres

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
A1 DEVELOPED CONDITION (VEGETATED ROOF)	0.90	x	0.44	=	0.40
A2 DEVELOPED CONDITION (PERMEABLE PAVEMENT	0.90	x	0.24	=	0.22
A3 DEVELOPED CONDITION (URBAN BIORETENTION TREE PITS)	0.90	x	1.59	=	1.43
A4 DEVELOPED CONDITION (S/W PLANTER)	0.90	x	0.60	=	0.54
A5 DEVELOPED CONDITION (NO PRETREATMENT. MCKINLEY BM	0.79	x	5.33	=	4.21
A6 UNTREATED BY MCKINLEY BMP POND	0.90	x	1.57	=	1.41

(b) Total 8.21

(C) Weighted average "C" factor (b)/(a) = (C) 0.84

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Removal Efficiency (%) (3)		Area Ratio (4)		"C" Ratio (5)		Product (6)
A1 DEVELOPED CONDITION (VEGETATED ROOF)	40	x	0.05	x	1.07	=	1.93
A2 DEVELOPED CONDITION (PERMEABLE PAVEMENT	40	x	0.02	x	1.07	=	1.05
A3 DEVELOPED CONDITION (URBAN BIORETENTION TREE PITS)	65	x	0.16	x	1.07	=	11.33
A4 DEVELOPED CONDITION (S/W PLANTER)	65	x	0.06	x	1.07	=	4.28
A5 DEVELOPED CONDITION (NO PRETREATMENT. MCKINLEY BM	0	x	0.55	x	0.94	=	0.00
A6 UNTREATED BY MCKINLEY BMP POND	0	x	0.16	x	1.07	=	0.00

(a) Total = 18.59

Equate Phosphorous Removal to McKinley BMP Facility

Subarea Designation (1)	Removal Efficiency (%) (3)		Area Ratio (4)		"C" Ratio (5)		Product (6)
Johnson I FDP	18.59	x	9.77/35.30	x	0.84/0.72	=	6.00

(b) Total =

6.00	+	* 27.43	=	33.43

*Per 1702-SPV -005-F -3

Part 4: Determine Compliance with Phosphorus Removal Requirement

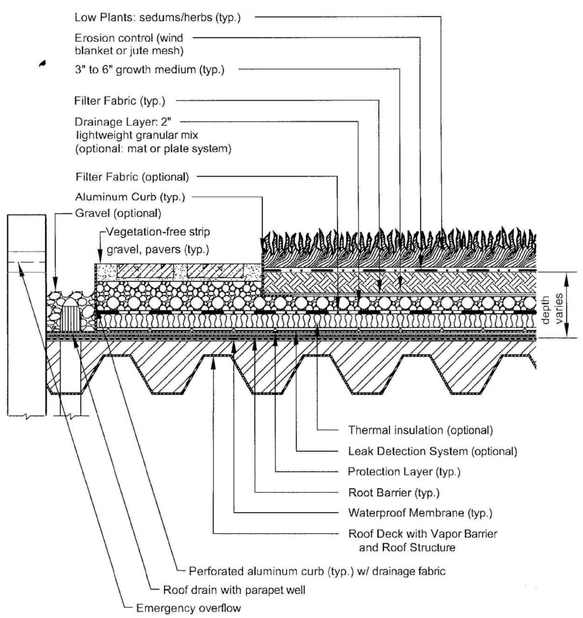
(A) Select Requirement (SEE SHEET C-21A) (a) 30.71

(B) If Line 3(a) > Line 4(a), the Phosphorus removal requirement is satisfied.

Line 3(a) 33.4 >= 30.7

PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED

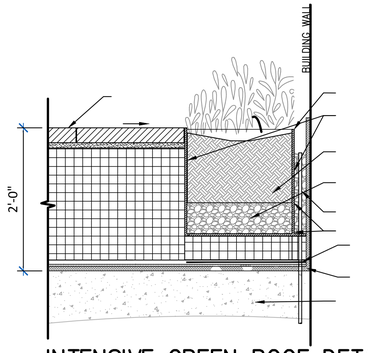
VA DCR STORMWATER DESIGN SPECIFICATION NO. 5 **VEGETATED ROOF**



CROSS SECTION VIEW (NTS)

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

EXTENSIVE GREEN ROOF DETAIL



INTENSIVE GREEN ROOF DETAIL

NOT TO SCALE

NO.	DATE	DESCRIPTION

REVISIONS

VIKA REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. PCC	DWN. LW
SCALE:	AS SHOWN
PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-21

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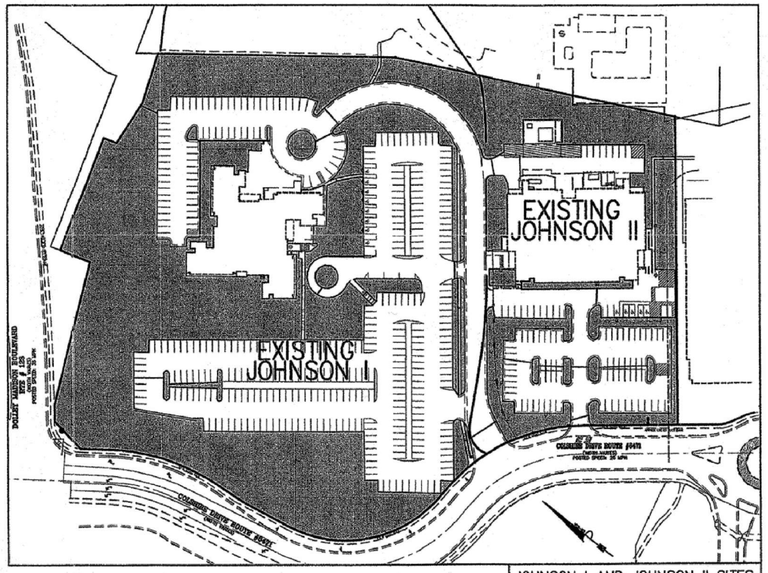
SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM DETAILS

FILE: P:\projects\6927\6927LL\CADD\PLANNING\PLANNING DRAWINGS\6927LL100 – Stormwater Notes.dwg USER: Mack DATE: Oct, 03 2016 TIME: 05:55 pm



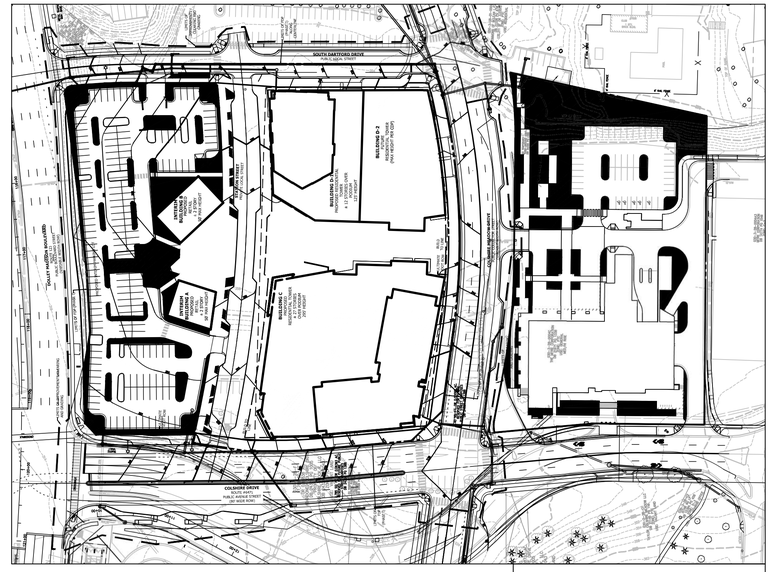
EXISTING PERVIOUS AREA EXHIBIT

SCALE: 1"=100'

NOTE: THIS EXHIBIT SHOWS THE ACTUAL EXISTING PERVIOUS AREA ON THE JOHNSON I AND JOHNSON II SITES.

= PERVIOUS AREA

JOHNSON I AND JOHNSON II SITES:
EXISTING CONDITIONS:
SITE AREA: 10.77 ACRES
PERVIOUS AREA: 209,095 SF
% PERVIOUS: 45%
% IMPERVIOUS: 55%
C-FACTOR: 0.63

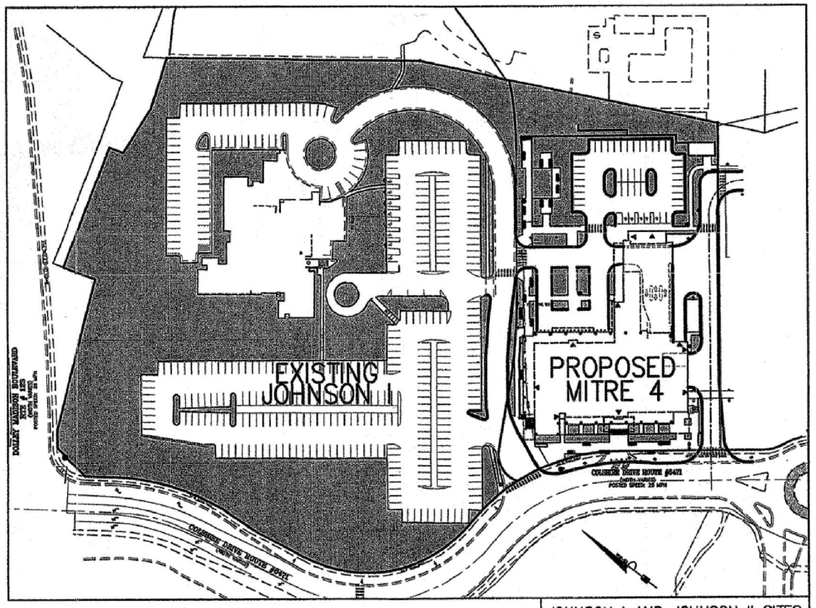


PROPOSED PERVIOUS AREA EXHIBIT

SCALE: 1"=100'

= PERVIOUS AREA

JOHNSON I AND II SITES:
PROPOSED CONDITIONS:
SITE AREA: 10.77 ACRES
PERVIOUS AREA: 133,301 SF
% PERVIOUS: 28%
% IMPERVIOUS: 72%
C-FACTOR: 0.73



PROPOSED PERVIOUS AREA EXHIBIT

SCALE: 1"=100'

NOTE: THIS EXHIBIT SHOWS THE PERVIOUS AREA BASED ON THE EXISTING CONDITIONS OF THE JOHNSON I SITE AND THE PROPOSED REDEVELOPMENT OF THE JOHNSON II SITE.

JOHNSON I AND JOHNSON II SITES:
PROPOSED CONDITIONS:
SITE AREA: 10.77 ACRES
PERVIOUS AREA: 197,474 SF
% PERVIOUS: 42%
% IMPERVIOUS: 58%
C-FACTOR: 0.65

(FROM FDP-2011-PR-011-02 FOR INFORMATION ONLY)

SEE SHEET C-21 FOR PROPOSED BMP COMPUTATIONS AND PRACTICES

Redevelopment Calculation for:

JOHNSON III

I (PRE) = 55% *	BASED ON MCKINLEY POND COMPUTATIONS OF C-FACTOR AND CONVERTED TO IMPERVIOUS PERCENTAGE (C OF 0.9 = 100%, C OF 0.3 = 0%)
I (POST) = 67% *	
REDEVELOPMENT = [1 - 0.9 x ("I" pre/"I" post)] x 100 =	26.12% *

JOHNSON I & II (FUTURE)

I (PRE) = 55% *	BASED ON IMPERVIOUS EXHIBITS ON SHEET C-21A
I (POST) = 72% *	
REDEVELOPMENT = [1 - 0.9 x ("I" pre/"I" post)] x 100 =	31.25% *

BMP REQUIREMENT CALC

Subarea Designation	Removal Efficiency (%)		Area Ratio				"C"				Product
2. MCKINLEY, PIERCE, TAYLOR	40.00%	x	10.40	/	35.30	x	0.72	/	0.72	=	11.78%
1. JOHNSON III	26.12% *	x	3.53	/	35.30	x	0.70	/	0.72	=	2.54%*
3. HAYES	10.00%	x	4.34	/	35.30	x	0.79	/	0.72	=	1.35%
6. MCKINLEY	40.00%	x	2.60	/	35.30	x	0.68	/	0.72	=	2.78%
7. TAYLOR	40.00%	x	3.66	/	35.30	x	0.45	/	0.72	=	2.59%
8. JOHNSON I (SUBJECT SITE) & II (MITRE 4)	31.25%*	x	10.77	/	35.30	x	0.73 *	/	0.72	=	9.67%*
									Total=		30.71% *

PHOSPHOROUS REMOVAL REQUIREMENT =	30.71% *
PHOSPHOROUS REMOVAL PROVIDED =	33.43% *

SEE SHEET C-21 FOR PROVIDED PHOSPHOROUS REMOVAL COMPUTATIONS

* = REVISED VALUES FROM MCKINLEY BMP POND DESIGN COMPUTATIONS

NORTH (VCS 83)

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

NO.	DATE	DESCRIPTION

REVISIONS

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
10·3·16
PROFESSIONAL ENGINEER
6927LL

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SCOTTS RUN SOUTH JOHNSON 1 BLOCK

BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM DETAILS

VIKA REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. PCC	DWN. KEA
SCALE:	1" = 30'
PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-21A

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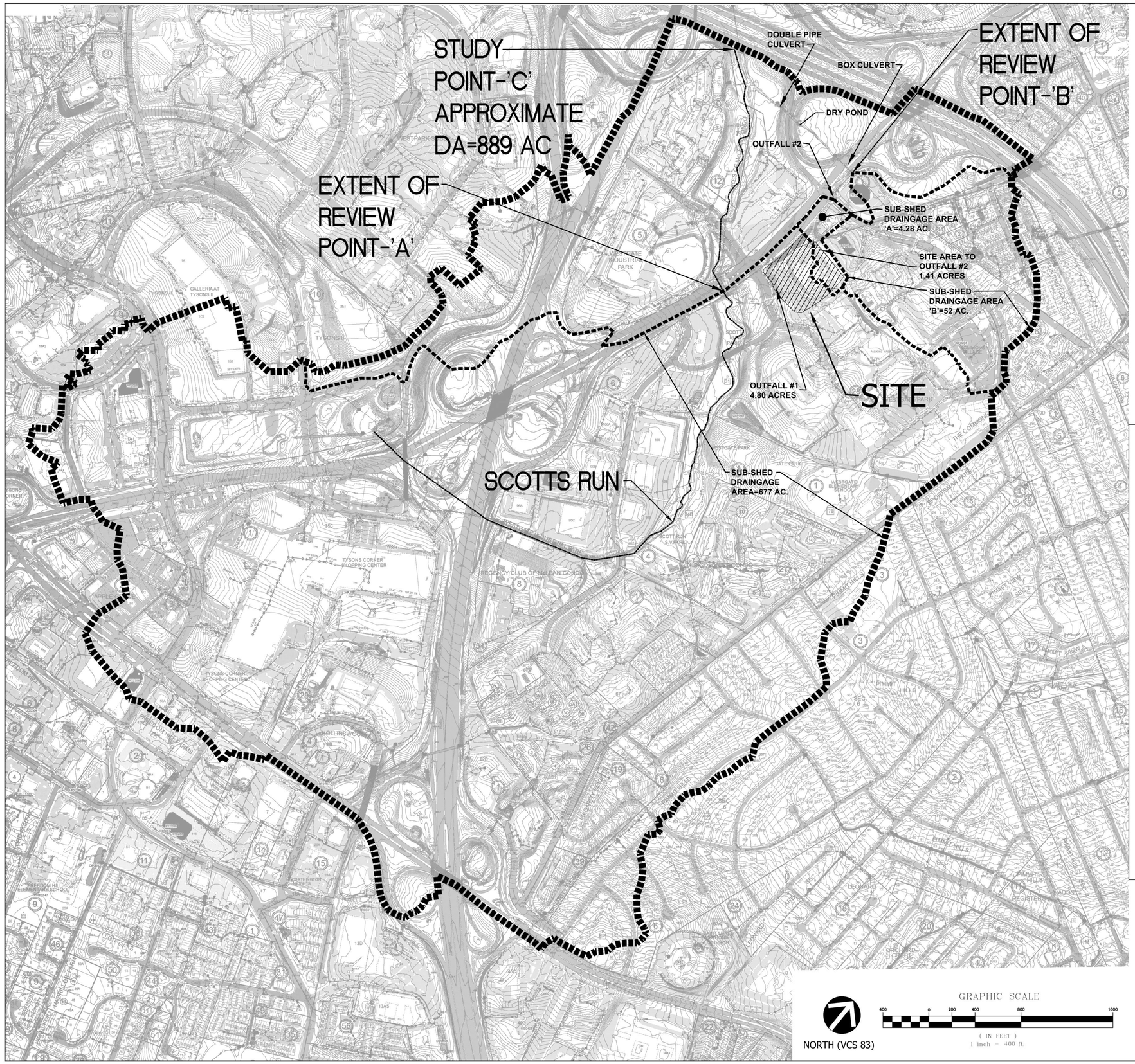

OUTFALL DESCRIPTION:

THE SUBJECT PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP 30-3-((28))-0004B AND IS LOCATED EAST OF COLSHIRE DRIVE (ROUTE 6471) AND SOUTH OF DOLLEY MADISON BLVD (RTE. 123). THE PROPERTY IS BOUNDED BY COLSHIRE DRIVE TO THE WEST, MITRE IV DEVELOPMENT TO THE SOUTH, VAN BUREN OFFICE BUILDING TO THE EAST, AND DOLLEY MADISON BLVD (RTE. 123) TO THE NORTH. THE EXISTING SITE IS AN ABANDONED MID-RISE OFFICE BUILDING WITH SURFACE PARKING LOT SURROUNDING THE BUILDING.

THE PROPOSED SITE HAS TWO DISTINCT OUTFALLS WHICH ULTIMATELY DISCHARGE INTO SCOTTS RUN (A NATURAL OPEN CHANNEL). THE MAJORITY OF THE SITE AREA IS CONTROLLED BY THE PROPOSED BMP FACILITIES ON-SITE WHICH ARE ALL DESIGNED TO SIGNIFICANTLY REDUCE RUNOFF FROM THE SITE (SEE SHEETS C-14 THROUGH C-18 FOR COMPUTATIONS AND DETAILS). AS CAN BE SEEN ON THE ACCOMPANYING DRAINAGE MAP ON THIS PAGE, STUDY POINT 'C' REPRESENTS A DRAINAGE AREA OF GREATER THAN 640 AC (1 SQUARE MILE) AND THEREFORE THE OUTFALL DESCRIPTION SHALL STOP AT POINT, JUST PRIOR TO SCOTTS RUN PASSING UNDER THE DULLES AIRPORT ACCESS ROAD (DAAR).

SITE OUTFALL #1 CONVEYS RUNOFF INTO AN EXISTING UNDERGROUND STORM WATER PIPE SYSTEM NORTH ALONG COLSHIRE DRIVE AND THEN WEST ALONG DOLLEY MADISON BLVD. THE STORM PIPE DISCHARGES INTO THE MAIN BRANCH OF SCOTTS RUN WHICH IS A NATURAL OPEN CHANNEL. AT THIS POINT (POINT 'B') THE DRAINAGE AREA IS APPROXIMATELY 677 ACRES. FROM HERE THE STORMWATER FLOWS FOR APPROXIMATELY 2420 FEET TO THE POINT OF CONFLUENCE - STUDY POINT 'C' (FLOODPLAIN DRAINAGE AREA GREATER THAN 1 SQUARE MILE).

SITE OUTFALL #2 CONVEYS RUNOFF INTO AN EXISTING UNDERGROUND STORM WATER PIPE SYSTEM NORTH ALONG ANDERSON ROAD AND ACROSS DOLLEY MADISON BLVD VIA BOX CULVERT, WHERE IT OUTFALLS INTO A DRY POND (THIS IS POINT 'B'). THE RUNOFF OUTFALLS INTO SCOTTS RUN AFTER BEING CONVEYED VIA DOUBLE PIPE CULVERT BENEATH THE DULLES TOLL ROAD (RTE. 267) RAMP. SCOTTS RUN IS A NATURAL OPEN CHANNEL. FROM HERE THE STORMWATER FLOWS FOR APPROXIMATELY 440 FEET TO THE POINT OF CONFLUENCE - STUDY POINT 'C' (FLOODPLAIN DRAINAGE AREA GREATER THAN 1 SQUARE MILE).

OUTFALL ANALYSIS:

IT IS ANTICIPATED THAT AT SITE PLAN TIME THE EXTENT OF THE ADEQUATE OUTFALL REVIEW FOR OUTFALL #1 SHALL BE TO POINT 'A' WHICH HAS A TOTAL DRAINAGE AREA OF APPROXIMATELY 677 ACRES. BECAUSE 677 ACRES IS GREATER THAN 360 ACRES, THE ANTICIPATED EXTENT OF REVIEW FROM THIS SITE SHALL BE 150' DOWNSTREAM OF POINT 'A' PER PFM 6-0203.2C, UNLESS AT TIME OF SITE PLAN ONE OF THE OTHER TWO OPTIONS ARE USED.

IT IS ANTICIPATED THAT AT SITE PLAN TIME THE EXTENT OF THE ADEQUATE OUTFALL REVIEW FOR OUTFALL #2 SHALL BE TO POINT 'B' WHICH HAS A TOTAL DRAINAGE AREA OF APPROXIMATELY 56 ACRES. AT OUTFALL #2 THE DRAINAGE AREA IS 4.28 ACRES (SUB-SHED DRAINAGE AREA 'A'). APPROXIMATELY 315' DOWNSTREAM, SUB-SHED DRAINAGE AREA 'B' OF APPROXIMATELY 52 ACRES JOINS THE SUB-SHED 'A'. BECAUSE 52 ACRES IS MORE THAN 90% OF SUB-SHED DRAINAGE AREA 'A' (4.28 X 0.90 = 4.32. 52 ACRES > 4.32 ACRES), THE ANTICIPATED EXTENT OF REVIEW FROM THIS SITE SHALL BE 150' DOWNSTREAM OF POINT 'B' PER PFM 6-0203.2A UNLESS AT TIME OF SITE PLAN ONE OF THE OTHER TWO OPTIONS ARE USED.

SUMMARY/CONCLUSION:

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

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)
Cluster Subdivision (Sect. 9-615 1G & 1N)
Development Plans PRC District (Sect. 16-302 3 & 4L)
FDP P Districts (Sect. 16-502 1A (6) & (17))
Special Exceptions (Sect. 9-011 2J & 2L)
Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14))
PRC Plan (Sect. 16-303 1E & 1 O)
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-14. 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-16	SEE SHEET C-16	SEE SHEET C-16	SEE SHEET C-16	SEE SHEET C-16	SEE SHEET C-16	N/A
Totals:						

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) C-13, C-16, C-22. 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-16. 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-4.

☒ 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-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-22. 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-22. (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.

☐ 11. A submission waiver is required for _____.

☐ 12. Stormwater management is not required because _____.

Revised: 8/4/2015

NO.	DATE	DESCRIPTION

REVISIONS

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COMMONWEALTH OF VIRGINIA

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SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL ANALYSIS

VIKA REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. PCC	DWN. LW
SCALE:	1" = 400'
PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-22

FILE: P:\projects\6927\6927LL\CADD\PLANNING\PLANNING DRAWINGS\6927LL100 – Adequate Outfall.dwg USER: Mack DATE: Oct, 03 2016 TIME: 02:29 pm

NORTH (VCS 83)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	DATE	DESCRIPTION

REVISIONS

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PROFESSIONAL ENGINEER
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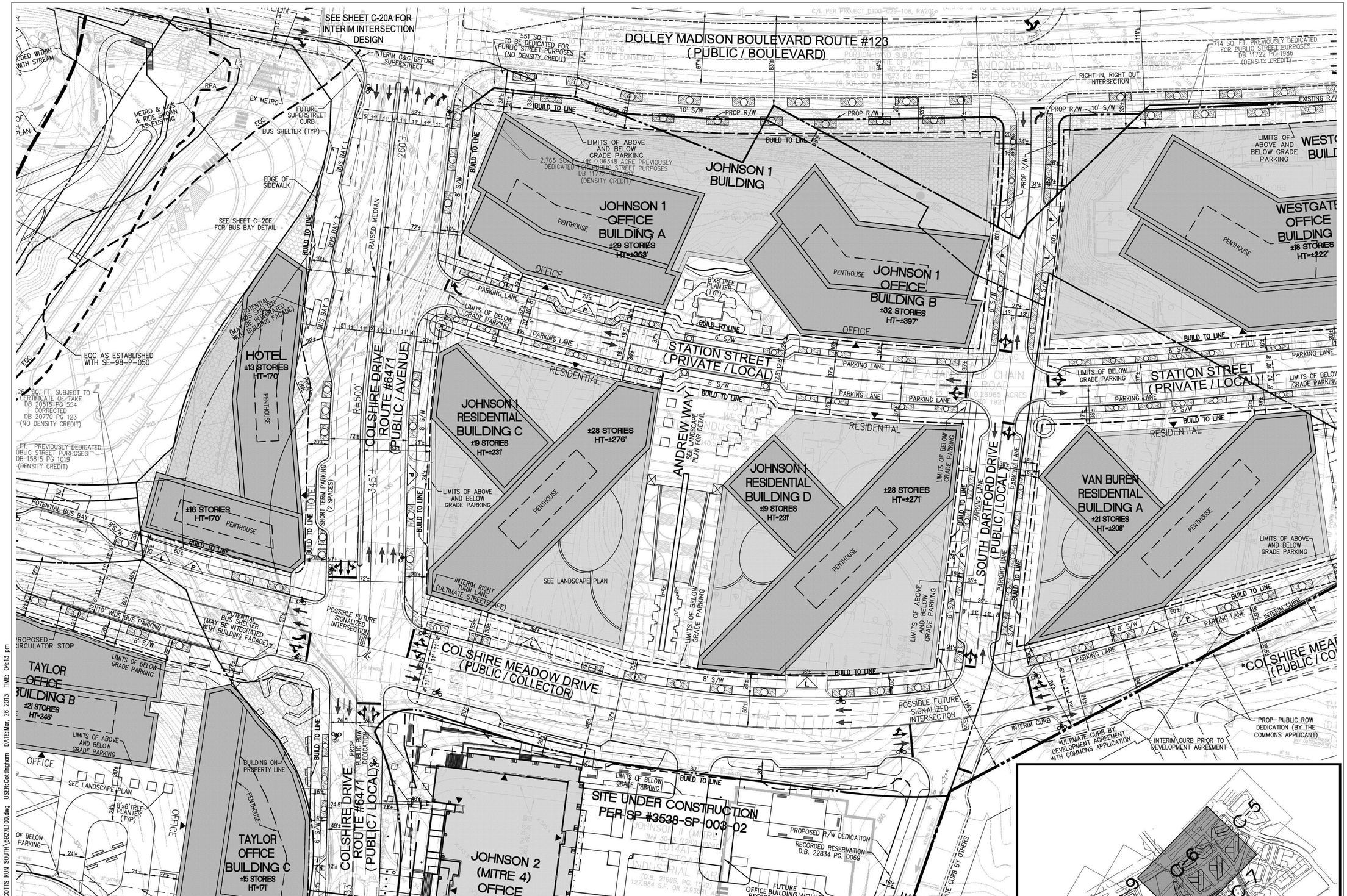
SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PUBLIC IMPROVEMENT PLAN

VIKA REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. DP	DWN. DP
SCALE:	1" = 20'
PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-23

FILE: P:\projects\6927\6927LL\CADD\PLANNING\PLANNING DRAWINGS\6927LL100 - PI PLAN.dwg USER: Mack DATE: Oct. 03 2016 TIME: 12:36 pm



Application No: RZ 2011-PR-010 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (xCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: April 4, 2013

SEE CONDITIONS DATED:

Date of Final Approval: April 9, 2013 (xBOS) (_PC) (_BZA)

Comments:

DEPARTMENT OF PLANNING & ZONING

Sheet 12 of 119

LEGEND:

- TOWER
- ABOVE GRADE BUILDING BASE
- R-O-W- VACATION
- TREE PITS
- PEDESTRIAN ENTRANCE
- P/L SHARED PARKING AND LOADING ENTRANCE
- L LOADING ENTRANCE
- P PARKING ENTRANCE
- BIKE LANE
- SHARROW BIKE LANE

SEE SHEETS C-20, C-20D AND C-20E FOR SIGHT DISTANCE AND CROSSWALKS
SEE SHEET C-4 FOR LIMITS OF CLEARING AND GRADING
SEE SHEETS S-6 AND S-7 FOR ADDITIONAL SITE DISTANCE AND CONCEPTUAL UTILITIES

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L100.dwg USER:Cottingham DATE:Mar, 26 2013 TIME: 04:13 pm

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WALSH COLUCCI LUBELEY EMRICH & WALSH PC
LAND/ ZONING ATTORNEY
Courthouse Plaza
2200 Clarendon Blvd. 13th Floor
Arlington, VA 22201-3359
T 703.528.4700

ISSUED FOR	REV	DATE
CDP–REVISION		03/25/2013
CDP–REVISION		02/04/2013
CDP–REVISION		12/10/2012
CDP–REVISION		10/22/2012
CDP–REVISION		8/01/2012
CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

JOHNSON 1 CONCEPTUAL DEVELOPMENT PLAN

SCALE 1"=40'

PROJECT NUMBER 26758.005

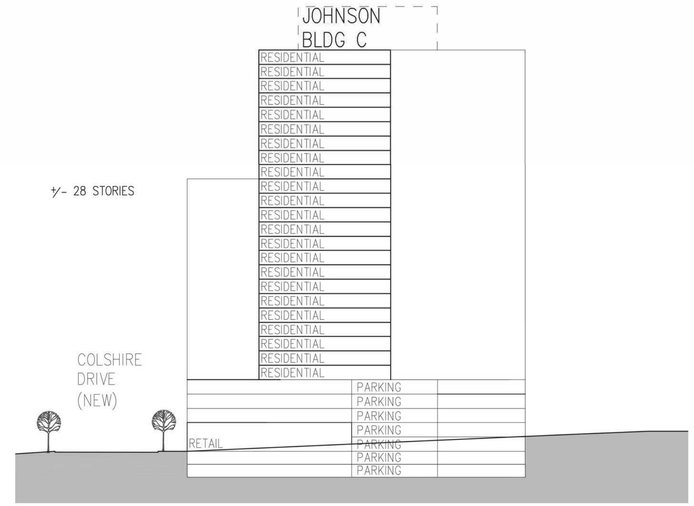
CDP C-6

DRAWING NUMBER V6927L

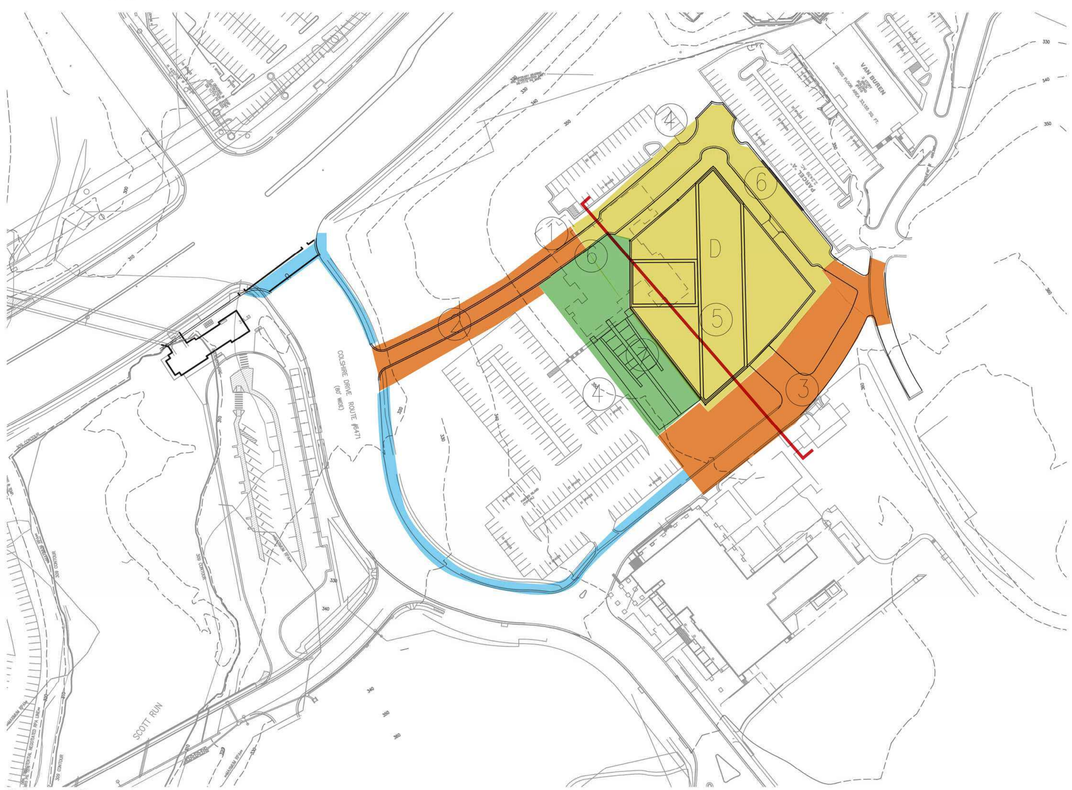
SHEET C-24

FOR INFORMATIONAL PURPOSES ONLY

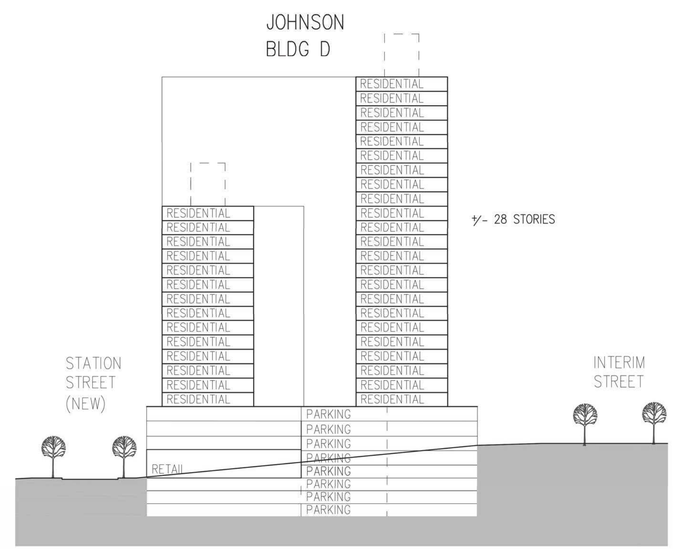
Johnson C SCALE: 1"=100'



SECTION 1 SCALE: 1"=60'



Johnson D SCALE: 1"=100'



SECTION 2 SCALE: 1"=60'

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

Application No: RZ 2011-PR-010 Staff: S. Lin

APPROVED DEVELOPMENT PLAN

(_GDP) (xCDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: April 4, 2013

SEE CONDITIONS DATED:

Date of Final Approval: April 9, 2013 (xBOS) (_PC) (_BZA)

Comments:

DEPARTMENT OF PLANNING & ZONING

Sheet 79 of 119

NOTES:

Johnson C Phase

1. Demolition of existing building
2. Realignment of Colshire Drive
3. Construction of a portion of Station St.
4. Construction of portion of Colshire Meadow Drive extension
5. Revision of grades and existing surface parking in areas of demolished building footprint
6. Construction of Johnson C building with parking
7. Streetscape improvements along adjacent street frontages
8. Andrew Way to be provided with the later of the two Johnson C or D sites.

Johnson D Phase

1. Demolition of existing building
2. Construction of Station St. from Colshire Dr. to S. Dartford Dr.
3. Construction of portion of Colshire Meadow Drive extension
4. Revision of grades and existing surface parking in areas of demolished building footprint
5. Construction of Johnson D building with parking
6. Streetscape improvements along portion of adjacent street frontages
7. Andrew Way to be provided with the later of the two Johnson C or D sites.

GENERAL NOTES:

1. Existing entrances may be removed.

2. If interim or surface parking areas are not being used, except for parking, for more than eighteen months, then temporary street trees may be planted along the perimeter of such areas, but shall not be required to meet the minimum planting width/area standards for permanent street trees. No interior parking lot landscaping shall be required or provided for these areas.

3. Final vehicular ingress and egress will be determined for each building site at the time of FDP without the need for a C.D.P.A.

4. Limits of clearing and grading and/or introduction of temporary retaining walls are not shown on phasing plans.

5. See proffers for timing of improvements to Colshire Meadow (final configuration)

LEGEND

- Proposed Improvements
- Proposed Park/Public Space Improvements
- Existing Pedestrian Path to Metro and Connections
- Interim Improvements and Pedestrian Paths to Metro

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CityLine PARTNERS
A SUBSIDIARY OF DLJ Real Estate Capital Partners

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VIKA Inc.
CIVIL ENGINEERING
8180 Greensboro Drive Suite 200
McLean, VA 22102
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DEWBERRY
TRANSPORTATION ENGINEERING
8401 Arlington Boulevard
Fairfax, VA 22031-4666
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WELLS + ASSOCIATES
TRAFFIC ENGINEERING
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T 703.528.4700

ISSUED FOR	REV	DATE
CDP (REVISION)		03/25/2013
CDP (REVISION)		02/04/2013
CDP (REVISION)		12/10/2012
CDP (REVISION)		10/22/2012
CDP (REVISION)		08/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

PHASING
JOHNSON SITE

1"=100'

SCALE

26758.005

PROJECT NUMBER

CDP A6.04

DRAWING NUMBER

SHEET C-25

FOR INFORMATIONAL PURPOSES ONLY

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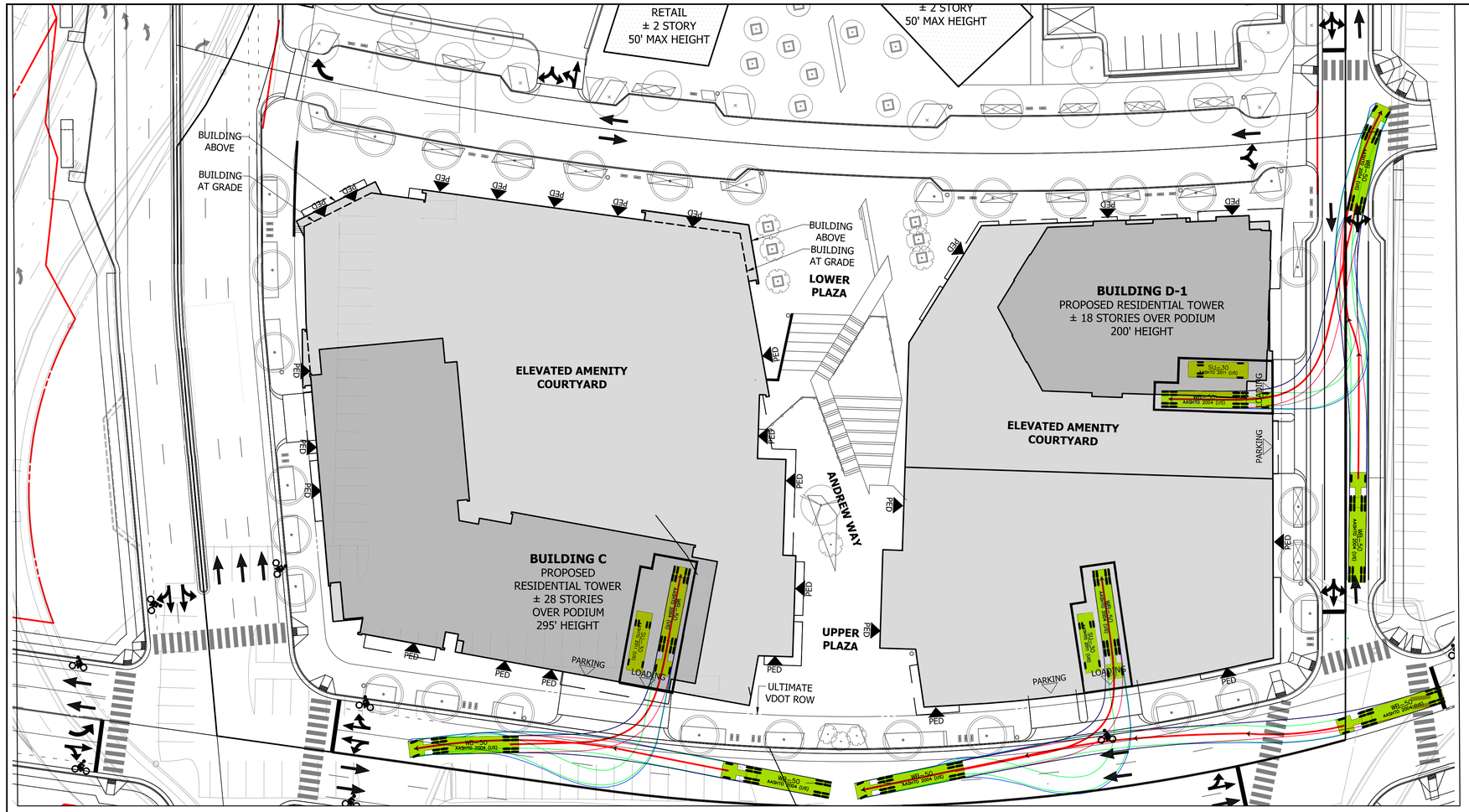
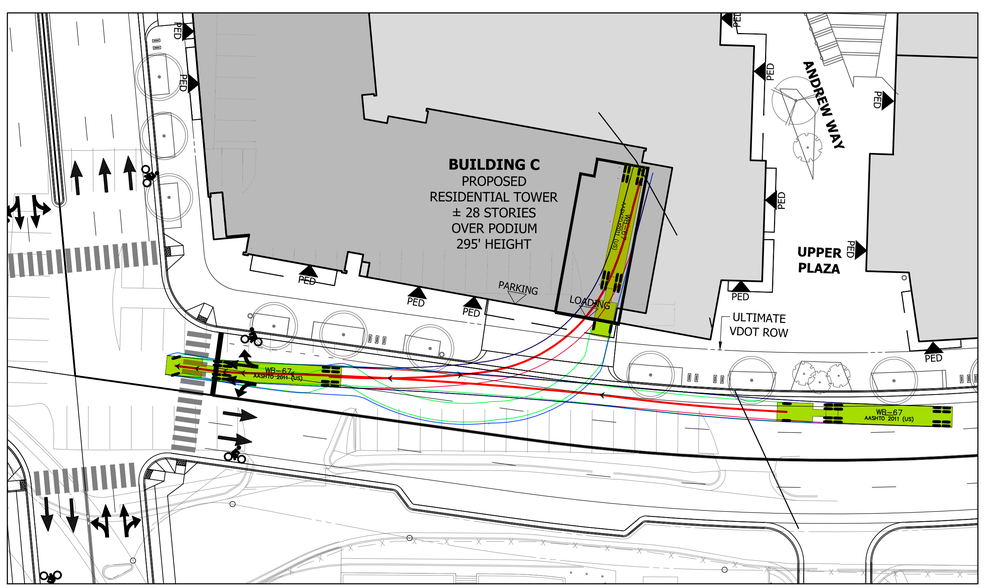


WB-50



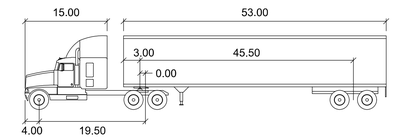
WB-67

LEGEND

- PROPOSED BUILDING TOWER
- PROPOSED BUILDING PODIUM
- PROPOSED INTERIM RETAIL
- LIMITS OF FDP APPLICATION

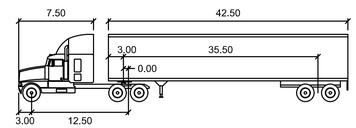
NOTES

1. INTERIOR LOADING DOCK CONFIGURATION IS PRELIMINARY AND SUBJECT TO CHANGE AT FINAL SITE PLAN



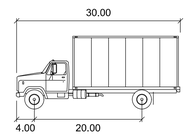
WB-67 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



WB-50 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



SU-30 feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

NORTH (VCS 83)

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

NO.	DATE	DESCRIPTION

REVISIONS

PHILIP C. CHAMPAGNE
Lic. No. 30073
10·3·16
6927LL VV

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
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SCOTTS RUN SOUTH JOHNSON 1 BLOCK

BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AUTOTURN ANALYSIS

VIKA REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. PCC	DWN. KEA
SCALE:	1" = 30'
PROJECT/FILE NO.	VV6927LL
SHEET NO.	C-26

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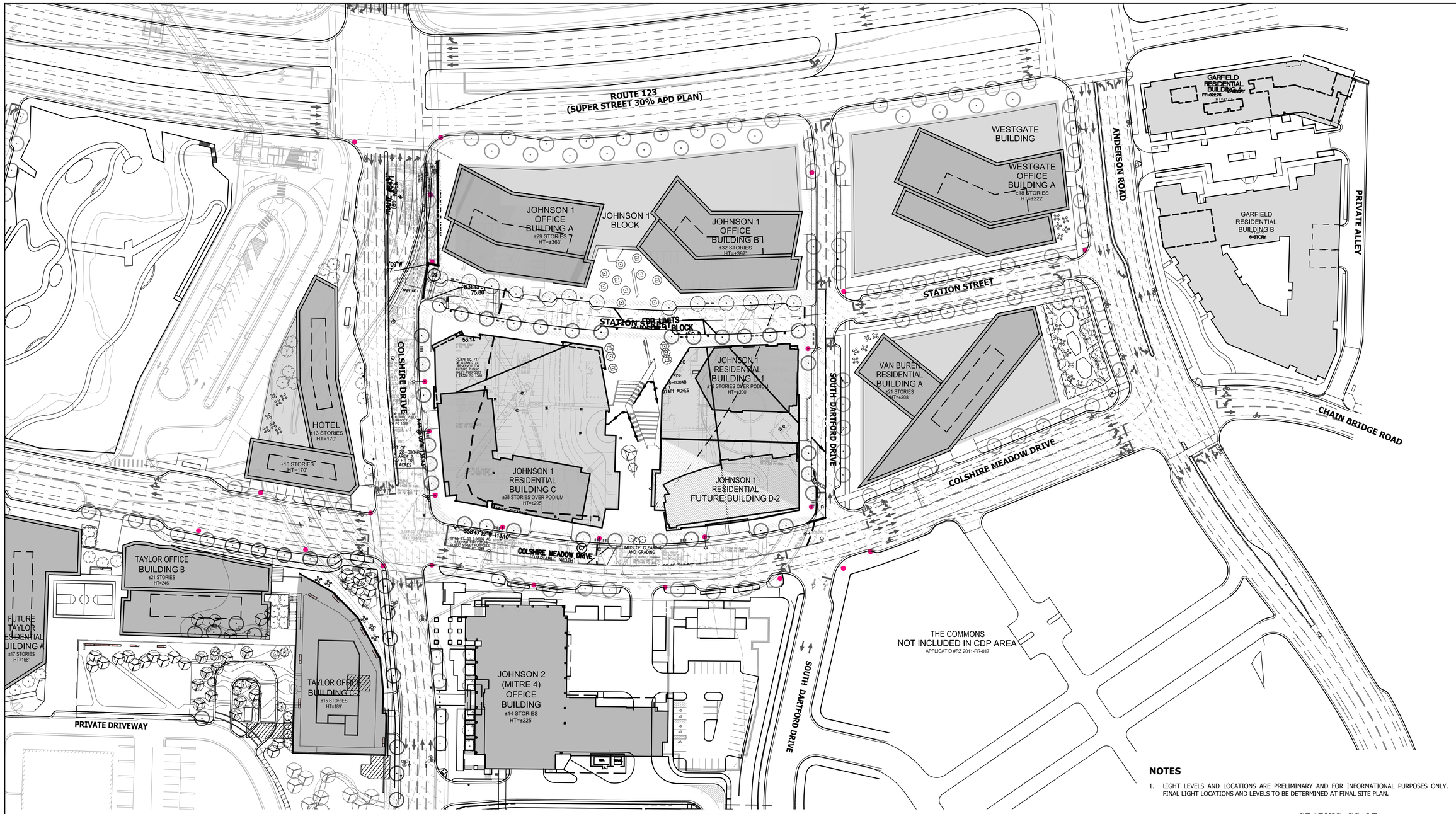

NOTES

1. LIGHT LEVELS AND LOCATIONS ARE PRELIMINARY AND FOR INFORMATIONAL PURPOSES ONLY. FINAL LIGHT LOCATIONS AND LEVELS TO BE DETERMINED AT FINAL SITE PLAN.

NORTH (VCS 83)

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	22	FH-T2-56LED-4K-700	SINGLE	N.A.	0.850	FH-T2-56LED-4K-700MA
	21	FH-T4-56LED-4K-700	SINGLE	N.A.	0.850	FH-T4-56LED-4K-700

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Colshire Drive East - Johnson 1	Illuminance	Fc	1.29	2.4	0.6	2.15	4.00
Colshire Drive East - Johnson 2	Illuminance	Fc	1.02	2.3	0.5	2.04	4.60
Colshire Drive West - Hotel	Illuminance	Fc	1.23	2.1	0.5	2.46	4.20
Colshire Drive West - Taylor C	Illuminance	Fc	0.94	2.4	0.4	2.35	6.00
Colshire Meadow North - Hotel	Illuminance	Fc	1.35	2.2	0.5	2.70	4.40
Colshire Meadow North - Johnsn 1	Illuminance	Fc	1.33	2.2	0.5	2.66	4.40
Colshire Meadow South - Johnsn 2	Illuminance	Fc	1.26	2.3	0.5	2.52	4.60
Colshire Meadow South - Taylor B	Illuminance	Fc	1.31	2.1	0.6	2.18	3.50
Intersection ColMeadow-SDartford	Illuminance	Fc	2.12	3.3	0.8	2.65	4.13
Intersection Colshire-ColMeadow	Illuminance	Fc	2.21	3.1	0.9	2.46	3.44
Intersection SDartford-StationSt	Illuminance	Fc	1.78	2.4	1.0	1.78	2.40
South Dartford Drive	Illuminance	Fc	0.93	1.4	0.5	1.86	2.80
Station Street	Illuminance	Fc	1.00	2.2	0.4	2.50	5.50

NO.	DATE	DESCRIPTION

REVISIONS

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ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA VIRGINIA LLC
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SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL PHOTOMETRIC PLAN

VIKA REVISIONS

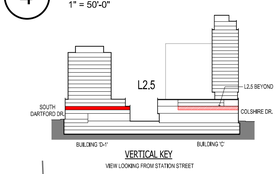
REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	06/23/2015
DES. PCC	DWN. KEA
SCALE:	1" = 60'
PROJECT/FILE NO.	VV6927LL
SHEET NO.	S-1

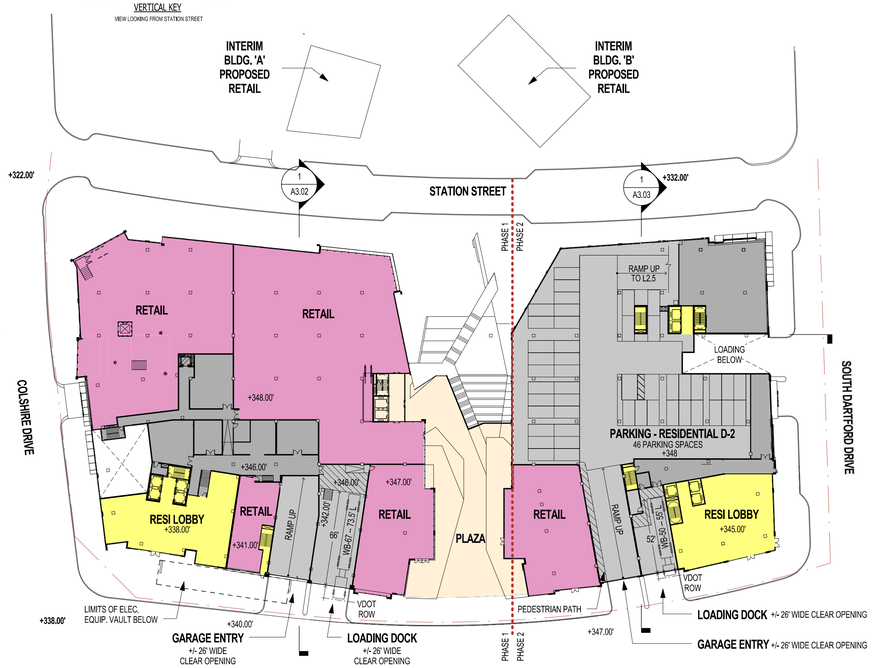
COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
10·3·16
PROFESSIONAL ENGINEER
6927LL VV

FILE:P:\projects\6927\6927LL\CADD\PLANNING DRAWINGS\6927LL100 - Light.dwg USER:Mack DATE:Oct. 03 2016 TIME: 05:12 pm

4 LEVEL 2.5

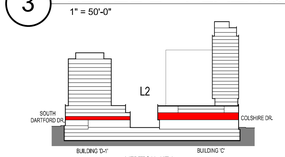
1" = 50'-0"





3 LEVEL 2 - PLAZA UPPER

1" = 50'-0"



NOTE:

1. INTERIOR LAYOUTS AND EXTERIOR FEATURES PRESENTED ON THIS SHEET ARE CONCEPTUAL AND SUBJECT TO REVISION AS LEASING AND UNIT MIX CONFIGURATIONS ARE FURTHER DEVELOPED, PRIOR TO SITE PLAN APPLICATION.

2. FINAL NON-RESIDENTIAL USES TBD AT TIME OF SITE PLAN

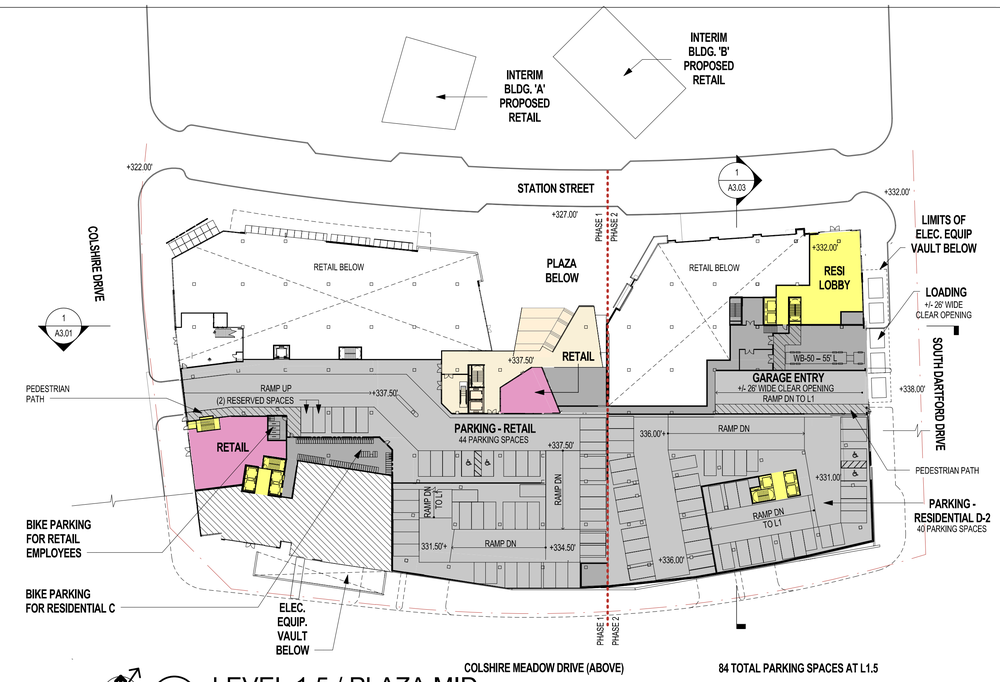
3. THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

INTERIM RETAIL

INTERIM RETAIL CHARACTER IMAGES

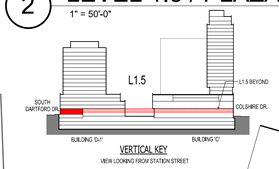
POTENTIAL PALETTE OF MATERIALS

- VISION GLASS AND METAL STOREFRONT
- METAL PANEL
- METAL STRUCTURE
- MASONRY, STONE OR METAL ACCENTS



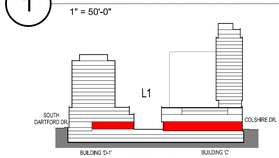
2 LEVEL 1.5 / PLAZA MID

1" = 50'-0"



1 LEVEL 1 PARKING

1" = 50'-0"



BUILDING USE KEY

- PARKING / BOH
- RESIDENTIAL
- RETAIL

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SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FLOOR PLANS

VIKA REVISIONS

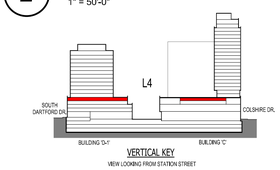
REVISED:	03 OCTOBER 2016
REVISED:	14 JULY 2016
REVISED:	09 FEBRUARY 2016
REVISED:	12 NOVEMBER 2015
DATE:	23 JUNE 2015
SCALE:	As indicated
PROJECT/FILE NO.	20-15012.00
SHEET NO.	A1.01

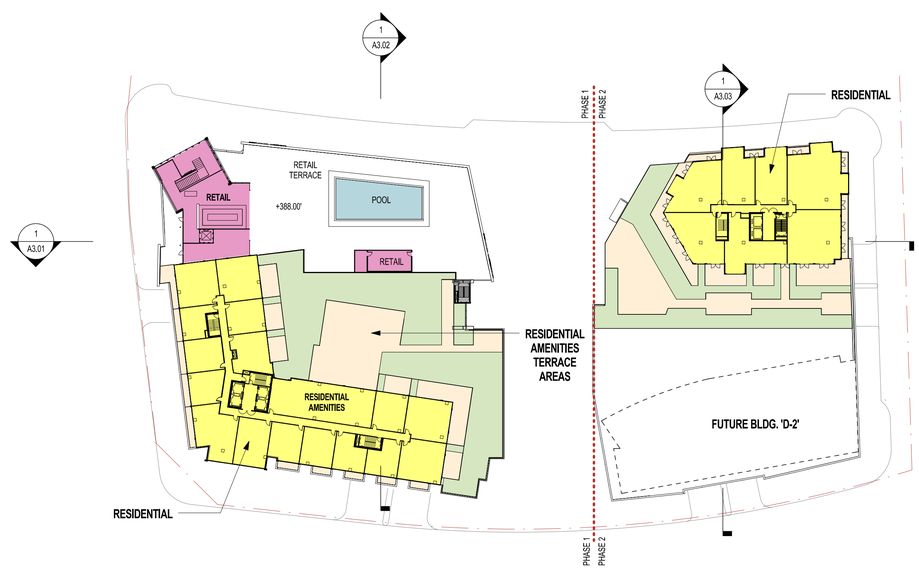
C:\Revit Projects\Scotts Run\Scotts Run - FDP Resubmission 2_noncoran.rvt

NORTH

2 LEVEL 4

1" = 50'-0"

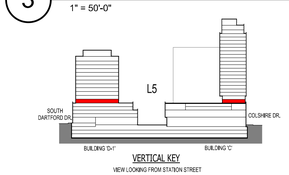


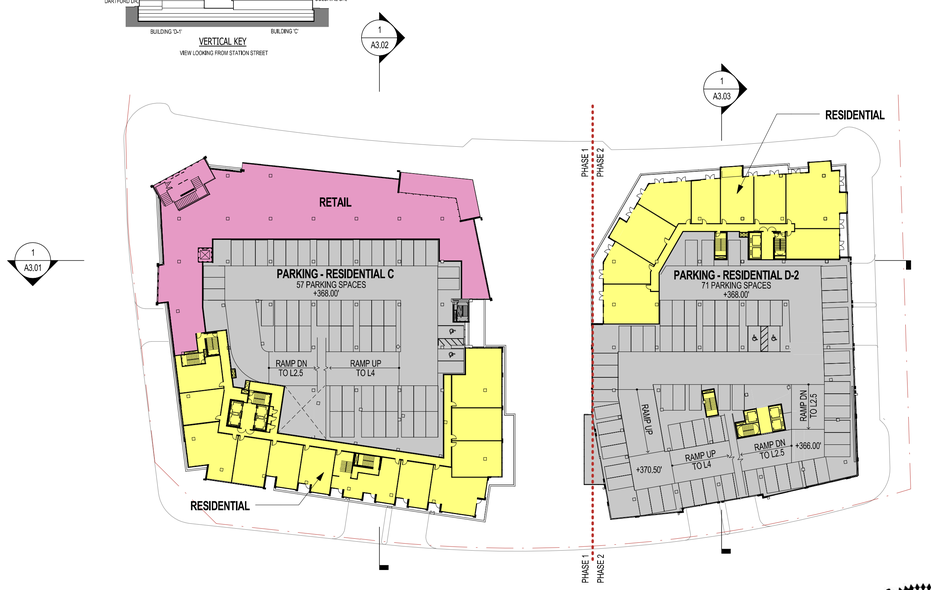


NORTH

3 LEVEL 5

1" = 50'-0"

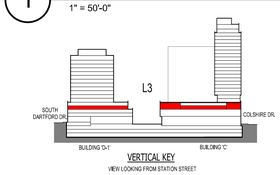




NORTH

1 LEVEL 3

1" = 50'-0"



NOTE:

1. INTERIOR LAYOUTS AND EXTERIOR FEATURES PRESENTED ON THIS SHEET ARE CONCEPTUAL AND SUBJECT TO REVISION AS LEASING AND UNIT MIX CONFIGURATIONS ARE FURTHER DEVELOPED, PRIOR TO SITE PLAN APPLICATION.

2. FINAL NON-RESIDENTIAL USES TBD AT TIME OF SITE PLAN

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

BUILDING USE KEY

- PARKING / BOH
- RESIDENTIAL
- RETAIL

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
10·3·16
PROFESSIONAL ENGINEER

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SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D

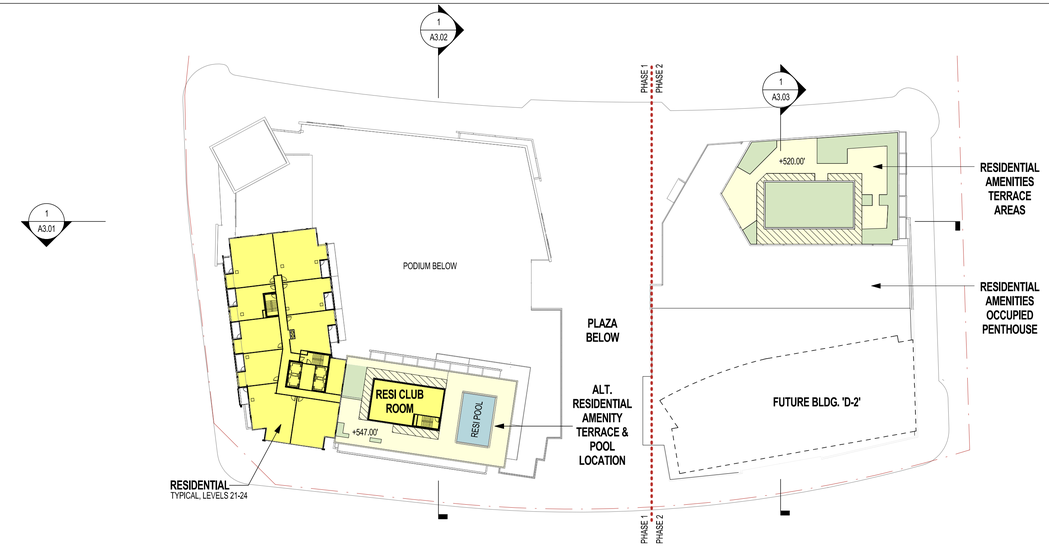
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FLOOR PLANS

VIKA REVISIONS

REVISED: 03 OCTOBER 2016
REVISED: 14 JULY 2016
REVISED: 09 FEBRUARY 2016
REVISED: 12 NOVEMBER 2015
DATE: 23 JUNE 2015
SCALE: As indicated
PROJECT/FILE NO. 20-15012.00
SHEET NO. A1.02

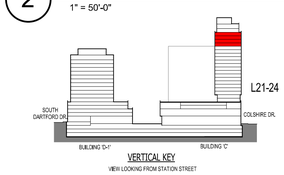
C:\Users\savannah.cranford\Documents\Scotts Run - FDP Resubmission 2_savannah.cranford.rvt

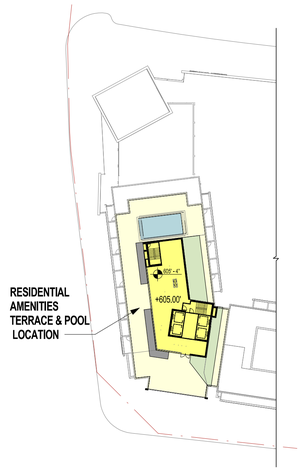


NORTH

2 LEVEL 21 - 24

1" = 50'-0"

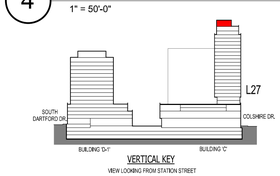




NORTH

4 LEVEL 27

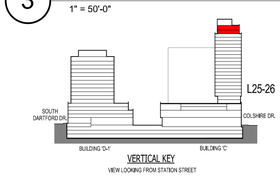
1" = 50'-0"



NORTH

3 LEVEL 25 - 26

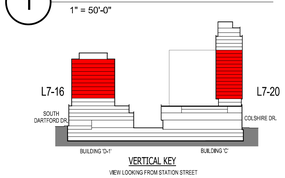
1" = 50'-0"



NORTH

1 LEVEL 7 - 20

1" = 50'-0"



NOTE:

1. INTERIOR LAYOUTS AND EXTERIOR FEATURES PRESENTED ON THIS SHEET ARE CONCEPTUAL AND SUBJECT TO REVISION AS LEASING AND UNIT MIX CONFIGURATIONS ARE FURTHER DEVELOPED, PRIOR TO SITE PLAN APPLICATION.

2. FINAL NON-RESIDENTIAL USES TBD AT TIME OF SITE PLAN

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

BUILDING USE KEY

- PARKING / BOH
- RESIDENTIAL
- RETAIL

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JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FLOOR PLANS

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
10·3·16
PROFESSIONAL ENGINEER

VIKA REVISIONS

REVISED: 03 OCTOBER 2016
REVISED: 14 JULY 2016
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SHEET NO. A1.03

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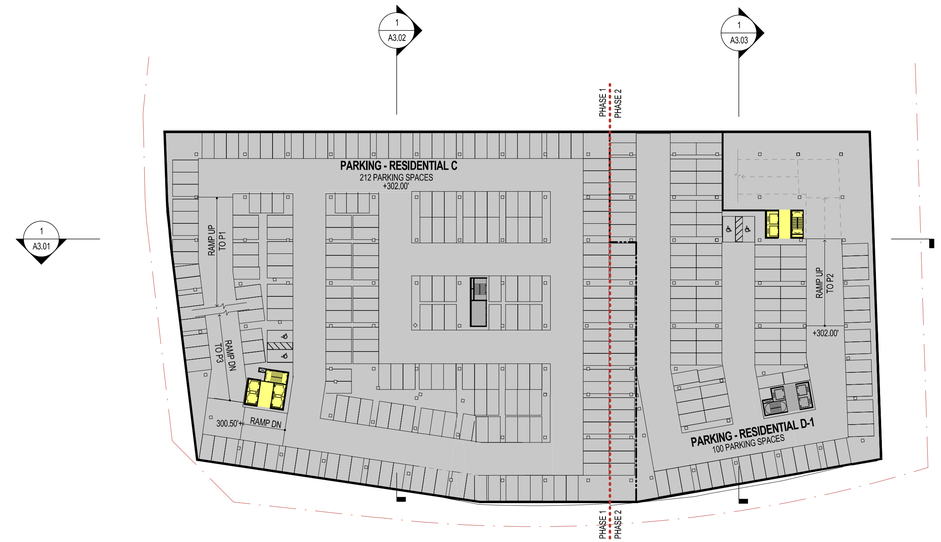
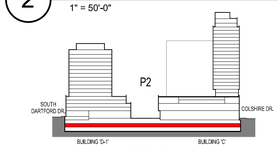


312 TOTAL PARKING SPACES AT P2

NORTH

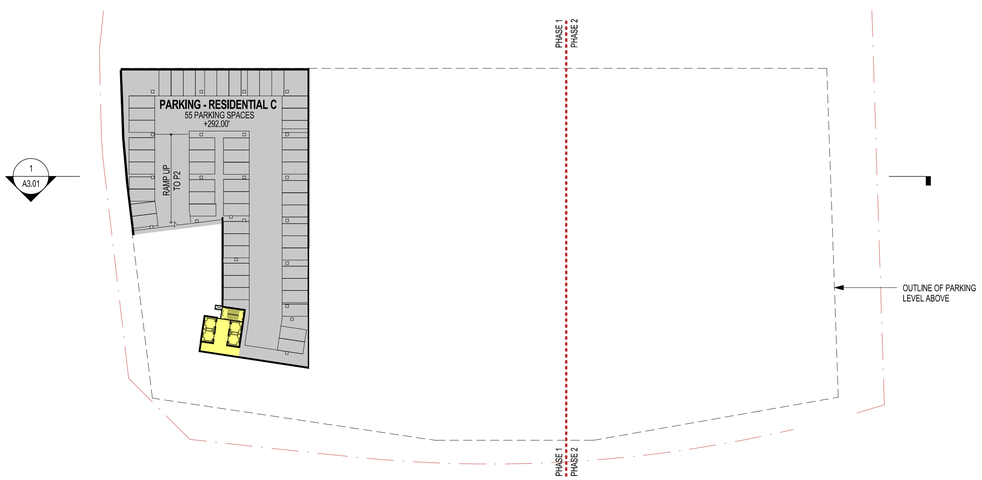
2 P2

1" = 50'-0"



VERTICAL KEY

VIEW LOOKING FROM STATION STREET

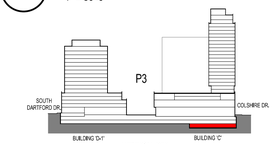


55 TOTAL PARKING SPACES AT P3

NORTH

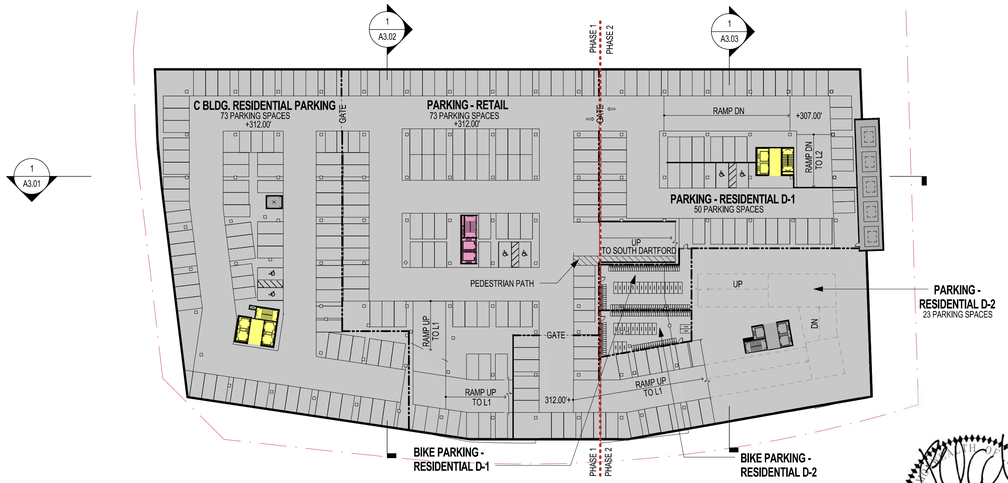
3 P3

1" = 50'-0"



VERTICAL KEY

VIEW LOOKING FROM STATION STREET



219 TOTAL PARKING SPACES AT P1

NORTH

1 P1

1" = 50'-0"

VERTICAL KEY

VIEW LOOKING FROM STATION STREET

NOTE:

1. INTERIOR LAYOUTS AND EXTERIOR FEATURES PRESENTED ON THIS SHEET ARE CONCEPTUAL AND SUBJECT TO REVISION AS LEASING AND UNIT MIX CONFIGURATIONS ARE FURTHER DEVELOPED, PRIOR TO SITE PLAN APPLICATION.

2. FINAL NON-RESIDENTIAL USES TBD AT TIME OF SITE PLAN

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

BUILDING USE KEY

- PARKING / BOH
- RESIDENTIAL
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FLOOR PLANS

VIKA REVISIONS

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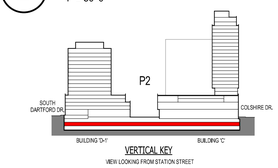
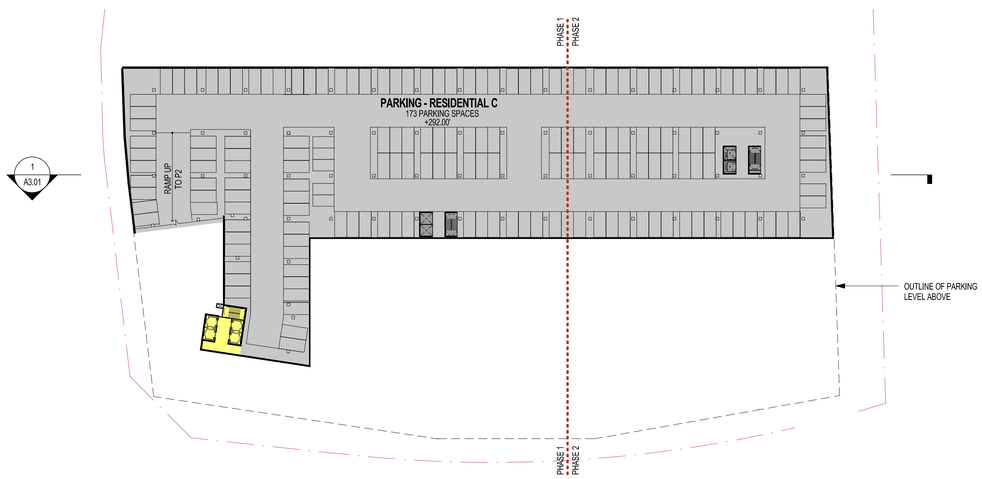
267 TOTAL PARKING SPACES AT P2

NORTH

2 P2 ALTERNATE LAYOUT

1" = 50'-0"



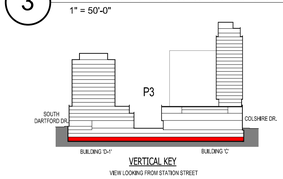


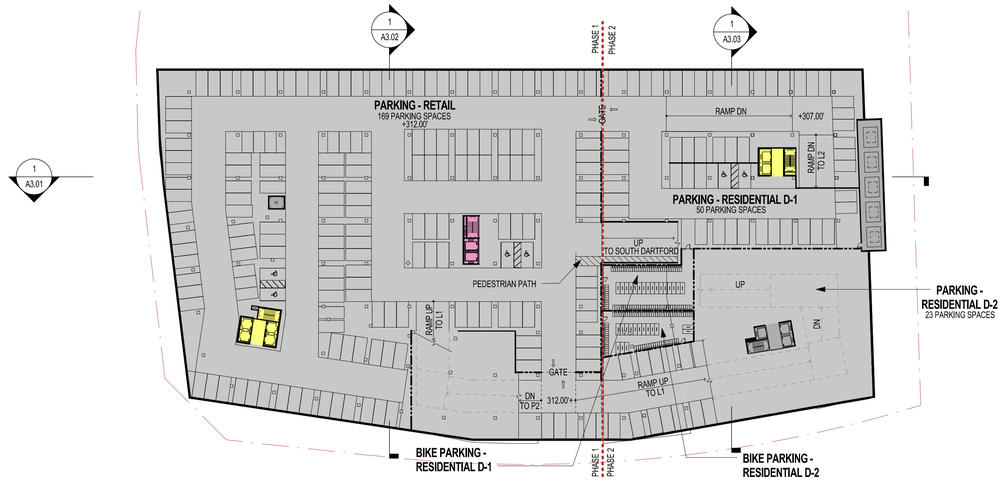
173 TOTAL PARKING SPACES AT P3

NORTH

3 P3 ALTERNATE LAYOUT

1" = 50'-0"



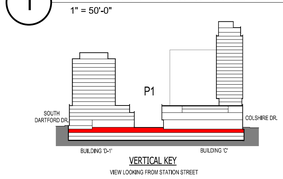


242 TOTAL PARKING SPACES AT P1

NORTH

1 P1 ALTERNATE LAYOUT

1" = 50'-0"



NOTE:

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BUILDING USE KEY

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EXPANDED P3 LEVEL PARKING OPTION

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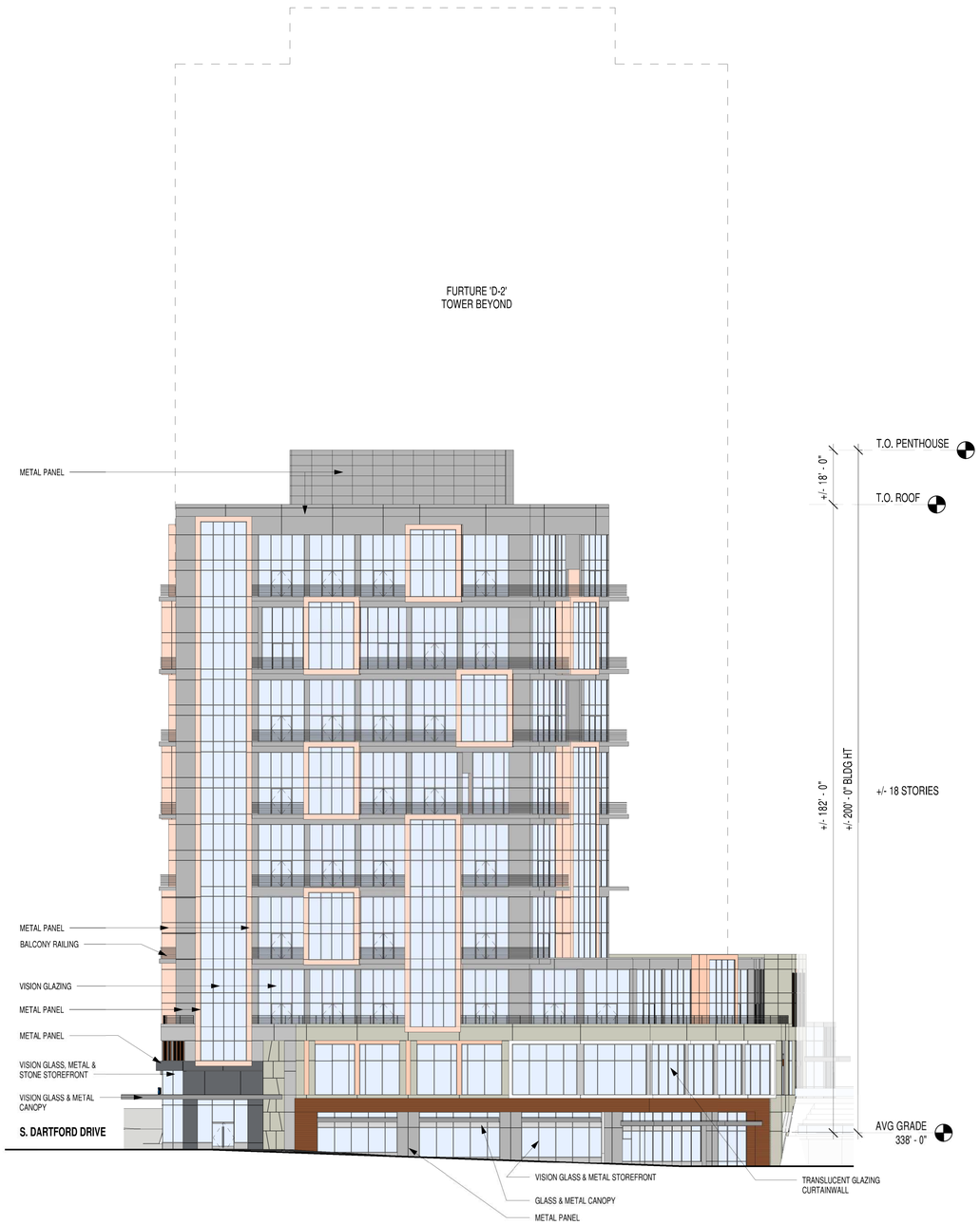
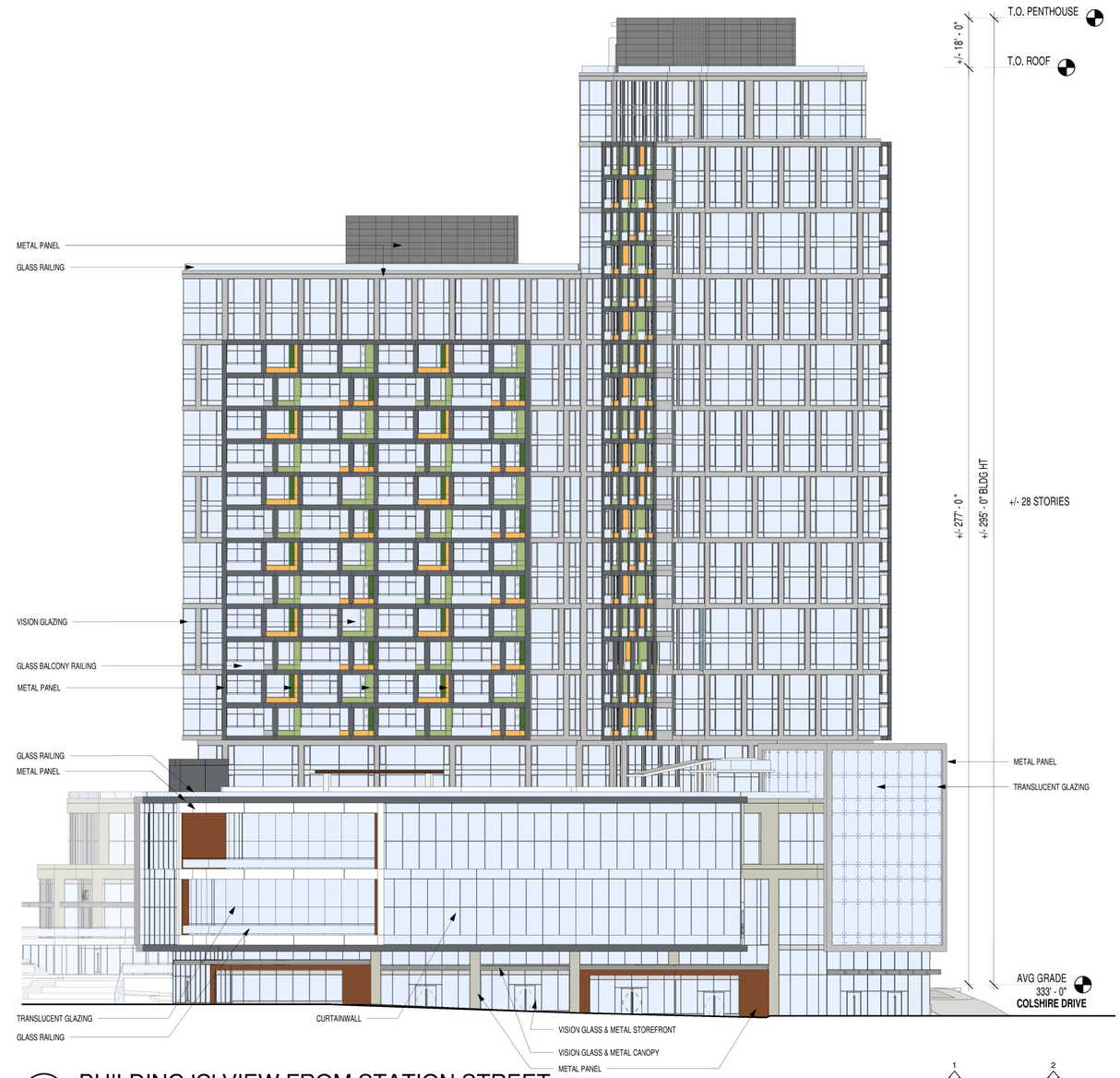


2 BUILDING 'D-1' VIEW FROM STATION STREET

1" = 20'-0"



1 BUILDING 'C' VIEW FROM STATION STREET

1" = 20'-0"

NOTE:

1. ARCHITECTURAL PLANS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS, ETC. ARE CONCEPTUAL AND SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATION.

2. FOR NUMBER OF STORIES OF BUILDINGS AND PLINTHS, SEE SECTIONS

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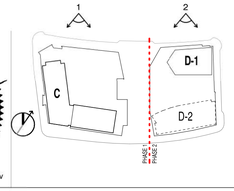

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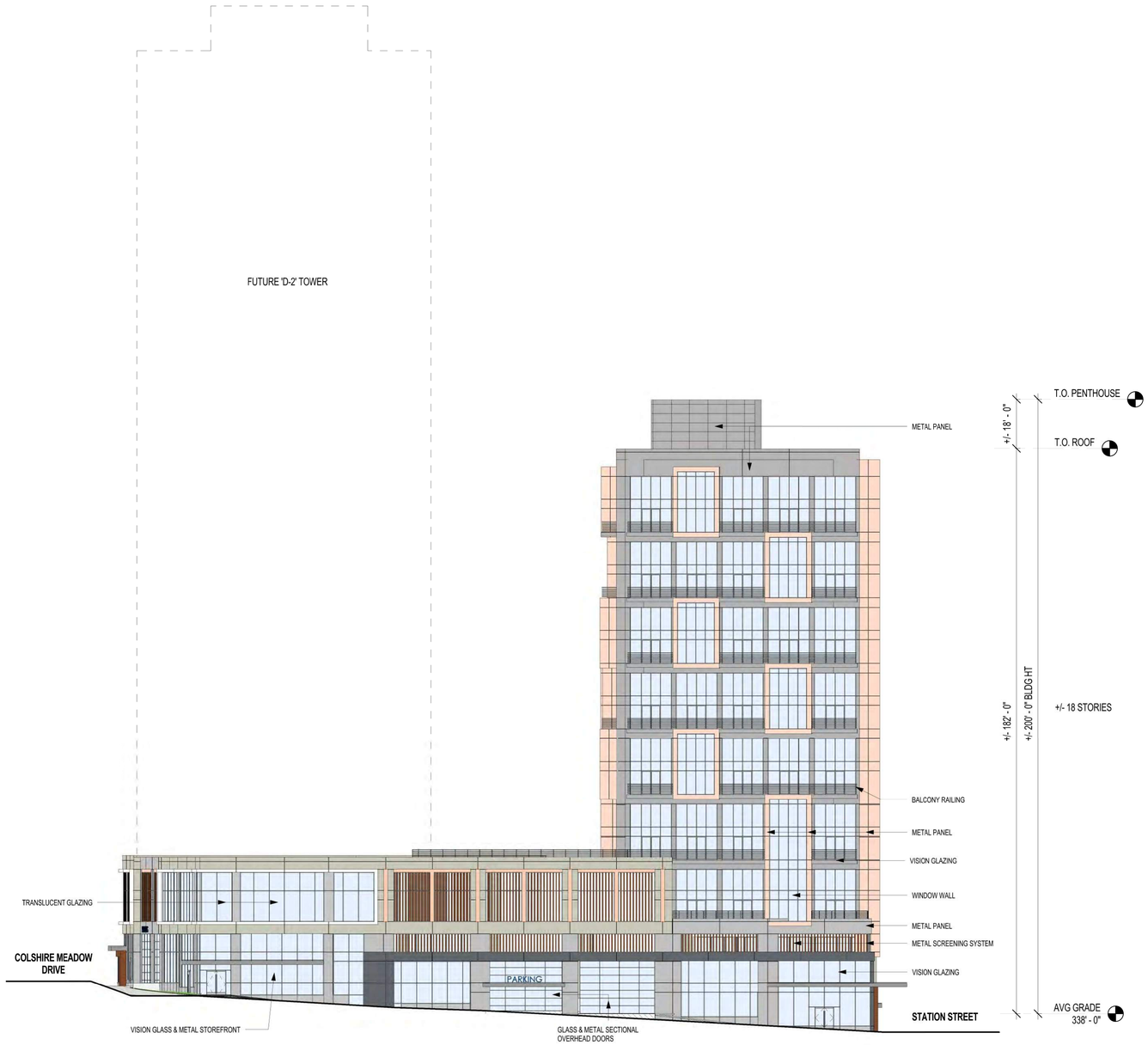

1 BUILDING 'D-1' FROM SOUTH DARTFORD DRIVE

1" = 20'-0"

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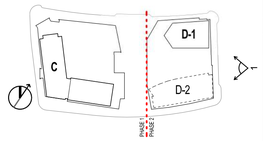

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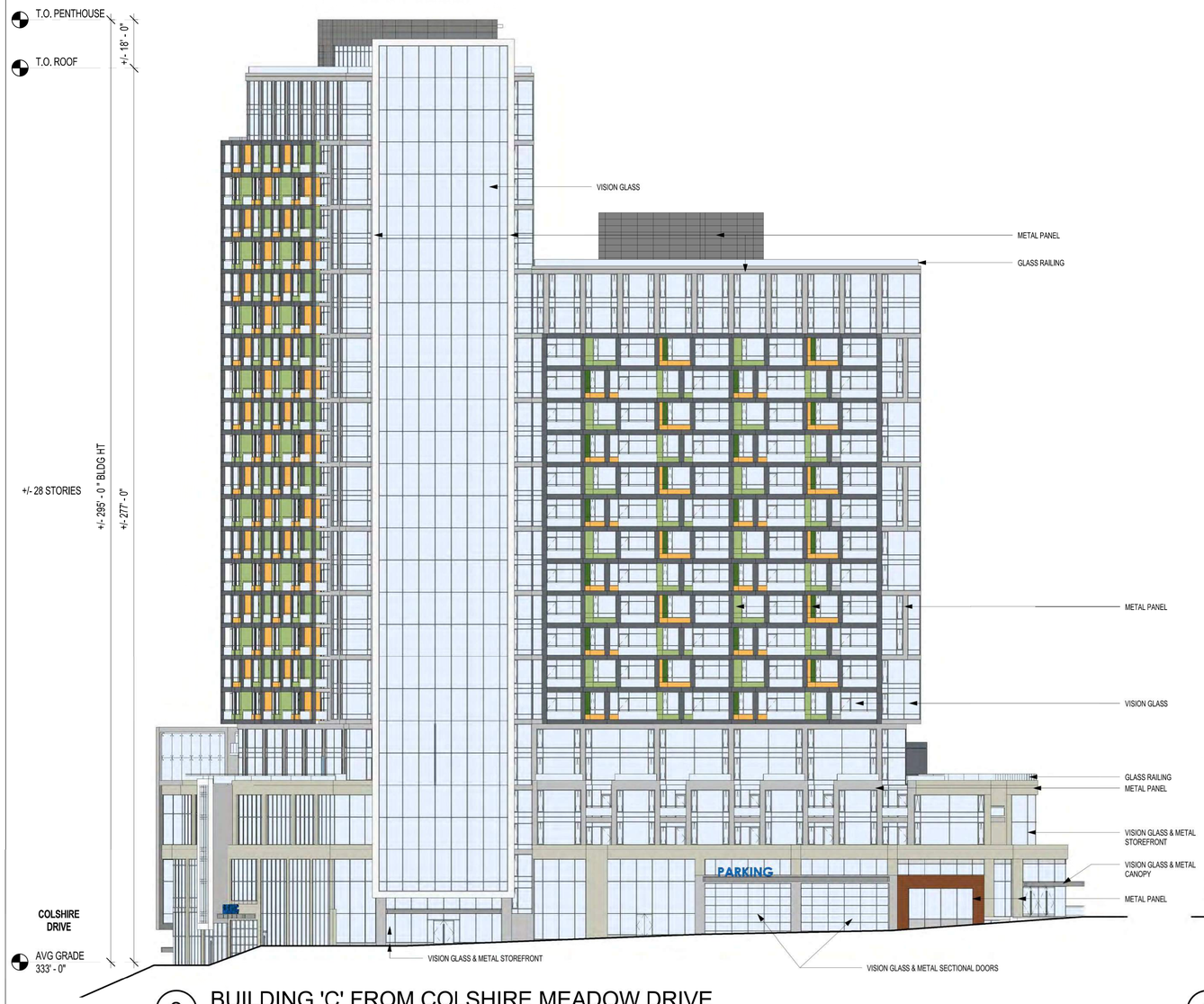

2 BUILDING 'C' FROM COLSHIRE MEADOW DRIVE

1" = 20'-0"

1 BUILDING 'D-1' FROM COLSHIRE MEADOW DRIVE (INTERIM)

1" = 20'-0"

NOTE:

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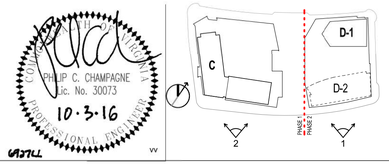

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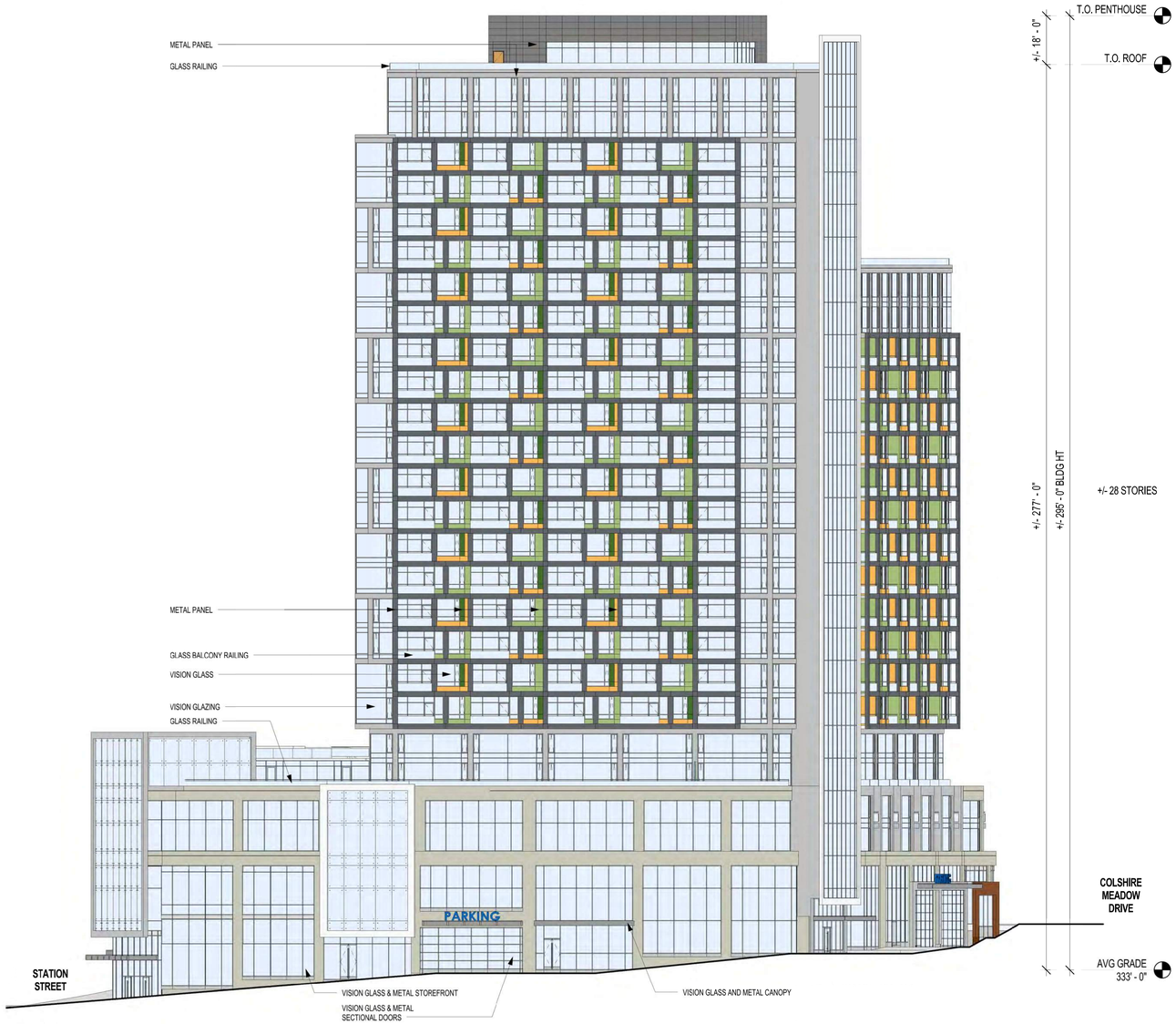

1 BUILDING 'C' VIEW FROM COLSHIRE DRIVE

1" = 20'-0"

NOTE:

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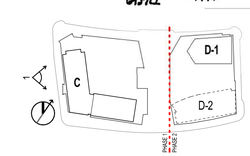

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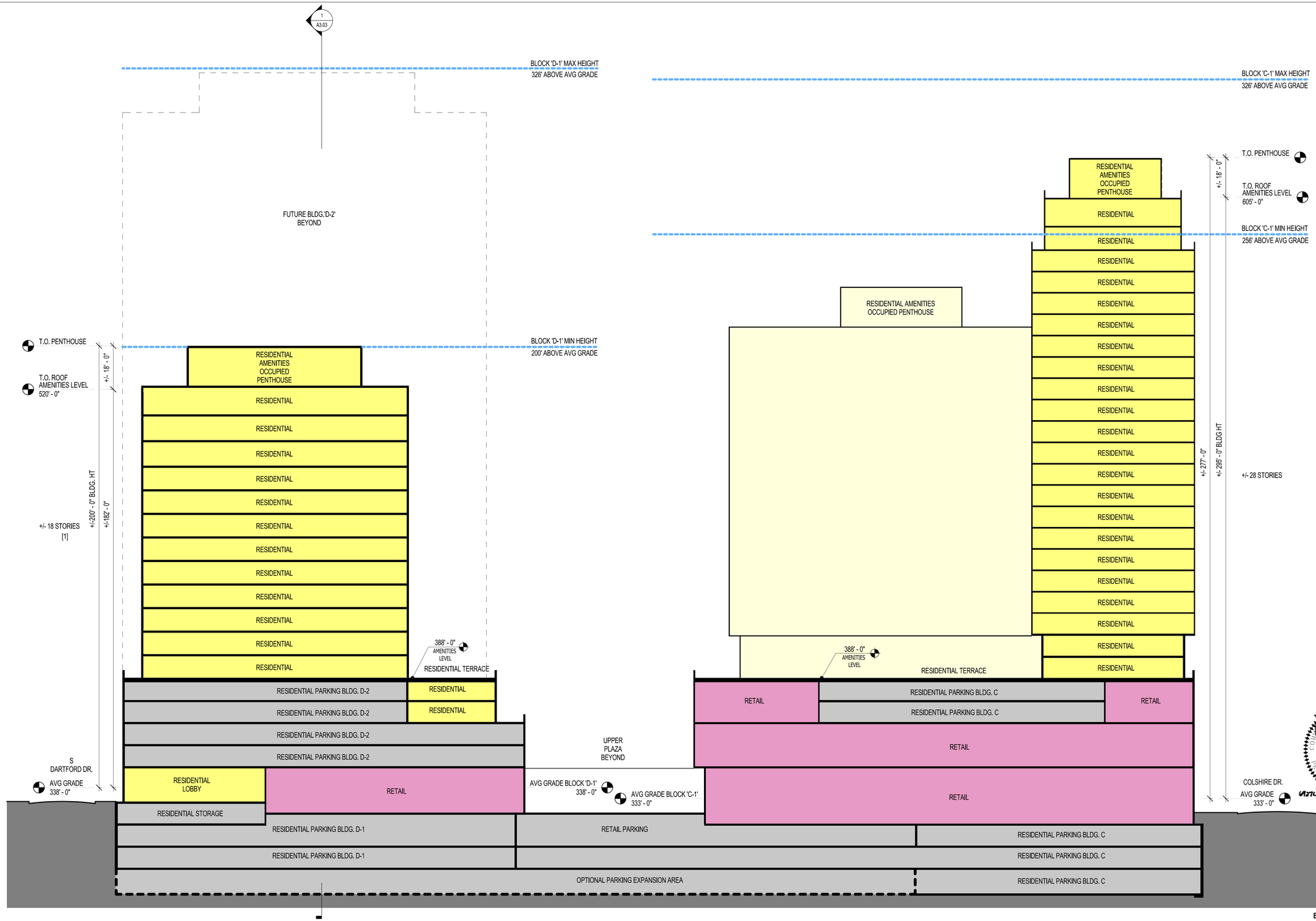


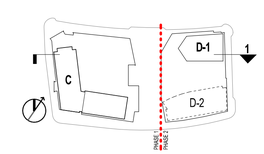
1 SECTION - BUILDINGS 'C' AND 'D-1'

1" = 20'-0"

NOTE:

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

[1] THE RESIDENTIAL RENTAL OPTION MAY UTILIZE REDUCED FLOOR TO FLOOR HEIGHTS RESULTING IN ONE ADDITIONAL STORY WITHIN THE SAME BUILDING HEIGHT



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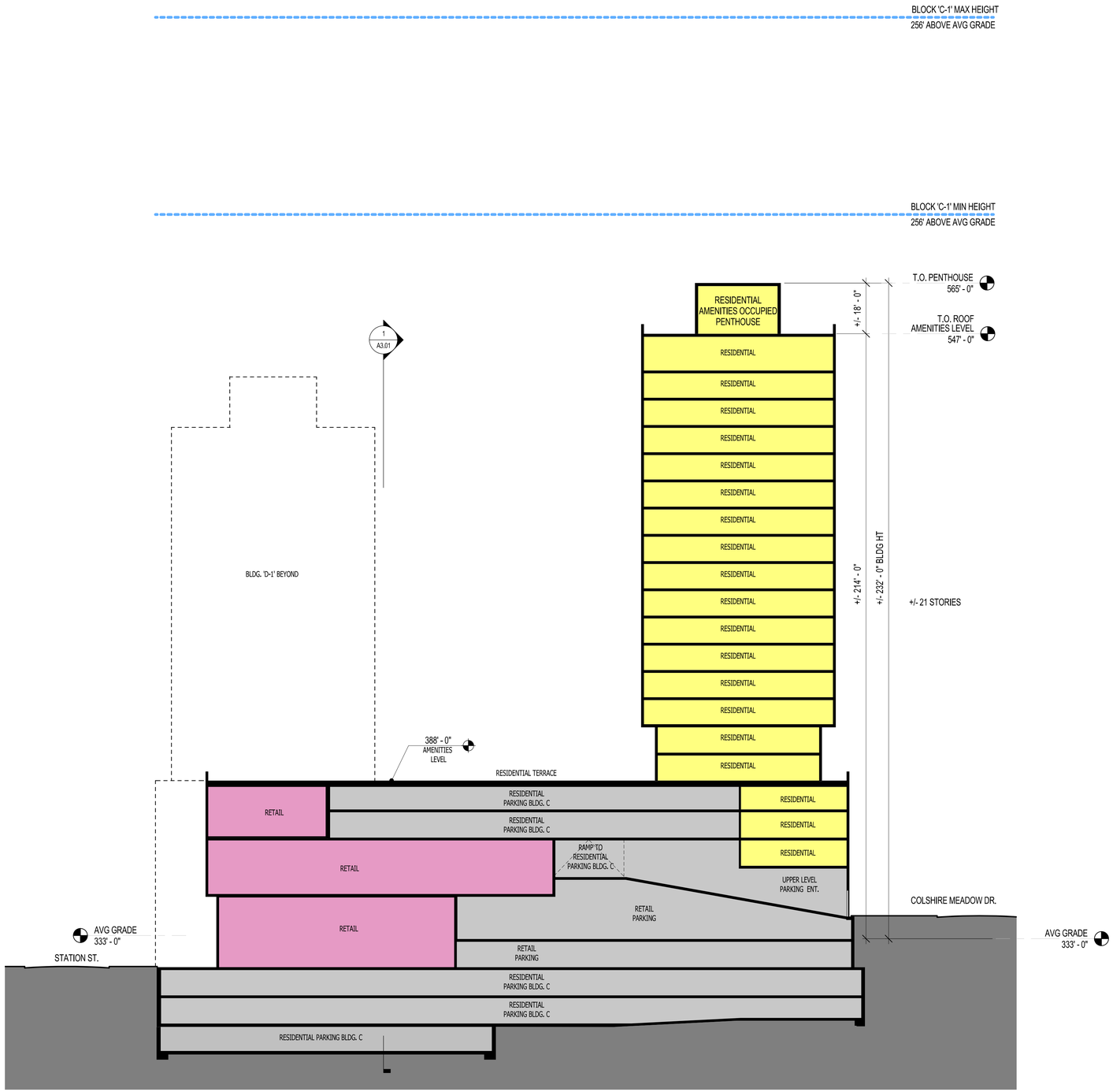

1 SECTION - BUILDING 'C'

1" = 20'-0"

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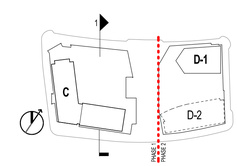

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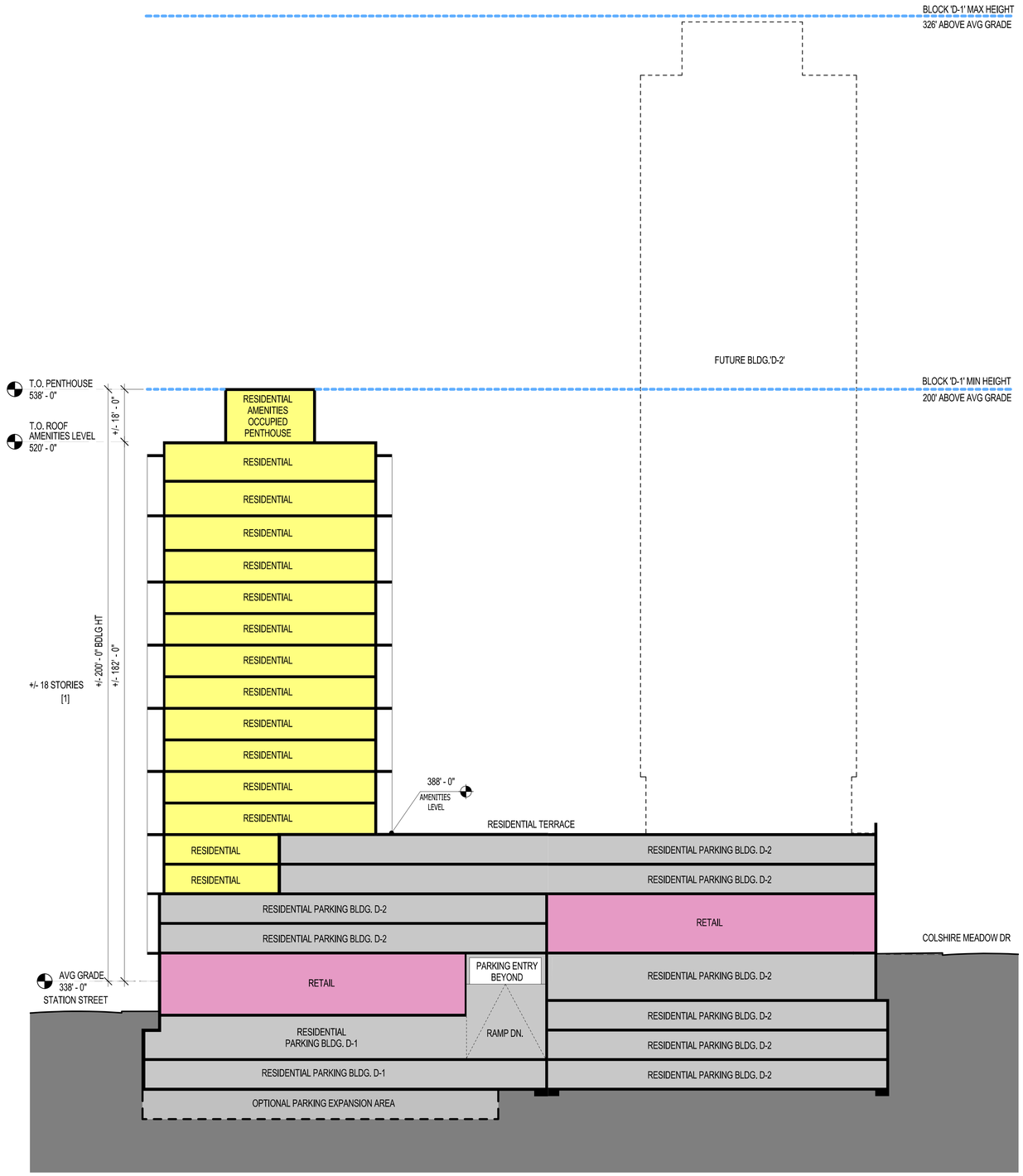

1 SECTION - BUILDING 'D1'

1" = 20'-0"

NOTE:

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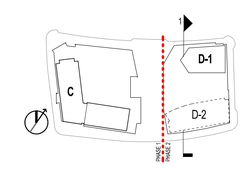
[1] THE RESIDENTIAL RENTAL OPTION MAY UTILIZE REDUCED FLOOR TO FLOOR HEIGHTS RESULTING IN ONE ADDITIONAL STORY WITHIN THE SAME BUILDING HEIGHT



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4 VIEW LOOKING SOUTHWEST

2 VIEW LOOKING SOUTHEAST

3 VIEW LOOKING NORTHWEST

1 VIEW LOOKING NORTHEAST

NOTE:
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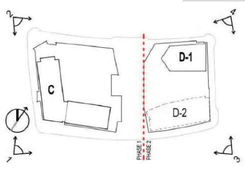
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

3D VIEWS

VIKA REVISIONS

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
10·3·16
PROFESSIONAL ENGINEER
VIKA



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REVISED: 14 JULY 2016
REVISED: 09 FEBRUARY 2016
REVISED: 12 NOVEMBER 2015
DATE: 23 JUNE 2015
SCALE: 1" = 200'-0"
PROJECT/FILE NO. 20-15012.00
SHEET NO. A4.01

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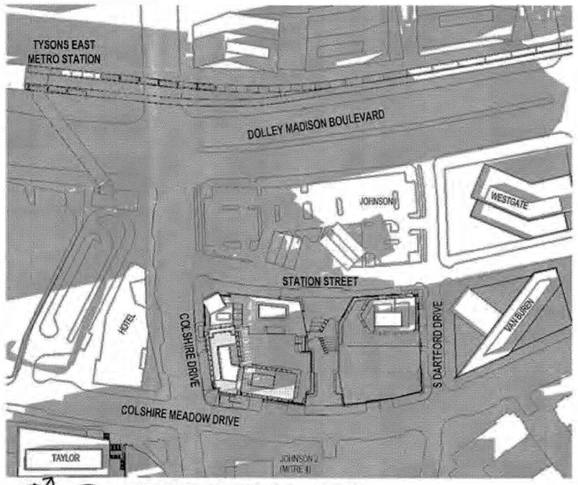

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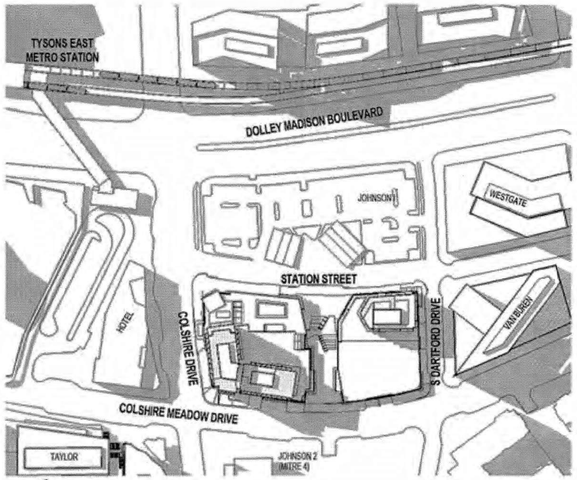

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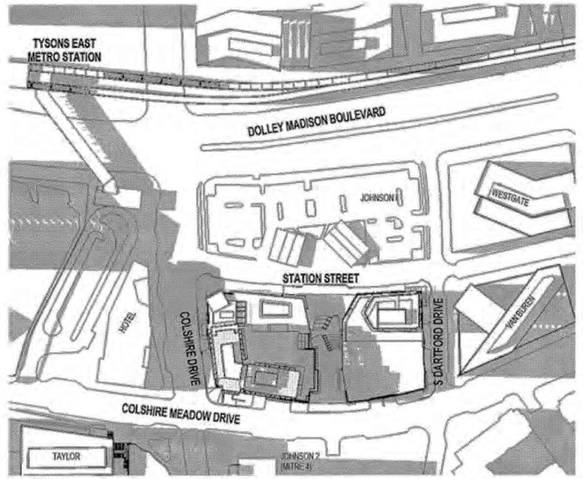
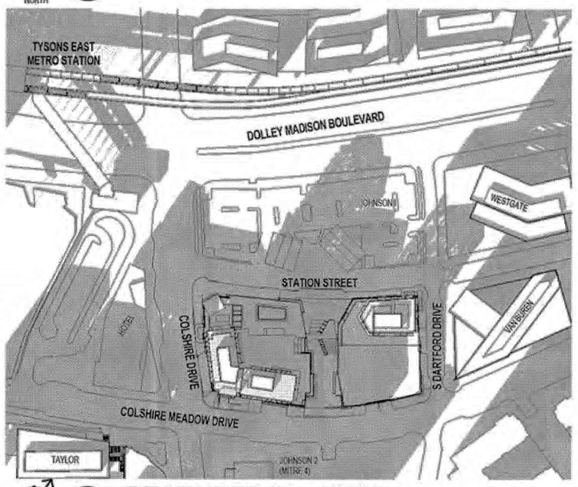


NORTH 3 MARCH & SEPTEMBER 21 - 3PM



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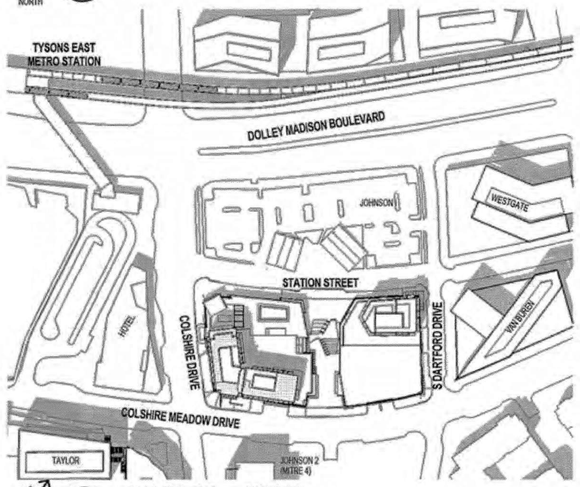

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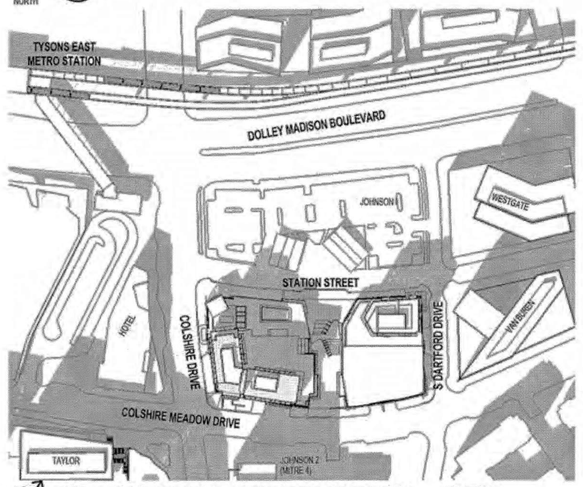

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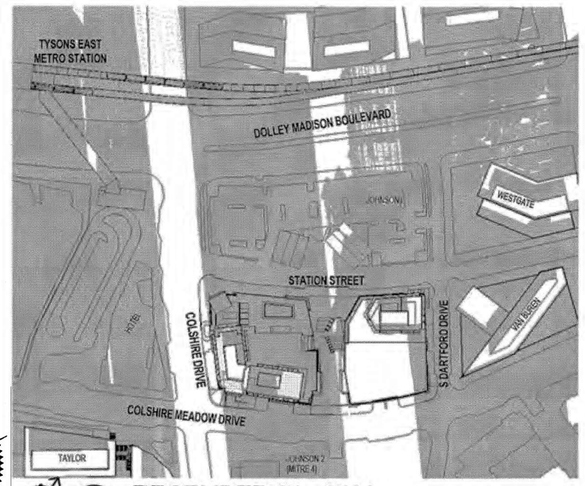

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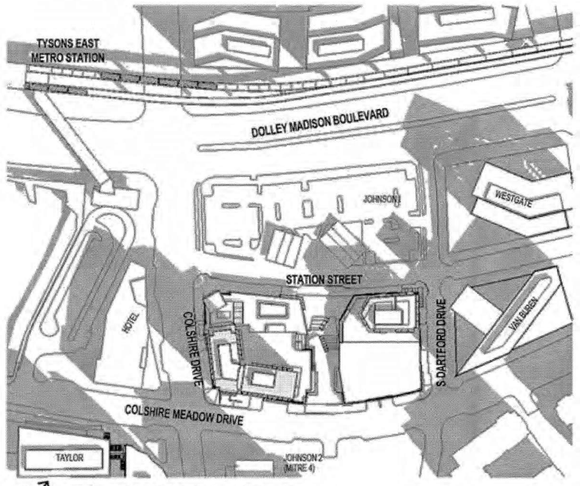
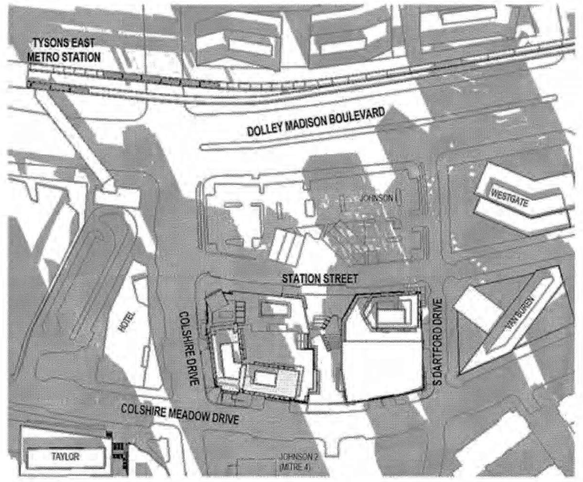


NORTH 4 JUNE 21 - 9AM



NORTH 1 MARCH & SEPTEMBER 21 - 9AM

PHILIP C. CHAMPAGNE
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PROFESSIONAL ENGINEER

RTKL

AN ARCADIS COMPANY

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SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHADOW STUDIES

VIKA REVISIONS

REVISED: 03 OCTOBER 2016
REVISED: 14 JULY 2016
REVISED: 09 FEBRUARY 2016
REVISED: 12 NOVEMBER 2015

DATE: 23 JUNE 2015

SCALE:

PROJECT/FILE NO.
20-15012.00

SHEET NO.
A5.01

C:\Users\savannah.cranford\Documents\Scotts Run - FDP Resubmission 2_savannah.cranford.rvt

NOT□:

- TH□ PLAN AND IMAG□RY SHOWN MAY B□ MODIFI□D WITH FINAL □NGIN□□RING, D□SIGN AND AG□NCY APPROVAL, PROVID□D THAT TH□ G□N□RAL D□SIGN □UALITY AND CHARACT□RISTICS AR□ IN SUBSTANTIAL CONFORMANC□ WITH THAT SHOWN.

NORTH
□VCS □3□

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DATE	DESCRIPTION

REVISIONS

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
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PROFESSIONAL ENGINEER

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SCOTTS RUN SOUTH JOHNSON 1 BLOCK

BUILDING SITES A, B, C, AND D

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

OVERALL LANDSCAPE □HARDSCAPE PLAN

SGJJR REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	6/23/2015
DES.	DWN.
SCALE:	
PROJECT/FILE NO.	VV6927LL
SHEET NO.	L-00

FILE:P:\projects\20683.000\CAD\L\SHEET\L-00 OVERALL LANDSCAPE & HARDSCAPE PLAN.dwg USER: jforrester DATE:Oct, 03 2016 TIME: 02:35 pm

PRIMARY P□D□STRIAN CORRIDORS

PRIMARY P□D□STRIAN CORRIDORS AR□ INT□ND□D TO HAV□ TH□ HIGH□ST L□V□LS OF P□D□STRIAN ACTIVITY AND INT□RACTION. TH□Y TYPICALLY OCCUR N□AR TRANSIT STATIONS AND AR□ TH□ LOCATION OF SIGNIFICANT R□TAIL, MAJOR BUILDING □NTRANC□S, AND SOCIAL AND CIVIC GATH□RING SPAC□S. PRIMARY P□D□STRIAN CORRIDORS SUPPORT P□D□STRIAN CIRCULATION, BUT SHOULD ALSO INCLUD□ SPAC□S FOR OUTDOOR GATH□RING, SID□WALK CAF□S AND BROWSING AR□AS. AS A R□SULT, TH□S□ AR□AS TYPICALLY HAV□ TH□ WID□ST STR□□TSCAP□ AND MOST ANIMAT□D BUILDING FACAD□S. TH□S□ CORRIDORS MAY B□ ID□NTIFI□D AS A N□IGHBORHOOD D□STINATION IN AND OF TH□MS□LV□S.

S□CONDARY P□D□STRIAN CORRIDORS

S□CONDARY P□D□STRIAN CORRIDORS TYPICALLY HAV□ SIGNIFICANT P□D□STRIAN VOLUM□S, AND G□N□RALLY AR□ UTILIZ□D FOR P□D□STRIAN MOV□M□NT AS OPPOS□D TO P□D□STRIAN INT□RACTION. SOM□ R□TAIL ACTIVITY THAT IS G□N□RALLY MOR□ N□IGHBORHOOD OR DISTRICT-S□RVING OCCURS WITHIN TH□S□ CORRIDORS. R□SID□NTIAL AND CIVIC US□S SHOULD HAV□ TH□IR □NTRANC□S FACING S□CONDARY P□D□STRIAN CORRIDORS. TH□S□ CORRIDORS TYPICALLY HAV□ WID□R STR□□TSCAP□S TO FACILITAT□ P□D□STRIAN MOV□M□NT, AND A SIGNIFICANT L□V□L OF BUILDING FACAD□ ANIMATION TO CR□AT□ AN INT□R□STING AND COMFORTABL□ WALKING □NVIRONM□NT.

T□RTIARY P□D□STRIAN CORRIDORS

T□RTIARY P□D□STRIAN CORRIDORS SUPPORT P□D□STRIAN CONN□CTIVITY THROUGH AND B□TW□□N N□IGHBORHOODS. TH□S□ CORRIDORS TYPICALLY INCLUD□ R□SID□NTIAL □NTRANC□S, ACC□SS TO PARKING, AND LIMIT□D ACC□SS TO LOADING AND S□RVIC□ FACILITI□S. ANY R□TAIL WHICH OCCURS WILL TYPICALLY B□ FOUND AT INT□RS□CTIONS WITH OTH□R MOR□ SIGNIFICANT STR□□TS. R□SID□NTIAL YARDS AND STOOPS TYPICALLY CAN B□ FOUND ALONG THIS CORRIDOR TYP□. BUILDING FACAD□S PROVID□ SOM□ VARIATION AND L□V□L OF D□TAIL TO CR□AT□ AN INT□R□STING AND COMFORTABL□ WALKING □NVIRONM□NT.

□NHANC□D PLAC□MAKING OPPORTUNITI□S *

IN ADDITION TO P□D□STRIAN CORRIDORS, LOCATIONS FOR □NHANC□D PLAC□MAKING SHOULD B□ INDICAT□D ON TH□ P□D□STRIAN HI□RARCHY PLAN. TH□S□ AR□ INT□ND□D TO HIGHLIGHT C□RTAIN AR□AS AS PLAC□S OF IMPORTANC□, OR OPPORTUNITI□S TO □MPHASIZ□ TH□ CHARACT□R OR ID□NTITY OF A DISTRICT, CORRIDOR, OR N□IGHBORHOOD. TH□S□ CAN B□ LOCATIONS OF R□TAIL, CIVIC FACILITI□S, URBAN OP□N SPAC□S, PUBLIC ART, SP□CIAL ARCHIT□CTUR□ AND / OR OTH□R □L□M□NTS WHICH CR□AT□ AN ID□NTIFIABL□ D□STINATION.

ON ROAD BIK□ LAN□S

NOT□:

- TH□ PLAN AND IMAG□RY SHOWN MAY B□ MODIFI□D WITH FINAL □NGIN□□RING, D□SIGN AND AG□NCY APPROVAL, PROVID□D THAT TH□ G□N□RAL D□SIGN □UALITY AND CHARACT□RISTICS AR□ IN SUBSTANTIAL CONFORMANC□ WITH THAT SHOWN.
- OFF-SIT□ P□D□STRIAN CIRCULATION TO B□ PROVID□D BY OTH□RS.

NORTH
VCS □□

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

NO.	DATE	DESCRIPTION

REVISIONS

COMMONWEALTH OF VIRGINIA
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10·3·16
PROFESSIONAL ENGINEER
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SCOTTS RUN SOUTH
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PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PEDESTRIAN CIRCULATION PLAN

SGJJR REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	6/23/2015
DES.	DWN.
SCALE:	
PROJECT/FILE NO.	VV6927LL
SHEET NO.	L-01

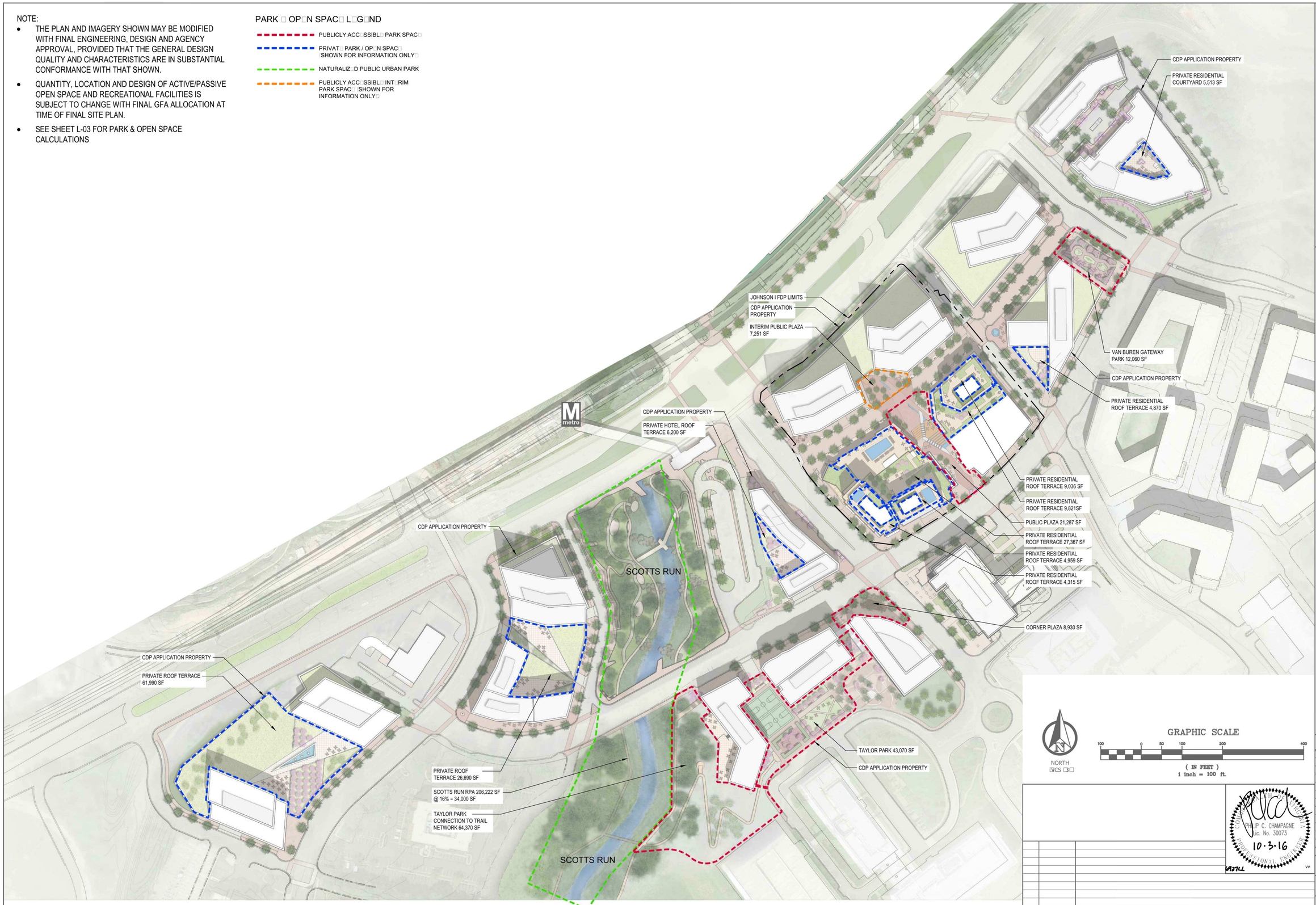
FILE:P:\projects\20683.000\CAD\L\SHEET\L-01 PEDESTRIAN CIRCULATION PLAN.dwg USER:jforrester DATE:Oct, 03 2016 TIME: 10:21 am

NOTE:

- THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING, DESIGN AND AGENCY APPROVAL, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
- QUANTITY, LOCATION AND DESIGN OF ACTIVE/PASSIVE OPEN SPACE AND RECREATIONAL FACILITIES IS SUBJECT TO CHANGE WITH FINAL GFA ALLOCATION AT TIME OF FINAL SITE PLAN.
- SEE SHEET L-03 FOR PARK & OPEN SPACE CALCULATIONS

PARK □ OP□N SPAC□ L□G□ND

- PUBLICLY ACC□SSIBL□ PARK SPAC□
- PRIVAT□ PARK / OP□N SPAC□ □SHOWN FOR INFORMATION ONLY□
- NATURALIZ□D PUBLIC URBAN PARK
- PUBLICLY ACC□SSIBL□ INT□RIM PARK SPAC□ □SHOWN FOR INFORMATION ONLY□



NO.	DATE	DESCRIPTION

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SCOTTS RUN SOUTH JOHNSON 1 BLOCK

BUILDING SITES A, B, C, AND D

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

PARK AND OPEN SPACE PLAN

SGJJR REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	6/23/2015
DES.	DWN.
SCALE:	
PROJECT/FILE NO.	VV6927LL
SHEET NO.	L-02

FILE: P:\projects\20683.000\CAD\L\SHEET\L-02 PARK AND OPEN SPACE PLAN.dwg USER: jforrester DATE: Sep, 30 2016 TIME: 03:00 pm

CDP OVERALL PARK AND OPEN SPACE CALCULATIONS - LAND BAY EAST & LAND BAY WEST

Parks and Open Space Recommended Per Comprehensive Plan

Use	GSF	Units @ 1100 GSF/ unit avg.	People Ratio	People	Park Space Ratio	Acres of Park Space Recommended
Residential	2,597,130	2,361	1.75 residents per unit	4,132	1.5 acres per 1000 residents	6.20
Office	3,738,210					
Minus Johnson II/Mitre GSF (340,000 GSF) and existing permitted office (10,000 GSF)	-350,000					
Net Office GFA	3,388,210	N/A	300 sf per employee	11,294		
Retail GFA	143,520	N/A	450 sf per employee	319		
Hotel GFA	218,200	N/A	1350 sf per employee	162		
Total Number of Employees	N/A	N/A		11,775	1 acre per 10,000 employees	1.18
TOTAL GFA	6,347,060			27,681		7.38

Recreational Facilities Recommended

Use	Ratio	Recommended	Provided
Playgrounds	1/2800 residents	1.48	2
Multi-Use Courts	1 per 2100 residents	1.97	2
Athletic Fields*	1 per 4.5 M new GFA	1.41	2

* 1 field credited from RZ 2011-PR-023

CDP OVERALL PARK & OPEN SPACE TABULATION LAND BAY EAST (RZ-2011-PR-0011)

BLOCK		CDP				FDP					SITE PLAN				
		PULIC OPEN SPACE AT GRADE (ACRES)	SCOTTS RUN RPA - 16% INCLUDED (ACRES) 3	TOTAL OPEN SPACE PROPOSED (ACRES)	PRIVATE OPEN SPACE - ABOVE GRADE (FOR INFORMATION ONLY (ACRES)) 4	PULIC OPEN SPACE AT GRADE (ACRES)	SCOTTS RUN RPA - 16% INCLUDED (ACRES)3	TOTAL OPEN SPACE PROPOSED (ACRES)2	PRIVATE OPEN SPACE - ABOVE GRADE (FOR INFORMATION ONLY (ACRES)) 5	INTERIM OPEN SPACE - AT GRADE (FOR INFORMATION ONLY (ACRES))	PULIC OPEN SPACE AT GRADE (ACRES)	SCOTTS RUN RPA - 16% INCLUDED (ACRES) 3	TOTAL OPEN SPACE PROPOSED (ACRES) 2	PRIVATE OPEN SPACE - ABOVE GRADE (FOR INFORMATION ONLY (ACRES)) 5	INTERIM OPEN SPACE - AT GRADE (FOR INFORMATION ONLY (ACRES))
TAYLOR BLOCK	TAYLOR BUILDING SITE A	2.67	0.00	2.67	0.00										
	TAYLOR BUILDING SITE B														
	TAYLOR BUILDING SITE C					0.13	0.00	0.13	0.00	0.32					
GARFIELD BLOCK		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.65	0.00	0.00	0.00	0.00	0.65	0.00
WESTGATE BLOCK		0.00	0.00	0.00	0.58										
VAN BUREN BLOCK		0.28	0.00	0.28	0.39										
JOHNSON I BLOCK 1	JOHNSON I BUILDING SITE A	**0.66**	**0.00**	**0.66**	**1.67**	0.00	0.00	0.00	0.00	**0.17**					
	JOHNSON I BUILDING SITE B					0.00	0.00	0.00	0.00	0.00					
	JOHNSON I BUILDING SITE C					**0.49**	0.00	**0.49**	**0.84**	0.00					
	JOHNSON I BUILDING SITE D-1					0.00	0.00	0.00	**0.43**	0.00					
	JOHNSON I BUILDING SITE D-2					0.00	0.00	0.00	0.00	0.00					
JOHNSON II BLOCK (MITRE 4)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.00	0.00	0.11
HOTEL BLOCK		0.00	0.00	0.00	0.14										
SUBTOTAL		3.61	0.00	**3.61**	2.78	0.62	0.00	**0.62**	1.92	0.60	0.00	0.00	**0.00**	0.65	0.11

CDP OVERALL PARK & OPEN SPACE TABULATION LAND BAY WEST (RZ-2011-PR-0010)

BLOCK		CDP				FDP					SITE PLAN				
		PULIC OPEN SPACE AT GRADE (ACRES)	SCOTTS RUN RPA - 16% INCLUDED (ACRES) 3	TOTAL OPEN SPACE PROPOSED (ACRES)	PRIVATE OPEN SPACE - ABOVE GRADE (FOR INFORMATION ONLY (ACRES)) 4	PULIC OPEN SPACE AT GRADE (ACRES)	SCOTTS RUN RPA - 16% INCLUDED (ACRES)3	TOTAL OPEN SPACE PROPOSED (ACRES)2	PRIVATE OPEN SPACE - ABOVE GRADE (FOR INFORMATION ONLY (ACRES)) 5	INTERIM OPEN SPACE - AT GRADE (FOR INFORMATION ONLY (ACRES))	PULIC OPEN SPACE AT GRADE (ACRES)	SCOTTS RUN RPA - 16% INCLUDED (ACRES)	TOTAL OPEN SPACE PROPOSED (ACRES) 3	PRIVATE OPEN SPACE - ABOVE GRADE (FOR INFORMATION ONLY (ACRES)) 2	INTERIM OPEN SPACE - AT GRADE (FOR INFORMATION ONLY (ACRES)) 5
GRANT BLOCK		0.00	0.78	0.78	0.86										
LINCOLN BLOCK		0.00	0.00	0.00	1.56										
TAFT BLOCK		3.00	0.00	3.00	0.00										
SUBTOTAL		3.00	0.78	**3.78**	2.42	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00

CDP OVERALL PARK & OPEN SPACE TABULATION LAND BAY EAST & LAND BAY WEST (RZ-2011-PR-0011 & 0010)

TOTAL		6.61	0.78	**7.38**	5.20	0.62	0.00	**0.62**	1.92	0.60	0.00	0.00	**0.00**	0.65	0.11

KEY NOTES:

1. JOHNSON I BLOCK CALCULATIONS SHOWN IN GREEN WITH BOLD FONT. OTHER CALCULATIONS SHOWN FOR TRACKING PURPOSES.
2. OPEN SPACE QUANTITIES SUBJECT TO CHANGE AT TIME OF FINAL BUILD-OUT TO MEET PARK AND OPEN SPACE REQUIREMENTS AND TO BE IN ACCORDANCE WITH CDP APPLICATION #RZ-2011-PR-0010 & 0011 APPROVED ON APRIL 9, 2013.
3. SCOTTS RUN RPA - THE 16% OF SCOTTS RUN OPEN SPACE CREDIT IS DERIVED FROM AN ESTIMATE OF THE AREA OF SCOTTS RUN THAT WILL BE IMPROVED AS PART OF THE CDP FINAL BUILD-OUT. IMPROVEMENT MAY INCLUDE STREAM STABILIZATION AND RESTORATION, AT-GRADE PATHWAYS, ELEVATED WALKWAYS, NATURE OVERLOOKS, UNDERBRUSH AND INVASIVE WEED REMOVAL.
4. CDP PRIVATE OPEN SPACE QUANTITIES INCLUDE ALL PODIUM AREAS.
5. FDP AND SITE PLAN PRIVATE OPEN SPACE QUANTITIES INCLUDE ONLY ACCESSIBLE ROOF AREAS.

JOHNSON I BLOCK - BUILDING SITES A, B, C & D FDP PARK AND OPEN SPACE CALCULATIONS

Park and Open Space Recommended Per Comprehensive Plan

Use	GFA	Units @ 1100 GFA/ unit avg.	People Ratio	People	Park Space Ratio	Acres of Park Space Recommended
Residential	505,000	459	1.75 residents per unit	803	1.5 acres per 1000 residents	1.21
Office		N/A	300 sf per employee	-		
Retail	97,000	N/A	450 sf per employee	216		
Total Number of Employees	N/A	N/A		216	1 acre per 10,000 employees	0.02
TOTAL GFA	602,000			1,235		1.23

Recreational Facilities Recommended

Use	Ratio	Recommended	Provided
Playgrounds	1/2800 residents	0.29	-
Multi-Use Courts	1 per 2100 residents	0.38	-
Athletic Fields	1 per 4.5 M new GFA	0.13	-

Park and Open Space Provided on Master Plan

ACRES	
Public Open Space - At Grade (acres)	0.49
Public Open Space - Above Grade (acres)	0.00
TOTAL OPEN SPACE PROPOSED (acres)	0.49
PRIVATE OPEN SPACE - Above Grade (for information only (ac))	1.27
INTERIM OPEN SPACE - At Grade (for information only (ac))	0.17

NO.	DATE	DESCRIPTION

REVISIONS

COMMONWEALTH OF VIRGINIA
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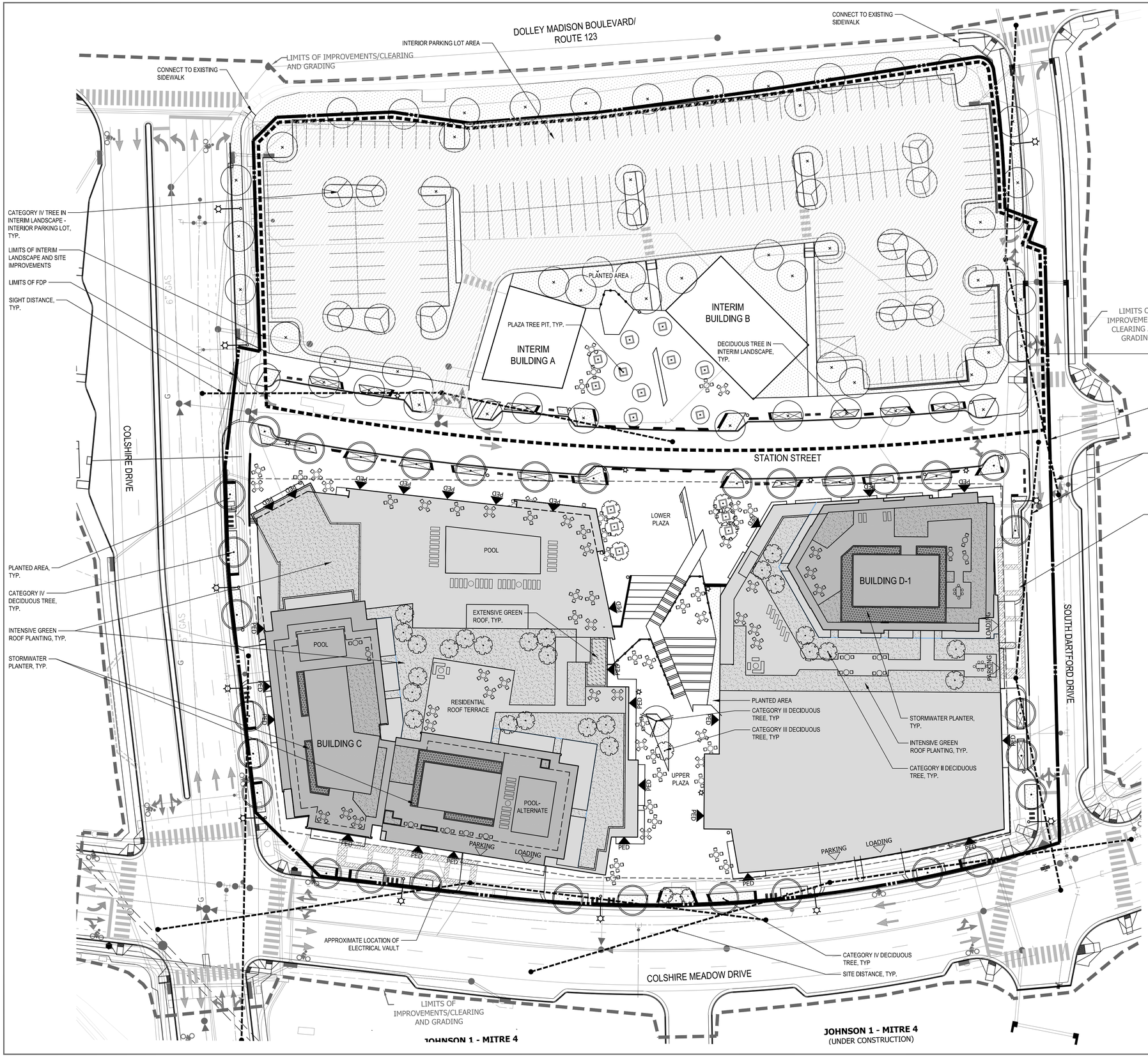
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PARK AND OPEN SPACE TABULATIONS

SGJJR REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	6/23/2015
DES.	DWN.
SCALE:	
PROJECT/FILE NO.	VV6927LL
SHEET NO.	L-03

FILE:P:\projects\20683.000\CAD\L\SHEET\L-02 PARK AND OPEN SPACE PLAN.dwg USER:jforrester DATE:Sep, 30 2016 TIME: 02:11 pm



LANDSCAPE LEGEND

- CATEGORY IV DECIDUOUS TREE
- CATEGORY III DECIDUOUS TREE
- CATEGORY II DECIDUOUS TREE
- CATEGORY IV DECIDUOUS TREE IN INTERIM LANDSCAPE - INTERIOR PARKING LOT
- DECIDUOUS TREE IN INTERIM LANDSCAPE - NOT INCLUDED IN CANOPY CALCULATIONS
- INTERIOR PARKING LOT AREA
- PLANTED AREA
- EXTENSIVE GREEN ROOF - PODIUM
- INTENSIVE GREEN ROOF - PODIUM
- INTENSIVE GREEN ROOF - TOWER
- STORMWATER PLANTER - TOWER
- TREE PIT, 8 FT OPEN SOIL WIDTH OR GREATER *
- TREE PIT WITH REFUGE STRIP, LESS THAN 8 FT OPEN SOIL WIDTH - SEE DETAIL 2, SHEET L-14
- URBAN-BIORETENTION TREE PIT WITH REFUGE STRIP, LESS THAN 8 FT OPEN SOIL WIDTH - SEE DETAIL 3, SHEET L-14 *
- PLAZA TREE PIT - SEE DETAIL 4, SHEET L-14
- SIGHT DISTANCE

* FOR LOCATION OF ALL BIORETENTION TREE PITS, SEE SWM/BMP PLAN ON SHEET C-14

NOTES:

1. THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING, DESIGN AND AGENCY APPROVAL, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
2. SITE FURNISHING SYMBOLS ARE ILLUSTRATIVE. FINAL QUANTITIES AND LOCATIONS WILL BE DETERMINED AT SITE PLAN.
3. SEE SHEET L-05 FOR PLANT SCHEDULE, 10 YEAR TREE CANOPY CALCULATIONS, AND INTERIOR PARKING LOT LANDSCAPING CALCULATIONS.
4. FOR ILLUSTRATIVE ROOFTOP PLANS AND CHARACTER IMAGES, SEE SHEET L-08.
5. FOR ILLUSTRATIVE PUBLIC PLAZA PLAN, CHARACTER IMAGES AND PERSPECTIVE RENDERINGS, SEE SHEET L-07.
6. FOR SWM/BMP PLAN SPECIFICS REGARDING BIORETENTION TREE PITS, SITE AREA RUNOFF TO BIORETENTION TREE PITS AND FOOTPRINT AREA OF PERMEABLE PAVEMENT, SEE SHEET C-14.
7. FOR TREE PRESERVATION STATEMENT, SEE SHEET C-7.
8. PROPOSED LANDSCAPE WILL NOT CONFLICT WITH ANY PROPOSED EASEMENTS OR EXISTING EASEMENTS THAT NEED TO REMAIN.
9. FOR INTERIM RETAIL ALTERNATE SEE PUBLIC PLAZA PLAN ON SHEET L-07 AND NOTE 14 ON SHEET C-3

NORTH
WCS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DATE	DESCRIPTION

REVISIONS

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SCOTTS RUN SOUTH JOHNSON 1 BLOCK

BUILDING SITES A, B, C, AND D

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE PLAN

SGJJR REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
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SHEET NO.	L-04

FILE:P:\projects\20683.000\CAD\L\SHEET\L-04 LANDSCAPE PLAN.dwg USER:jforrester DATE:Oct, 03 2016 TIME: 10:22 am

JOHNSON I BLOCK, BUILDING SITES A, B, C & D PRELIMINARY 10 YEAR TREE CANOPY CALCULATIONS

Table 12.10 10-Year Tree Canopy Calculation Worksheet Johnson C & D FDP			November 10, 2015
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	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) =	233,453	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0511.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	233,453	Square feet
B5	Identify the site's zoning and/or use	PTC	
B6	Percentage of 10-year tree canopy required =	10.0%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	23,345	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	0	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	0 *	Square Feet
C 3	C 2 x 1.00(SF) =	0	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0	Square Feet
C 9	C 8 x 1.0 (SF) =	0	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	0	If area of C 10 is less than B 7 remainder of requireent must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	23,345	Square feet
D 2	Area of canopy planted for air quality benefits =	0	Square feet
D 3	D 2 x 1.5 (SF) =	0	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0	Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0	Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	0	Square feet
D 9	D 8 x 1.5 (SF) =	0	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =		Square feet
D 11	D 10 x 1.5 (SF) =	0	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4D(1)
	D 14 x 1.0 =	0	Square feet
D 15	Area of canopy provided through native shrubs=		
	D15 x 1.0 =	0	
D 16	Percentage of D 14 represented by D 15 =	0.0%	Must not exceed 33% of D 14
	Area of canopy to be planted with no benefit credits =	14,150	Square feet
D 17	Total of canopy area provided through tree planting =	14,150	Square feet
D 18	Is an offsite planting relief requested?	No	Yes or No
D 19	Tree Bank or Tree Fund?	No	Yes or No § 12-0512
D 20	Canopy area requested to be provided through offsite banking or tree fund =	0	Square Feet
D 21	Amount to be deposited into the Tree Preservation and Planting Fund =	0	
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	0 *	Square Feet
E 2	Total of canopy area provided through tree planting (D 17) =	14,150**	Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0	Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF)= (E1+E2+E3)	14,150**	Total of E 1 through E 3, area should meet or exceed area in B 7

* TREE PRESERVATION TARGET HAS BEEN MET AND IS ACCORDANCE WITH APPROVED CDP APPLICATION #RZ-2011-PR-010 & 011 APPROVED ON APRIL 9, 2013.

** TREE CANOPY REQUIREMENTS HAVE BEEN MET AND ARE IN ACCORDANCE WITH APPROVED CDP APPLICATION #RZ-2011-PR-010 & 011 APPROVED ON APRIL 9, 2013.

JOHNSON I BLOCK, BUILDING SITES A, B, C & D PRELIMINARY TREE PLANT LIST AND CANOPY COVERAGE

KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	STOCK TYPE	10-YR TREE CANOPY SF	TREE CANOPY SUB-TOTAL SF
Category II - Deciduous Trees							
AL		*Amelanchier laevis*	Allegheny Serviceberry	3" cal.	B&B	125	
CC		*Carpinua caroliniana*	Hornbeam	3" cal.	B&B	125	
CE		*Cercis canadensis*	Eastern Redbud	3" cal.	B&B	125	
CV		*Chionanthus virginicus*	Fringe Tree	3" cal.	B&B	125	
MV		*Magnolia virginiana*	Sweet Bay Magnolia	3" cal.	B&B	125	
PI		*Prunus x incam 'Okame'*	Okame Cherry	3" cal.	B&B	125	
	35	CATEGORY II DECIDUOUS TREES				125	4,375
Category III Deciduous Trees							
BN		*Betula nigra*	River Birch	3" cal.	B&B	175	
CO		*Celtis occidentalis*	Hackberry	3" cal.	B&B	175	
NS		*Nyssa sylvatica*	Black Gum, Tupelo	3" cal.	B&B	175	
TD		*Taxodium distichum*	Bald Cypress	3" cal.	B&B	175	
	1	CATEGORY III DECIDUOUS TREES				175	175
Category IV Deciduous Trees							
AR		*Acer rubrum*	Red Maple	4" cal.*	B&B	300	
LS		*Liquidambar styraciflua*	Sweetgum	4" cal.*	B&B	300	
LT		*Liriodendron tulipifera*	Tulip Poplar	4" cal.*	B&B	300	
QA		*Quercus alba*	White Oak	4" cal.*	B&B	300	
QB		*Quercus bicolor*	Swamp White Oak	4" cal.*	B&B	300	
QU		*Quercus phellos*	Willow Oak	4" cal.*	B&B	300	
QR		*Quercus rubra*	Red Oak	4" cal.*	B&B	300	
TA		*Tilia americana 'Legend'*	American Linden	4" cal.*	B&B	300	
UA		*Ulmus americana 'Valley Forge'*	American Elm	4" cal.*	B&B	300	
	32	CATEGORY IV DECIDUOUS TREES				300	9,600
						Total Tree Cover Provided by Planting (SF) =	14,150

* PER THE PCA, 3" CALIPER TREES COULD BE UTILIZED WITH THE BENEFIT OF WILDLIFE OR NATIVE MULTIPLIERS IN LIEU OF 4" CALIPER TREES TO ACHIEVE THE SAME OR GREATER 10-YEAR CANOPY CREDIT.

JOHNSON I BLOCK, BUILDING SITES A, B, C & D INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

Table 12.13 Interior Parking Lot Landscaping Calculations		
		Remarks
Area to be counted (SF) =	60,960	square feet
Interior Landscaping Required (5%) =	3,048	square feet
Total Shade tree Canopy Provided		
(13 trees @ 250 ft² ea.) =	3,250	Counting benefit credits
Total Area Required (SF) =	3,048	5%
Total Area Provided (SF)=	3,250	5%

JOHNSON I BLOCK, BUILDING SITES A, B, C & D INTERIOR PARKING LOT PRELIMINARY TREE PLANT LIST AND CANOPY COVERAGE

Category IV Deciduous Trees - Interior Parking Lot							
AR		*Acer rubrum*	Red Maple	3" cal.	B&B	250	
QA		*Platanus acerifolia 'Bloodgood'*	London Plane Tree	3" cal.	B&B	250	
QU		*Quercus phellos*	Willow Oak	3" cal.	B&B	250	
TA		*Tilia americana 'Legend'*	American Linden	3" cal.	B&B	250	
UA		*Ulmus parvifolia*	Chinese Elm	3" cal.	B&B	250	
	13	CATEGORY IV DECIDUOUS TREES				250	3,250
						Total Tree Cover Provided by Planting (SF) =	3,250

NOTE:
Species in the plant schedule are indicative of the trees which will be selected for the final planting schedule.
Species may vary depending on final design and availability.

CDP OVERALL 10 YEAR TREE CANOPY CALCULATIONS RUNNING TABULATION - LAND BAY EAST & LAND BAY WEST

CDP OVERALL 10 YEAR TREE CANOPY TABULATION LAND BAY EAST (RZ-2011-PR-0011)

BLOCK	BUILDING SITE	CDP 10 YEAR TREE CANOPY AREA (SF)	FDP 10 YEAR TREE CANOPY AREA (SF)	SITE PLAN 10 YEAR TREE CANOPY AREA (SF)	EXCESS 10 YEAR TREE CANOPY AREA (SF)
TAYLOR BLOCK	BUILDING SITE A	35,132			
	BUILDING SITE B	5,050			
	BUILDING SITE C	7,025	7,900		
GARFIELD BLOCK [3]	BUILDING SITE A	18,825	11,200	10,200	-8,625
	BUILDING SITE B				
WESTGATE BLOCK	BUILDING SITE A	7,500			
VAN BUREN BLOCK	BUILDING SITE A	9,950			
JOHNSON I BLOCK [1]	**BUILDING SITE A**	**5,350**			
	BUILDING SITE B	**5,775**			
	BUILDING SITE C	**7,000**	**8,200**		
	BUILDING SITE D	**6,175**	**5,950**		
	SUBTOTAL	**24,300**	**14,150**		
JOHNSON II BLOCK [4]	MITRE 4 SITE	4,650	4,650	4,650	
HOTEL BLOCK	HOTEL SITE	2,525			
SUBTOTAL		114,957	37,900	14,850	-8,625

CDP OVERALL 10 YEAR TREE CANOPY TABULATION LAND BAY WEST (RZ-2011-PR-0010)

BLOCK	BUILDING STIE	CDP 10 YEAR TREE CANOPY AREA (SF)	FDP 10 YEAR TREE CANOPY AREA (SF)	SITE PLAN 10 YEAR TREE CANOPY AREA (SF)	EXCESS 10 YEAR TREE CANOPY AREA (SF)
GRANT BLOCK	BUILDING SITE A	15,075			
	BUILDING SITE B				
LINCOLN BLOCK	BUILDING SITE A	13,525			
	BUILDING SITE B				
SUBTOTAL		28,600			

CDP OVERALL 10 YEAR TREE CANOPY TABULATION LAND BAY EAST & LAND BAY WEST (RZ-2011-PR-0011 & 0010)

TOTAL		143,557	37,900	14,850	-8,625

KEY NOTES:

1. JOHNSON I BLOCK CALCULATIONS SHOWN IN GREEN WITH BOLD FONT. OTHER CALCULATIONS SHOWN FOR TRACKING PURPOSES.
2. 10 YEAR TREE CANOPY AREAS SUBJECT TO CHANGE AT TIME OF FINAL BUILD-OUT TO MEET REQUIREMENTS AND TO BE IN ACCORDANCE WITH CDP APPLICATION #RZ-2011-PR-0010 & 0011 APPROVED ON APRIL 9, 2013.
3. GARFIELD BLOCK CDP 10 YEAR TREE CANOPY AREA INCLUDES LANDSCAPE FOR ULTIMATE ROAD ALIGNMENT AND RECONFIGURED INTERSECTION WITH CHAIN BRIDGE ROAD. THE FDP AND SITE PLAN CANOPY AREAS ARE FOR INTERIM CONDITIONS.
4. PARTIAL LANDSCAPE (4,650 SF TREE CANOPY) WAS INCLUDED IN CDP CALCULATIONS FOR JOHNSON II BLOCK, MITRE 4 BUILDING SITE. COMPLETE LANDSCAPE PROPOSED WITH JOHNSON II/MITRE 4 FDP AND SITE PLAN TOTALED 22,960 SF 10 YEAR TREE CANOPY, BUT ONLY 4,650 SF ARE INCLUDED IN THIS TABULATION TO BE CONSISTENT WITH THE CDP APPLICATION.

NOTES:

1. SPECIES IN THE PLANT SCHEDULE ARE INDICATIVE OF THE TREES WHICH WILL BE SELECTED FOR THE FINAL PLANTING SCHEDULE. SPECIES MAY VARY DEPENDING ON FINAL DESIGN AND AVAILABILITY.
2. FOR SWM/BMP PLAN SPECIFICS REGARDING BIORETENTION TREE PITS, SITE AREA RUNOFF TO BIORETENTION TREE PITS AND FOOTPRINT AREA OF PERMEABLE PAVEMENT, SEE SHEET C-14.
3. FOR TREE PRESERVATION STATEMENT, SEE SHEET C-7.

NO.	DATE	DESCRIPTION

REVISIONS

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SCOTTS RUN SOUTH
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FAIRFAX COUNTY, VIRGINIA

LANDSCAPE TABULATIONS

SGJJR REVISIONS

REVISED:	10/03/2016
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REVISED:	02/09/2016
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SCALE:	
PROJECT/FILE NO.	VV6927LL
SHEET NO.	L-05

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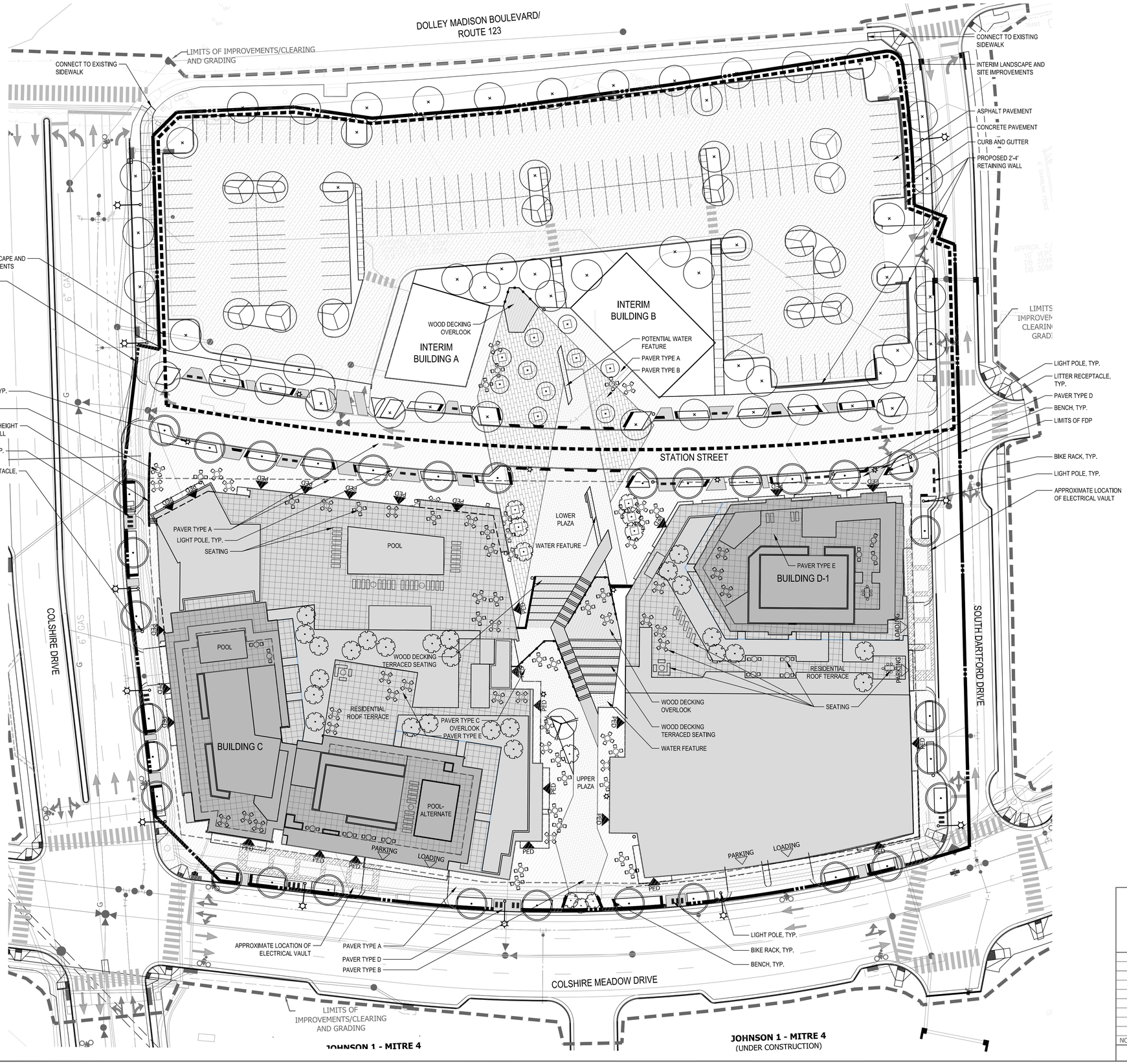

LAYOUT & MATERIALS LEGEND

- PEDESTRIAN BUILDING ENTRY
- BENCH
- SEATING
- BIKE RACKS
- LIGHT POLE
- LITTER RECEPTACLE
- GUARDRAIL
- PAVER TYPE A
- PAVER TYPE B
- PAVER TYPE C
- PAVER TYPE D
- PAVER TYPE E - PODIUM LEVEL
- PAVER TYPE E - TOWER LEVEL
- WOOD DECKING
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- WATER

NOTES:

1. THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING, DESIGN AND AGENCY APPROVAL, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
2. SITE FURNISHING SYMBOLS ARE ILLUSTRATIVE. FINAL QUANTITIES AND LOCATIONS WILL BE DETERMINED AT SITE PLAN.
3. FOR ILLUSTRATIVE ROOFTOP PLANS & CHARACTER IMAGES, SEE SHEET L-08.
4. FOR ILLUSTRATIVE PUBLIC PLAZA PLAN, CHARACTER IMAGES AND PERSPECTIVE RENDERINGS, SEE SHEET L-07.
5. SEE SHEET L-15 FOR PROPOSED SITE FURNISHING.

NORTH
VCS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DATE	DESCRIPTION

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MATERIALS PLAN

SGJJR REVISIONS

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DATE:	6/23/2015
DES.	DWN.

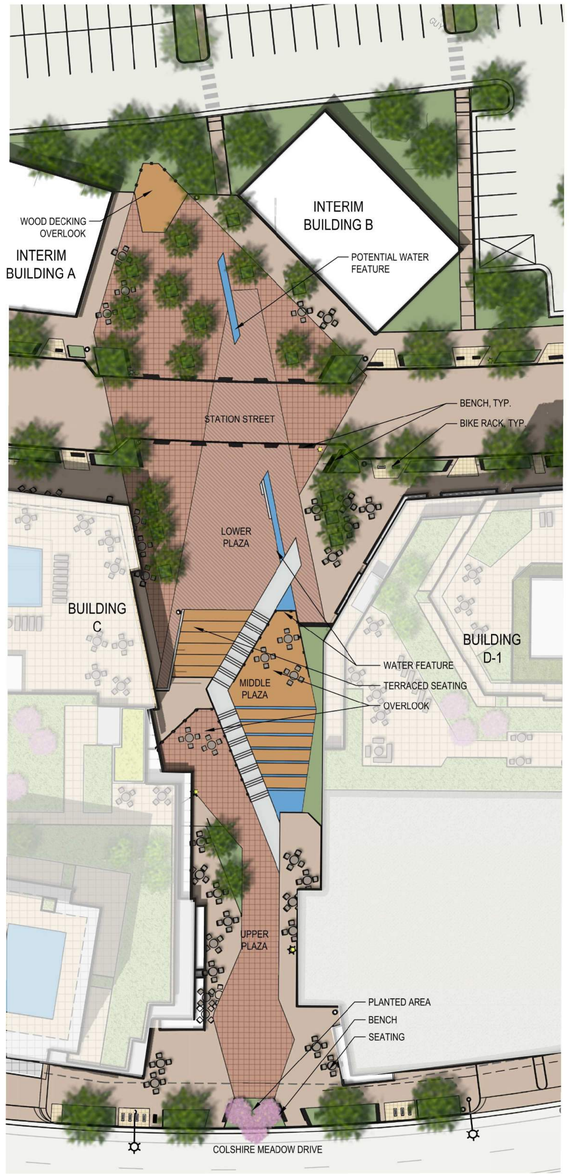
SCALE:

PROJECT/FILE NO.
VV6927LL

SHEET NO.
L-06

FILE:P:\projects\20683.000\CAD\L\SHEET\L-06 MATERIALS PLAN.dwg USER: jforrester DATE:Oct. 03 2016 TIME: 10:24 am

PUBLIC PLAZA ILLUSTRATIV□ PLAN



PUBLIC PLAZA

CENTRALLY LOCATED CIVIC GATHERING PLAZA INCLUDING PUBLIC ART AND LARGE ENOUGH TO SUPPORT CASUAL UNPROGRAMMED USE AS WELL AS COMMUNITY EVENTS. SERVES AS A FOCAL POINT AND UNIQUE PLACEMAKING PLAZAS FOR CIVIC PURPOSES AND COMMERCIAL SUPPORTING ACTIVITIES.

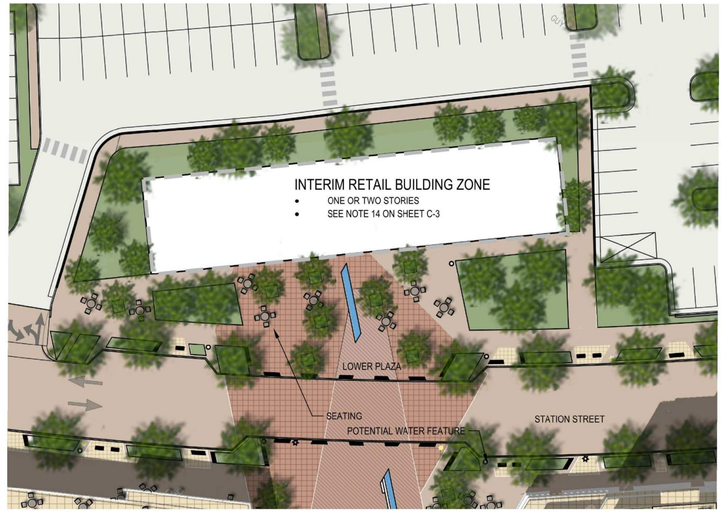
UPPER PLAZA
- QUIET PLAZA AREA WITH TREES, VEGETATION, BENCHES
- SHOPS/RESTAURANTS WITH ENTRIES ON UPPER PLAZA
- OUTDOOR CAFE SEATING OVERLOOKING STAIRS AND LOWER PLAZA
- WATER RUNNEL WITH ROCKS AND VEGETATION

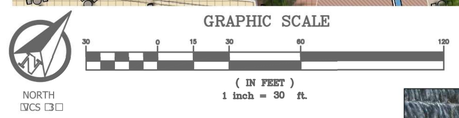
TERRACING STAIR PLAZA
- TERRACING STAIRS TO NAVIGATE TOPOGRAPHY FROM COLSHIRE MEADOW TO STATION STREET
- ACTS AS AMPHITHEATER DURING PERFORMANCES IN LOWER PLAZA
- GREEN WALL AND/OR STOREFRONT ALONG STAIR EDGES
- WATER CASCADES BEHIND FACE OF STAIRS

LOWER EVENT PLAZA
- PROGRAMMABLE SPACE WITH OPEN CENTRAL PLAZA
- SURROUNDED BY TREES AND VEGETATION
- SHOPS/RESTAURANTS WITH ENTRIES ON PLAZA
- OUTDOOR CAFE SEATING
- GLASS ELEVATORS TO PARKING BELOW AND UPPER PLAZA

INTERIM PLAZA
- ACTIVE POCKET PARK WITH TREES AND NATIVE PLANTINGS
- PLAY FOUNTAIN
- INTERIM SHOPS/RESTAURANTS WITH ENTRIES ON PLAZA
- OUTDOOR CAFE SEATING
- PUBLIC ART

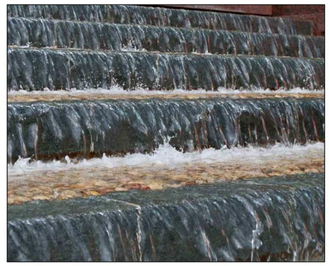
INT□RIM BUILDING AND PUBLIC PLAZA ILLUSTRATIV□ PLAN - ALT□RNAT□





CHARACT□R IMAG□S

AMPHITH□AT□R S□ATING AND INT□GRAT□D ST□PS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WOON□RF STR□□TSCAP□

WOON□RF STR□□TSCAP□

GR□□N WALLS

PAV□RS OV□R TRANSFORM□R VAULT

P□RSP□CTIV□ R□ND□RINGS

VI□W FROM STATION STR□□T LOOKING TOWARD COLSHIR□ M□ADOW DRIV□

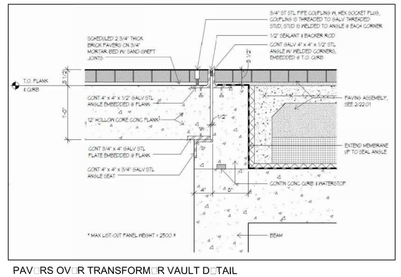
VI□W FROM STATION STR□□T LOOKING TOWARD COLSHIR□ M□ADOW DRIV□

VI□W FROM MIDDL□ PLAZA LOOKING TOWARD COLSHIR□ M□ADOW DRIV□

VI□W FROM UPP□R PLAZA LOOKING TOWARD STATION STR□□T

STR□□TSCAP□

VI□W FROM M□TRO LOOKING TOWARD STATION STR□□T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- TH□ PLAN AND IMAG□RY SHOWN MAY B□ MODIFI□D WITH FINAL □NGIN□□RING AND D□SIGN, PROVID□D THAT TH□ G□N□RAL D□SIGN □UALITY AND CHARACT□RISTICS AR□ IN SUBSTANTIAL CONFORMANC□ WITH THAT SHOWN.
- R□ND□RINGS AR□ PROVID□D FOR ILLUSTRATIV□ PURPOS□S AND DO NOT R□FL□CT FINAL D□SIGN.

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PUBLIC PLAZA PLAN

SGJJR REVISIONS

REVISED:	10/03/2016
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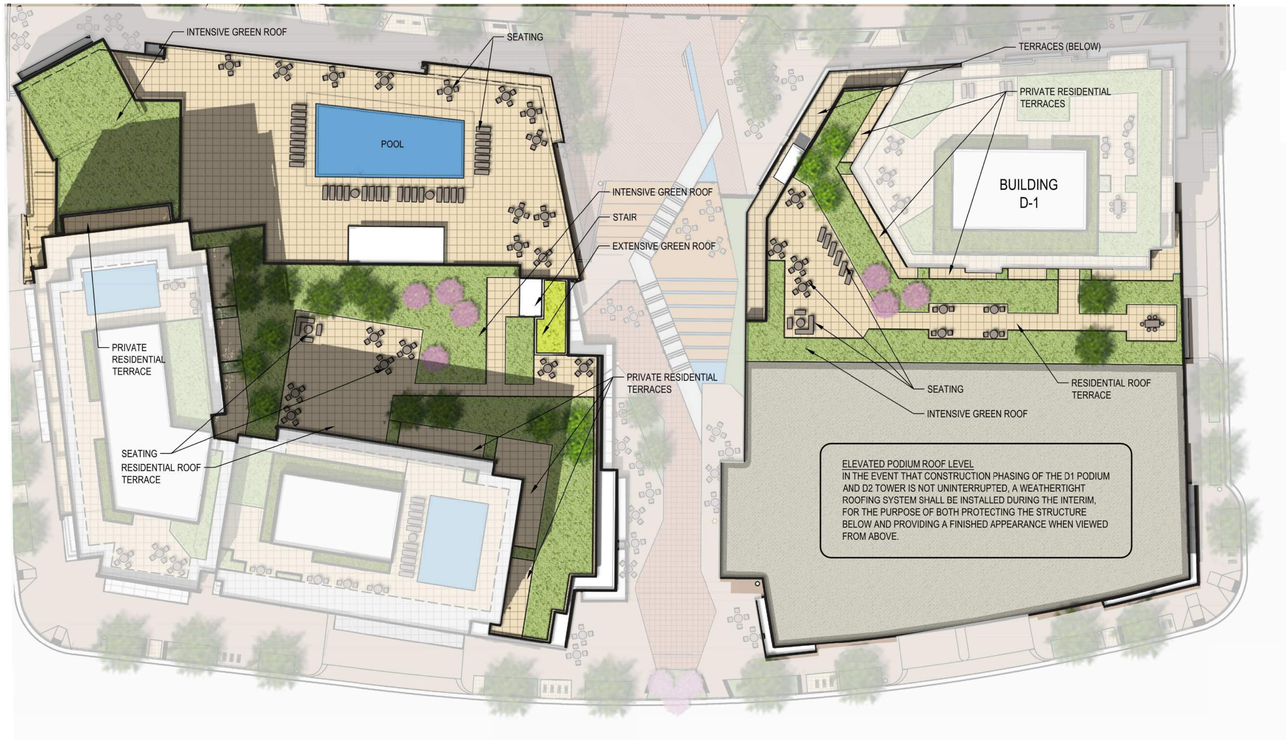
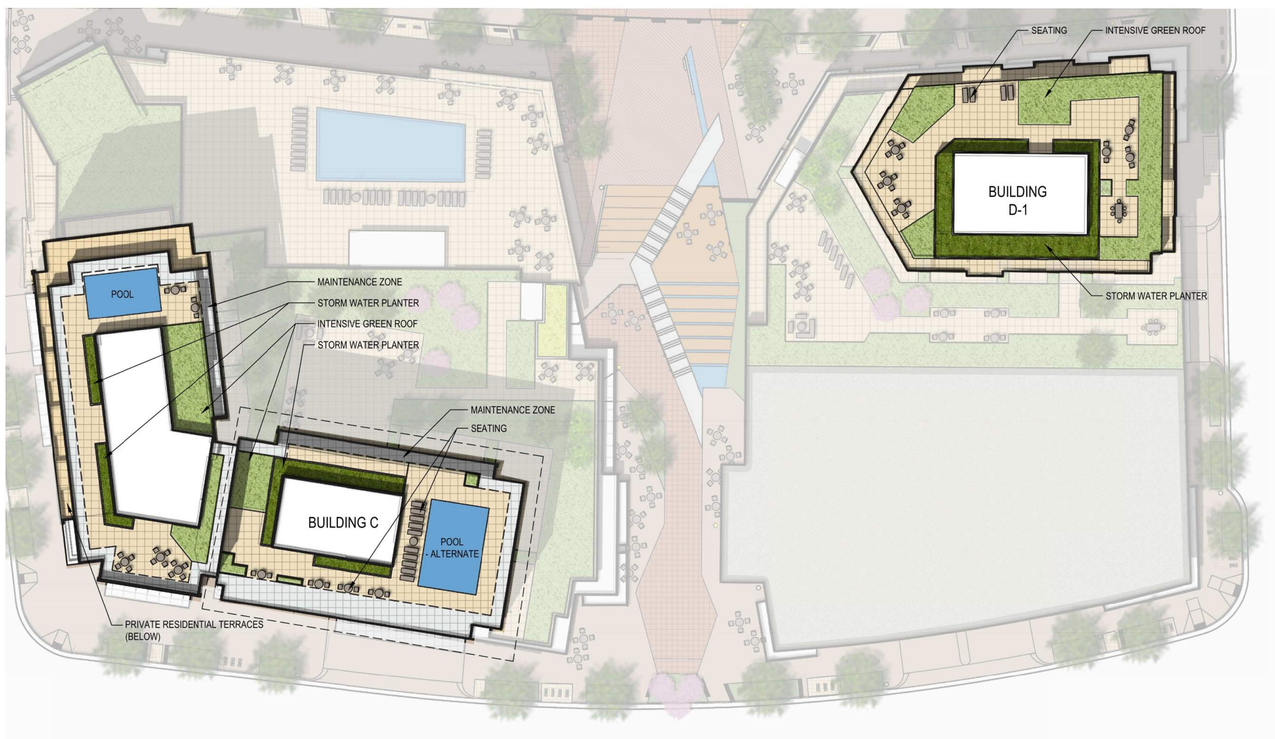
FILE:P:\projects\20683.000\CAD\L\SHEET\L-07 ROOF AND PLAZA PLANS.dwg USER:jforrester DATE:Oct, 03 2016 TIME: 02:52 pm

PODIUM ROOFTOP ILLUSTRATIV□ PLAN



TOW□R ROOFTOP ILLUSTRATIV□ PLAN



ROOFTOP TERRACES

PRIVATE TERRACE SPACES AT DIFFERENT LEVELS FOR RECREATION, LOUNGING & ENTERTAINING. LANDSCAPE AREAS HELP TO CREATE A RANGE OF USABLE SPACES THAT ARE INTIMATE OR MORE OPEN CAPTURE VIEWS OVER THE PUBLIC PLAZA.

AMENITIES LISTS

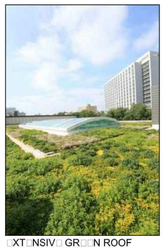
- POOL/ SUNDECK
- GRILL/OUTDOOR KITCHEN
- FIRE PITS
- DOG RUN
- LANDSCAPE TERRACES
- VARIETY OF INTIMATE SEATING AND OPEN GATHERING AREAS
- SUNSHADE STRUCTURES
- FEATURE LIGHTING

CHARACT□R IMAG□S

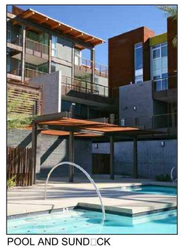
LANDSCAP□ T□RRAC□S

CHARACT□R IMAG□S

INT□NSIV□ GR□□N ROOF



□XT□NSIV□ GR□□N ROOF



POOL AND SUND□CK

FIR□ PIT

VARI□TY OF INTIMAT□ S□ATING AND OP□N GATH□RING AR□AS

OUTDOOR KITCH□N AND GRILL

DOG RUN

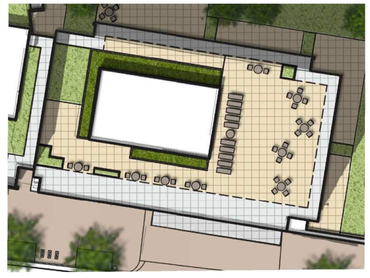
NORTH
□VCS □□

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

NOT□:

- TH□ PLAN AND IMAG□RY SHOWN MAY B□ MODIFI□D WITH FINAL □NGIN□□RING AND D□SIGN, PROVID□D THAT TH□ G□N□RAL D□SIGN □UALITY AND CHARACT□RISTICS AR□ IN SUBSTANTIAL CONFORMANC□ WITH THAT SHOWN.
- R□ND□RINGS AR□ PROVID□D FOR ILLUSTRATIV□ PURPOS□S AND DO NOT R□FL□CT FINAL D□SIGN.

BUILDING C TOW□R ROOFTOP ILLUSTRATIV□ PLAN - ALT□RNAT□



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ROOFTOP PLAN

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REVISED:	10/03/2016
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REVISED:	11/12/2015
DATE:	6/23/2015
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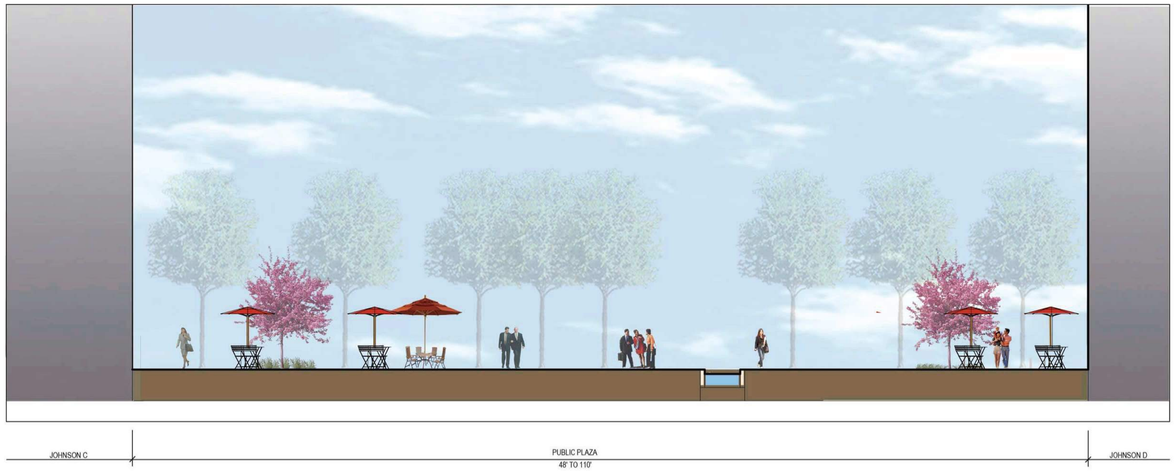
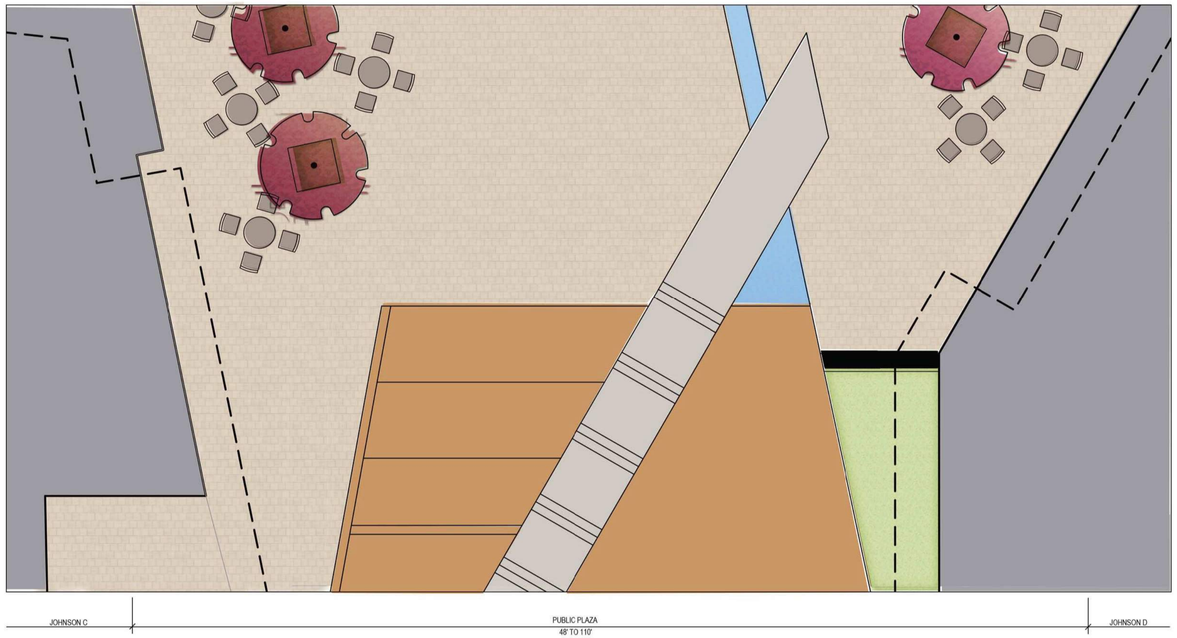
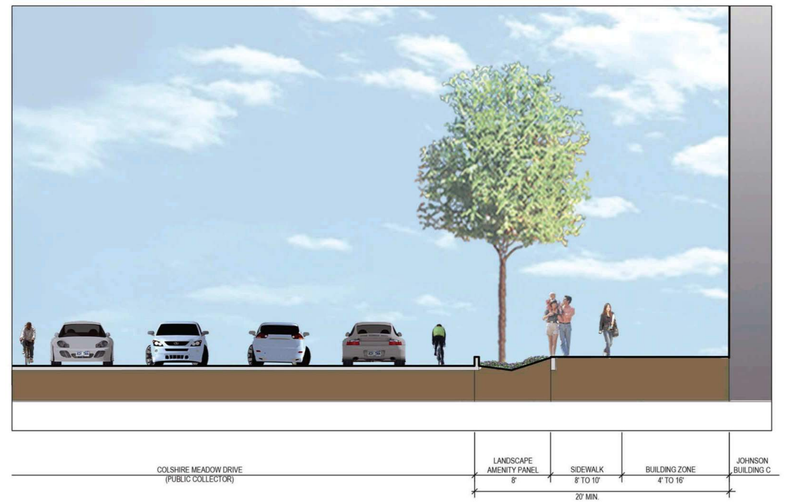
SCALE:	
PROJECT/FILE NO.	VV6927LL
SHEET NO.	L-0□

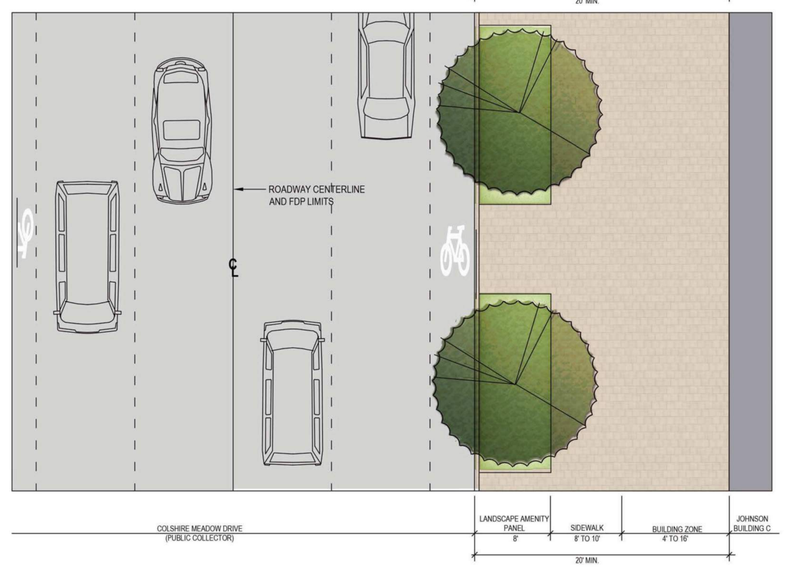
FILE:P:\projects\20683.000\CAD\L\SHEET\L-07 ROOF AND PLAZA PLANS.dwg USER:jforrester DATE:Oct. 03 2016 TIME: 10:26 am



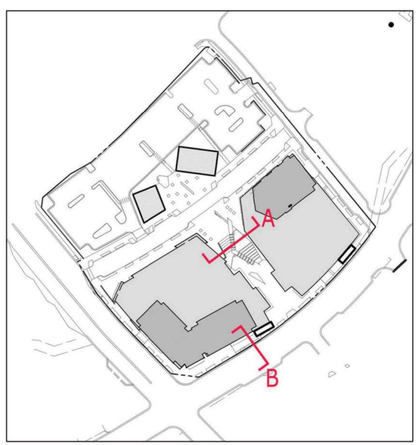


A SECTION THROUGH PUBLIC PLAZA AT JOHNSON C AND D BUILDINGS
1/8"= 1'-0"





B SECTION THROUGH COLSHIRE MEADOW DRIVE (PUBLIC COLLECTOR) AT JOHNSON BUILDING C
1/8"= 1'-0"



SECTION KEY

NOTE:

- FOR STREET WIDTHS SEE CIVIL DRAWINGS
- STREET SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER AREAS. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

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STREETSCAPE SECTIONS

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SCALE:	
PROJECT/FILE NO.	VV6927LL
SHEET NO.	L-09

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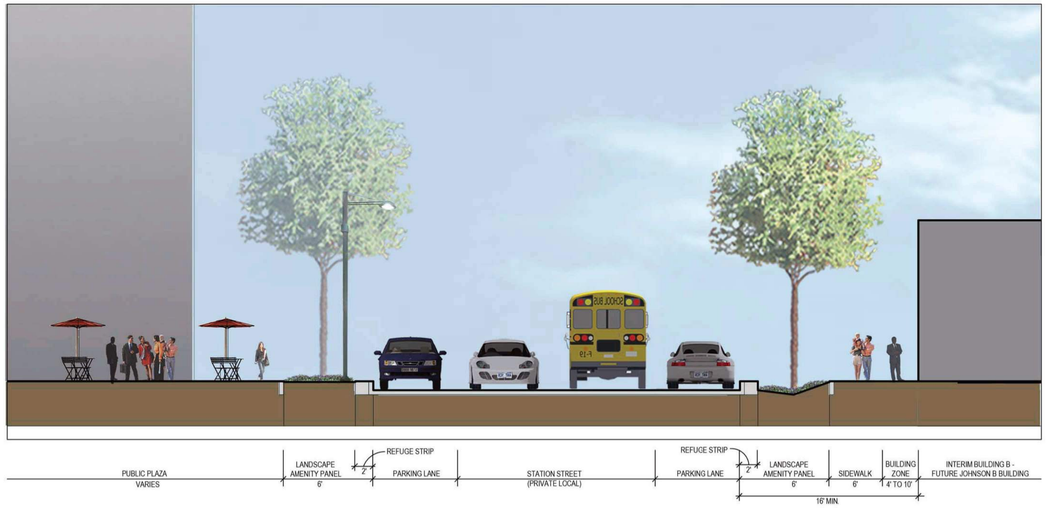
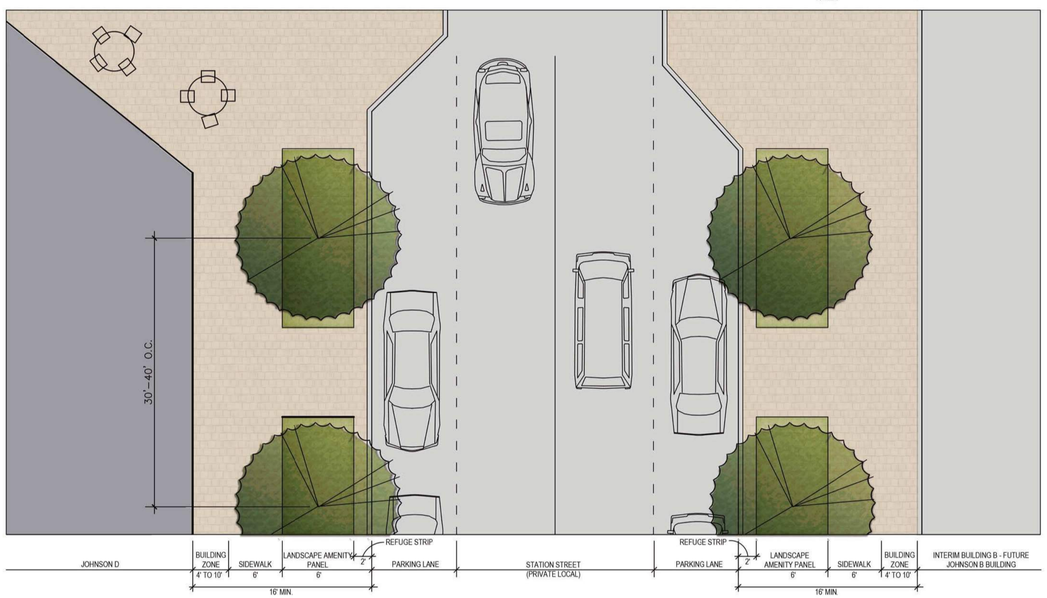
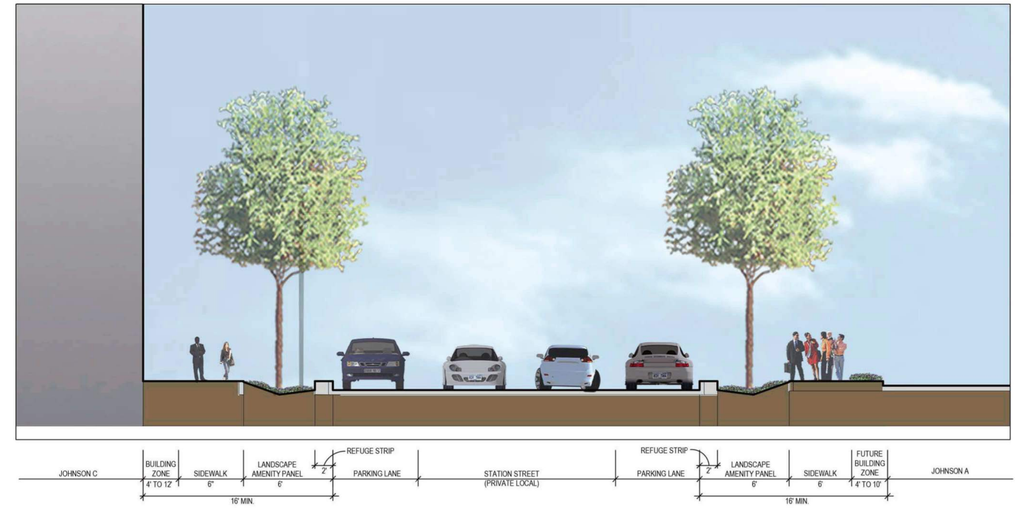
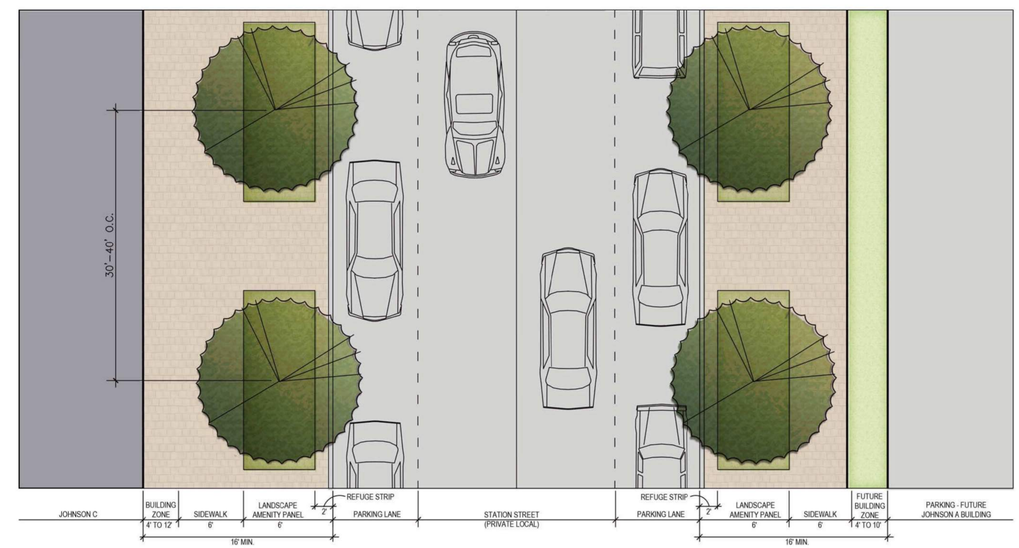


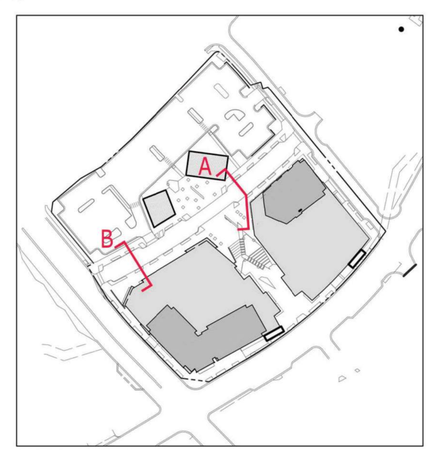


A SECTION THROUGH STATION STREET (PRIVATE LOCAL) AT PUBLIC PLAZA
1/8"= 1'-0"





B SECTION THROUGH STATION STREET (PRIVATE LOCAL) AT JOHNSON A AND C BUILDINGS
1/8"= 1'-0"



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STREETSCAPE SECTIONS

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DATE:	6/23/2015
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SCALE:	
PROJECT/FILE NO.	VV6927LL
SHEET NO.	L-10

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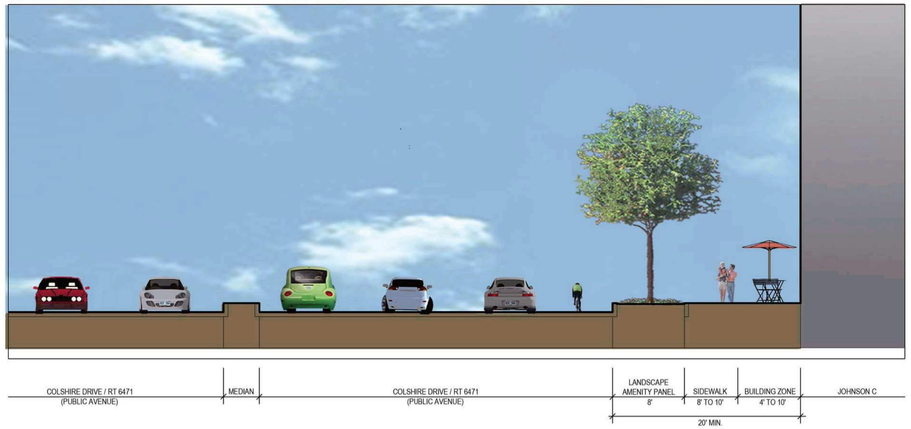
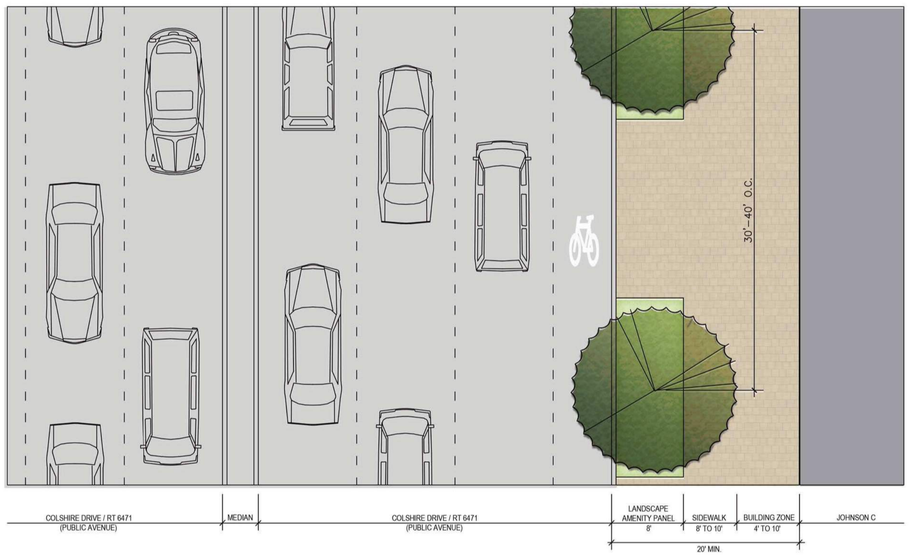
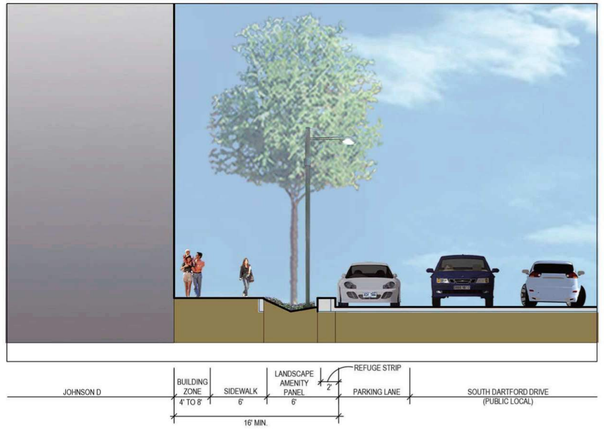
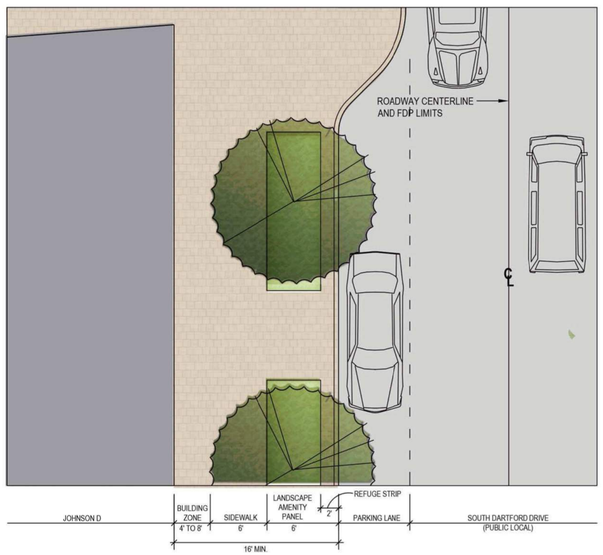


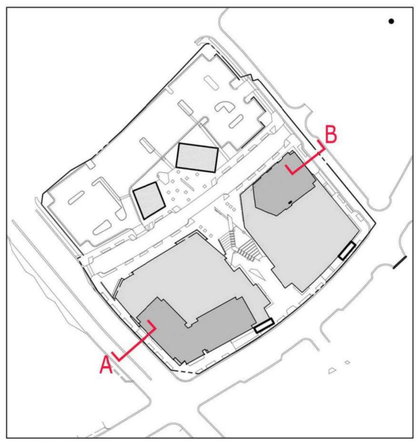


A SECTION THROUGH COLSHIRE DRIVE (PUBLIC AVENUE) AT JOHNSON BUILDING C
1/8"= 1'-0"





B SECTION THROUGH SOUTH DARTFORD DRIVE (PUBLIC LOCAL) AT JOHNSON D
1/8"= 1'-0"



SECTION KEY

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REVISED:	11/12/2015
DATE:	06/23/2015
DES.	DWN.
SCALE:	
PROJECT/FILE NO.	VV6927LL
SHEET NO.	L-11

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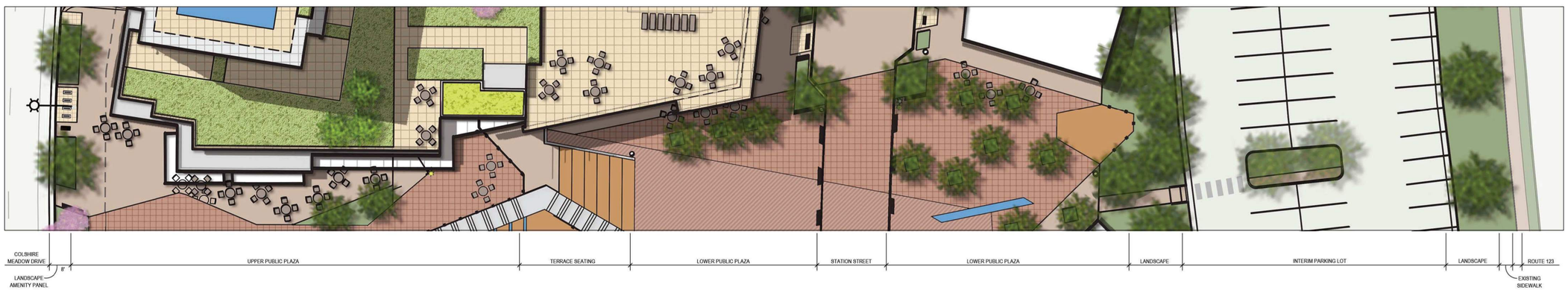
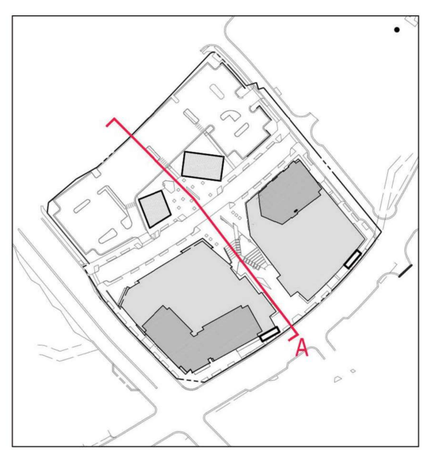


A SECTION THROUGH PUBLIC PLAZA - VIEW OF BUILDING C
1"= 20'



SECTION KEY

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PUBLIC PLAZA SECTIONS

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SHEET NO.	L-12

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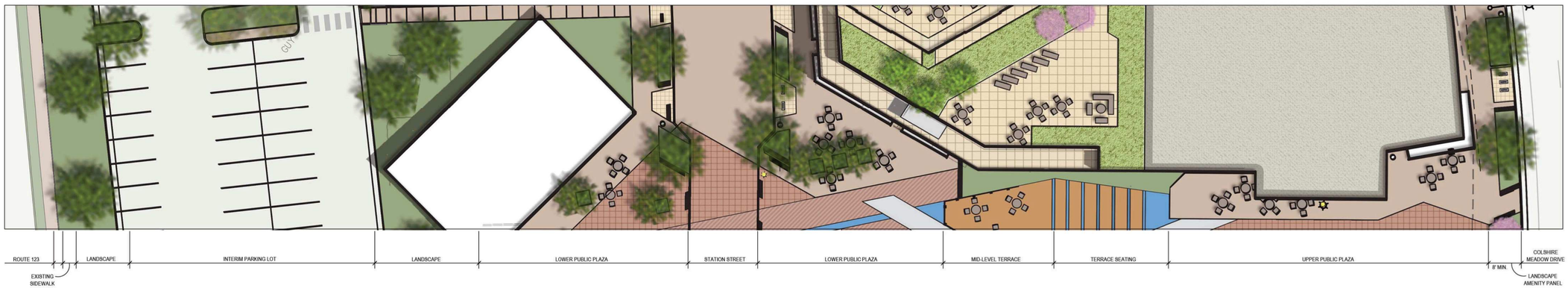
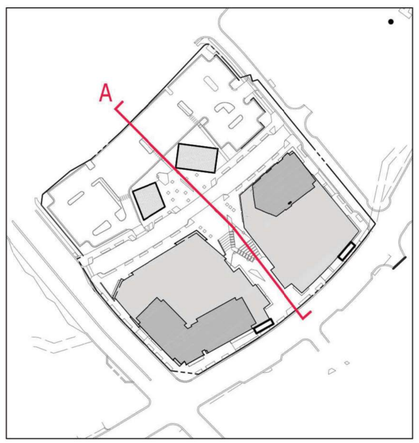


A SECTION THROUGH PUBLIC PLAZA - VIEW OF BUILDING D
1"= 20'



SECTION KEY

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SHEET NO.	L-13

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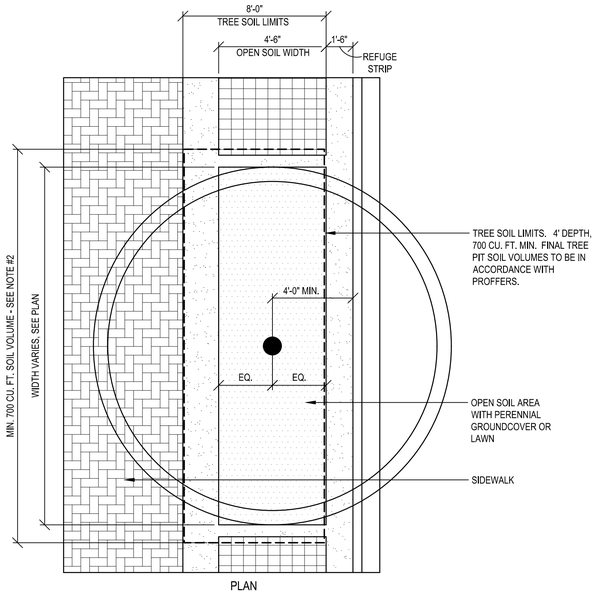
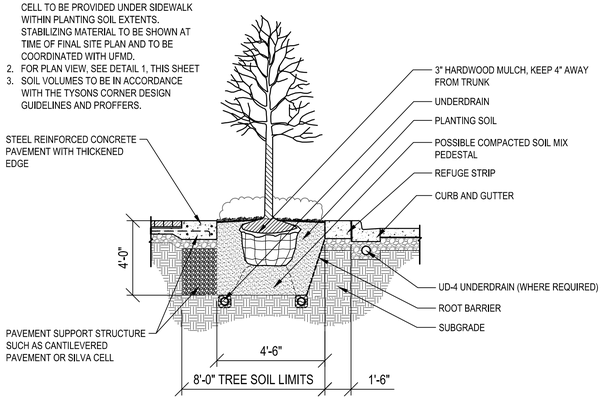


PLAN

1 Landscape Amenity Panel Adjacent to Parking

1/4" = 1'-0"

NOTES:
1. PAVEMENT SUPPORT STRUCTURE SUCH AS CANTILEVERED PAVEMENT OR SILVA CELL TO BE PROVIDED UNDER SIDEWALK WITHIN PLANTING SOIL EXTENTS. STABILIZING MATERIAL TO BE SHOWN AT TIME OF FINAL SITE PLAN AND TO BE COORDINATED WITH UFMD.
2. FOR PLAN VIEW, SEE DETAIL 1, THIS SHEET
3. SOIL VOLUMES TO BE IN ACCORDANCE WITH THE TYSONS CORNER DESIGN GUIDELINES AND PROFFERS.

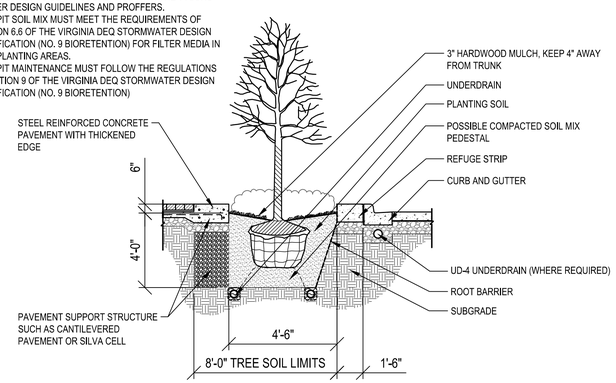


SECTION

2 Tree Pit with Refuge Strip

1/4" = 1'-0"

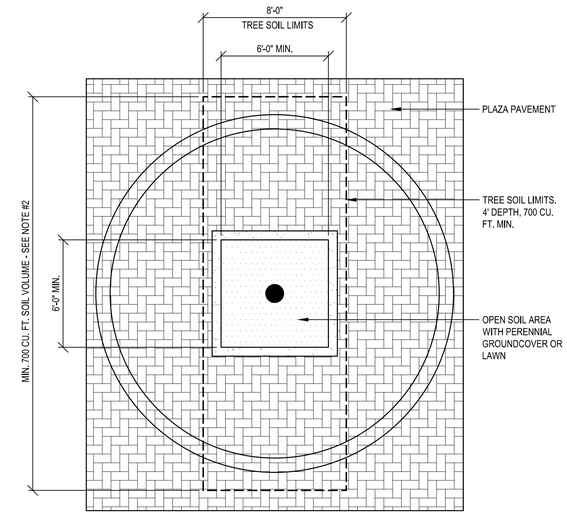
NOTES:
1. PAVEMENT SUPPORT STRUCTURE SUCH AS CANTILEVERED PAVEMENT OR SILVA CELL TO BE PROVIDED UNDER SIDEWALK WITHIN PLANTING SOIL EXTENTS. STABILIZING MATERIAL TO BE SHOWN AT TIME OF FINAL SITE PLAN AND TO BE COORDINATED WITH UFMD.
2. FOR PLAN VIEW, SEE DETAIL 1, THIS SHEET
3. SOIL VOLUMES TO BE IN ACCORDANCE WITH THE TYSONS CORNER DESIGN GUIDELINES AND PROFFERS.
4. TREE PIT SOIL MIX MUST MEET THE REQUIREMENTS OF SECTION 6.6 OF THE VIRGINIA DEQ STORMWATER DESIGN SPECIFICATION (NO. 9 BIORETENTION) FOR FILTER MEDIA IN TREE PLANTING AREAS.
5. TREE PIT MAINTENANCE MUST FOLLOW THE REGULATIONS IN SECTION 9 OF THE VIRGINIA DEQ STORMWATER DESIGN SPECIFICATION (NO. 9 BIORETENTION)



SECTION

3 Urban Bio-Retention Tree Pit with Refuge Strip

1/4" = 1'-0"

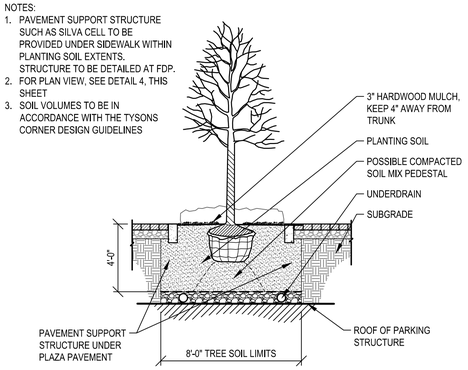


PLAN

4 Plaza Tree Pit

1/4" = 1'-0"

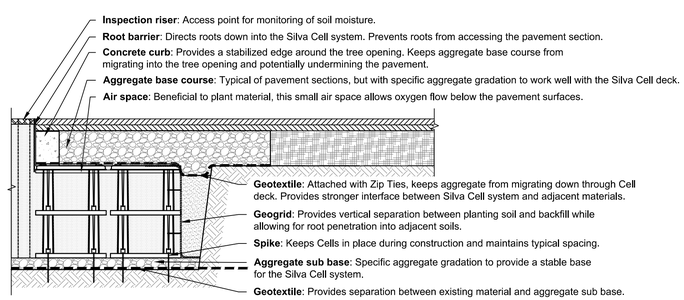
NOTES:
1. PAVEMENT SUPPORT STRUCTURE SUCH AS SILVA CELL TO BE PROVIDED UNDER SIDEWALK WITHIN PLANTING SOIL EXTENTS. STRUCTURE TO BE DETAILED AT FDP.
2. FOR PLAN VIEW, SEE DETAIL 4, THIS SHEET
3. SOIL VOLUMES TO BE IN ACCORDANCE WITH THE TYSONS CORNER DESIGN GUIDELINES



SECTION

5 Tree Pit

1/4" = 1'-0"



6 Tree Planter on Deck Structure

NTS

7 Pavement Support Structure

NTS

NOTES:

1. DETAILS SHOWN REPRESENT AREAS WHERE THE OPEN SOIL WIDTH IS LESS THAN 8 FT AND APPEAR ON STATION STREET, AND SOUTH DARTFORD DRIVE. ALL OTHER LOCATIONS TO HAVE MINIMUM 8' OPEN SOIL WIDTH.
2. SOIL VOLUME MAY BE REDUCED TO 600 CU FT PER TREE FOR TWO TREES PLANTED IN A CONTIGUOUS PLANTING AREA OR 500 CU FT PER TREE FOR THREE OR MORE TREES PLANTED IN A CONTIGUOUS AREA
3. INSTALL LINEAR ROOT BARRIER IN TREE PIT PARALLEL TO CURBS ADJACENT TO TRAFFIC LANES

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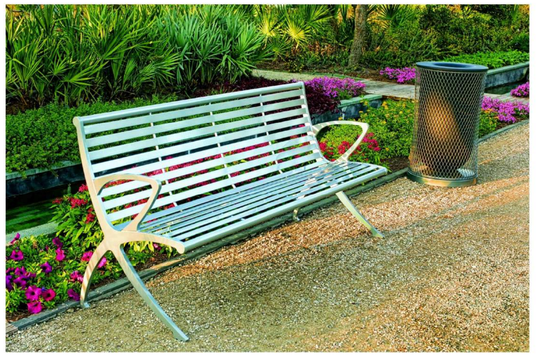
SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE DETAILS

SGJJR REVISIONS

REVISED:	10/03/2016
REVISED:	07/14/2016
REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	6/23/2015
DES.	DWN.
SCALE:	
PROJECT/FILE NO.	VV6927LL
SHEET NO.	L-14

FILE:P:\projects\20683.000\CAD\L\SHEET\L-14 LANDSCAPE DETAILS.dwg USER:jforrester DATE:Sep, 30 2016 TIME: 02:17 pm



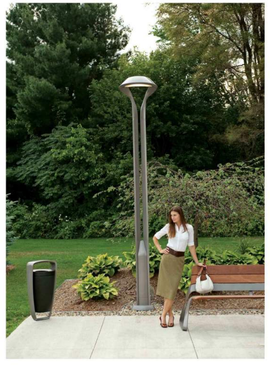
PARK VUE BENCH - LANDSCAPE FORMS

STEELSITES LITTER RECEPTACLE - VICTOR STANLEY

RING BIKE RACK - LANDSCAPE FORMS

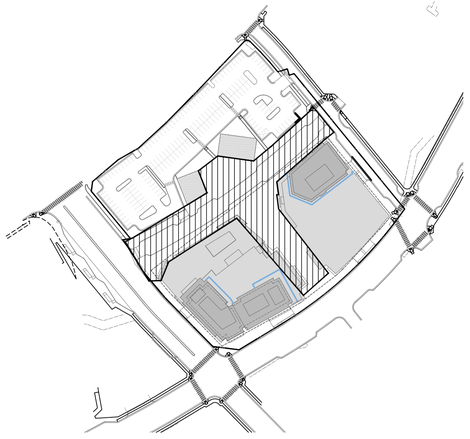
ARC MINI LIGHT - SE'LUX

STANDARD SITE FURNISHINGS



METRO 40 LINE OF FURNISHINGS - LANDSCAPE FORMS

SPECIAL SITE FURNISHINGS



SPECIAL FURNISHINGS WILL BE LOCATED IN THE HIGHLIGHTED AREA ABOVE

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NO.	DATE	DESCRIPTION

REVISIONS

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
Lic. No. 30073
10·3·16
PROFESSIONAL ENGINEER
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SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
BUILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SITE FURNISHINGS

SGJJR REVISIONS

REVISED:	10/03/2016
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REVISED:	02/09/2016
REVISED:	11/12/2015
DATE:	6/23/2015
DES.	DWN.
SCALE:	
PROJECT/FILE NO.	VV6927LL
SHEET NO.	L-15

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DESCRIPTION OF THE APPLICATION

This request includes two concurrent applications, including FDP 2011-PR-011-04 and PCA 2011-PR-011-02. The first application, FDP 2011-PR-011-04, is a Final Development Plan (FDP) applicable to the Johnson 1 Block of the Scotts Run Station South rezoning (RZ 2011-PR-011), which seeks FDP approval for two mixed-use buildings (Buildings C and D-1) and interim retail. Building C is proposed to include 380,000 square feet of residential (a maximum of 375 multi-family residential units) and 71,100 square feet of retail uses in a 295-foot tall structure. Building D-1 is proposed to include between 125,000 and 134,000 square feet of residential (a maximum of 100 residential units) and 18,200 square feet of retail in a 200-foot tall structure.

The second application, PCA 2011-PR-011-02, is a Proffered Condition Amendment (PCA) to modify the minimum height noted on the proffered Conceptual Development Plan (CDP) for RZ 2011-PR-011 from a minimum of 256 feet to 200 feet (the minimum number of floors would reduce from 26 to 15). This amendment is intended to facilitate a reduced height for Building D-1 from the minimum noted on the proffered CDP. In addition, some minor changes are also proposed; no other major changes to the proffered CDP are proposed.

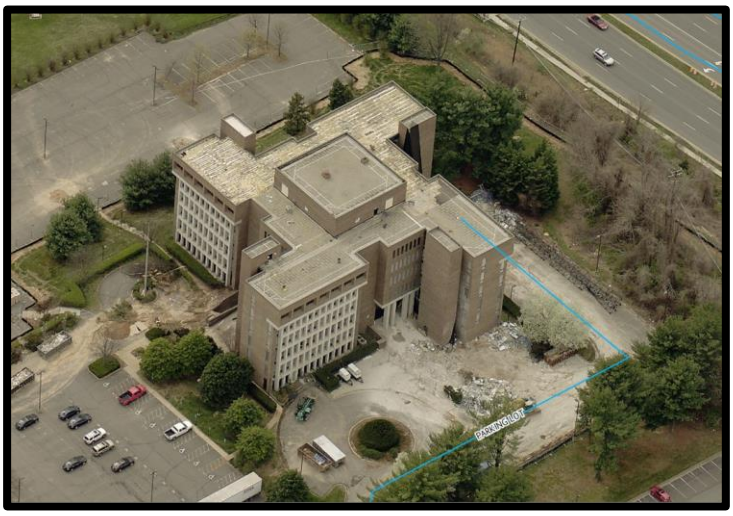
LOCATION AND CHARACTER

Graphic 1: Location Map

The site is located in a block bounded by Route 123 (Dolley Madison Boulevard) on the north, Colshire Drive on the west, the future South Dartford Drive on the east, and the

future Colshire Meadow Drive on the south, approximately 0.1 miles from the southern entrance pavilion of the McLean Metro Station.

The site is currently improved with an existing office building and associated surface parking. The site slopes from southeast to northwest, creating differences in grade between the existing office building and its western parking lot. Grade differentials are most pronounced along the Route 123 frontage of the site, where the difference in elevation is in excess of 20 feet in a span of approximately 40 feet. The Colshire Drive frontage includes similar grade differentials, although more gently sloping.



Graphic 2: Existing Office Building to be Removed.

Direction	Use	Zoning	Plan Map
North	***Current***	PTC	Transit Station Mixed-Use
	Parking		
	Approved		
	Office/Hotel Mixed-Use via Scotts Run North (RZ 2011-PR-009)		
South	***Current***	PTC	Office
	Office (MITRE Campus)		
	Approved		
	Office		
East	***Current***	PTC	Transit Station Mixed-Use
	Office		
	Approved		
	Residential/Office Mixed-Use via Scotts Run South (RZ 2011-PR-011)		
West	***Current***	C-3	Transit Station Mixed-Use
	Public (McLean Station Kiss & Ride)		
	Approved		
	No Change		

Table 1: Surrounding Area Description

Existing land uses adjoining the site include a mix of office, multi-family residential, and public uses. Notably, the MITRE campus is located to the south and consists exclusively

of office. Existing office buildings located to the east were also included as part of the RZ 2011-PR-011 (designated as future land bays Westgate and Van Buren), which will be removed to facilitate mixed-use office and residential structures. To the southeast, existing multi-family residential uses are currently being removed to facilitate the construction of high-rise residential buildings approved in conjunction with RZ 2011-PR-017, the Commons. An existing surface parking lot located to the north of the subject site, opposite the site across Route 123, is planned for mixed-used office pursuant to RZ 2011-PR-009, Scotts Run North. Finally, existing park-and-ride facilities supporting the McLean Metro Station are located to the west.

It should be noted, the land areas surrounding the site are currently very dynamic from a planning perspective. In addition to the existing uses which are slated to be removed and replaced pursuant to recently approved rezoning applications, multiple pending zoning applications are in close proximity. The MITRE campus is subject to a pending rezoning application from the C-4 to the PTC district to increase available office uses, and the Capital One campus, which is zoned PTC, is subject to a pending proffered condition amendment application to modify proffers and site layout. The following image graphically illustrates development within proximity to Scotts Run South.

Graphic 3: Proposed and Pending Development Applications in Tysons East.
Source: Office of Community Revitalization

BACKGROUND

Site History

The parcels that now constitute Scotts Run South were originally included as part of RZ 92-P-001, West*Gate. Specifically, on June 22, 1992, the Board of Supervisors approved RZ 92-P-001 to rezone 128.63 acres from I-3, I-4, C-2, C-7, R-1, and Highway Corridor (HC) zoning districts to the C-3 and HC zoning districts, subject to proffers dated June 19, 1992. Subsequent amendments modified densities and removed land area to create the MITRE and Capital One campuses.

On April 9, 2013, the Board approved RZ 2011-PR-010, RZ 2011-PR-011, PCA 92-P-001-09, and PCA 92-P-001-10, subject to proffers dated April 4, 2013. RZ 2011-PR-010 and RZ 2011-PR-011 were the lead applications which constituted the Scotts Run South application. More specifically, RZ 2011-PR-010 rezoned 6.93 acres from the C-3 and HC zoning districts to the PTC and HC zoning districts, and RZ 2011-PR-011 rezoned 23.54 acres from the C-3 and HC zoning districts to the PTC and HC zoning districts. PCA 92-P-001-09 and PCA 92-P-001-10 were ancillary and intended to facilitate the primary rezoning. PCA 92-P-001-09 removed 29.42 acres from the previously approved RZ 92-P-001 West*Gate proffered zoning application to create the property assemblage. PCA 92-P-001-10 retained 4.22 acres of the original West-Gate application as C-3 but amended the proffers to permit public facilities (i.e. fire station and athletic field) as proffered commitments for RZ 2011-PR-011 and RZ 2011-PR-010.

Overview of RZ 2011-PR-010 and RZ 2011-PR-011

Graphic 4: RZ 2011-PR-011 Approved Site Layout

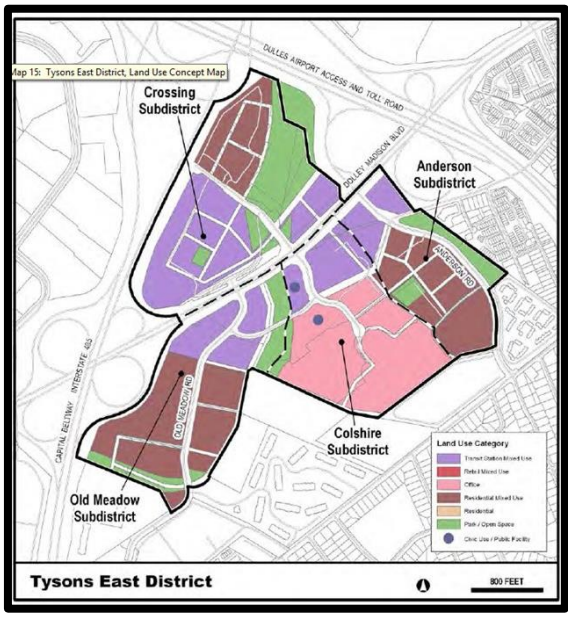
The location of the Scotts Run Stream Valley (owned by the Fairfax County Park Authority) bifurcated the land area and resulted in the processing of two separate but concurrent rezoning applications. RZ 2011-PR-010 was applicable to the area west of Scotts Run, also known as the western land bay, and RZ 2011-PR-011 was applicable to the area east of Scotts Run, also known as the eastern land bay. The two applications included a consolidated conceptual development plan (CDP) and proffers. When considered collectively, the two applications permitted a maximum of 6,697,060 square feet of mixed-use development to include 3,738,210 square feet of office, 218,200 square feet of hotel, 2,597,130 square feet of residential, and 143,520 square feet of retail. Blocks were identified by the name of United States Presidents, a naming convention originally used with the West*Gate application and retained.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:
Area II

Planning District:
Tysons Corner Urban Center

Tysons Corner Urban Center:
Tysons East District, Colshire Subdistrict



Graphic 5: Fairfax County Comprehensive Plan; Tysons East District

Scotts Run Crossing and Colshire Subdistrict

The Scotts Run Crossing Subdistrict is comprised of about 58 acres and is bounded by the DAAR on the north, Dolley Madison Boulevard on the east and south, and I-495 on the west. The Colshire Subdistrict is comprised of about 50 acres and is bounded by Dolley Madison Boulevard on the north, Scotts Run on the west, the Anderson Subdistrict on the east and the East Side District on the south.

<u>Base Plan</u>
The two subdistricts are planned for and developed with office use at varying intensities up to 1.0 FAR. The multifamily development in the Scotts Run Crossing Subdistrict (Gates of McLean) is developed and planned for 30 dwelling units per acre.

<u>Redevelopment Option</u>

Both subdistricts are planned to substantially redevelop with a mix of uses, with office as the predominant use. Each subdistrict is envisioned to become a mixed use area with an increased intensity and diversity of land use including more office and the addition of hotel, residential, support retail, and public and institutional uses. Because a key feature

in both subdistricts is Scotts Run, redevelopment proposals should be designed in a manner that ensure this open space will become a more accessible resource-based urban park and areawide amenity. Redevelopment in these subdistricts should also contribute to stream and riparian buffer restoration efforts along Scotts Run.

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

- *As indicated above, the vision for these subdistricts is to redevelop with significantly more intense office development, with the highest intensities near the Metro station. These subdistricts are also envisioned to become more diverse in land uses, to include hotel, residential and support retail uses. The intensities and land use mix should be consistent with the Areawide Land Use Recommendations.*

- *Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. 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 these subdistricts, 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.*

    - *In the Scotts Run Crossing Subdistrict, two circulation improvements are planned -- a new ramp from the DAAR and the extension of Scotts Run Road over I-495. The location and configuration of Scotts Run Road may be adjusted at the time of development approval so as to preserve and make use of the existing right-of-way. Redevelopment along these alignments should provide right-of-way or otherwise accommodate these*

improvements, and should make appropriate contributions toward their construction costs.

- *In the Colshire Subdistrict, a major circulation improvement is the extension of Colshire Meadow Drive to Chain Bridge Road, the location and configuration of which may be adjusted at the time of development approval. Redevelopment along this alignment should provide the necessary right-of-way.*

- *For both subdistricts, other streets (creating urban blocks) as well as other pedestrian and bike circulation improvements should be provided to improve connectivity. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are provided consistent with guidance in the Areawide Urban Design and Transportation Recommendations.*

- *Publicly accessible open space and urban design amenities should be provided consistent with the Areawide Urban Design Recommendations and the urban park and open space standards in the Areawide Environmental Stewardship Recommendations.*

- *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 in the Areawide Land Use Recommendations.*

- *Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify necessary improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.*

- *In addition, a specific public facility need is the provision of a fire station; this facility should be accommodated in this area's redevelopment.*

- *Building heights in these subdistricts range from 105 feet to 400 feet, depending upon location, as described below and conceptually shown on the Building Height Map in the Areawide Urban Design Recommendations.*

  - *The lowest building heights in the Colshire Subdistrict are adjacent to the East Side District, where buildings need to provide a compatible transition in scale and mass. Directly abutting the East Side District, the maximum height is 105 feet; however, buildings may be designed with step backs allowing height to increase with distance from the East Side District and*

through this design approach height may increase up to 130 feet. The areas closest to the Metro station building heights may be allowed up to 400 feet.

- *The Scotts Run Crossing Subdistrict is separated from suburban neighborhoods by the extensive right-of-way of the DAAR and Dolley Madison Boulevard. It is positioned along I-495, and has an average grade 25 to 35 feet below I-495, the planned extension of Scotts Run Road over the Beltway, and the elevated Metro station. As a result, this subdistrict's building heights are between 175 and 400 feet. Building heights should be highest closest to the Metro station or along I-495.*

A potential circulator alignment extends through these subdistricts, as described in the Areawide Transportation Recommendations. In addition to the above guidance for this area, redevelopment proposals along the alignment should provide right-of-way or otherwise accommodate this circulator and should make appropriate contributions toward its construction cost. See the Intensity section of the Areawide Land Use Recommendations.

Fairfax County Comprehensive Plan, 2013 Edition, Area II, Tysons Urban Center, Areawide Recommendations: Urban Design, as amended through April 29, 2014, Page 117 states:

Interim Conditions

In many cases development will be phased over time. In addition to demonstrating how projects will ultimately adhere to the Urban Design Principles contained in the Plan, phased developments should prepare plans and supporting graphics that demonstrate how all interim conditions will meet Plan objectives, including those related to urban design. Among other design considerations, these plans should:

- *Provide pedestrian circulation that meets the connectivity goals of the Plan.*
- *Show how interim parking facilities will adhere to parking design goals.*
- *Show how landscape and sustainable hardscape improvements will improve the aesthetic character of any existing or proposed interim uses.*
- *Show how interim stormwater facilities can be creatively incorporated into a high quality landscape design.*
- *Provide streetscape improvements that conform to Plan guidelines and that result in enhanced continuity of the streetscape design.*
- *Show proposed public amenities such as open space and Urban Parks will be integrated into the site.*

ANALYSIS

Analysis Overview

Issues considered with this application include the following: 1) height of Building D-2 relative to approved CDP and Comprehensive Plan recommendations; 2) architecture, site layout, and design of interim retail buildings; 3) anticipated maximum time horizon of interim retail uses; 4) service areas associated with interim retail uses; 5) pedestrian connectivity of interim retail uses to Route 123; and 6) loading for Building C, including design of loading bays and management. Additional detail on each of these issues will be provided in the respective agency analysis below.

Conceptual Development Plan Amendment (Copy at front of Staff Report)

Title of CDPA:	Scotts Run South
Prepared By:	VIKA Virginia LLC (Engineer)
Original and Revision Dates:	January 22, 2019; revised to July 14, 2016

The CDPA consists of 12 sheets and includes the revised building tabulations for Scotts Run South on Sheet NTS.01. Other sheets include building sections, elevations, and massing diagrams depicting the decreased height of Building D-1.

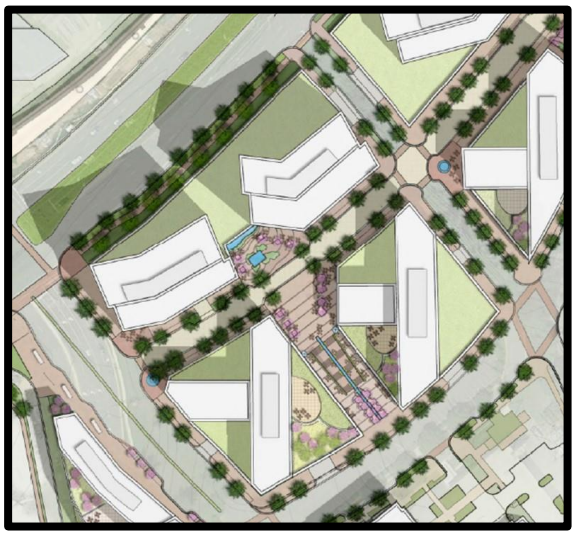
Final Development Plan (Copy at front of Staff Report)

Title of CDPA:	Scotts Run South Johnson 1 Block Building Sites A, B, C, and D
Prepared By:	RTKL Associates Inc. (Architect); VIKA Virginia LLC (Engineer); Smithgroup JJR (Landscape Architect)
Original and Revision Dates:	June 23, 2015; revised to October 3, 2016

The FDP compromises 60 sheets, including 29 civil sheets, 14 architectural sheets, 16 landscaping sheets, and one photometric plan. The FDP covers the Johnson 1 Block, Building Sites A, B, C, and D. The civil sheets contain information on the notes and tabulations, overall context, existing conditions, the FDP layout, traffic circulation, street sections, fire access, utility plan, stormwater management, public improvements, and autoturns. The architectural sheets contain information on the building floorplans, elevations, building cross sections, 3D massing, and shadow studies. The landscaping plans include information on pedestrian circulation, parks and open space, planting materials and details, rooftop plans, streetscape cross sections, plaza details, and site furnishings.

Application Overview

These applications are applicable to the Johnson 1 blocks of the Scotts Run South (RZ 2011-PR-011) rezoning. Specifically, the FDP seeks approval for residential Buildings C and D and interim retail uses within the future Buildings A and B office sites. The existing office building would be removed and replaced with two mixed-use structures and interim retail. The approved CDP identifies Johnson 1 as containing two office buildings along the northern portion of the block fronting Route 123 and two residential buildings with ground-floor retail along the southern portion of the block fronting future Colshire Meadow Drive.



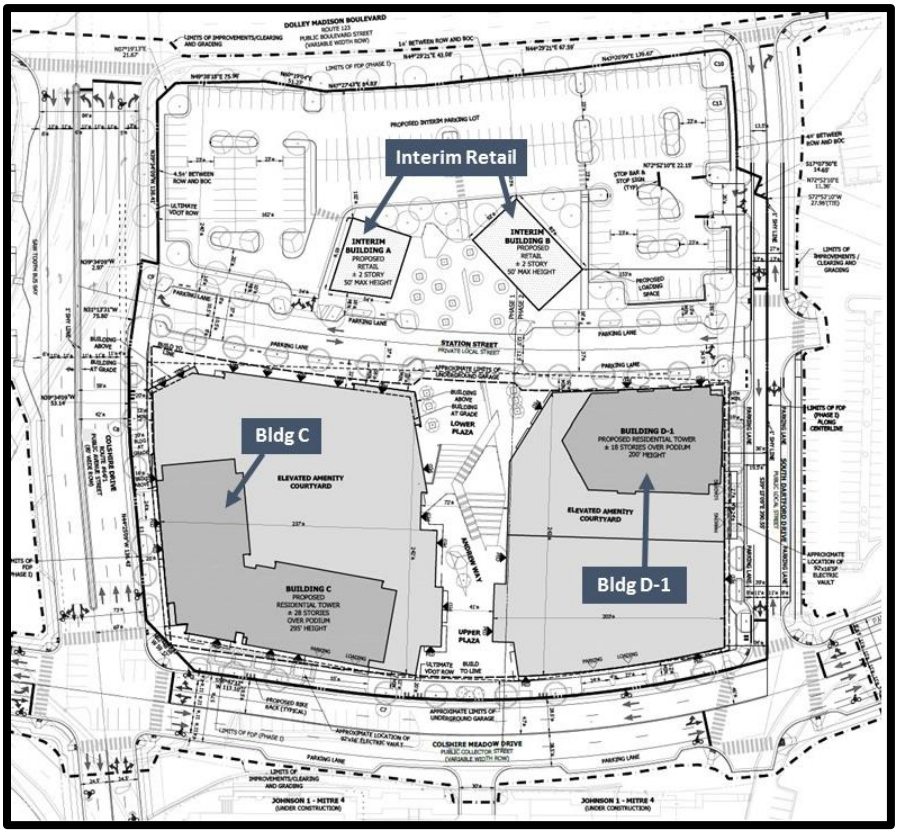
Graphic 6 (Upper Image): Johnson Block approved site layout. Graphic 7 (Lower Image): Johnson Block approved massing.

As noted on the approved CDP, Station Street is depicted as a new private local access road, bifurcating the block east-to-west, and separating the office uses from residential. Station Street extends eastward through the future Westgate and Van Buren blocks, functioning as the east-west Main Street through Scotts Run South before terminating at South Dartford Drive. Andrew Way functions as an at-grade open space pedestrian plaza between residential buildings C and D, extending from Colshire Meadow Drive and terminating at the base of Buildings A and B. Andrew Way provides a physical and visual north-south connection from the MITRE campus through the Johnson Block. The approved CDP depicts Andrew Way as including a grand staircase and an upper and lower plaza. Under the FDP, the grand staircase has been removed and is now proposed as a series of multi-level overlooks that disaggregate the space into a lower, a middle, and an upper plaza, the combination of which traverses the grade differential between Colshire Meadow Drive and Station Street. Retail uses are proposed with the Building C and D podiums and are oriented toward Station Street and Andrew Way.

The approved CDP depicts Buildings C and D as two symmetrical structures, each situated diagonally across their respective blocks. The FDP proposes adjustments to

these footprints. Building C would constitute the westernmost residential tower and is proposed atop podium parking (and would also contain retail) as an L-shaped building situated at the intersection of Colshire Drive and Colshire Meadow Drive. The L-shaped configuration of Building C would include two interconnected masses, the taller of which would front Colshire Drive, rising to a height of 295-feet, and the smaller of which would front Colshire Meadow Drive, rising to a height of approximately 232-feet.

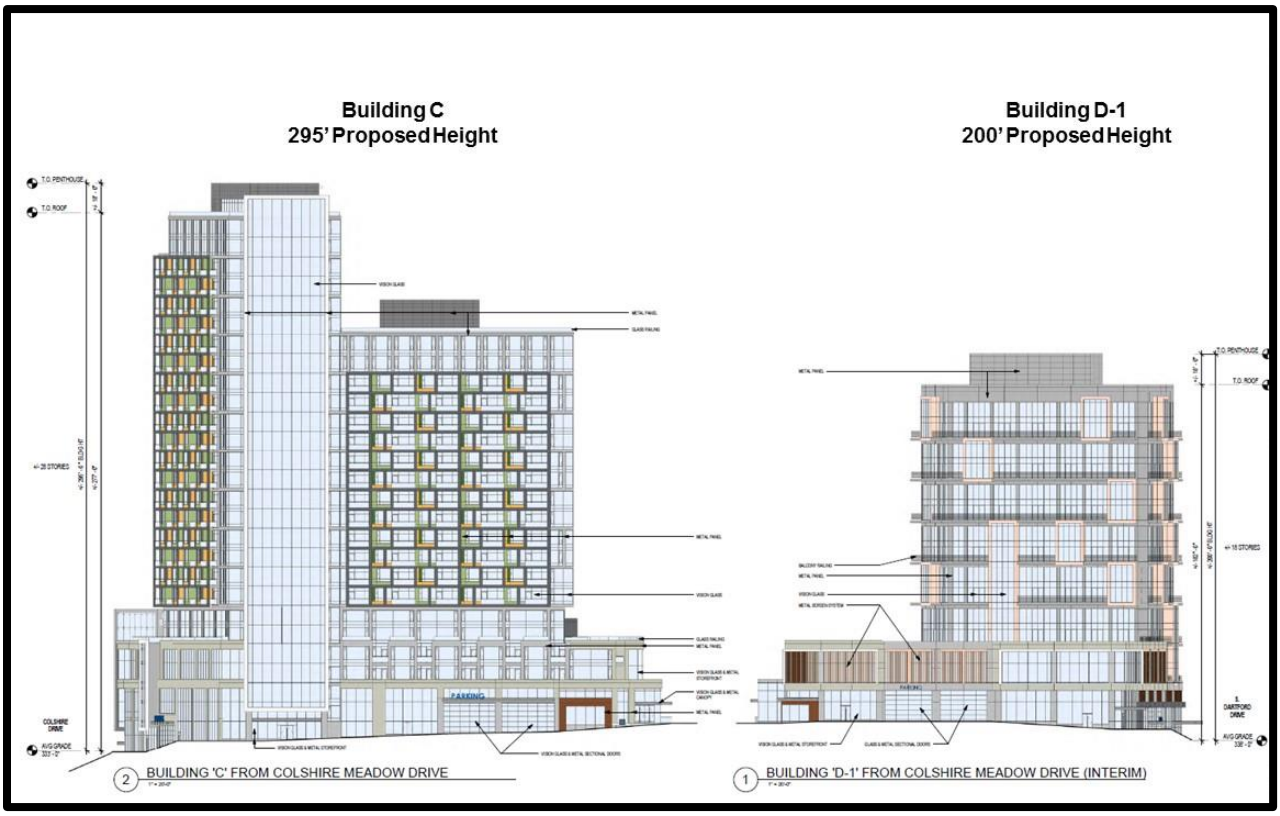
The easternmost residential tower (Building Site D) is now proposed as two detached buildings atop a podium structure (which would contain ground floor retail and parking). This FDP proposes the construction of Building D-1 as a 200-foot tall structure atop podium parking, oriented as a general rectilinear mass at the intersection of Station Street and South Dartford Drive. The southeastern portion of the podium is reserved for a future building identified as D-2. Parking to accommodate D-2 is included as part of the FDP within the garage. The specific layout, design, and architecture of Building D-2 are not included and will necessitate the submission and approval of a subsequent FDPA by the Planning Commission.



Graphic 8: Johnson 1 Proposed FDP Site Layout

A maximum of 1,413 parking spaces will be located within a below grade parking garage and within the podium of each of the respective buildings. Four levels of parking will be located above grade, and an additional three levels will be located below grade. Vehicular

access into the Building C garage will be via Colshire Drive and Colshire Meadow Drive, and vehicular access into the Building D-1 garage will be via Colshire Meadow Drive and South Dartford Drive. One dual truck loading bay, accessible via Colshire Meadow Drive, will service the 71,100 square feet of retail uses and 375 residential uses proposed within Building C. Two dual truck loading bays, one accessible via Colshire Meadow Drive, and one accessible via South Dartford Drive, will service the 18,200 square feet of retail and 100 residential units proposed within Building D-1.



Graphic 9: Buildings C and D-1 Proposed FDP Elevations

The FDP proposes the construction of interim retail uses on the northern portion of the block adjacent to Route 123 within the future Building A and B footprints. Buildings A and B are noted on the RZ 2011-PR-011 CDP as 544,800 and 635,000 square foot office buildings, respectively, and constitute two of the closest land uses to the McLean Metro Station. As proposed, the interim retail uses will include 6,900 square feet of gross floor area in either one or two structures, each of which could rise to a height of two floors. An interim public plaza would be located either in front or in between the two retail buildings and would function as an extension of the lower plaza across Station Street. Elevations depicting the architecture of the interim retail buildings have not been provided, although character images located on Sheet A1.01 depict possible design alternatives. A total of 133 surface parking will surround the interim retail buildings on three sides.

Graphic 10 (left image): Interim retail two building option.
Graphic 11 (right image): Interim retail one building option.

Land Use Analysis (Appendix 6)

Conformance with Comprehensive Plan

In general, the proposed FDP is in conformance with the approved CDP and Comprehensive Plan, with the exception of the proposed height for D-1. As noted at the beginning of this report, the PCA application has been submitted for the sole purpose of modifying the minimum height range for Building D-1 noted on the proffered CDP for RZ 2011-PR-011. Specifically, the Applicant proposes to modify the minimum building height for Building D from a minimum proffered height of 256 feet to the proposed 200 feet (the minimum number of stories would reduce from 26 to 15). The maximum building height of 326 feet would remain unchanged. The elevations included as part of the FDP depict D-1 with an actual building height of 200 feet.

Based on its proximity to the McLean Metro Station, Building D-1 is located within Tier 1 of the Urban Design Conceptual Building Heights guidelines, which recommends a building height range of 225 feet to 400 feet. While the proposed 200-foot building height for D-1 does not fall into that range, the anticipated 326-foot building height of future Building D-2 does. Staff has requested the Applicant to demonstrate that Building D-2 can be accommodated in the future to ensure conformance with the Comprehensive Plan at ultimate build-out. Per this request, the Applicant has delineated the future D-2 building footprint on the FDP and also included such in the building elevations and cross sections noted on the CDPA. More importantly, the parking needed to accommodate D-2 will be constructed as part of the podium within the garage.

Comp Plan Recommended Height	CDP Approved Height	PCA Proposed Height	FDP Proposed Height
225’ – 400’ ft	256’ – 326’ *(Bldgs C & D)*	256’ – 326’ *(Bldg C)* 200’ – 326’ *(Bldg D)*	295’ *(Bldg C)* 200’ *(Bldg D-1)*

Table 2: Recommended, Approved, and Proposed Building Heights.

Intensity and Use

The FDP proposes a maximum of 610,200 square feet of gross floor area, consisting of 475 residential dwelling units and 89,300 square feet of retail. To disaggregate the distribution of square footage further, Building C will include a maximum of 451,100 square feet, and Building D-1 will include a maximum of 152,200 square feet. The following table depicts the approved and proposed gross floor areas.

	RZ 2011-PR-011 Approved GFA	FDP 2011-PR-011-04 Proposed GFA
Building C	380,000 – 570,500	451,100
Building D-1	380,000 – 570,500	152,200

Table 3: Approved and Proposed Square Footages.

The residential intensity proposed within Building C is consistent with that approved in conjunction with RZ 2011-PR-011. As currently proposed, Building D-1 is less than the minimum residential intensity anticipated. This deficit will be reconciled with the construction of Building D-2, although the specific square footage is unstated at this time. Staff notes that 11,220 square feet of Building B office uses will be converted to retail in accordance with Proffer # 7 of RZ 2011-PR-011. Specifically, that proffer states:

> *The Applicant reserves the right to construct more retail on the Application Property than shown on the CDP without the requirement of a CDPA, or PCA so long as (i) the square footage for office use is proportionately reduced at the time of FDP submission, (ii) the maximum GFA on the Application property is not exceeded, (iii) the amount of retail on the Application Property does not exceed five percent (5%) of the maximum GFA, and (iv) no retail sales establishment-large as defined by the Zoning Ordinance (over 80,000 GFA) is permitted within any one building.*

The 89,300 square feet of retail uses proposed with this FDP exceeds the 78,880 square feet noted on the RZ 2011-PR-011 CDP. Approximately 62% of the total retail uses approved with RZ 2011-PR-010 and RZ 2011-PR-011 will be realized through this FDP, and approximately 77% of the total retail approved with the Land Bay East will be realized. Given only 23% of retail uses remain to serve Johnson Building Sites A and B, Westgate Building Site A, and Van Buren Building Site A (i.e. the remaining building sites fronting Station Street), additional office to retail conversions may be anticipated in the future in order to create the expected retail presence (and pedestrian activity) along the length of Station Street.

Site Layout

The site layout, including the grid of streets and locations of open space, are consistent with the CDP approved in conjunction with RZ 2011-PR-011. Although modified, the layout and orientation of Building C are consistent with the approved CDP regarding scale, mass, and character. Building D-1 would be consistent with the scale, mass, and character noted on the approved CDP subject to the future construction of Building D-2. Final conformance of Building D-1 regarding scale, mass, and character is dependent upon this ultimate design.

Interim Retail

In the Statement of Justification, the Applicant has characterized the interim retail buildings as a means to "…create interest and a center of activity at the base of the McLean Metro Station and along Station Street," and would further "…serve as a catalyst for the ultimate development of Building Sites A and B and Building D-2…" The Applicant states, "the interim retail may take a variety of forms, such as a series of smaller pop ups or temporary container structures." The Applicant has proposed a maximum duration for the interim retail buildings of up to twenty years, which may be shorter depending upon market conditions related to the construction of Buildings A and B.

The Comprehensive Plan notes that any interim conditions should demonstrate how these conditions will meet Plan objectives. However, the lack of specificity and the open-ended nature of the interim retail buildings has made it difficult for staff to review the proposal against the Plan objectives. Specifically, the ultimate site layout, architecture, building massing, and location of loading and trash disposal, which are typically solidified through the FDP process, remain unknown, primarily because the Applicant has no tenant for the interim retail at this time. In addition, the characterization of the retail buildings as interim is relative, as the size, square footage, duration, and access to surface parking suggest an investment in structures that would otherwise be considered permanent. This uncertainty regarding function and form is particularly problematic given the site's proximity to the McLean Metro Station and the availability of surface parking, which is discouraged by the Comprehensive Plan.

To address the above concerns, staff has proposed a series of development conditions addressing pedestrian circulation (Condition # 9), architecture/design (Condition # 2), trash disposal (Condition # 4), etc. To ensure the uses remain interim, lease terms have been limited to five years in an effort to discourage national retail tenants that would otherwise suggest permanency, and a sunset of twenty years has been included (Condition # 3). Staff has further stipulated that the interim retail buildings be subject to review and comment by the Planning Commission and Providence District Supervisor at the time of site plan to confirm that the final design is consistent with the remainder of the

FDP (Condition # 5). With the implementation of the staff-proposed development conditions, staff can support the interim retail uses.

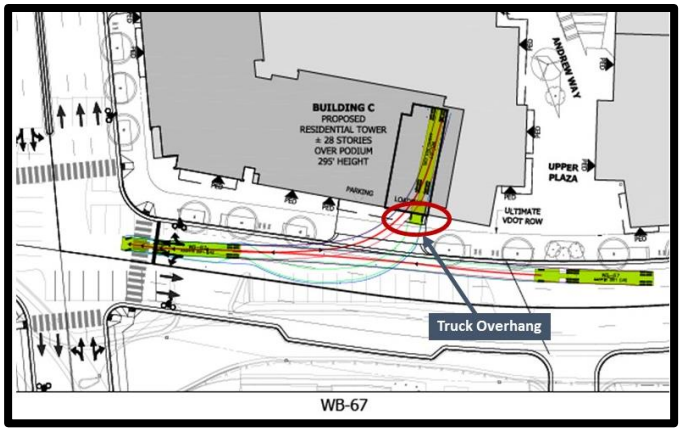
Transportation Analysis (Appendix 7)

Per the RZ 2011-PR-011 CDP and proffers, Johnson Buildings C and D will trigger the realignment and reconstruction of Colshire Drive as a single public road improvement, the construction of Colshire Meadow Drive along the site's frontage, and the construction of Station Street along the site's frontage. The Applicant is pursuing an option noted by Proffer 50.A. to construct the ultimate section of Colshire Meadow Drive from the easternmost bridge approach over Scotts Run to Anderson Road in exchange for a credit against the Tysons Grid Fund contributions.

Public improvements plans (8293-PI-003 and 008293-PI-004) have been approved for Colshire Drive and the ultimate condition of Colshire Meadow Drive. Construction has not commenced as of this writing. Per Proffers 50.A. and 50.B., respectively, Colshire Meadow Drive must be completed prior to the issuance of the first Non-Residential Use Permit use for Johnson Buildings C or D, and Colshire Drive must be completed prior to the issuance of the first Residential or Non-Residential Use Permit for either the Hotel or Johnson Building C, whichever is first. These commitments have not been modified and remain in full force and effect.

Parking, Loading, and Access

Staff raised concerns about vehicular access and management of loading within Building C. Specifically, the "1.5/Plaza Mid" level of the garage includes five parking spaces along the Colshire Drive entrance. These spaces present maneuvering conflicts and visibility constraints with traffic entering and exiting the garage. Staff has requested the Applicant to designate these five spaces as "employee parking" to limit the frequency of vehicular turnover. The Applicant has stated these spaces are necessary to accommodate the anticipated needs of retailers, and as such, has only agreed to limit one space. This commitment is reflected in Condition # 12.



Graphic 12: Autoturn Analysis depicting truck overhang of pedestrian sidewalk along Colshire Meadow Dr.

As noted previously, Building C includes a singular loading bay that can accommodate two trucks. The depth of the garage, however, cannot accommodate the larger WB-67 trucks without overhanging

the pedestrian sidewalk. The proximity of loading bays to vehicular garage access points and the volume of traffic anticipated along Colshire Meadow Drive during peak hours may further complicate loading. Consequently, FCDOT has recommended the employment of a “dock master” to manage loading and unloading activities within this building, as well as to define delivery times. Condition # 11 has been added accordingly and provides for the management of deliveries, including limitations on delivery hours. Although a “dock master” is not noted explicitly, the language stipulates the responsibilities shall be assigned by the non-residential property manager.

Pedestrian Circulation and Connectivity

A pedestrian circulation plan is included on Sheet L-01 of the FDP Plat, and includes a hierarchy of sidewalks based upon function and volume of use. Sheet L-01 further notes that on-street bike lanes will be provided along Colshire Drive and Colshire Meadow Drive. Bicycle parking for Buildings C and D-1/D-2 will be provided on parking garage levels 1.5 and P1, respectively. The routes and hierarchical classification of the pedestrian circulation plan are consistent with RZ 2011-PR-011.

It should be noted, however, RZ 2011-PR-011 did not contemplate the interim retail uses and surface parking proposed as part of this FDP. As such, staff recommends that additional pedestrian circulation routes be delineated through the surface parking lot, including a direct mid-block connection to Dolley Madison Boulevard (Route 123). In this way, the interim conditions can provide pedestrian circulation and connectivity as recommended by the Plan. Indeed, the Plan states that “creating a livable and walkable place will require that the needs of pedestrians, bicyclists, and an effective circulation system be given preference in many circumstances over the need to move people exclusively by automobile.” The Applicant has designated crosswalks on the FDP through the surface parking lot to the interim retail buildings. Condition # 10 stipulates variation in surface material in both color and texture from the adjoining asphalt parking lot. This variation serves the dual function of differentiating the space as a pedestrian route as well as traffic calming. Staff had recommended that a direct connection to the interim retail be provided from the sidewalks along Route 123. However, the application has noted that such a connection would necessitate stairs to traverse the grade differential between Route 123 and the interim retail. In addition, the Applicant believes that such a connection would lead to jaywalking incidents across Route 123. Nonetheless, Condition # 9 states a connection may be provided, which leaves the implementation to the Applicant’s sole discretion.

Office of Community Revitalization Analysis (Appendix 8)

The proposed FDP is consistent with the urban design recommendations of the Comprehensive Plan for a pedestrian-oriented, mixed-use development and is consistent with the Tysons Urban Design Guidelines (TUDG) regarding streetscape dimensions.

Although Building D-1 is lower than the minimum heights recommended by the Comprehensive Plan, future Building D-2 will conform with these heights, and the combination of the two buildings will contribute to a varied skyline. Exterior building materials for both Building C and D-1 are noted on the FDP and represent a high quality of design.

Although generally discouraged by the Comprehensive Plan, the proposed surface parking lot may be reasonable on an interim basis, provided sufficient amenities and landscaping are provided to add to the aesthetic character. In Staff's opinion, the implementation of the details contained within the proposed FDP graphics, in combination with the development conditions, are sufficient to mitigate the impacts of the surface parking. The Plan recommends that any interim development meet the connectivity goals. For that reason, OCR staff recommends that the Applicant provide for a pedestrian connection from Route 123 through the surface parking lot to the interim retail, particularly as Route 123 is identified on the approved CDP as a secondary pedestrian corridor.

Parks and Open Space Analysis (Appendix 9)

A total of 0.66 acres of publicly accessible open space will be provided as part of this application, consisting predominantly of the at-grade pedestrian plaza known as Andrew Way. An additional 1.67 acres of private amenity space for Buildings C and D-1 residents will also be provided atop the podiums of each respective parking garage. The 0.66 acres of at-grade publicly accessible open space is consistent with the approved CDP. In addition, the Applicant has incorporated a public plaza into the design of the interim retail. This plaza will present a focal point as observed from Andrew Way, enhancing the continuity of the streetscape design.

Comments from the Fairfax County Park Authority (FCPA) include a request to designate the unconstructed footprint of future Building D-2 as interim recreational amenity space, and a request to include pedestrian access through the surface parking lot to Route 123. The Applicant has noted that the inclusion of interim recreational space within the future Building D-2 footprint is not practical as the space includes stubbed infrastructure connections to facilitate the future D-2 Building. There are no outstanding issues from the FCPA.

Environmental Analysis (Appendix 10)

All environmental concerns related to water quality, stormwater management, noise, and green buildings were addressed through the proffers and CDP approved in conjunction with RZ 2011-PR-011. These commitments remain in full force and effect and are not proposed to be modified through this PCA. No new environmental issues have been identified with the FDP.

Stormwater Analysis (Appendix 11)

The Plan states that with interim conditions, an application should "show how interim stormwater facilities can be creatively incorporated into a high quality landscape design." The application proposes to retain 0.59 inch of rainfall across Building Sites A, B, C, and D. This rate will increase to 0.93 inch of rainfall when Building Sites C and D-1 are considered independently. Proffer # 94A of RZ 2011-PR-011 stipulates the property will "…strive to retain on-site and/or reuse the first inch of rainfall." The difference between the retention rates anticipated by Proffer # 94A and those proposed is attributed to the interim uses proposed on Building Sites A and B and the future construction of Building D-2. The construction of Buildings A, B, and D-2 to their ultimate condition will incorporate additional stormwater management (SWM) and Best Management Practices (BMPs) to achieve the retention of the full one inch of rainfall. While staff believes that rates less than one inch are acceptable in an interim condition, staff would have liked the Applicant to have taken more steps to incorporate stormwater management into the proposed landscaping of the interim retail. All other outstanding stormwater management issues will be addressed at the time of site plan.

ZONING ORDINANCE PROVISION (Appendix 12)

The Zoning Ordinance (ZO) indicates that final development plans will be prepared in accordance with the approved conceptual development plan, any conditions adopted by the Board, and the provisions of Sect. 16-502 of the ZO. In addition, RZ 2011-PR-011 Proffer # 9 specifically identifies elements which are expected to be included on any FDP. Staff finds that this FDP is consistent with both the ZO and the RZ 2011-PR-011 CDP and proffers.

Waivers/Modifications

As stated throughout this report, the Applicant is requesting approval of the PCA application to reduce the minimum height of Building D-1. No other changes to the proffered CDP are proposed. As such, staff recommends that all waivers and modifications previously approved with RZ 2011-PR-011 be reaffirmed.

Other Zoning Ordinance Requirements

Highway Corridor (HC) (Sect. 7-600)

The Highway Corridor Overlay District limits certain uses on automobile-oriented, fast service, or quick turn-over uses around certain high traffic areas, in this case, along Route 123. The uses that are so regulated are all permitted in the PTC zoning district, and staff has noted that the uses need to be shown on an FDP, subject to use limitations, for

analysis. In this application, the notes indicate that fast food and quick service food stores are requested here. As these uses would be located entirely within the existing footprint of the building with no drive-through option, staff finds that the uses satisfy the HC use limitations. In addition, no outdoor display of goods offered for sale is requested. In general, the proposed buildings meet the pedestrian and vehicular circulation standards as approved with the CDP. But, as noted in the Transportation Analysis, issues were identified with the loading and vehicular access. These issues can be considered resolved with the implementation of the staff proposed development conditions. Therefore, staff finds that the requirements of the highway corridor district are met.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds PCA 2011-PR-011-02 in harmony with the Comprehensive Plan and in conformance with the Zoning Ordinance provisions, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff finds FDP 2011-PR-011-04 in conformance with the CDP approved in conjunction with RZ 2011-PR-011. Staff also finds this application in general harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the staff proposed development conditions.

Recommendation

Staff recommends approval of PCA 2011-PR-011-02, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2011-PR-011-04, subject to the proposed development conditions contained in Appendix 2 and the Board's approval of PCA 2011-PR-011-02.

Staff recommends that all previously approved waivers and modifications be reaffirmed.

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

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

APPENDICES

1. Draft Proffer Statement
2. Proposed Development Conditions
3. Affidavit
4. PCA Statement of Justification
5. FDP Statement of Justification
6. Land Use Analysis
7. Transportation Analysis
8. Office of Community Revitalization Analysis
9. Parks and Open Space Analysis
10. Environmental Analysis
11. Stormwater Analysis
12. Zoning Ordinance Provisions
13. RZ 2011-PR-011 Approved Proffers
14. Glossary of Terms

DRAFT
SCOTTS RUN SOUTH - JOHNSON 1 BLOCK
PCA 2011-PR-011-02
PROFFER STATEMENT
November 14, 2016

Proffered Condition Amendment Application PCA 2011-PR-011-02 (the "**Application**") has been filed by and on behalf of Cityline Partners LLC, (the "**Applicant**") on approximately 6.21 acres of land identified as Fairfax County tax map parcel 30-3 ((28)) 4B pt., 4D and 4E pt., and 30-3 ((1)) 6D and 6E and known as the "Johnson 1 Block" of the Scotts Run South development (the "**Application Property**") and zoned to the PTC-Planned Tysons Corner Urban ("PTC") District.

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950), as amended, and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978), as amended, (the "**Zoning Ordinance**") the Applicant, for itself, the owners, and their respective successors and/or assigns, hereby proffers that redevelopment of the Application Property shall be in accordance with the following conditions (the "**Proffers**") if, and only if, the Application, as proposed by the Applicant, is granted by the Board of Supervisors (the "**Board**"). If the Application is granted by the Board, certain proffers as identified below shall replace and supersede the existing proffered conditions applicable to the Application Property. All other proffers accepted previously in RZ 2011-PR-011 dated April 4, 2013 (the "**Existing Proffers**" attached in **Exhibit A**) shall remain in effect and be unchanged, except as noted herein. In the event this application is denied by the Board, the Proffers shall immediately be null and void and all Existing Proffers accepted in RZ 2011-PR-011 shall remain in full force and effect.

The following proffer changes and additions pertain to the Application Property only and shall modify the Existing Proffers with respect to the Application Property, as described below.

GENERAL

Existing Proffer 1 amended as to the Application Property as follows:

1. Conceptual Development Plan. Subject to the proffers and the provisions of Section 6-500, Section 16-400 and Sect. 18-204 of the Zoning Ordinance, as amended, the Application Property shall be developed in substantial conformance with the Scotts Run South Proffered Condition Amendment Plan (the "**PCA**") dated January 22, 2016 and revised through July 14, 2016, prepared by VIKA Virginia LLC and as further modified by these proffers. The previously approved Conceptual Development Plan prepared by VIKA, Inc. and SmithGroup, Inc. dated May 20, 2011 and revised through March 25, 2013, (the "**CDP**") shall remain unchanged for the remainder of Scotts Run South and for the Application Property, except as modified by the PCA. In Existing Proffers being reaffirmed herein, references to the CDP shall also pertain to the PCA on the Application Property.

Reaffirm Existing Proffers 2 through 31, inclusive, which shall remain unchanged.

Existing Proffer 32 shall remain unchanged with the exception of Proffer 32.E., which is amended as to the Application Property as follows:

32.E. If permitted by state regulations, tree zones shall be installed with a fully automatic drip irrigation system. Alternatively, tree zones shall be served by exterior hose bibs to water tree pits in the event of drought or tree damage due to dehydration.

Reaffirm Existing Proffers 33 through 108, inclusive, which shall remain unchanged.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

APPLICANT/AGENT FOR TITLE OWNERS

CITYLINE PARTNERS LLC

_____

By: Michael R. Pedulla
Its: Co-President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 30-3 ((1)) 6D and 6E

WESTGATE 1600 ANDERSON ROAD LLC

_____

By: Michael R. Pedulla
Its: Executive Vice President

[SIGNATURES CONTINUE]

TITLE OWNER OF TAX MAP 30-3 ((28)) 4B PT., 4D, 4E PT.

JOHNSON I 7600 COLSHIRE LLC

_____

By: Michael R. Pedulla
Its: Executive Vice President

[SIGNATURES END]

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2011-PR-011-04

November 22, 2016

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2011-PR-011-04 on property located at Tax Map 30-3 ((28)) 4B, 4D, and 4E (pt.), Tax Map 30-3 ((01)) 6D (pt.) and 6E (pt.), staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Any plan submitted pursuant to this final development plan shall be in substantial conformance with the FDP entitled, "Scotts Run South Johnson 1 Block, Building Sites A, B, C, and D," prepared by VIKA Virginia LLC, Smithgroup JJR, and RTKL Associates Inc., and dated June 23, 2015, as revised through October 3, 2016, and these conditions. Minor modifications may be permitted pursuant to Section 16-402 of the Zoning Ordinance.

2. The structures identified on the FDP as "Interim Building A" and "Interim Building B" shall be constructed to a scale and character consistent with the "Interim Retail Character Images" as noted on Sheet A1.01 of the FDP Plat, and shall be further constructed in accordance with the following:

    i. External building materials as noted within the "Potential Palette of Materials" on Sheet A1.01 of the FDP Plat shall be incorporated on all facades of the interim building(s) to create four-sided architecture.
    ii. External building materials shall be compatible with the external building materials used on Building Sites C and D.
    iii. External entrances to the interim retail building(s) shall be provided, at a minimum, along Station Street and the public plaza.
    iv. The use of shipping containers as a principal structure shall be prohibited.

3. In order to ensure the interim retail buildings are not permanent, any uses occupying "Interim Building A" or "Interim Building B" shall not be subject to long term ground leases exceeding five years in duration, which would otherwise be indicative of permanent retail tenants. Documentation demonstrating conformance with these lease terms shall be provided prior to the issuance of any non-residential use permit(s) for said uses. Renewal of the five-year lease terms may be permitted not to exceed a maximum duration of twenty (20) years.

4. Notwithstanding what is shown on the FDP Plat, the site layout associated with the interim retail buildings shall be modified to include adequate provisions for trash disposal, as may be required by the Zoning Ordinance. Best efforts shall be made to integrate trash disposal areas into "Interim Building A" or "Interim Building B." Should integration into a building not be possible, trash disposal areas shall be located in an area adjacent to the proposed loading space as noted on the FDP but shall not be located within the "Interim Public Plaza" or any open space areas associated with the "Interim Public Plaza." Trash disposal areas not otherwise integrated into a

building shall be screened from public view by a four-sided enclosure constructed of either wood or decorative concrete. Gates to the enclosure shall be kept closed while not in use.

5. Prior to site plan approval for “Interim Building A” or “Interim Building B,” architectural elevations of said building(s) shall be submitted to the Fairfax County Planning Commission and the Providence District Supervisor for review and comment in consultation with appropriate County Staff.

6. Prior to site plan approval for Building D-1, architectural elevations shall be submitted to the Fairfax County Planning Commission for review and comment.

7. Loading Bay doors shall be of a character and design consistent with the attached Graphic A.

8. In addition to the landscaping noted on Sheet L-06 of the FDP Plat, a continuous hedgerow shall be provided along Route 123 from Colshire Drive to South Dartford Drive adjacent to the surface parking lot intended to serve the interim retail buildings.

9. Notwithstanding what is shown on the FDP, a mid-block pedestrian connection may be provided from Dolley Madison Boulevard (Route 123) through the surface parking to the interim retail buildings, and include direct pedestrian access from the surface parking lot to the public sidewalk along Dolley Madison Boulevard.

10. All interior crosswalks located within the surface parking lot, including the pedestrian connection noted in Condition # 9 above, should said connection be constructed, shall be constructed using “Paver Type A” as noted on Sheet L-06. “Paver Type A” shall consist of a material that is different in both texture and color from the remaining surface parking lot.

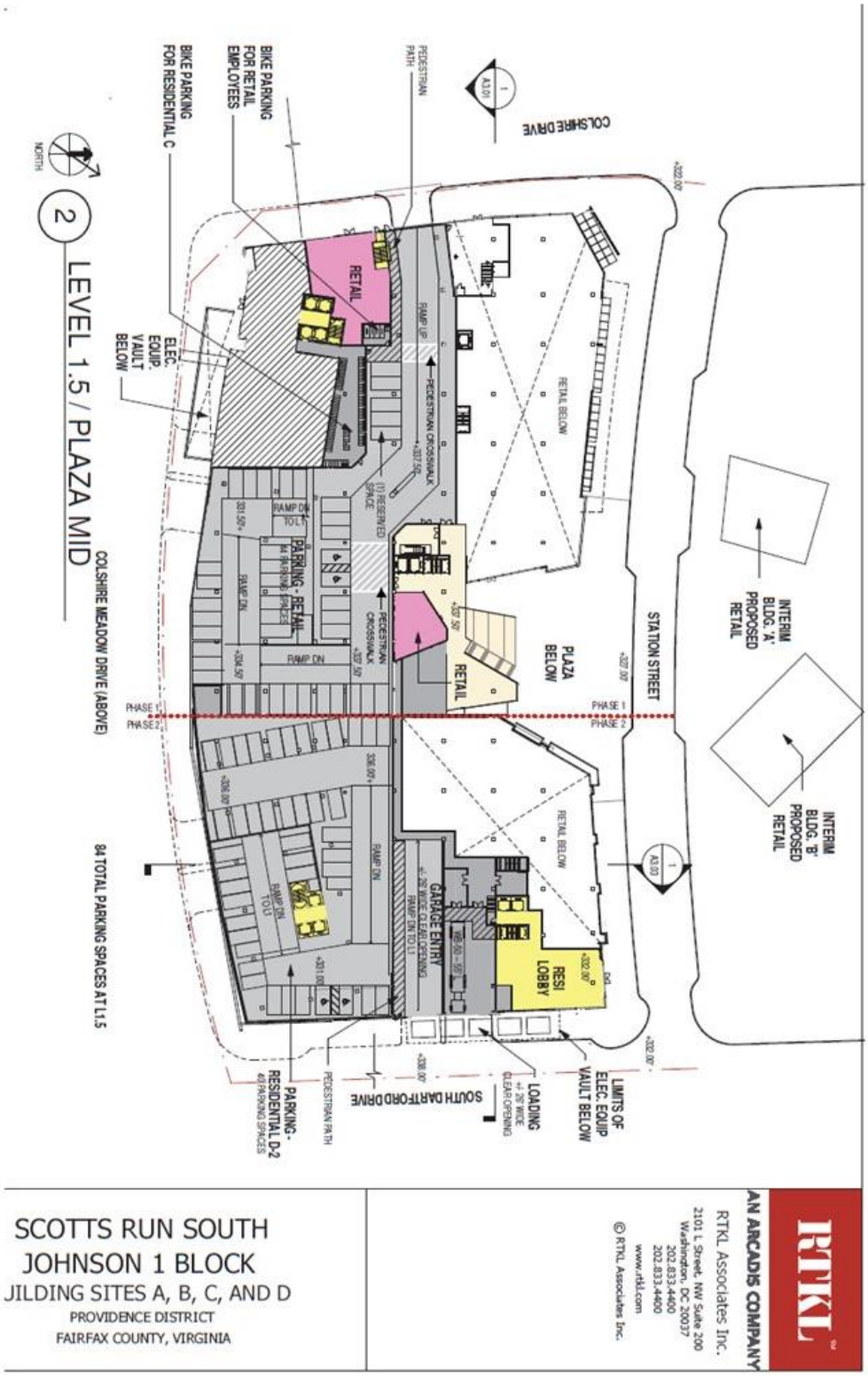
11. Non-Residential loading operations for Building C shall be outside the peak times defined as 7:30 am to 9:30 am, and 4:00 pm to 7:00 pm on weekdays. These restrictions shall be included within the lease terms for all non-residential tenants of Building C and shall be enforced by the non-residential property manager. In addition, the non-residential property manager shall appoint a designee to manage loading operations for Building C. It shall be the designee’s responsibility to: 1) minimize loading conflicts with pedestrian movements; 2) minimize loading conflicts with vehicular movements; 3) manage the deliveries of retail and residential uses; and 4) ensure that non-residential delivery schedules are within the times specified herein.

12. Notwithstanding what is shown on the FDP, the “level 1.5/plaza mid” of the parking garage shall be constructed in accordance with the attached Graphic B. Specifically, the fifth parking space located on the entrance ramp to building C (accessed off of Colshire Drive) shall be designated and clearly marked as “Reserved Employee Parking” (or similar distinction for longer term parking) to discourage frequent turnover of vehicles, and pedestrian crosswalks shall be generally provided as noted. In addition, mirrors shall be installed along the drive aisle in the area noted as “ramp up” to assist motorists in backing out of the parking spaces.

13. Notwithstanding what is shown on the FDP, vehicular stop bar placement associated with the South Dartford Drive access to the interim surface parking lot shall be in general accordance with that noted by Graphic C.

Graphic A

Graphic B



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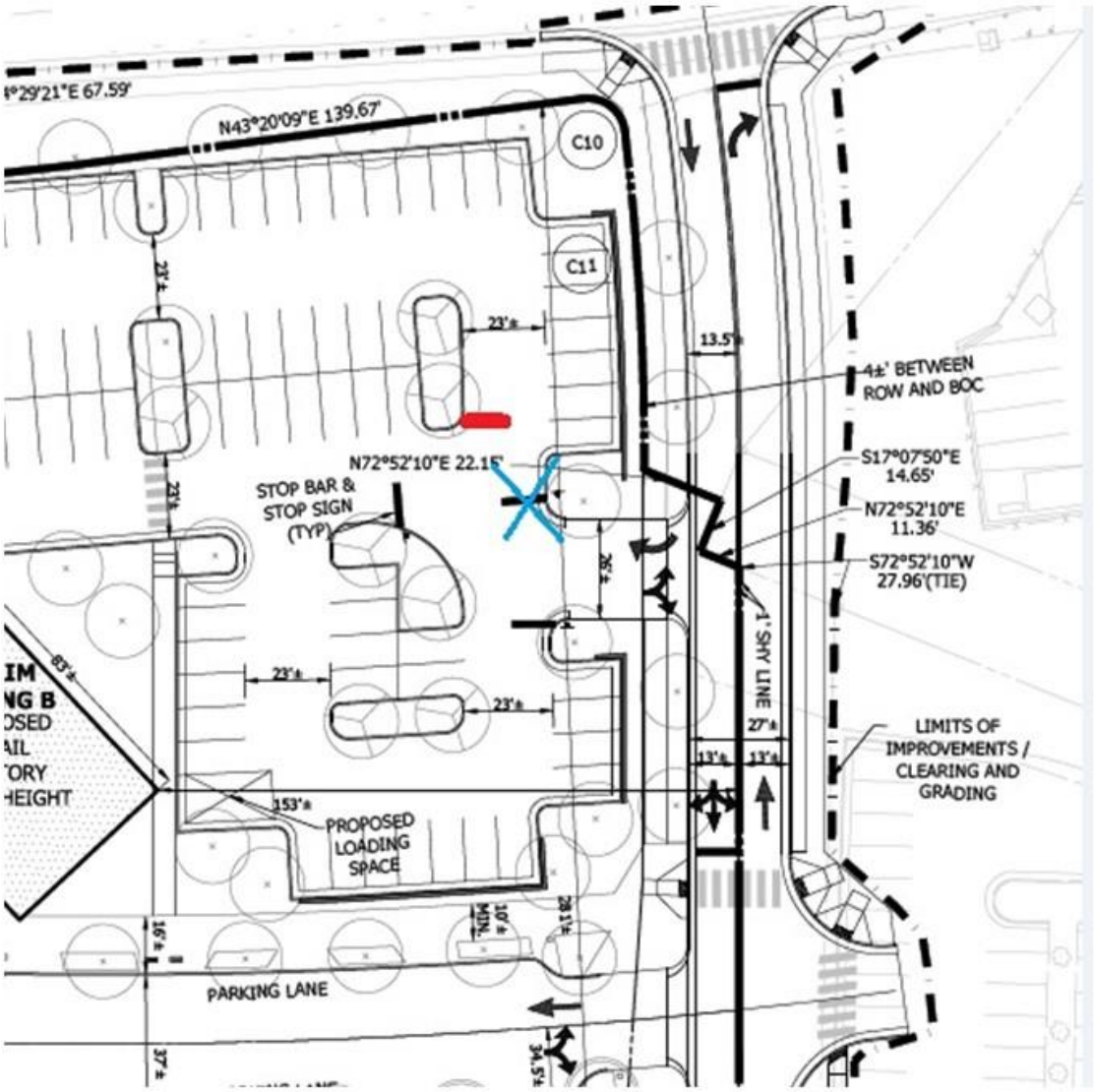
SCOTTS RUN SOUTH
JOHNSON 1 BLOCK
JILDING SITES A, B, C, AND D
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Graphic C


N43°20'09"E 139.67'
C10
C11
23'±
13.5'±
4±' BETWEEN ROW AND BOC
N72°52'10"E 22.15'
STOP BAR & STOP SIGN (TYP)
S17°07'50"E 14.65'
N72°52'10"E 11.36'
S72°52'10"W 27.96'(TIE)
1' SHY LINE
27'±
13'±
13'±
LIMITS OF IMPROVEMENTS / CLEARING AND GRADING
153'±
PROPOSED LOADING SPACE
PARKING LANE

Appendix 3

REZONING AFFIDAVIT

130930d

DATE: January 4, 2017
(enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

in Application No.(s): FDP 2011-PR-011-04
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

==========

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

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

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)
Cityline Partners LLC Agents: Tasso N. Flocos Thomas D. Fleury (FORMER) Michael R. Pedulla William C. Helm Donna P. Shafer	1651 Old Meadow Road, Suite 650 McLean, VA 22102	Applicant/Agent for Title Owners

(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).

130930 d

Rezoning Attachment to Par. 1(a)

DATE: January 4, 2017
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-011-04
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Westgate 1600 Anderson Road LLC	1651 Old Meadow Road, Suite 650 McLean, VA 22102	Title Owner of a portion of Tax Map 30-3 ((1)) 6D, 6E
Agents: Tasso N. Flocos Thomas D. Fleury (FORMER) Michael R. Pedulla William C. Helm Donna P. Shafer		
Johnson I 7600 Colshire LLC	1651 Old Meadow Road, Suite 650 McLean, VA 22102	Title Owner of a portion of Tax Map 30-3 ((28)) 4B pt., 4D, 4E pt.
Agents: Tasso N. Flocos Thomas D. Fleury (FORMER) Michael R. Pedulla William C. Helm Donna P. Shafer		
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Agents for Applicant
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
Jeffrey R. Sunderland (FORMER)		FORMER Attorney*/Agent
Robert D. Brant		Attorney/Agent
Elizabeth D. Baker		Planner/Agent
Inda E. Stagg		Planner/Agent
Amy E. Friedlander		Planner/Agent

*Admitted in New York and California. Admission to Virginia Bar pending.

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

Information updated

Rezoning Attachment to Par. 1(a)

130930 d

DATE: January 4, 2017
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-011-04
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
CallisonRTKL Inc. f/k/a RTKL Associates, Inc. Agents: Marcus W. Fairbrother John J. Becker Nicholas J. Corcoran Peter M. Kulebs Tyler T. Brown Michael T. Steinmetz (FORMER) Claire M. Tranter Chido D. Chuma Myriam (nmi) Nasr	2101 L Street, NW Suite 200 Washington, DC 20037	Architect/Agent
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne	8180 Greensboro Drive, Suite 200 Tysons, VA 22102	Engineers/Planners/Agent
VIKA Virginia, LLC Agents: John F. Amatetti P. Christopher Champagne Robert R. Cochran Katelyn E. Antonucci (FORMER) Jessica L. Mack	8180 Greensboro Drive, #200 Tysons, VA 22102	Engineers/Planners/Agent
M. J. Wells and Associates, Inc. Agents: Robin L. Antonucci William F. Johnson Justin B. Schor Brian J. Horan	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Consultant/Agent
SmithGroupJJR, Inc. Agents: Merrill D. St. Leger-Demian Sven B. Shockey Stacy L. Libra (FORMER) James J. Forrester	1700 New York Avenue, NW, #100 Washington, DC 20006	Landscape Architects/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.

130930d

REZONING AFFIDAVIT

DATE: January 4, 2017
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-011-04
(enter County-assigned application number(s))

==========

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(**NOTE:** Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Cityline Partners LLC
1651 Old Meadow Road, Suite 650
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Member:
(1) RECP IV Tysons Cityline Holdco, LLC

==========

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

Michael R. Pedulla, Co-President
William C. Helm, Co-President
Donna P. Shafer, EVP
Thomas D. Fleury, FORMER EVP
Eric R. Maggio, FORMER SVP/CFO

(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.

130930 d

Rezoning Attachment to Par. 1(b)

DATE: January 4, 2017
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-011-04
(enter County-assigned application number (s))

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

(1) RECP IV Tysons Cityline Holdco LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Members:
RECP IV Co-Investors A, L.P. (owns less than 10% of Cityline Partners LLC)
(2) DLJ Real Estate Capital Partners IV, L.P.

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

Michael R. Pedulla, EVP
William C. Helm, EVP

==========

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

(3) Credit Suisse Group AG
Paradeplatz 8
Zurich, 8070 Switzerland

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Publicly traded in Switzerland (SIX) and as American Depositary Shares (CS) in New York (NYSE)

==========

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

(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)

130930 d

DATE: January 4, 2017
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-011-04
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(4) RECP IV WG Land Investors LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
(7) RECP IV Tysons Land Investor Holdco LLC

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, EVP
William C. Helm, EVP

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Westgate 1600 Anderson Road LLC
1651 Old Meadow Road, Suite 650
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)
[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Members:
(4) RECP IV WG Land Investors LLC
(5) RECP IV WG Land Co-Investor A LLC
(6) Cityline Executive Investors LLC

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, EVP
William C. Helm, EVP
Thomas J. Scott, Secretary

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

Rezoning Attachment to Par. 1(b)

130930d

DATE: January 4, 2017
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-011-04
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Johnson I 7600 Colshire LLC
1651 Old Meadow Road, Suite 650
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Members:
(4) RECP IV WG Land Investors LLC
(5) RECP IV WG Land Co-Investor A LLC
(6) Cityline Executive Investors LLC

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, EVP
William C. Helm, EVP
Thomas J. Scott, Secretary

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(7) RECP IV Tysons Land Investor Holdco LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Sole Member:
(2) DLJ Real Estate Capital Partners IV, L.P.

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, EVP
William C. Helm, EVP

(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)

130930d

DATE: January 4, 2017
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-011-04
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(5) RECP IV WG Land Co-Investor A LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
RECP IV Co-Investors A, L.P. (owns less than 10% of Johnson I 7600 Colshire LLC and Westgate 1600 Anderson Road LLC)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, EVP
William C. Helm, EVP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(6) Cityline Executive Investors LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Members: Thomas D. Fleury, Tasso N. Flocos, Eric R. Maggio, Donna P. Shafer

Manager: (4) RECP IV WG Land Investors LLC

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

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

130930d

Rezoning Attachment to Par. 1(b)

DATE: January 4, 2017
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-011-04
(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	Jay du Von	J. Randall Minchew	Lynne J. Strobel
David J. Bomgardner	William A. Fogarty	Andrew A. Painter	Garth M. Wainman
E. Andrew Burcher	John H. Foote	• G. Evan Pritchard (FORMER)	Nan E. Walsh
Thomas J. Colucci	H. Mark Goetzman	M. Catharine Puskar	• Sara V. Mariska
Michael J. Coughlin	Bryan H. Guidash	John E. Rinaldi	• Charles E. McWilliams
Peter M. Dolan, Jr.	Michael J. Kalish	Kathleen H. Smith	

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

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	Mark G. Moreloçk	Michael D. Benton
Charles A. Irish, Jr.	Jeffrey B. Amateau	Edmund J. Ignacio
Harry L. Jenkins	Kyle U. Oliver	
Robert R. Cochran	P. Christopher Champagne	

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

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

• Information updated.

Rezoning Attachment to Par. 1(b)

130930d

DATE: January 4, 2017
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-011-04
(enter County-assigned application number (s))

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.)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
CallisonRTKL Inc. f/k/a RTKL Associates, Inc.
2101 L Street, NW, Suite 200
Washington, DC 20037

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)
ARCADIS North America (a partnership)

==========

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)

130930d

DATE: January 4, 2017
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-011-04
(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)
SmithGroupJJR, Inc.
1700 New York Avenue, NW, #100
Washington, DC 20006

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE 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

130930d

DATE: January 4, 2017
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-011-04
(enter County-assigned application number(s))

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1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED,** in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

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

(2) DLJ Real Estate Capital Partners IV, L.P.
590 Madison Avenue, 8th Floor
New York, NY 10022

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

General Partners:
DLJ Real Estate Capital IV, LLC (Owns less than 10% of Cityline Partners LLC, Johnson I 7600 Colshire LLC and Westgate 1600 Anderson Road LLC)

DLJ RECP Management, L.P. (Owns less than 10% of Cityline Partners LLC, Johnson I 7600 Colshire LLC and Westgate 1600 Anderson Road LLC)

Limited Partners:
Commonwealth of Pennsylvania Public School Employees' Retirement System (There are hundreds of thousands of members in this pension fund, none of whom owns 10% or more of Cityline Partners LLC, Johnson I 7600 Colshire LLC and Westgate 1600 Anderson Road LLC)

(3) Credit Suisse Group AG

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

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

Rezoning Attachment to Par. 1(c)

DATE: January 4, 2017
(enter date affidavit is notarized)

130930d

for Application No. (s): FDP 2011-PR-011-04
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
ARCADIS North America
630 Plaza Drive, Suite 100
Highlands Ranch CO 80129

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner: ARCADIS N.V. (owns more than 10% of ARCADIS North America, is publically traded, and no one shareholder owns 10% or more of CallisonRTKL Inc. f/k/a RTKL Associates, Inc.)

General Partner: ARCADIS USA B.V. (owns less than 10% of ARCADIS North America, and is wholly owned by ARCADIS N.V., however, no one shareholder owns 10% or more of CallisonRTKL Inc. f/k/a RTKL Associates, Inc.)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: January 4, 2017
(enter date affidavit is notarized)

130930 d

for Application No. (s): FDP 2011-PR-011-04
(enter County-assigned application number(s))

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

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

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

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

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

NONE.

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

REZONING AFFIDAVIT

DATE: January 4, 2017
(enter date affidavit is notarized)

130930d

for Application No. (s): FDP 2011-PR-011-04
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

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 4 day of January 2017, 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

REZONING AFFIDAVIT

134589 c

DATE: January 4, 2017
(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): PCA 2011-PR-011-02
(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)
Cityline Partners LLC Agents: Tasso N. Flocos Thomas D. Fleury (FORMER) Michael R. Pedulla William C. Helm Donna P. Shafer	1651 Old Meadow Road, Suite 650 McLean, VA 22102	Applicant/Agent for Title Owners

(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).

134589 c

Rezoning Attachment to Par. 1(a)

DATE: January 4, 2017
(enter date affidavit is notarized)

for Application No. (s): PCA 2011-PR-011-02
(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)
Westgate 1600 Anderson Road LLC	1651 Old Meadow Road, Suite 650 McLean, VA 22102	Title Owner of a portion of Tax Map 30-3 ((1)) 6D, 6E
Agents: Tasso N. Flocos Thomas D. Fleury (FORMER) Michael R. Pedulla William C. Helm Donna P. Shafer		
Johnson I 7600 Colshire LLC	1651 Old Meadow Road, Suite 650 McLean, VA 22102	Title Owner of a portion of Tax Map 30-3 ((28)) 4B pt., 4D, 4E pt.
Agents: Tasso N. Flocos Thomas D. Fleury (FORMER) Michael R. Pedulla William C. Helm Donna P. Shafer		
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Agents for Applicant
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
Jeffrey R. Sunderland (FORMER)		FORMER Attorney*/Agent
Robert D. Brant		Attorney/Agent
Elizabeth D. Baker		Planner/Agent
Inda E. Stagg		Planner/Agent
Amy E. Friedlander		Planner/Agent

*Admitted in New York and California. Admission to Virginia Bar pending.

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

•Information updated.

Rezoning Attachment to Par. 1(a)

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DATE: January 4, 2017
(enter date affidavit is notarized)

for Application No. (s): PCA 2011-PR-011-02
(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)
CallisonRTKL Inc. f/k/a RTKL Associates, Inc. Agents: Marcus W. Fairbrother John J. Becker Nicholas J. Corcoran Peter M. Kulebs Tyler T. Brown Michael T. Steinmetz (FORMER) Claire M. Tranter Chido D. Chuma Myriam (nmi) Nasr	2101 L Street, NW Suite 200 Washington, DC 20037	Architect/Agent
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne	8180 Greensboro Drive, Suite 200 Tysons, VA 22102	Engineers/Planners/Agent
VIKA Virginia, LLC Agents: John F. Amatetti P. Christopher Champagne Robert R. Cochran Katelyn E. Antonucci (FORMER) Jessica L. Mack	8180 Greensboro Drive, #200 Tysons, VA 22102	Engineers/Planners/Agent
M. J. Wells and Associates, Inc. Agents: Robin L. Antonucci William F. Johnson Justin B. Schor Brian J. Horan	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Consultant/Agent
SmithGroupJJR, Inc. Agents: Merrill D. St. Leger-Demian Sven B. Shockey Stacy L. Libra (FORMER) James J. Forrester	1700 New York Avenue, NW, #100 Washington, DC 20006	Landscape Architects/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.

134589c

REZONING AFFIDAVIT

DATE: January 4, 2017
(enter date affidavit is notarized)

for Application No. (s): PCA 2011-PR-011-02
(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)
Cityline Partners LLC
1651 Old Meadow Road, Suite 650
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Member:
(1) RECP IV Tysons Cityline Holdco, LLC

==========

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

Michael R. Pedulla, Co-President
William C. Helm, Co-President
Donna P. Shafer, EVP
Thomas D. Fleury, FORMER EVP
Eric R. Maggio, FORMER SVP/CFO

(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)

134589c

DATE: January 4, 2017
(enter date affidavit is notarized)

for Application No. (s): PCA 2011-PR-011-02
(enter County-assigned application number (s))

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

(1) RECP IV Tysons Cityline Holdco LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Members:
RECP IV Co-Investors A, L.P. (owns less than 10% of Cityline Partners LLC)
(2) DLJ Real Estate Capital Partners IV, L.P.

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

Michael R. Pedulla, EVP
William C. Helm, EVP

==========

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

(3) Credit Suisse Group AG
Paradeplatz 8
Zurich, 8070 Switzerland

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Publicly traded in Switzerland (SIX) and as American Depositary Shares (CS) in New York (NYSE)

==========

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

(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)

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DATE: January 4, 2017
(enter date affidavit is notarized)

for Application No. (s): PCA 2011-PR-011-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(4) RECP IV WG Land Investors LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
(7) RECP IV Tysons Land Investor Holdco LLC

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, EVP
William C. Helm, EVP

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Westgate 1600 Anderson Road LLC
1651 Old Meadow Road, Suite 650
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)
[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Members:
(4) RECP IV WG Land Investors LLC
(5) RECP IV WG Land Co-Investor A LLC
(6) Cityline Executive Investors LLC

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, EVP
William C. Helm, EVP
Thomas J. Scott, Secretary

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

Rezoning Attachment to Par. 1(b)

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DATE: January 4, 2017
(enter date affidavit is notarized)

for Application No. (s): PCA 2011-PR-011-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Johnson I 7600 Colshire LLC
1651 Old Meadow Road, Suite 650
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Members:
(4) RECP IV WG Land Investors LLC
(5) RECP IV WG Land Co-Investor A LLC
(6) Cityline Executive Investors LLC

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, EVP
William C. Helm, EVP
Thomas J. Scott, Secretary

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(7) RECP IV Tysons Land Investor Holdco LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Sole Member:
(2) DLJ Real Estate Capital Partners IV, L.P.

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, EVP
William C. Helm, EVP

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

Rezoning Attachment to Par. 1(b)

DATE: January 4, 2017
(enter date affidavit is notarized)

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for Application No. (s): PCA 2011-PR-011-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(5) RECP IV WG Land Co-Investor A LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
RECP IV Co-Investors A, L.P. (owns less than 10% of Johnson I 7600 Colshire LLC and Westgate 1600 Anderson Road LLC)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, EVP
William C. Helm, EVP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(6) Cityline Executive Investors LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Members: Thomas D. Fleury, Tasso N. Flocos, Eric R. Maggio, Donna P. Shafer

Manager: (4) RECP IV WG Land Investors LLC

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

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

Rezoning Attachment to Par. 1(b)

DATE: January 4, 2017
(enter date affidavit is notarized)

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for Application No. (s): PCA 2011-PR-011-02
(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	Jay du Von	J. Randall Minchew	Lynne J. Strobel
David J. Bomgardner	William A. Fogarty	Andrew A. Painter	Garth M. Wainman
E. Andrew Burcher	John H. Foote	• G. Evan Pritchard (FORMER)	Nan E. Walsh
Thomas J. Colucci	H. Mark Goetzman	M. Catharine Puskar	• Sara V. Mariska
Michael J. Coughlin	Bryan H. Guidash	John E. Rinaldi	• Charles E. McWilliams
Peter M. Dolan, Jr.	Michael J. Kalish	Kathleen H. Smith	

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

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	Mark G. Morelock	Michael D. Benton
Charles A. Irish, Jr.	Jeffrey B. Amateau	Edmund J. Ignacio
Harry L. Jenkins	Kyle U. Oliver	
Robert R. Cochran	P. Christopher Champagne	

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

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

• Information updated.

Rezoning Attachment to Par. 1(b)

DATE: January 4, 2017
(enter date affidavit is notarized)

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for Application No. (s): PCA 2011-PR-011-02
(enter County-assigned application number (s))

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.)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
CallisonRTKL Inc. f/k/a RTKL Associates, Inc.
2101 L Street, NW, Suite 200
Washington, DC 20037

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)
ARCADIS North America (a partnership)

==========

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

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

Rezoning Attachment to Par. 1(b)

DATE: January 4, 2017
(enter date affidavit is notarized)

134589c

for Application No. (s): PCA 2011-PR-011-02
(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	Mark G. Morelock	Michael D. Benton
Charles A. Irish, Jr.	Jeffrey B. Amateau	Edmund J. Ignacio
Harry L. Jenkins	Kyle U. Oliver	
Robert R. Cochran	P. Christopher Champagne	

==========

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SmithGroupJJR, Inc.
1700 New York Avenue, NW, #100
Washington, DC 20006

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE 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

134589c

DATE: January 4, 2017
(enter date affidavit is notarized)

for Application No. (s): PCA 2011-PR-011-02
(enter County-assigned application number(s))

==========

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

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

(2) DLJ Real Estate Capital Partners IV, L.P.
590 Madison Avenue, 8th Floor
New York, NY 10022

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner)**

General Partners:
DLJ Real Estate Capital IV, LLC (Owns less than 10% of Cityline Partners LLC, Johnson I 7600 Colshire LLC and Westgate 1600 Anderson Road LLC)

DLJ RECP Management, L.P. (Owns less than 10% of Cityline Partners LLC, Johnson I 7600 Colshire LLC and Westgate 1600 Anderson Road LLC)

Limited Partners:
Commonwealth of Pennsylvania Public School Employees' Retirement System (There are hundreds of thousands of members in this pension fund, none of whom owns 10% or more of Cityline Partners LLC, Johnson I 7600 Colshire LLC and Westgate 1600 Anderson Road LLC)

(3) Credit Suisse Group AG

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

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

Rezoning Attachment to Par. 1(c)

DATE: January 4, 2017
(enter date affidavit is notarized)

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for Application No. (s): PCA 2011-PR-011-02
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
ARCADIS North America
630 Plaza Drive, Suite 100
Highlands Ranch CO 80129

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner: ARCADIS N.V. (owns more than 10% of ARCADIS North America, is publically traded, and no one shareholder owns 10% or more of CallisonRTKL Inc. f/k/a RTKL Associates, Inc.)

General Partner: ARCADIS USA B.V. (owns less than 10% of ARCADIS North America, and is wholly owned by ARCADIS N.V., however, no one shareholder owns 10% or more of CallisonRTKL Inc. f/k/a RTKL Associates, Inc.)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: January 4, 2017
(enter date affidavit is notarized)

134589c

for Application No. (s): PCA 2011-PR-011-02
(enter County-assigned application number(s))

==========

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

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

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

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

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

NONE.

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

REZONING AFFIDAVIT

DATE: January 4, 2017
(enter date affidavit is notarized)

134589c

for Application No. (s): PCA 2011-PR-011-02
(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 4 day of January 2017, 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

Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@thelandlawyers.com

WALSH COLUCCI
LUBELEY & WALSH PC

February 1, 2016

Via Hand Delivery

Barbara C. Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Cityline Partners LLC (the "Applicant")
Scotts Run South - Johnson 1 Block
Application for Proffered Condition Amendment
Fairfax County Tax Map Reference: 30-3 ((28)) 4B pt., 4D and 4E pt.
30-3 ((1)) 6D and 6E (the "Subject Property")

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a proffered condition amendment (PCA) application submitted on a portion of Scotts Run South and to be processed concurrently with a pending final development plan (FDP) for the Subject Property that is referenced as FDP 2011-PR-011-04.

The Subject Property is owned by Johnson 1 7600 Colshire LLC and Westgate 1600 Anderson Road LLC. The Applicant is the managing agent for the development of the Property, which is referred to as the Johnson 1 Block in Scotts Run South. The entirety of Scotts Run South is zoned to the PTC District in accordance with a rezoning application referenced as RZ 2011-PR-011 that was approved by the Board of Supervisors on April 9, 2013. The conceptual development plan (CDP) approved in conjunction with the rezoning permits a mix of office, residential and retail uses. During the evaluation of the FDP submitted on the Subject Property, the staff recommended the submission of a PCA to modify the building height range for the Johnson 1 Block as represented on the CDP.

The Subject Property is located in the southeast quadrant of Route 123 and Colshire Drive and is comprised of approximately 6.20989 acres. The approved CDP for the Johnson 1 Block shows four (4) Building Sites identified as Building Sites A, B, C and D. Building Sites A and B are located adjacent to Route 123 and are shown on the approved CDP to be developed with office use and accessory retail. Building Sites C and D are shown on the CDP to be developed as residential use and accessory retail. The Applicant's proposal is detailed on the FDP and includes residential buildings on Building Sites C and D and several possible interim retail, entertainment and outdoor uses on Building Sites A and B.

Two (2) permanent residential buildings are proposed for construction on Building Sites C and D. Building Site C will be developed with a residential tower consistent with the range of gross floor area and height shown on the CDP. Building Site D will ultimately be developed with two (2) residential towers, however, only one residential tower is proposed for construction at this time. Therefore, the FDP includes a single building on Building Site D that is referred to as D-1. The proposed height of Building D-1 has necessitated this PCA.

The proposed construction of Building D-1 is the first phase of development with a second residential tower referred to as Building D-2 to be constructed in the future. Building D-2 will require the submission of an amendment to the FDP. The CDP identifies a gross floor area range of 380,000 to 570,000 square feet for Building Site D. The gross floor area range is not proposed to be amended. The height range of 256 to 326 feet is proposed to be amended to 200 to 326 feet, thereby accommodating a building height of 200 for Building D-1. In addition, the range for the number of floors on Building Site D is proposed to be amended from 26 to 33 stories to 15 to 33 stories consistent with the proposed height. Future Building D-2 is anticipated to achieve a building height and story count at the upper end of the allowable range, and to be significantly taller than the proposed Building D-1. The proposed building heights are consistent with the stepped building massing comprising Building D as shown on the approved CDP. The proposed heights of Buildings D-1 and D-2 will create a varied skyline. An interesting skyline with varying building heights is an important objective of the Tysons Comprehensive Plan and was a consideration in the preparation of the FDP.

The Applicant proposes a "tabulations only" PCA so that all remaining elements of the approved CDP remain intact. The CDP submitted with the PCA is comprised of three (3) sheets; specifically a cover sheet, notes and tabulations; and waivers and modifications. A certified plat and a copy of the notes and tabulations from the approved CDP are provided for information. The only modifications to the CDP are the building height range and the number of stories range for Building Site D of the Johnson 1 Block.

Should you have any questions regarding this submission or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application at your earliest convenience so that it will track concurrently with the pending FDP. As always, I appreciate your consideration.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Lynne J. Strobel

Lynne J. Strobel

cc:	Mike Pedulla	Stacey Libra	Katelyn Antonucci
	Tom Fleury	Robin Antonucci	Tyler Brown
	Tasso Flocos	Will Johnson	Nicholas Corcoran
	Donna Shafer	Chris Champagne	Merrill St. Leger-Demian

Appendix 5

Lynne J. Strobel, Esq.
(703) 528-4700, Ext. 5418
lstrobel@thelandlawyers.com

WALSH COLUCCI
LUBELEY & WALSH PC

REVISED
February 9, 2016

Via E-mail and Hand Delivery

Barbara C. Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Cityline Partners, LLC (the "Applicant")
Scotts Run South – Johnson 1 Block
Application for Final Development Plan
Tax Map 30-3 ((28)) 4B pt., 4D and 4E pt. and
30-3 ((1)) 6D and 6E (the "Property")

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a final development plan (FDP) application submitted in conjunction with the development of Scotts Run South.

The Property is owned by Johnson 1 7600 Colshire LLC and Westgate 1600 Anderson Road LLC. The Applicant is the managing agent for the development of the Property, which is part of Scotts Run South. The Property was included in a rezoning application referenced as RZ 2011-PR-011 that was approved by the Board of Supervisors on April 9, 2013. The rezoning was granted subject to proffers dated April 4, 2013 and a conceptual development plan (CDP) dated May 10, 2011 and revised through March 25, 2013. The rezoning approval consists of approximately 23.5 acres located on the south side of Route 123 in the Tysons East District of the Tysons Corner Urban Center. The approved CDP includes a mix of hotel, office, residential and retail uses in a transit-oriented urban design. The Property is shown on the CDP and described in the proffers as the Johnson 1 Block.

The Johnson 1 Block is located in the southeast quadrant of Route 123 and Colshire Drive and is comprised of approximately 6.20989 acres. The McLean Metro Station's Kiss-n-Ride facility is located across Colshire Drive to the west of the Property, with the McLean Station located within walking distance on the north side of Route 123. The Johnson 1 Block is approved for four (4) Building Sites identified as Building Sites A, B, C and D on the CDP in Land Bay East. Building Sites A and B are located adjacent to Route 123 and are shown on the CDP to be developed with office use and accessory retail. Building Sites C and D are shown on

the CDP to be developed as residential use and accessory retail. The FDP divides Building Site D into Building D-1, which will be developed concurrent with Building Site C. The parking podium for both Buildings D-1 and D-2 will be constructed as one phase with Building D-2 to be constructed in a later phase of development.

Station Street is an important element of the Johnson 1 Block. It is the primary pedestrian and vehicular connection through Land Bay East that links various uses to each other and the Metro Station. Station Street is centrally located with Building Sites A and B to the north and Building Sites C and D to the south and is considered the main street in Scotts Run South. At full build out, the Johnson 1 Block will be the core of Scotts Run South that will be activated by first floor retail and a significant pedestrian plaza and gathering area.

The Applicant proposes to initially develop the Property with two (2) permanent buildings on Building Sites C and D and several possible interim retail, entertainment and outdoor uses on Building Sites A and B as shown on the FDP. The interim uses will create interest and a center of activity at the base of the McLean Metro Station and along Station Street. Interim retail uses will also serve to enclose, or line, the edges of the plaza areas creating active uses along all edges until subsequent phases of development are implemented. These uses are intended to draw people into the Property and will serve as a catalyst for the ultimate development of Building Sites A and B and Building D-2 consistent with the CDP. The interim uses will also serve the residents of Building Sites C and D. The development program, which consists of interim and permanent uses, is shown on the FDP as follows:

- Building Site A, which is approved for office use, may be developed with up to 2,900 square feet of interim retail uses. The retail uses are planned to be located in one or more structures with access to Station Street and across from Building Site C. In response to the market, the interim retail may take a variety of forms, such as a series of smaller pop ups or temporary container structures. The objective is to create an interesting place that will draw residents and visitors to Tysons. The remainder of Building Site A will be developed with surface parking on an interim basis to serve retail uses. The Applicant will provide interim stormwater management measures and landscaped islands in the parking area in accordance with Fairfax County requirements. Lastly, the Applicant will provide a landscaped entry feature located between the interim uses on Building Site A and Building Site B.

- Building Site B, which is approved for office use, may be developed with up to 4,000 square feet of interim retail uses. Like the uses on Building Site A, the retail uses may be located in one or more structures with access to Station Street and across from Building Site D. It is intended that the uses will complement the uses on Building Site A. The remainder of Building Site B will be developed with surface parking on an interim basis to serve retail uses. The Applicant will provide interim stormwater management measures and landscaped islands in the parking area in accordance with Fairfax County requirements. A landscaped

entry feature will be located between the interim uses on Building Site A and Building Site B.

- Building Site C will be developed with a residential tower consistent with the CDP. The CDP identifies Building Site C as a residential use with a range of 380,000 and 570,000 square feet of gross floor area. The CDP includes a building height of 256 to 326 feet within 26 to 33 stories. The proposed FDP is consistent with the CDP and illustrates a residential building containing 380,000 square feet of gross floor area. The residential building is located on top of a parking podium with a height up to 326 feet. Access to the garage is provided from Colshire Drive and Colshire Meadow Drive. An elevated amenity courtyard will serve the approximately 375 proposed residential units. Building Site C will also include up to 71,900 square feet of gross floor area for retail uses. The retail area is planned to include a variety of uses such as a grocery store, a health club, retail sales, and eating establishments. These uses will complement and serve the residential use as well as contribute to the activation of Station Street.

- Building Site D will be developed with the first of two residential towers. The CDP identifies Building Site D as a single residential building with two district components with a range of 380,000 and 570,500 square feet of gross floor area. The CDP includes a building height of 256 to 326 feet within 26 to 33 stories. The proposed FDP illustrates the first phase of development on Building Site D which will be developed as two residential towers on a single parking podium. The first phase of development is Building D-1, which contains 125,000 square feet of gross floor area. Building D-1 will be comprised of 18 stories and approximately 100 units. Within Building D-1, as shown on the FDP, the retail uses will total 18,200 gross square feet. The Applicant has submitted a proffered condition amendment (PCA) application to be processed concurrently with this FDP. The PCA proposes to modify the approved height range of 256 to 326 feet to 200 to 326 feet, thereby accommodating a building height of 200 feet for Building D-1. In addition, the range for the number of floors on Building Site D is proposed to be amended from 26 to 33 stories to 15 to 33 stories consistent with the proposed height. A second and future phase of development, referred to as Building D-2, will result in a second residential building on Building Site D. Both phases will be served by a single parking garage that will be entirely constructed with the first construction phase. Building D-2 will utilize additional gross floor area allocated to Building Site D on the CDP with a greater height than proposed for Building D-1. Building D-2, as a significantly taller building, will vary the building heights on Building Sites C and D and enhance the skyline. An interesting skyline with varying building heights is an important objective of the Tysons Comprehensive Plan and was a consideration in the preparation of the FDP. At build-out, Building Site D will include up to 59,900 square feet of retail uses.

The FDP includes a number of features that are important to the overall development of Scotts Run South and Tysons. These elements include the construction of Station Street between Colshire Drive and South Dartford Drive that will be the main street connecting Scotts Run South, and the introduction of a variety of permanent and interim retail uses will activate the street and draw people to this area. In addition, the Applicant will straighten and construct Colshire Drive as well as construct Colshire Meadow Drive to its intersection with Anderson Road. These streets, along with South Dartford Drive, will provide critical elements to implement the grid of streets associated with Scotts Run South, and establish an essential link between Tysons and downtown McLean. Lastly, the Applicant is constructing a large central plaza, which is a landscaped pedestrian and activity center located between Building Site C and Building Site D. This plaza will provide a physical and visual connection through the Property from Colshire Meadow Drive to Station Street by way of a series of elevated overlooks and smaller plazas. Water elements, materials, and vegetation in the plazas will create a connection to the Scotts Run Stream Valley. These plazas will be pedestrian friendly and provide opportunities for gathering, events, and outdoor dining that will vitalize the Johnson 1 Block and the larger Tysons area. The construction of over 400 residential units on the Johnson 1 Block is consistent with the objective to increase the residential population in Tysons. These residents will increase the demand for retail and additional retail will enhance the mixed-use environment.

The number of parking spaces constructed with the development of the Property will fluctuate with the uses proposed. An interim parking lot is shown on Building Site A and Building Site B that will later be incorporated into the footprint of parking podiums and office buildings. At that time, additional retail consistent with the CDP will be developed along the north side of Station Street. The Applicant will also provide interim landscaping in accordance with Fairfax County requirements. The Tysons stormwater management requirement to capture and control on site the first inch of rainfall will be met for the area of ultimate improvements, including Buildings C and D-1 through the use of various stormwater techniques, including, but not limited to, intensive and extensive green roof, urban bio-retention stormwater planters and tree pits, and permeable pavement. Fairfax County Public Facilities Manual requirements for detention and water quality will be met for the entire FDP boundary through various runoff practices. These buildings (and their yet to be determined LEED boundary) will also meet LEED credits 6.1 and 6.2 for Buildings C and D-1.

The building architecture will employ distinctive design solutions to create a unique and iconic environment that capitalizes on the synergy of the site and the context of its surrounds. The architectural style of the proposed buildings will be contemporary. The exterior of the buildings will include a combination of high quality and attractive materials of glass, metal panels, brick masonry, stone masonry, precast architectural concrete and/or other materials of similar quality. Each Building Site is planned to provide abundant open space around the towers with attractive landscape and hardscape courtyard areas above the podiums. The placement of the buildings will allow daylight and view corridor benefits from within the buildings as well as from the pedestrian plazas and streetscape areas.

The proposed FDP represents an essential stepping stone in the development of Scotts Run South and Tysons. The construction of additional residential units will increase the

residential population in Tysons which will allow it to transition from a predominately office environment to a more vibrant mixed use community. The proposed FDP also allows for implementation and acceleration of significant portions of the grid of streets that will facilitate vehicular movements through and around Tysons. In addition, interim and permanent retail uses will activate Station Street and create a catalyst for additional development at the gateway into Tysons.

To the best of our knowledge, there are no known hazardous or toxic materials on the Property, nor are there any planned with the proposed uses. Further, and to the best of our knowledge and belief, the proposed uses will be in conformance with all applicable ordinances, regulations and adopted standards except as detailed in the attached.

Should you have any questions regarding this submission or require additional information, please do not hesitate to contact me. I appreciate the consideration of this application.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Lynne J. Strobel

LJS:kae

cc: Suzanne Wright
Tom Fleury
Mike Pedulla
Tasso Flocos
Donna Shafer
Chris Champagne
Katelyn Antonucci
Tyler Brown
Nicholas Corcoran
Merrill St. Leger-Demian
Stacey Libra
Robin Antonucci
Will Johnson
Marc Fairbrother

County of Fairfax, Virginia

MEMORANDUM

DATE: October 14, 2016

TO: Barbara C. Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief
Environment and Development Review Branch, DPZ

SUBJECT: Comprehensive Plan Land Use Analysis:
FDP 2011-PR-011-04/PCA 2011-PR-011-02
Cityline Partners LLC

The memorandum, prepared by Harvey Clark, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plans dated June 23, 2015, and revised through July 14, 2016. The extent to which the proposed use, intensity and development plan are consistent with the land use 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, Cityline Partners LLC, is requesting a Proffered Condition Amendment (PCA) and Final Development Plan (FDP). The requested applications are for approximately 6.21 acres located on tax map parcels 30-3 ((28)) 4B pt., 4D, and 4E pt., and 30-3 ((1)) 6D and 6E. The applicant proposes to construct two multifamily residential buildings containing 475 units on top of podiums consisting of multi-level retail and multi-level parking. Two interim buildings will also be constructed, along with a large surface parking lot. One residential building is below the approved height, which necessitates the PCA. The density would result in a floor area (FAR) of either 2.22 or 2.26 FAR, depending on the final construction type of residential units.

LOCATION AND CHARACTER

The subject development is located in the Colshire Subdistrict in the Tysons East District of the Tysons Corner Urban Center and planned for Office Use. It is located south of Route 123 and east of Colshire Drive. The site is bordered by properties to the north across Dolley Madison Boulevard zoned C-3, to the west across Colshire Drive zoned C-3, and to the east and south zoned PTC. Office uses are planned for all adjacent properties. The Mclean Metro station is located nearby to the west.

and Plan objectives and development conditions set forth in the areawide and subdistrict guidance can be satisfied by development proposals.

SCOTTS RUN CROSSING AND COLSHIRE SUBDISTRICT

The Scotts Run Crossing Subdistrict is comprised of about 58 acres and is bounded by the DAAR on the north, Dolley Madison Boulevard on the east and south, and I-495 on the west. The Colshire Subdistrict is comprised of about 50 acres and is bounded by Dolley Madison Boulevard on the north, Scotts Run on the west, the Anderson Subdistrict on the east and the East Side District on the south.

Base Plan

The two subdistricts are planned for and developed with office use at varying intensities up to 1.0 FAR. The multifamily development in the Scotts Run Crossing Subdistrict (Gates of McLean) is developed and planned for 30 dwelling units per acre.

Redevelopment Option

Both subdistricts are planned to substantially redevelop with a mix of uses, with office as the predominant use. Each subdistrict is envisioned to become a mixed use area with an increased intensity and diversity of land use including more office and the addition of hotel, residential, support retail, and public and institutional uses. Because a key feature in both subdistricts is Scotts Run, redevelopment proposals should be designed in a manner that ensure this open space will become a more accessible resource-based urban park and areawide amenity. Redevelopment in these subdistricts should also contribute to stream and riparian buffer restoration efforts along Scotts Run.

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

- As indicated above, the vision for these subdistricts is to redevelop with significantly more intense office development, with the highest intensities near the Metro station. These subdistricts are also envisioned to become more diverse in land uses, to include hotel, residential and support retail uses. The intensities and land use mix should be consistent with the Areawide Land Use Recommendations.

- Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. 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

- Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify necessary improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.

- In addition, a specific public facility need is the provision of a fire station; this facility should be accommodated in this area's redevelopment.

- Building heights in these subdistricts range from 105 feet to 400 feet, depending upon location, as described below and conceptually shown on the Building Height Map in the Areawide Urban Design Recommendations.

    - The lowest building heights in the Colshire Subdistrict are adjacent to the East Side District, where buildings need to provide a compatible transition in scale and mass. Directly abutting the East Side District, the maximum height is 105 feet; however, buildings may be designed with step backs allowing height to increase with distance from the East Side District and through this design approach height may increase up to 130 feet. The areas closest to the Metro station building heights may be allowed up to 400 feet.

    - The Scotts Run Crossing Subdistrict is separated from suburban neighborhoods by the extensive right-of-way of the DAAR and Dolley Madison Boulevard. It is positioned along I-495, and has an average grade 25 to 35 feet below I-495, the planned extension of Scotts Run Road over the Beltway, and the elevated Metro station. As a result, this subdistrict's building heights are between 175 and 400 feet. Building heights should be highest closest to the Metro station or along I-495.

- A potential circulator alignment extends through these subdistricts, as described in the Areawide Transportation Recommendations. In addition to the above guidance for this area, redevelopment proposals along the alignment should provide right-of-way or otherwise accommodate this circulator and should make appropriate contributions toward its construction cost. See the Intensity section of the Areawide Land Use Recommendations.

COMPREHENSIVE PLAN MAP: Office

Architectural Design

The contemporary building architecture will employ a distinctive design to create a unique and iconic environment. The exterior of the buildings will include a combination of high quality and attractive materials, including glass, metal panels, brick masonry, stone masonry, precast architectural concrete, and other materials of similar quality. Open space is provided around the residential towers by landscaped and hardscape courtyard areas above the podiums. The placement of the buildings will allow daylight and view corridor benefits from within the buildings as well as from the pedestrian plazas and streetscape areas.

Site Design/ Streetscaping/Connectivity

The subject application contains a central landscaped pedestrian and activity plaza located between Building Site C and Building Site D. This plaza will provide a physical and visual connection through the property from Colshire Meadow Drive to Station Street by way of a series of elevated overlooks and smaller plazas. Water elements, material textures, and vegetation will create a connection to the Scotts Run Stream Valley. Staff finds that the proposed plazas will be pedestrian friendly and provide opportunities for gathering, events, and outdoor dining.

Streetscaping along Colshire Drive, South Dartford Drive, and Station Street is consistent with detailed Plan guidance for the purpose and dimensions of the streetscape zones. Station Street is proposed to be the primary pedestrian and vehicular connection through the land bay that links various uses to each other and the Metro station. Station Street is centrally located with Building Sites C and D to the south and the two interim buildings and a surface parking lot to the north. It is considered the main street in Scotts Run South. The interim buildings will be retail uses that create a center of activity and serve to enclose the edges of the plaza areas creating active uses along all edges until subsequent phases of development are implemented.

The application proposes a surface parking lot on the northern portion of the property. The applicant has mitigated some of the impervious area by incorporating landscaped islands and two interim buildings with an associated plaza into the parking area. This has removed a number of parking spaces and has softened the appearance by incorporating vegetation, varied surface paving materials and interactive features such as water elements and seating options. Staff has recommended that the additional connections into the parking lot should be considered in order to facilitate pedestrian movement from Dolley Madison Boulevard and through the surface parking lot. The applicants have stated that a pedestrian connection will not be provided because it is not a desirable urban condition, is potentially unsafe and not feasible due to site conditions. While this remains a concern, staff finds that the FDP remains in general conformance with the previously approved conceptual development and the Comprehensive Plan.

DMJ: HDC

County of Fairfax, Virginia

MEMORANDUM

DATE: October 12, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael Davis, Acting Chief
Site Analysis Section, DOT

SUBJECT: PCA 2011-PR-011-02 / FDP 2011-PR-011-04 Cityline Partners LLC
Scotts Run South – Johnson One Block
Land Identification Maps: 30-3 ((28)) 4B, 4D, and 4E and 30-3 ((1)) 6D and 6E

This department has reviewed the subject Proffer Condition Amendment (PCA) and Final Development Plans (FDP) (last update) dated July 14, 2016. The rezoning approval consists of approximately 6 acres consisting of a mix of residential, office, and retail. Due to a building height modification which necessitated the PCA, an FDP was also submitted for buildings C and D. Several changes, such as additional access points into buildings, loading area and garage adjustments, and impacts to the pedestrian realm necessitated further modifications to the site.

The following concerns remain unaddressed in the latest submittal:

- The applicant has identified the path along Rt. 123 as a secondary-level pedestrian route (indicating significant pedestrian traffic). However, they are not proposing to provide a direct connection from their highly activated pedestrian/retail zone. Provision of a staircase on the steep grade would provide safe and convenient access options for those choosing to enter/exit the property from any direction.
- Staff requested that the applicant remove or relocate five parking spaces that were located on the entry/exit garage ramp into building C, and modify three others in the vicinity. Staff has safety concerns due to lack of sight distance and the physical ability for vehicles to maneuver in and out safely and not disrupt traffic or the pedestrian realm outside the garage entrance. To date, the applicant has addressed the safety and operational concerns regarding the group of three parking spaces. Staff recommended that the remaining five parking spaces of concern be designated as "employee parking only" encouraging longer term parking to reduce potential safety concerns and vehicular conflicts when entering and exiting the garage. The applicant has agreed to designate two of the five spaces as "employee only." For the reasons listed above, staff feels strongly all five spaces should be in some way reserved/designated for longer term parking.
- Due to loading challenges, the applicant, FCDOT and the Virginia Department of Transportation (VDOT) worked toward a solution to accommodate the loading vehicles

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

for Building C. FCDOT and VDOT staff noted the additional need for a dock master and or defined delivery times. The classification of the roadway and higher traffic volumes at and around peak periods both on the street and entering/exiting the adjacent garage result in the need for enhanced loading coordination. To this date the applicant has not provided information regarding these loading restrictions.

- In the one vs. two building interim retail use scenarios shown in the latest submission, a crosswalk was removed in the one-building option. While staff prefers the two-building option, if a one-building option is approved, the missing crosswalk (seen removed on page L-07 "Public Plaza Illustration Plan") should be reinstated or additional pedestrian accommodations provided.
- Separately, FCDOT concurs with VDOT's comment dated August 18, 2016.
    - *The northern curb return on Station Street at Colshire Drive should be adjusted to provide at least a 20' radius to exit to the north and be on the same alignment as the curb return on the south side in order to provide a better pedestrian crossing. The additional northbound lane on Colshire Drive should begin beyond this intersection. Once beyond the radius, a 30' taper should be used to carve out the additional lane which approaches Rt. 123. This may require further plan adjustments if the uses change and truck traffic will need to use Station Street for deliveries.*

MAD/GAF

Cc: Stephen Gardner, DPZ

County of Fairfax, Virginia

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

DATE: October 12, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning (DPZ)

FROM: Barbara Byron, Director
Office of Community Revitalization (OCR)

SUBJECT: Cityline Partners; Scotts Run South
PCA 2011-PR-011-02 & FDP 2011-PR-011-04 (Johnson 1 Block)

The Office of Community Revitalization (OCR) has reviewed the above referenced Proffered Condition Amendment (PCA) plan dated July 14, 2016, and the FDP dated October 3, 2016. The following analysis and recommendations are offered for consideration regarding this application.

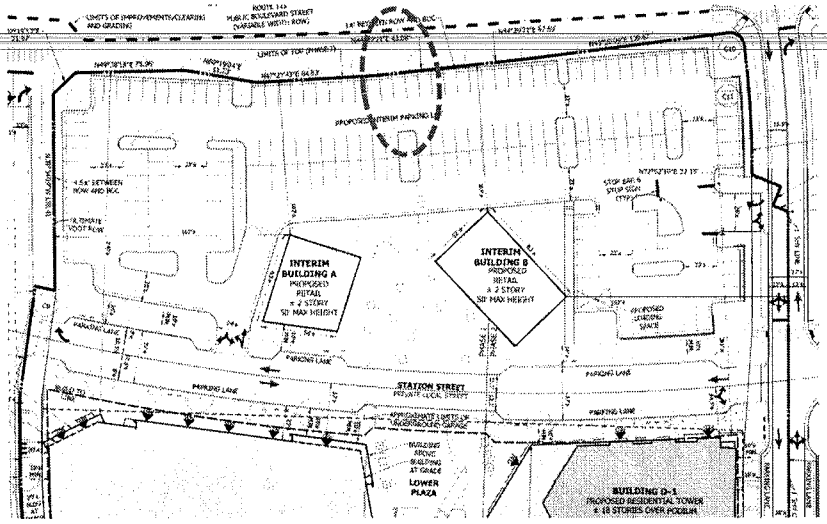
The proposed FDP is on the Johnson 1 Block, which includes Building Sites A, B, C, and D. With this FDP, Building Site C is proposed to be developed with one residential tower (which is full build out). Building Site D will ultimately be developed with two residential towers; however, only one residential tower (Building D-1) is proposed with this FDP. As the applicant has demonstrated the massing including future Building D-2 and how the overall development will contribute to a varied skyline, the proposal is acceptable. A FDPA will be required for Building D-2. The applicant has also proposed an interim surface parking lot with interim buildings along Station Place on the A and B Building Sites. Although new surface parking lots are discouraged in Tysons, this interim parking will support the success of the interim buildings. The interim buildings have been sited to screen the parking from the Station Place view and help make the street feel complete by providing buildings on both sides of the street. This results in a more lively and friendly pedestrian environment.

OCR encourages the type of pop-up and interim uses that the applicant proposes for the future A and B Building sites. As these interim structures could be part of the built environment for the foreseeable future, the structures should be of high quality, consistent with the quality of architecture that is anticipated for Tysons. A development condition excluding the use of shipping containers is recommended.

As the final design for Building D-1 is at a lower maximum height that was represented on the CDP, the applicant proposes a PCA to allow a lower height for the Johnson 1 Block. As approved, the Johnson 1 Block has a height range of 256 to 326 feet; the applicant proposes to reduce the lower end of the range to 200 feet. The applicant has demonstrated that the reduction will not have a negative impact on the overall character or massing of the Scotts Run South development. The reduced height will still allow the development to contribute to a varied skyline; the graphics demonstrate how the building heights step down across the entire Scotts Run South development. In addition, the FDP further details design elements such as the building articulation and details on

the landscape and hardscape materials; these detailed elements are consistent with the overall vision for Scotts Run South.

Although the proposal overall meets the intent of the Urban Design Guidelines for Tysons, OCR strongly encourages the applicant to include a mid-block pedestrian connection from Route 123 into the site through the interim surface parking lot, as indicated in the illustration below. This will provide pedestrians with a convenient, logical and safe path to enter the site from Route 123. Although this is an interim pedestrian path, it is an important connection to move people into the site from the parking area to the interim structures. Additionally, while the Comprehensive Plan and the Tysons Urban Design Guidelines discourage surface parking lots, they may be considered, as in this case, as an interim use provided that sufficient amenities are provided, such as landscaping and the requested pedestrian connection.



CC: Stephen Gardner, Staff Coordinator, DPZ/ZED
Suzie Zottl, Revitalization Program Manager, OCR
OCR File

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD

DATE: June 21, 2016

SUBJECT: FDP 2011-PR-011-04 concurrent with PCA 2011-PR-011-02, Scotts Run South Johnson 1 Block Sites A, B, C, and D – **ADDENDUM (2)**
Tax Map Numbers: 30-3((28)) part 4B, 4D, and part 4E, 30-3((1)) 6D, 6E

This memorandum supplements comments previously provided by the Park Authority in a memorandum dated November 19, 2015 and an addendum dated May 11, 2016 for the above referenced plan. Park Authority staff has reviewed the latest FDP plat and statement of justification dated February 9, 2016; the PCA statement of justification dated February 1, 2016; and the PCA conceptual development plan dated April 19, 2016.

The PCA requests to modify the building height range for the Johnson 1 Block as represented on the CDP, and the FDP requests approval for two residential buildings and two interim retail sites. The FDP shows 97,000 square feet of retail use and 505,000 square feet of residential use. Full build-out of the plan will be 78,880 square feet of retail use, 900,000 square feet of residential use, and 1,179,800 square feet of office use.

ANALYSIS AND RECOMMENDATIONS

Final Design Details

Sheets C-09, C-10, and C-13 designate the entirety of the surface of Building D, excluding Building D-1, as an elevated amenity courtyard. However, Sheets L-01, L-02, L-04, L-06, L-07, and L-08 do not show any final design details for the interim portion of the elevated amenity courtyard where Building D-2 will be located which could serve as space for interim recreational facilities and amenities until Building D-2 is constructed. Examples include sport courts, fitness stations, athletic facilities, and game tables.

Evaluation: If the area where Building D-2 will be located is part of the elevated amenity courtyard in the interim, then final design details for this interim space should be provided in the FDP. Additionally, interim recreational facilities and amenities are requested to be provided in the portion of the elevated amenity courtyard where Building D-2 will be located.

Pedestrian Connection

The FDP shows an interim parking lot in lieu of the final office building but does not have any pedestrian connection between Route 123 and Andrew Way; the pedestrian connection from Colshire Meadow Drive, through Andrew Way, ends abruptly at interim Building A and interim Building B, despite there being an opportunity to extend the pedestrian connection to Route 123.

Evaluation: Until the final office building is built, an interim pedestrian connection is requested to be provided between Route 123 and Andrew Way, to create a complete connection between Route 123 and Colshire Meadow Drive through Andrew Way prior to full build out.

SUMMARY OF RECOMMENDATIONS

The Park Authority recommends the following:

- If the area where Building D-2 will be located is part of the elevated amenity courtyard in the interim, then final design details for this interim space should be provided in the FDP. Additionally, interim recreational facilities and amenities are requested to be provided in the portion of the elevated amenity courtyard where Building D-2 will be located.
- Until the final office building is built, an interim pedestrian connection is requested to be provided between Route 123 and Andrew Way, to create a complete connection between Route 123 and Colshire Meadow Drive through Andrew Way prior to full build out.

Please note the Park Authority would like to review and comment on development conditions related to park and recreation issues. We request that draft and final development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Planning Commission approval.

FCPA Reviewer: Paul Ngo
DPZ Coordinator: Stephen Gardner

Copy: Kirk W. Kincannon, Director
Sara K. Baldwin, Deputy Director/COO
Aimee Long Vosper, Deputy Director/CBD
Cindy Walsh, Director, Resource Management Division
David Bowden, Director, Planning & Development Division
Andrea L. Dorlester, Planner IV, Park Planning Branch, PDD
Cathy Lewis, Branch Manager, ZED, DPZ
Stephen Gardner, DPZ Coordinator
Chron File
File Copy

County of Fairfax, Virginia

MEMORANDUM

October 14, 2016

TO: Barbara C. Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief
Environment and Development Review Branch, DPZ

SUBJECT: Environmental Assessment: FDP 2011-PR-011-04
Scotts Run South – Johnson 1 Block

This memorandum has been prepared by John R. Bell. The applicant seeks approval of a final development plan (FDP), dated October 3, 2016, for two residential buildings and two interim commercial structures in a portion of the Tyson Urban Center area. The proposed development represents a portion of the many buildings which were part of the previously approved development plans and proffers for RZ 2011-PR-011, Scotts Run South, formerly known as Scotts Run Station South. The FDP application was evaluated for consistency with issues which were raised with the original application, such as noise impacts, green building measures and stormwater management. There are no proposed changes to the previously approved proffers with this application.

Staff finds that this final development plan is consistent with the approved conceptual development plan for this portion of the Scotts Run South application. The applicant has included a range of stormwater management measures which address the Public Facilities Manual (PFM) requirements, LEED requirements and address Comprehensive Plan recommendations for new development to retain the first inch of runoff as part of the Tysons Urban Center guidance. It should be noted that calculation provided as part of the development plans indicate an overall retention of 0.59 inches for the entire block, approximately half of which will include interim uses. The Comprehensive Plan guidance for the Tysons Urban Center did not envision stormwater management measures when considering interim uses, but interim uses should not prohibit the implementation of the ultimate goals for development within the Tyson Urban Center. However, the applicant has indicated that while the overall retention will be 0.61 for the entire block as noted on the development plans, the residential portions of the development will attain a retention rate of 0.93. The applicant maintains their proffered commitment to meet the goal of retaining the first inch of runoff for the ultimate build-out of this block. Green building commitments remain unchanged as they are contained in the previously approved proffers. Therefore, staff concludes that the proposed final development plan raises no significant environmental issues and remains in conformance with the applicable Comprehensive Plan environmental policies.

DMJ: JRB

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County of Fairfax, Virginia

MEMORANDUM

DATE: October 11, 2016

TO: Steven Gardner, 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: #FDP 2011-PR-011-04; LDS Project #3538-ZONA-005-1;
Johnson 1 Block Building A, B, C &D; FDP dated October 3, 2016;
Tax Map #030-3-((28))-4B, 4D, 4E; 030-3-((1))-6D, 6E;
Scotts Run Watershed; Providence District

We have reviewed the subject application and offer the following comments.

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area (RPA) designated on this FDP area.

Floodplain
There is no regulated floodplain on this FDP area.

Downstream Drainage Complaints
There is no applicable downstream drainage complaint on file.

Stormwater Quality Control
This project meets the Time Limits criteria of the Stormwater Management Ordinance (SWMO), and shall be designed to provide phosphorous removal as required by Article 5 of the SWMO. The applicant indicates that the existing McKinley pond offsite is currently serving the site. BMP requirements will be met with the proposed vegetated roofs, permeable pavement, urban bioretention tree pits in addition to the McKinley pond. Preliminary computations are provided on Sheet C-21.

Stormwater Quantity Control
This project meets the Time Limits criteria of the Stormwater Management Ordinance (SWMO), and shall be designed to provide detention as required by Article 5 of the SWMO. There is no detention facility currently serving the site. The applicant indicates that the peak

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release rate for the post developed 2-yr and 10-yr design storms will be reduced to a level equal to or less than the existing condition peak release rate for the site area. Detention requirements are met through runoff reduction practices including vegetated roof, permeable pavement, and urban bioretention tree pits. Preliminary computations are provided on Sheet C-16.

Adequate Outfall

The proposed site has two outfalls which ultimately discharge into Scotts Run, a natural open channel. The Outfall Narrative on FDP Sheet C-22 describes the outfalls from the site, to a point that has a drainage area of more than one square mile. It is anticipated that the extent of review would be reevaluated at final site plan per the PFM 6-0203.

Tysons Corner Urban Center, Areawide Recommendations

The Environmental Stewardship Guidelines state that the reduction of stormwater runoff volume is the single most important stormwater design objective for Tysons. Applications with a significant increase in density/intensity (e.g. redevelopment option is being pursued) should provide stormwater control measures that are substantially more extensive than minimum requirements. Among other recommendations, the first inch of runoff should be retained on-site through infiltration, evapotranspiration and/or reuse. In addition, the stormwater measures should be sufficient to attain the stormwater quality and quantity control credits of LEED (or equivalent). If, on a given site, it is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in order to support these goals.

The applicant has provided a preliminary computation on the FDP stating that 52% of the total FDP area is captured by a BMP, and 0.59 inch of rainfall will be retained onsite through the use of runoff reduction methods including vegetated roof, permeable pavement and urban bio-retention. This includes treating the right-of-way runoff using urban bioretention tree pits.

<table>
<tr><th>DA</th><th>Acreage</th><th>Building</th><th colspan="3">Retention Depth</th></tr>
<tr><td>A</td><td>2.15</td><td>BLDG C</td><td>1.04”</td><td rowspan="4">0.59”</td><td rowspan="2">0.93”</td></tr>
<tr><td>B</td><td>0.94</td><td>BLDG D1</td><td>0.68”</td></tr>
<tr><td>C</td><td>0.79</td><td>Interim D2</td><td>0.38”</td><td></td></tr>
<tr><td>D</td><td>2.52</td><td>Interim Retail</td><td>0.22”</td><td></td></tr>
</table>

As can be seen from the summary table above, about half of the site will only be developed to the ultimate condition. The overall retention depth of the ultimate portion (Buildings C and D1) is 0.93”. More runoff reduction practice will be implemented with the ultimate development of Building D2, A, and B with subsequent FDPs. The CDP shows an overall retention depth of 0.91” for Johnson 1. The retention depth for the ultimate portion of the development shall equal or exceed this number.

The applicant indicates that LEED stormwater credits 6.1 and 6.2 shall be obtained for Buildings C and D1 through the use of vegetated roof, permeable pavement, urban bio-retention, and manufactured devices.

Other Comments:

With respect to the preliminary design information that is shown on the FDP, DPWES offers the following additional comments:

1) Sheet C-15. Deviations/Modifications of Sections 6-1304.2C, 6-1304.2F, 6-1306.3F, 6-1307.2E, 6-1307.2G, and 6-1309.2C of the required SWM and BMP design criteria. Sufficient details have not been provided to comment upon the design. The applicant must include on the Site Plan an Alternative Design Narrative, as specified in PFM Section 2-1200, including, but not limited to, the detailed design, supporting data and a description of the applicable requirements, and justification why they cannot be met. Please note that any alternative submitted for consideration by the Director must comply with other applicable provisions, such as the building code.

2) Sheet C-16. At final site plan, detention requirements shall be met based on the disturbed area. The new PFM rainfall intensity shall be used. While it is ok to estimate required storage based on the storage volume provided in various BMPs, the storage volume cannot be used directly at final site plan. CN adjustment per DEQ VRRM spreadsheet or routing rainfall through the facility shall be required to demonstrate compliance

3) Sheet C-21. The FDP area should be 6.40 acres. The BMP analysis of Johnson I should be independent of Mitre 4 and future Mitre 5. The computation should be updated at final site plan.

Notwithstanding any notes, analysis, computations, narrative, facilities, details and/or design presented on the 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.

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FAIRFAX COUNTY ZONING ORDINANCE

PART 5 6-500 PTC PLANNED TYSONS CORNER URBAN DISTRICT

6-501 Purpose and Intent

The PTC District is established for the Tysons Corner Urban Center as defined in the adopted comprehensive plan to implement the mix of uses, densities and intensities under the redevelopment option set forth in the adopted comprehensive plan. The PTC District regulations are designed to provide the necessary flexibility to transform the designated Tysons Corner Urban Center area from a suburban office park and activity center into an urban, mixed-use, transit, bicycle and pedestrian oriented community to promote high standards in urban design, layout and construction and to otherwise implement the stated purpose and intent of this Ordinance. To create mixed-use downtowns near mass transit, higher development intensities are to occur within approximately one half (½) mile of the four Metrorail Station entrances, identified as Transit Oriented Development (TOD) Districts in the adopted comprehensive plan. The remaining areas, the Non-Transit Oriented Development (Non-TOD) Districts, are to be developed into lively urban neighborhoods that include an appropriate mix of uses, densities and intensities that are compatible to adjacent communities. In both TOD and Non-TOD Districts, development should be designed in an integrated manner that will enhance the urban character. Smaller, freestanding structures are generally discouraged and shall only be considered when such use is designed in an urban form that creates or enhances an appropriate street edge and implements the stated purpose and intent of the district.

To be granted this zoning district, the applicant shall demonstrate the development furthers the vision of the Tysons Corner Urban Center, as identified in the adopted comprehensive plan, by meeting, at a minimum, the following objectives.

1. Contribute to a tiered intensity of development having the highest intensities located closest to the transit stations and provide the mix of residential, office and commercial uses necessary to achieve a vibrant, urban environment.

2. Contribute to the network of open space and urban parks, to include stream valley parks, pocket parks, common greens, civic plazas and athletic fields for the workers and residents of Tysons.

3. Promote environmental stewardship by implementing green building design; efficient, renewable and sustainable energy practices; incorporating low impact development strategies, such as innovative stormwater management and green roofs; and achieving the tree canopy goals for Tysons.

4. Further the implementation of the urban grid of streets and the described street hierarchy for Tysons.

5. Reduce the amount of single occupant vehicle trips by limiting the amount of provided parking, encouraging shared parking arrangements among uses, permitting the inclusion of managed tandem parking spaces, and implementing various Transportation Demand Management strategies, such as transit subsidies, carpool and vanpool services, employee shuttles, car-sharing programs and bicycle accommodations.

6. Contribute to the necessary public facilities to support the projected job and population growth, including schools, fire and police services, a library, public utilities, and an arts center.

7. Contribute to the specified streetscape and apply the urban design guidelines specified for build-to lines, building articulation, fenestration, ground floor transparency and parking design to create an integrated urban, pedestrian-friendly environment.

8. Contribute to implementing the workforce and affordable housing policies for Tysons to provide housing to various income levels.

To these ends, a development proposal within the Tysons Corner Urban Center that utilizes the redevelopment option as set forth in the adopted comprehensive plan shall only be considered by the Board in conjunction with a rezoning application to this district. Such rezoning to and development under this district will be permitted only in accordance with development plans prepared and approved in accordance with this Part and the provisions of Article 16.

6-502 Permitted Uses

The following uses shall be permitted subject to the approval of a final development plan prepared in accordance and the provisions of Article 16, and subject to the use limitations set forth in Sect. 505 below.

1. Accessory uses and home occupations as permitted by Article 10.

2. Affordable dwelling unit developments.

3. Automated teller machines.

4. Business service and supply service establishments.

5. Commercial and industrial uses of special impact (Category 5), limited to:

   A. Amusement arcades

   B. Car washes

   C. Drive-in financial institutions

   D. Drive-through pharmacies

   E. Fast food restaurants

   F. Funeral chapels

   G. Industrial/flex

   H. Pawnshops

ARTICLE 16

DEVELOPMENT PLANS

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, and 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 a rezoning application to the PDC or PRM District that is located in a Commercial Revitalization District or in an area that is designated as a Community Business Center, Commercial Revitalization Area or Transit Station Area in the adopted comprehensive plan, this provision shall have general applicability and only apply at the periphery of the Commercial Revitalization District, Community Business Center, Commercial Revitalization Area, or Transit Station Area, as necessary to achieve the objectives of the comprehensive plan. 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.

EXHIBIT A

SCOTTS RUN
STATION

RZ 2011-PR-010 and RZ 2011-PR-011

Proffers dated April 4, 2013

Cityline
PARTNERS

Scheduled to be Presented to the Fairfax County Board of Supervisors on Tuesday, April 9, 2013 at 3:30 p.m.

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PROFFERS
CITYLINE PARTNERS LLC
RZ 2011-PR-010 and RZ 2011-PR-011

April 4, 2013

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 (hereinafter referred to as the "Zoning Ordinance"), Cityline Partners LLC, as agent for and on behalf of the owners themselves, and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), in RZ 2011-PR-010 filed on property identified as Fairfax County tax map 29-4 ((6)) 101A and 102 (Land Bay West), and RZ 2011-PR-011 filed on property identified as Fairfax County tax map 30-3 ((1)) 6A, 6B, 6C and 6D, and 30-3 ((28)) A, C1, 4B and 4C (Land Bay East), and portions of right-of-way to be acquired, vacated and/or abandoned (collectively hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors (the "Board") approves a rezoning of the Application Property from the C-3 and HC Districts to the PTC and HC Districts. Whenever herein a proffer establishes an obligation that applies to development and/or redevelopment of a particular building site, then the term Applicant shall mean the owner undertaking such development and/or redevelopment. Upon approval of the rezonings, these proffers shall replace and supersede all previous proffers and development conditions approved on the Application Property. In the event the rezonings are denied by the Board, these proffers and conditions shall immediately be null and void and the previous approved proffers and development conditions shall remain in full force and effect.

PROFFERS APPLICABLE TO RZ 2011-PR-010 AND RZ 2011-PR-011

GENERAL

1. Conceptual Development Plan. Subject to the provisions of Section 18-204 of the Zoning Ordinance, the Application Property shall be developed in substantial conformance with the Scotts Run Station South Conceptual Development Plan (CDP), prepared by VIKA, Inc. and SmithGroup, Inc. dated May 10, 2011 and revised through March 25, 2013, exclusive of those sheets identified as "S" sheets, and as further modified by these proffers.

2. Proffered CDP Elements. It shall be understood that the proffered elements of the CDP are limited to the uses, grid of streets, general location of the points of access, general location of the buildings, minimum and maximum building heights, general quality and character of the streetscape along the public and private streets within and abutting the Application Property and as otherwise specified in these proffers, the build-to lines, the overall maximum gross floor area (GFA) for the Application Property, the minimum amount and general location of the publicly-accessible open space, and other elements as may be specifically identified herein. The Applicant has the option to request a Final Development Plan (FDP) for elements other than the CDP elements for all or a portion of the CDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.

3. Development of Land Bays. Land Bay West is comprised of two (2) Blocks referred to as Lincoln and Grant as further described on Sheet C-2B of the CDP. Land Bay East is comprised of seven (7) Blocks referred to as Garfield, Van Buren, Westgate, Johnson, Taylor, Hotel and MITRE as further described on Sheet C-2B of the CDP. Each Block consists of one or more Building Sites as shown on the CDP. Development of each Block and/or Building Site within each Block may proceed in any order, individually or combined, provided that such Block and/or Building Site is developed in accordance with the phasing as described in these proffers and as depicted on the CDP. The MITRE Block shall be excluded from the building count, when a proffer obligation is tied to a specified building in the development sequence (such as the second building to be constructed on the Application Property).

4. Minor Modifications. Minor modifications to the CDP may be permitted as determined by the Zoning Administrator, including the flexibility to modify the layout shown on the CDP for each Block and/or Building Site pursuant to Section 16-403(4) of the Zoning Ordinance provided such changes are in substantial conformance with the CDP as determined by the Zoning Administrator and do not affect the proffered elements of the CDP as specified herein. Building envelopes and the number of units, rooms, floors and square footage within and among buildings may be adjusted as set forth on the CDP and in these proffers, as long as (i) the maximum building setbacks from the property lines and build-to lines as shown on the CDP are maintained; (ii) the minimum and maximum building heights comply with those shown on the CDP; (iii) the minimum and maximum gross floor area per Building Site as shown on the CDP is maintained and (iv) the redevelopment otherwise is in substantial conformance with the CDP and the proffers. However, reductions in building height shall be permitted as a result of a reduction in the amount of parking provided and subsequent reduction in the height of a parking podium. The height of parking podiums shall be as generally shown on the CDP, but shall not exceed eighty (80) feet.

5. Severability and Future PCA/CDPA/FDP/FDPA/SE/SP Applications. Pursuant to Par. 6 of Sect. 18-204 of the Zoning Ordinance, one or more of the Blocks or Building Sites, or any portion of any Block or Building Site, may be the subject of a separate Proffered Condition Amendment ("PCA"), Conceptual Development Plan Amendment ("CDPA"), Final Development Plan ("FDP"), Final Development Plan Amendment ("FDPA"), Special Exception ("SE"), Special Exception Amendment ("SEA"), Special Permit ("SP"), Special Permit Amendment ("SPA"), variance and/or other similar land use applications, without joinder and/or consent of the owners of the other portions of the Application Property, provided such application will not change or cause or require a change to the general layout, physical improvements and/or access for such other portions of the Application Property. Previously approved proffered conditions or development conditions applicable to the portion(s) of the Application Property, which are not the subject of such an application, shall otherwise remain in full force and effect as to any portion(s) of the Application Property.

6. Limitation of Proffer Obligations. Notwithstanding the approval of the rezoning applications, the property identified among the Fairfax County 2012 tax map records as 30-3 ((28)) 4C ("Parcel 4C"), and shown on the CDP as the MITRE Block (Building 4)

shall be developed in accordance with those development conditions previously approved by the Board of Supervisors (the "Board") in conjunction with SE 2010-PR-023 and incorporated into final development plan conditions associated with FDP 2011-PR-011-2 and site plan 3538-SP-003 as approved by the Department of Public Works and Environmental Services ("DPWES"). Upon approval of the rezonings, Parcel 4C shall be subject only to the obligations of proffers 1., 2., 3., 4., 5., 6. 7. and 8. herein, and development conditions associated with FDP 2011-PR-011-2.

PROPOSED DEVELOPMENT

7. Uses. The maximum GFA permitted on the Application Property is 6,697,060 square feet. The CDP includes two (2) land bays identified on the CDP as Land Bay East (RZ 2011-PR-011), which has a maximum GFA of 5,125,234 square feet and Land Bay West (RZ 2011-PR-010), which has a maximum GFA of 1,571,826 square feet as shown in the tabulations on the CDP. The primary uses on the Application Property shall be office, hotel and/or residential on each Building Site. Retail as identified in the development tabulations on the CDP may include any non-residential use permitted in the PTC District, exclusive of office, or other high trip generating uses, as limited by Section 6-505 "use limitations," or uses accessory to the primary use. Such retail uses may be provided at the Applicant's sole discretion within the proposed building(s) as shown on the FDP submitted for each Building Site and shall include uses that create activated first floor store fronts. Temporarily vacant first floor store fronts shall be animated with displays, exhibits or similar visually interesting uses to minimize the appearance of vacancy. Said displays and/or exhibits shall not interfere with leasing efforts. First floor retail will be incorporated along Station Street to activate the streetscape. Such retail uses may include, but not be limited to, ATMs, business service and supply service establishments, quick service food stores, fast food restaurants, community uses, health clubs and similar commercial recreation uses, personal service establishments, retail sales establishments, financial institutions, and eating establishments and similar retail uses. Said uses shall not include stand alone or drive-through uses. The size, general location and type of retail uses shall be reviewed and approved on the FDP. The Applicant reserves the right to construct more retail on the Application Property than shown on the CDP without the requirement of a CDPA, or PCA, so long as (i) the square footage for office use is proportionately reduced at the time of FDP submission, (ii) the maximum GFA on the Application Property is not exceeded, (iii) the amount of retail on the Application Property does not exceed five percent (5%) of the maximum GFA, and (iv) no retail sales establishment-large as defined by the Zoning Ordinance (over 80,000 GFA) is permitted within any one building.

8. Intensity/Density Credit. With the exception of land area dedicated for improvements to Colshire Drive and 1,448 gross square feet that shall be conveyed to VDOT adjacent to Route 123, as shown on the CDP, all intensity/density attributable to land area dedicated from Land Bay East (RZ 2011-PR-011) as designated on the CDP and/or conveyed at no cost to the Board or any other public entity pursuant to these proffers, or as may be required at FDP or site plan, shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to that portion of the Application Property designated on the CDP as Land Bay East. All intensity/density attributable to

land area dedicated from Land Bay West (RZ 2011-PR-010) as designated on the CDP and/or conveyed at no cost to the Board or other public entity pursuant to these proffers, or as may be required at FDP or site plan, shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to that portion of the Application Property designated on the CDP as Land Bay West.

9. Final Development Plans. All Building Sites may be developed independently. Final Development Plans (FDPs) approved for individual Building Sites on the Application Property shall establish the minimum and maximum GFA for each building within the limits established by these proffers and the CDP. The specific GFA for each Building Site shall be established at FDP and may be further refined at site plan. If the GFA approved with the FDP is less than the maximum shown on the CDP, or if the GFA approved with the site plan is less than the maximum shown on the FDP, the excess GFA may be utilized in another Building Site(s) only within Land Bay East if such Building Site(s) is located in Land Bay East or Land Bay West if such Building Site(s) is located in Land Bay West, provided (i) the excess GFA can be accommodated within the maximum floor area and maximum height for the building utilizing the excess GFA as shown on the CDP, and subject to approval of the applicable FDP(s) for the building(s) utilizing the excess GFA and (ii) the maximum GFA on the Application Property is not exceeded. In addition, the following information shall be provided with each FDP or FDPA not filed concurrently with the rezoning applications.

A. Tabulations. A tabulation indicating the development status of all property subject to RZ 2011-PR-010 (Land Bay West) and RZ 2011-PR-011 (Land Bay East) shall be provided with each subsequent FDP and site plan submitted for the Application 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 plans as may be applicable. The tabulation shall be updated with each subsequent FDP and site plan approved for the Application Property and shall be broken out into GFA calculations for Land Bay West and Land Bay East. Correction of inadvertent or mathematical errors in the tabulations represented on the CDP, FDPs and site plans shall be permitted within the discretion of the Zoning Administrator without the necessity of a PCA or CDPA.

B. Tree Canopy Calculations. A tabulation indicating the tree canopy calculations for combined Land Bay West and Land Bay East shall be provided with each FDP and site plan submitted for the Application Property and shall be updated with each subsequent FDPA and site plan approved for the Application Property.

C. Supplemental Transportation Information. The following information to supplement the requirements of the Zoning Ordinance: (i) 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; (ii) vehicular sight distance lines at all intersections adjacent to the area subject to such FDP, FDPA or site plan based on existing posted and design speeds as well as future design speeds, as recommended in the approved "Transportation Design Standards for Tysons Corner Urban Center," dated September 13, 2011 (the "Transportation

Design Standards"), as amended by the Board; and (iii) a comparison of the trip generation based on ITE's 8th , Edition, Trip Generation, associated with the FDP, FDPA or site plan uses for the building site compared to those uses reflected for that building site in the Transportation Impact Analysis prepared by Wells + Associates ("TIA") dated May 23, 2011 as revised through November 30, 2012.

D. Utilities. Proposed location of existing and proposed utilities to serve the area of the FDP, or FDPA, overlaid with the landscape plan, including the location of any utility vaults and maintenance points to stormwater management facilities.

E. Adjustment of GFA. A summary of adjustments to GFA that may only occur within the limits of each Land Bay (specifically GFA cannot be transferred between the land areas associated with RZ 2011-PR-010 (Land Bay West) and RZ 2011-PR-011 Land Bay East).

F. Proposed Uses. A list of proposed uses as set forth in Proffer 7 and identified on the CDP and demonstration of how such uses meet Section 6-505 "Use Limitations" of the PTC District.

G. Architectural Elements. Architectural elements and build-to lines as provided in Proffer 18 and Proffer 20, respectively. In addition, architectural design elevations shall be presented for the building proposed to be constructed with each FDP for the purpose of illustrating the general character of building massing, scale, façade, articulation, general building envelope and fenestration treatment, materiality and material quality of the proposed FDP development. Other details of building design (such as, but not limited to, specific material or color selections, fenestration details) are subject to change within the site plan and building plans for each Building Site.

H. Build-to Lines. Proposed Build-to Lines, including any proposed modification to the Build-to Lines and/or the expanded streetscape areas to include outdoor dining areas.

I. Streetscape. Graphic depiction of, and any adjustments to, the activated streetscape elements, including fencing, as provided in Proffer 21 and refinement of, and adjustments to, streetscape elements.

J. Building Heights. A tabulation of building heights.

K. Garage/Loading/Service Area Treatments. Proposed parking garage/loading/service area façade treatments as provided in Proffer 22.

L. Landscaping. Detailed landscape plans, with alternative planting width details, as may be necessary, as provided in Proffers 31 and 32.

M. Streetscape Furnishings. Submission of a "Streetscape Furnishing and Materials Plan" as provided in Proffer 41.

N. Phasing/Interim Conditions. Identification of specific, detailed, proposed phased improvements/interim conditions in accordance with those generally set forth on the phasing-related exhibits provided on Sheets A6.01 through A6.08 of the CDP (collectively, the "Phasing Sheets").

O. Parks and Recreation. On-site parks and active recreation facilities, and depiction of special amenity features as provided in Proffer 43.

P. Provisions for Bicycles. Bicycle parking, storage and bicycle lane dimensions as provided in Proffers 75 and 76.

Q. Parking Spaces. Refinement of the number of parking spaces as provided in Proffer 77 and a narrative and/or tabulation discussing/depicting how the parking recommendations outlined in the Comprehensive Plan are being achieved on the Application Property.

R. Stormwater Management. Identification of specific stormwater management facilities as provided in Proffer 94, including a tabulation indicating the combined Lay Bay East and Land Bay West required and provided volume reduction computation for each Building Site.

S. Bus Shelters. Details on the four (4) proposed bus shelter locations and designs associated with the McLean Metrorail Station in conjunction with the realignment of Colshire Drive will be provided. Three (3) shelters will be located on Colshire Drive and one (1) shelter will be located on Colshire Meadow Drive. If FCDOT and/or WMATA determines that the stop on Colshire Meadow Drive is to be used solely for layover operations, then a bus shelter may not be necessary and, with FCDOT and/or WMATA concurrence/approval, would not be required by the Applicant.

T. Workforce Dwelling Units. For residential development, the expected phasing for the construction of the required workforce dwelling units.

U. Functional Drawings. Details with respect to sight distance, utilities and/or vegetation conflicts with building entrances and/or intersections as presented on Sheets S-6 and S-7 of the CDP. Said functional drawings shall also include proposed right-of-way lines associated with public streets.

10. Fire Marshal Evaluation. 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, 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 the Fairfax County Department of Planning and Zoning (DPZ), Fairfax County Department of Transportation (FCDOT), Urban Forestry Management Division (UFMD) of DPWES and the Office of Community Revitalization (OCR) and in substantial conformance with the intent of the CDP, FDP and these proffers.

11. VDOT Evaluation. Changes from the CDP and FDPs shall be permitted in response to the review of site plans by VDOT, including adjustments to tree locations, lane use/pavement markings, signage, 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, UFMD of DPWES and OCR and in substantial conformance with the intent of the CDP, FDP and these proffers.

12. Final Clearing Limits. Modifications to clearing limits shown on the CDP shall be permitted at FDP in response to final design without requiring approval of a PCA, CDPA and/or FDPA, provided such modifications are made in consultation with DPZ, FCDOT, UFMD of DPWES and OCR and in substantial conformance with the intent of the CDP, FDP, and these proffers.

EXISTING AND INTERIM STRUCTURES AND USES

13. Existing Structures. Existing structures and parking areas on the Application Property, as shown on the CDP, may be demolished or remain in use as an initial phase until such time as the Application Property is redeveloped in accordance with these applications, or as otherwise stated in these proffers. The structures may not be modified or enlarged, and no significant changes may be made to the site conditions except as described in Proffer 16 and as shown on the phasing sheets of the CDP, except that minor modifications and minor building additions may be approved by the Zoning Administrator pursuant to the provisions of Paragraph 4 of Section 16-403 of the Zoning Ordinance. Interior modifications to the structures shall be permitted.

14. Existing Uses. Those uses within the existing structures that are legally established at the time of approval of the rezonings but which are not uses permitted in the PTC District may remain as permitted interim uses, including any special permit and/or special exception uses, but may not be enlarged, except that the Zoning Administrator may permit minor modifications or enlargements of such uses. If any such use is discontinued for a period of two years, it shall no longer be permitted.

15. Interim Uses. Any use that is permitted in the C-3 and HC Districts, including any special permit and/or special exception uses, may also be permitted as an interim use in the existing structures subject to the use limitations in Section 6-505 and the provisions of this proffer. Parking for all interim uses shall be provided in accordance with Article 11 of the Zoning Ordinance.

16. Interim Commercial Parking. Privately owned and operated commercial off-street parking and commuter parking may be provided, at the sole discretion of the Applicant, on an interim basis in lots on the Application Property in accordance with Proffer 83 utilizing existing access locations upon notification to FCDOT without requiring approval of a PCA, CDPA, FDP and/or FDPA. Commercial off-street parking on an interim basis in either existing surface lots or areas of displaced/demolished buildings on the Application Property shall be deemed to be in general conformance with the CDP and interim improvements shall be provided, if necessary. Said parking shall be operated at

rates determined by the Applicant. This parking shall be in addition to the permitted parking for the proposed uses on the Application Property.

17. 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 Application Property, either in interim surface parking lots or within publicly-accessible privately owned open space as shown on the CDP, including portions of the private streets/pedestrian ways, such as Station Street and Andrew Way. The Applicant shall coordinate with the Zoning Administrator regarding the issuance or approval of a temporary special permit as may be required under the Zoning Ordinance, which may include the establishment of an annual permit for continuing or seasonal events. In addition, the Applicant reserves the right to periodically close portions of the private transportation network, including Station Street and Andrew Way for said activities. Said activities shall be limited to the following conditions:

    A. A maximum of 64 events per year;

    B. Admission or other fees may be charged;

    C. Sponsorship by the Applicant, a civic organization, local Chamber of Commerce, charitable organization, service club, non-profit or similar entity; and

    D. Compliance with all Health Department regulations.

ARCHITECTURAL DESIGN

18. Architectural Design. Buildings shall create a sense of identity and place at a human scale through the use of unifying elements such as materials, textures, color, window treatments, detailing, lighting and landscaping. Buildings shall be designed of high-quality architecture and building materials that are typically used on the exterior of Class A office, residential and hotel buildings of a similar quality as conceptually depicted on the CDP, with architectural details provided with the FDP for such buildings. No exterior insulation and finish systems (EIFS) shall be used, unless specifically approved by Fairfax County (the "County") with an FDP for an individual building site. 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 DPWES in consultation with DPZ or OCR without the need for administrative approval.

19. Bird-Friendly Design Strategies. At the time of site plan submission for the first new building on the Application Property, an initial study shall be prepared and submitted to OCR addressing whether bird-friendly design strategies may be employed to reduce bird injury and death due to in-flight collisions with buildings and/or building elements within the Application Property. The strategies to be studied should make the buildings visible

to birds in flight and reduce reflections that distract or confuse birds through the use of appropriate glazing treatments or architectural elements, such as using color, texture, opacity, patterns, louvers, screens, interior window treatments, or ultraviolet materials that are visible to birds. A narrative summarizing the results of that study and which strategies, if any, will be implemented shall be provided at the time of each subsequent individual building permit issuance.

20. Build-to-Lines. Build-to-Lines ("BTL") have been depicted on the CDP to create an urban, pedestrian-oriented environment where buildings are located close to the adjacent street and pedestrian/streetscape areas are located between the buildings and the streets. In general, building facades are intended to be configured where possible to provide a continuous street wall along this line, but modifications to either side of the BTL shall be permitted provided they are in general conformance with the CDP and are shown on an approved FDP. Awnings, building signage and other architectural canopies attached to the building frontage that project out from the BTLs shall provide adequate clearance for pedestrian movement and shall not conflict with street tree locations. At the time of FDP submission, the Applicant shall identify for the portion of the Application Property covered by such FDP, possible locations along the street level for areas for outdoor dining adjacent to cafes and restaurants, if applicable, and shall provide appropriate building zones for such uses.

21. Streetscape Activation. Blocks identified on the CDP as Westgate, Van Buren, Johnson (Building Sites A, B, C, and D), Taylor (Building Sites A, B and C), Grant (Building Sites A and B) and Lincoln (Building Sites A and B) and Hotel, but not the parking structures associated with said buildings, shall generally be constructed with ground floors having a minimum floor to floor height of 16 feet to accommodate potential retail uses designed to activate the streetscape. At FDP submission for the Taylor Building Site B, further details of the elements necessary for the proposed circulator facility (such as bus shelters, canopies and/or trees) shall be provided to ensure that the area is functional for transit and pedestrian circulation, and complementary to proposed adjacent buildings. In addition, at FDP submission for the Hotel Block, further details of the street frontage, including drop-off area, short term curbside parking, bus bays, bus shelters, and general pedestrian access/circulation shall be provided to ensure coordinated design. Modifications to the streetscape, including width, for the Hotel Block may result in a modification of the proposed building and its location, as well as the design and location of the bus bays on Colshire Drive, at FDP. Said modification shall not require a CDPA or PCA. The Applicant shall provide a hierarchy of activated streetscapes as delineated and described conceptually on the "Pedestrian Circulation Plan" presented on Sheet L-2 of the CDP. The specific activation elements to be utilized for each Block and/or Building Site shall be graphically depicted on the FDP for each Block and/or Building Site.

A. Primary Pedestrian Corridors. "Primary Pedestrian Corridors" are intended to have the highest levels of pedestrian activity and interaction and typically have the widest streetscape and most animated building façades. Primary Pedestrian Corridors shall generally incorporate the following elements, which can be adjusted at the time of FDP submission for each respective Building Site:

(i) Where the ground floors of buildings (not including the associated parking garages which are addressed below) incorporate non-residential uses, functioning entry doors into such uses shall be provided with a maximum separation of 75 feet, unless a greater separation is needed to accommodate larger tenant spaces, topographical features or as may be approved by the Zoning Administrator. A minimum of fifty percent (50%) of the area of the street front ground floor façades of such buildings shall be constructed with glazed windows and doors or other transparent, translucent materials.

(ii) Parking garages and loading/trash/service areas along the ground floor façades shall incorporate screening composed of architectural and/or landscaping treatments designed to mitigate views into the structures from street level, or the general façade detailing of the building above such areas may be continued to the ground plane.

(iii) Loading/trash/service areas shall be screened, to the extent reasonably practicable, from public view through the use of roll down doors, recessed entryways and/or similar treatments.

B. Secondary Pedestrian Corridors. "Secondary Pedestrian Corridors" typically have significant pedestrian volumes and generally are used for pedestrian movement as opposed to pedestrian interaction. Some retail activity may occur in these corridors, but generally it will be neighborhood-serving. Residential and civic uses should generally have their entrances facing Secondary Pedestrian Corridors which generally have wide streetscapes and significant building façade animation in proximity to such entrances. Secondary Pedestrian Corridors generally shall incorporate the following elements, which can be adjusted at the time of FDP submission for each respective Building Site:

(i) Where the ground floors of buildings (not including the associated parking garages which are addressed below) incorporate non-residential uses, functioning entry doors into such uses shall be provided with a maximum separation of 75 feet, unless a greater separation is needed to accommodate larger tenant spaces, topographical features or as may be approved by the Zoning Administrator. A minimum of thirty-five percent (35%) of the area of the street front ground floor façades of such buildings shall be constructed with glazed windows and doors or other transparent, translucent materials.

(ii) In portions of residential buildings (not including the associated parking garages which are addressed below) that do not incorporate non-residential uses on part or all of the ground floors, the building design of the primary façades shall incorporate, to the degree feasible, leasing offices, lobbies, recreational and amenity spaces on the ground floor with a minimum of thirty-five percent (35%) of the ground floor façade constructed with glazed windows and/or doors or other transparent,

translucent materials, and/or incorporate entries into individual dwelling units from the street level. Residential units that have direct access to the streetscape from an individual unit shall use design features to provide interior privacy such as having a ground floor elevation that is above the sidewalk grade or through the use of landscape buffers, where possible.

(iii) Parking garages and loading/trash/service areas along the ground floor façades shall have screening composed of architectural and/or landscaping treatments designed to restrict views into the parking garages from street level or the general façade detailing of the building above may be continued to the ground plane.

(iv) If access to parking garages and loading/trash/service areas are provided along secondary pedestrian corridors then loading/trash/service areas shall be screened from public view through the use of roll down doors, recessed entryways and/or similar treatment.

C. Tertiary Pedestrian Corridors. "Tertiary Pedestrian Corridors" are intended to accommodate modest pedestrian activity-making connections to less intense areas or through alleys. Tertiary Pedestrian Corridors shall incorporate the following elements, which can be adjusted at the time of FDP submission for each Building Site:

(i) Where the ground floors of buildings (not including the associated parking garages which are addressed below) incorporate non-residential uses, a minimum of twenty percent (20%) of the area of the ground floor façades of such buildings shall be constructed with glazed windows and doors or other transparent, translucent materials.

(ii) In residential buildings (not including the associated parking garages which are addressed below) that do not incorporate non-residential uses on part or all of the ground floors, efforts shall be made to incorporate recreational and amenity spaces on the ground floor with appropriate transparency and/or incorporate entries into individual dwelling units from the street level. Residential units that have direct access to the streetscape from an individual unit shall utilize design features to provide interior privacy (such as having a ground floor elevation that is above the sidewalk grade or through the use of landscape buffers, where possible).

(iii) Parking garages and loading/trash/service areas along the ground floor façades shall have screening composed of architectural and/or landscaping treatments designed to restrict views into the parking garages from street level, or the general façade detailing of the building above may be continued to the ground plane.

(iv) Access to parking garages and loading/trash/service areas may be provided along tertiary pedestrian corridors and from the adjacent private

alleys. Loading/trash/service areas shall be screened from public view through the use of roll down doors, recessed entryways and/or similar treatment.

22. Parking Structure Facades. Parking structure façade design features shall be depicted on the FDPs for each Building Site and shall be designed to provide a pleasant and attractive experience along the streetscape in accordance with the following:

A. At and above the street level, screening composed of architectural systems and/or landscaping designed to minimize views into the garage parking spaces from street level shall be applied. Where garage space is located beneath a tower element, the general façade detailing of the tower above may be continued down to the street level or to the top of the retail level storefront. In some cases, as determined by the Applicant, retail signage consistent with Article 12 or any approved Comprehensive Sign Plan and architectural expressions may be extended above the street level to provide a variety of storefront experiences, as may be permitted by the Zoning Ordinance. In other instances, as determined by the Applicant, an active layer of occupied space may screen the garage areas from street view. Areas of above-grade garage located between buildings shall also be treated architecturally and/or with landscaping. Architectural materials to treat parking structure facades may include, but are not limited to: metal framing systems with inserted panels of wire mesh, metal, glass, natural vegetation, vegetative screening systems, or other materials; precast concrete or masonry elements; and glass stair towers and elevators or other systems.

B. Parking garage and loading/trash/service areas along the ground floor facades shall incorporate screening composed of architectural and/or landscaping treatments designed to mitigate views into the structures from street levels or the general façade detailing of the building above such areas may be continued to the ground plane.

C. If access to parking garages and loading/trash/service areas are provided, then loading/trash/services areas shall be screened from public view through the use of roll down doors, recessed entryways and/or similar treatment.

23. Minimum and Maximum Building Heights. The minimum and maximum building height for each building on the Application Property shall be measured in accordance with the provisions of the Zoning Ordinance and as identified on the CDP. The final height of buildings shall be determined at the time of site plan approval for each Building Site and shall be equal to or less than the maximum height but equal to or greater than the minimum height shown on the CDP provided that the buildings retain a similar urban form to that shown on the CDP. All building penthouses and rooftop structures shall be integrated into the architecture of the buildings. The height and extent of any rooftop penthouse shall be provided on the FDP for each Building Site. For residential buildings, maximum building heights shall include penthouses and all rooftop structures. For non-residential buildings, structures that are excluded from the maximum height regulations as set forth in Section 2-506 of the Zoning Ordinance may be constructed to a height not

to exceed thirty (30) feet above the roof level of the top floor of the building. Additional height may be permitted to accommodate features associated with sustainable design and green building practices.

24. Telecommunications Equipment and Mechanical Units. Telecommunications equipment, mechanical units and all appurtenant facilities may be placed on the rooftop of any proposed building. 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 generally not visible from the surrounding streets at street level when viewed from the property line of the Application Property. Other screening measures may be used such as screening with architectural features and/or landscaping compatible with the building façade architecture, 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. Rooftop amenities such as amenity terraces, landscaping or recreation courts may also be used to screen rooftop telecommunications equipment and mechanical units. Details of such treatments shall be determined at time of FDP submission and may be further refined at site plan.

LIGHTING

25. Lighting. 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, as may be amended. The same or similar street lights shall be used consistently through the Application Property and be selected from those listed in the Tysons Urban Design Guidelines, or other lights as may be approved by DPWES, DPZ and OCR. All parking lot and building mounted security lighting shall utilize full cut-off fixtures. Recessed lighting shall be directionally shielded to mitigate the impact on the adjacent residences.

26. Construction Lighting. During construction the Applicant shall attempt to reduce glare from OSHA, VOSHA, VUSBA and local ordinance required superstructure lighting to the extent possible without violating aforementioned laws, regulations or policies.

27. Parking Structure Lighting. The Applicant shall utilize full cut-off, low intensity or recessed lighting directionally shielded to mitigate the impact on adjacent residences for any lighting along the perimeter of an above-ground garage not constructed of solid walls. Such lighting shall comply with the requirements of Article 14 of the Zoning Ordinance.

GREEN BUILDING PRACTICES

28. Green Building Certifications. For each office or hotel building, the Applicant shall provide documentation to the Environmental and Development Review Branch (the "EDRB") of DPZ demonstrating the status of attainment of, at a minimum, "LEED

Silver" certification (or equivalent) by the U.S. Green Building Council's Leadership in Energy and Environmental Design – ("LEED"), or equivalent, prior to final bond release for each Building Site. For each residential building the Applicant shall provide documentation to EDRB demonstrating the status of attainment of, at a minimum, "LEED Certified" or equivalent prior to final bond release for each Building Site. In addition:

A. The Applicant shall include a U.S. Green Building Council (USGBC) LEED accredited professional as a member of the design team. The LEED accredited professional shall work with the team to incorporate the current version, at the time of Applicant's registration, of LEED design elements under the USGBC's LEED Core and Shell ("LEED-CS"), LEED New Construction ("LEED-NC") or other applicable LEED category rating system into the office or hotel building to attain LEED Silver certification. At time of site plan submission, the Applicant shall provide documentation to EDRB of DPZ demonstrating compliance with the commitment to engage such a professional.

B. Office and Hotel Buildings. The Applicant will include, as part of the site plan submission and building plan submission for each office or hotel Building Site to be constructed, a list of specific credits within the most current version, at the time of Applicant's registration, of the USGBC's LEED rating system that the Applicant anticipates attaining. The LEED-accredited professional, who is also a professional engineer or licensed architect, will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain the LEED Silver certification for the office or hotel building. In addition, prior to site plan approval, the Applicant will designate the Chief of the EDRB as a team member in the USGBC's LEED online system with respect to the building. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

Prior to final building plan approval for each office building or hotel, documentation shall be submitted to the EDRB for each building demonstrating that the subject office or hotel Building Site has attained LEED Gold pre-certification under LEED-CS or the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Gold certification under LEED-NC, or other applicable LEED rating system. Prior to release of the final bond for the subject office or hotel Building Site, documentation shall be provided to the EDRB for the respective building demonstrating the status of attainment of LEED Gold or a higher level of certification from the USGBC for the office or hotel building. If either the pre-certification or design phase review documentation cannot be provided prior to building plan approval, but it is anticipated that the documentation will be received prior to the attainment of LEED certification, then prior to the issuance of the building permit, an escrow as described in Proffer

28.C. below may be posted. This escrow will be released upon the submission of documentation to the EDRB from the USGBC demonstrating that the office or hotel building has attained a sufficient number of credits to attain LEED Gold pre-certification or the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Gold certification under LEED-NC, or other applicable LEED rating system.

C. Green Building Escrow. As an alternative to the actions outlined in Proffer 28.B. above, if the USGBC's pre-certification or design phase review indicates that the office or hotel building to be constructed is not anticipated to attain LEED Gold certification, then, a "Green Building Escrow," in the form of cash or a letter of credit as defined in the Public Facilities Manual ("PFM") from a financial institution acceptable to DPWES, shall be posted in the amount of $2.00 per square foot of GFA for the office building and $1.00 per square foot of GFA for the hotel. This Green Building Escrow will be in addition to, and separate from, other bond or escrow requirements and shall be released upon demonstration of attainment of certification by the USGBC under the project's registered version of the LEED 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 the proffered LEED certification shall be sufficient to satisfy this commitment. If the Applicant provides the EDRB, within three (3) years of the issuance of the first tenant Non-RUP for each building, documentation demonstrating that LEED Silver certification for such building has been attained, the entirety of the escrowed funds shall be released and returned to the Applicant who posted such Green Building Escrow.

If the EDRB receives, within three (3) years of issuance of the first tenant Non-RUP for the subject building, documentation demonstrating that LEED Silver certification for such building has not been attained, but that such building has been determined by the USGBC to fall within three (3) points of attainment of LEED Silver certification, 50% of the Green Building Escrow shall be released and returned to the Applicant who posted such Green Building Escrow, as applicable, and the other 50% shall be released to the County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If, within three (3) years of issuance of the first tenant Non-RUP for such building, documentation fails to be provided to the EDRB demonstrating the attainment of LEED Silver certification or documentation is provided demonstrating that the building has fallen short of LEED Silver certification by more than three (3) points, the entirety of the Green Building Escrow for that building shall be released to the County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives.

If documentation is provided from the USGBC demonstrating, to the satisfaction of the EDRB, that USGBC completion of the review of the LEED Silver certification application has been delayed through no fault of the Applicant, the proffered time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made during the extension.

D. Residential Buildings. A LEED-accredited professional shall be included as a member of the design team for each residential building. The LEED-accredited professional shall work with the design team to incorporate design elements under the current version of the LEED rating system available at the time of the Applicant's registration of the residential buildings to be constructed. At the time of site plan submission, documentation shall be provided to the EDRB demonstrating compliance with the commitment to engage such a professional. In addition, prior to site plan approval for the residential building, the Chief of the EDRB shall be designated as a team member in the USGBC's LEED online system with respect to such building. This team member will have privileges to review the project status and monitor the progress of all LEED-related documents submitted to the Green Building Certification Institute by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

As part of site plan and building plan submission for each residential building to be constructed, a list of specific credits within the current version of the LEED rating system available at the time of registration (or such other rating system as may be applicable pursuant to Proffer 28.E.), which is anticipated to be attained for such residential building shall be provided. Except as otherwise provided below as an alternative, the LEED-accredited professional, who is a professional engineer or licensed architect, will provide certification statements at the time of site plan review and building plan review, confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification for the subject residential building. Each building on the Application Property will be registered separately and certification may be pursued pursuant to this Proffer or the alternative provided below on a building-by-building basis.

Prior to the building plan approval, a "Green Building Escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the PFM or a surety bond from a financial institution licensed to do business in Virginia shall be posted in the amount of $2.00 per square foot of GFA for the building. This Green Building Escrow will be in addition to, and separate from, other bond or escrow requirements and shall be released upon demonstration of attainment of LEED certification, by the USGBC under the project's registered version of the LEED rating system or other LEED rating system determined by the USGBC to be applicable to each building. The provision to the EDRB of documentation from the USGBC that each residential building has attained LEED certification shall be sufficient to satisfy this commitment. At the time LEED certification is demonstrated to the EDRB, the

escrowed funds shall be released and returned to the Applicant who posted such Green Building Escrow, as applicable.

If the EDRB receives, within three (3) years of issuance of the final RUP for the subject residential building, documentation demonstrating that LEED certification for such building has not been attained but that such building has been determined by the USGBC to fall within three (3) points of attainment of LEED certification, 50% of the Green Building Escrow shall be released and returned to the Applicant who posted such Green Building Escrow, as applicable, and the other 50% shall be released to the County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If, within three (3) years of issuance of the final RUP for such building, documentation fails to be provided to the EDRB demonstrating the attainment of LEED certification or documentation is provided demonstrating that the building has fallen short of LEED certification by more than three (3) points, the entirety of the Green Building Escrow for that building shall be released to the County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives.

If documentation is provided from the USGBC demonstrating, to the satisfaction of EDRB, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the proffered time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made during the extension.

E. Residential Green Building Alternative. As an alternative to the actions outlined in Proffer 28.D. above, a certification level higher than LEED certification may be pursued, in which case a LEED-accredited professional will provide certification statements at the time of site plan and building plan review confirming that the items on the list of specific credits will meet at least the minimum number of credits necessary to attain LEED Silver certification.

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

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 National Association of Home Builders with Energy Star for energy performance path that may be implemented without an escrow. If one of the

alternate residential rating systems listed herein is selected, the Applicant shall demonstrate attainment of the selected certification from a rater recognized through the selected program prior to the issuance of the final RUP for the Building Site. In the event certification is dependent on the post occupancy operation of the building, the Applicant shall demonstrate attainment of the selected certification prior to final bond release.

F. All references to the USGBC shall apply to LEED equivalent certifying agencies selected by the Applicant, provided that the alternative certifying agency is acceptable to Fairfax County. All references in these proffers to a LEED rating system shall also and equally apply to such other LEED or similar rating system determined to be applicable by the USGBC or such alternative certifying entity. In the event a LEED or LEED equivalent requirement (i.e. prerequisite) precludes compliance with other applicable building code or other legal requirement, as determined by DPWES, construction of the building may, at the Applicant's option, comply with such other applicable building code or other legal requirement and in such case, shall not be required to comply with the conflicting LEED or LEED equivalent requirement.

G. The minimum energy performance criteria may be satisfied by the residential and office buildings through meeting their respective LEED requirements, but LEED requirements may be satisfied on a building site with any mix of credits.

SUSTAINABLE ENERGY PRACTICES

29. Sustainable Energy Practices. To promote efficient, renewable and sustainable energy practices, the Applicant shall provide the following information with each FDP submission:

A. Electric Vehicle Charging Infrastructure. The Applicant shall provide a minimum of one (1) recharging station that serves two (2) parking spaces for electric cars within at least one garage on each Block. The Applicant shall also provide space and infrastructure to accommodate additional electric vehicle-ready parking spaces in the office and residential parking garages within each Block. "Electric vehicle-ready" means the provision of space, conduit banks, conduits and access points allowing for the easy installation of vehicle charging stations in the future, and does not include the installation of transformers, switches, wiring or charging stations.

B. Shared Energy. For any site plan that includes more than one building, the Applicant shall provide an assessment of the potential, within the area subject to the site plan, of shared energy systems, including, but not limited to combined heat and power (CHP) (co-generation), micro-CHP, distributed energy resources and district heating and/or cooling, and if a shared energy strategy will not be pursued, provide a narrative discussion regarding the reasons for this outcome.

C. Energy and Water Data. To the extent there are master electric, gas and water meters for entire buildings, upon request by the County, the Applicant shall provide to the County aggregated non-proprietary energy and water consumption data, as practicable, for each building.

LANDSCAPING

30. Conceptual Landscape Plan. The CDP includes a conceptual landscape plan for the Application Property consisting of an overall plan and details regarding streetscapes, courtyards and private amenity areas generally found on Sheets L-5, L-6, L-7, and L-9 through L-22. As part of each and all subsequent FDPs, further landscaping details for each Building Site shall be provided in general conformance with the actual types and the quantity, quality and species of plantings and landscape materials shown on the CDP. Such landscape plan shall include the location of all known utilities and sight distance requirements overlaid on the planting plan. Landscaping may be modified during site plan review for each Building Site to allow for final engineering and design considerations, including, but not limited to, final utility locations, LID facilities, sight distance requirements, Fire Marshal access, and other applicable requirements, provided that such modifications are in substantial conformance with the FDP.

31. Detailed Landscape Plan. As part of the site plan submission for each Building Site on the Application Property, the Applicant shall submit to UFMD of DPWES for review and approval, a detailed landscape plan that is in substantial conformance with the quantity and quality of plantings and landscaping materials shown on the approved FDP, and shall include, among other things, irrigation information, design details for tree wells and other similar planting areas on structures and along streets. These details shall include the composition of planting materials, methods for providing suspended pavement over tree root zones to prevent soil compaction, and methods for ensuring the viability of plantings on structures.

32. Street Trees and Alternative Planting Width Details. Street tree species and planting sites are depicted on the CDP but remain subject to such revisions as may be approved by the UFMD at the time of FDP and site plan approval. Where minimum planting widths of eight (8) feet cannot be provided, alternative measures either as identified in the "Tysons Urban Design Guidelines" (endorsed by the Board on January 25, 2012) or as approved by the UFMD, shall be used to satisfy the following specifications for all planting sites:

A. A minimum of 4 feet open surface width and 16 square feet open surface area for Category III and Category IV trees (as defined in Table 12.17 of the PFM), with the tree located in the center of such open area shall be provided.

B. A minimum rooting area of 8 feet wide (may be achieved with techniques to provide un-compacted soil below hardscape areas within the pedestrian realm, with no barrier to root growth within four feet of the base of the tree shall be provided.

C. Soil volume for Category III and Category IV trees (as defined in Table 12.17 of the PFM) shall be 700 cubic feet per tree for single trees, but may be reduced to a minimum of 400 cubic feet in Secondary Pedestrian Corridors where hardscape above tree rooting zones is necessary to accommodate pedestrian traffic or where utility locations preclude greater soil volumes. Minimum soil volumes of 700 cubic feet will be achieved in areas of lower pedestrian volume and where hardscape is not required over tree rooting zones. 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 planting area, a total soil volume of at least 500 cubic feet per tree shall be provided. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area.

D. Soil specifications in planting sites shall be provided in the planting notes to be included in all site plans filed subsequent to the approval of the rezoning applications.

E. Trees zones shall be installed with a fully automatic drip irrigation system.

F. Tree grates shall only be required if necessary to maintain a certain sidewalk dimension.

TREE PRESERVATION

33. Tree Preservation. The Applicant shall submit a tree preservation plan and narrative as part of the first and all subsequent site plan submissions. The tree preservation plan and narrative shall be prepared by a certified arborist, landscape architect or a registered consulting arborist, and shall be subject to the review and approval of UFMD.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet outside the limits of clearing and grading and 10 feet inside the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the FDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the tree preservation plan.

34. Tree Appraisal. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located on the Application Property that are shown to be saved on the tree

preservation plan for a Building Site. These trees and their value shall be identified on the tree preservation plan at the time of the first submission of the site plan for a Building Site. The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities conducted pursuant to such site plan. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or be determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements of the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the bonds for tree preservation or replacement required by this proffer shall be released and returned to the Applicant.

35. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist, landscape architect or registered consulting arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist, or landscape architect shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

36. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the FDP approved for the Building Site, subject to allowances specified in these conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and

grading as shown on the approved FDP, they shall be located in the least disruptive manner necessary. A replanting plan shall be developed and implemented, subject to approval by the UFMD for any areas protected by the limits of clearing and grading that must be disturbed for such trails and utilities.

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

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

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

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

39. Demolition of Existing Structures. The demolition of all existing features and structures within areas protected by the limits of clearing and grading areas shown on an approved

FDP shall be done by hand without heavy equipment and shall be conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the UFMD.

40. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Application Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist, or registered consulting arborist, to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the applicable tree preservation plan, and be reviewed and approved by the UFMD.

STREETSCAPE

41. Streetscape. Streetscaping shall be installed throughout the Application Property as generally illustrated on the CDP. 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. Outdoor display and outdoor dining areas shall be permitted within the building zone, but not within pedestrian sidewalk areas. 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. Tree planting sites are set forth on the CDP, and are subject to revision as may be approved on the FDP or at site plan by the UFMD. The Applicant shall retain the services of a certified arborist, landscape architect or a 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.

A. Invasive Species. Invasive species, as defined by the PFM, shall not be used within the streetscape and landscaped open space areas.

B. Utilities. Utilities, including, but not limited to water, sanitary sewer and storm sewer utility lines, shall be installed within the street network in accordance with the "Transportation Design Standards for Tysons Corner Urban Center" 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 FDPs as determined by DPWES. If there is no other cost effective option as determined by the Applicant in consultation with DPWES and DPZ, utilities may be placed within open space or streetscape areas provided that the long-term health of trees and other plantings is ensured by the provision of sufficient soil volume as shown on the CDP, and subsequent FDPs, as determined by the UFMD. A conceptual utility plan shall be overlaid on the landscape plan submitted with each FDP or FDPA filed subsequently to approval

of the rezoning applications and shall include the location of any utility vaults and maintenance points to stormwater management facilities. 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 approved by DPZ or the approval of a PCA, CDPA or FDPA.

C. Access to Stormwater Management Facilities. Maintenance access points to SWM Facilities (as defined in Proffer 94), and electric vaults beneath the streetscape should be located outside clear pedestrian walkway zone of the streetscape when feasible. If the access points must be located in the walkway zone, they shall be designed as a lift out panel with the same paving materials as the walkway (subject to Americans with Disabilities (ADA) requirements), be flush with the walkway, and meet ADA accessibility requirements. The maintenance access points shall be shown on each FDP.

D. Sight Distance. If determined at the time of site plan approval that street tree locations conflict with sight distance requirements, the Applicant shall make efforts to gain approval of said trees by making minor adjustments to their locations or by removing their lower branches. However, in the event VDOT, Fairfax County or any applicable utility company does not approve such tree locations, the Applicant shall be permitted to relocate and/or delete tree location(s) in consultation with UFMD and without the need for the issuance of a minor modification approved by DPZ or approval of a PCA, CDPA or FDPA.

E. Fire Marshal. If determined at site plan approval that street tree locations conflict with Fire Marshal access comments, the Applicant shall make efforts to gain approval of said trees by making minor adjustments to their locations or by removing their lower branches. However, in the event the Fire Marshal does not approve such tree locations, the Applicant shall be permitted to relocate or delete those tree location(s) in consultation with UFMD and without the need for the issuance of a minor modification approved by DPZ or approval of a PCA, CDPA or FDPA.

F. Streetscape Materials. Unified and high quality streetscape materials shall be provided as generally shown on the CDP, and may include, but not be limited to, unit pavers, seat walls, tree space edging, lighting, traffic signal poles, benches, trash receptacles and other hardscape elements. A Streetscape Furnishing and Materials Plan shall be provided with all FDP and FDPA submissions. 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 the "Tysons Corner Urban Design Guidelines" endorsed by the Board on January 24, 2012 and coordinated with the

Tysons Partnership, but shall not be subject to approval by the Tysons Partnership. Coincident with the construction of those Building Sites with frontage on Route 123, the Applicant shall provide such streetscape elements in accordance with the Tysons Corner Urban Design Guidelines. Such elements may require the enhancement and/or replacement of those streetscape elements provided by others.

G. Signage. Signage for the Application Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance. Alternatively, the Applicant may seek approval of a Comprehensive Sign Plan ("CSP") for all or a portion of the Application Property. The placement of traffic control signage on public streets shall be coordinated with, and is subject to, VDOT review and approval. Wayfinding signage and elements shall be coordinated with the Tysons Partnership so as to facilitate a consistent wayfinding and signage system throughout the Tysons East 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, and other public amenities.

H. Maintenance. The areas between the back of curb and the back of the clear pedestrian sidewalk whether located within the public right-of-way or on private land with public access easements shall be designated as the Pedestrian Realm. The Applicant, or the Administrative Group (the "AG," as defined in Proffer 85), once established, on behalf of the Applicant, shall be responsible for obtaining all required VDOT permits related to the Pedestrian Realm, for maintaining and replacing in-kind all Pedestrian Realm elements, including those located within or abutting public right-of-way. The Applicant or AG 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 or the AG to perform such maintenance within publicly-owned portions of the Pedestrian Realm. Neither the Applicant nor the AG shall be required to repair or restore any elements of the Pedestrian Realm within publicly-owned areas that are damaged by public contractors, or permittees that are not acting under the direct authority of the Applicant or the AG. An alternative maintenance agreement, such as a Business Improvement District, may be entered into upon written agreement of both the County and the Applicant and/or AG without the requirement for a PCA. Maintenance commitments include, but are not limited to:

(i) All plantings including trees, shrubs, perennials, and annuals;

(ii) All associated irrigation elements, exclusive of the public water supply;

(iii) All hard surfaces;

(iv) All streetscape furnishings including benches, bike racks and non-standard structures;

(v) All lighting poles, brackets and fixtures, exclusive of Dominion Virginia Power electric service;

(vi) All non-VDOT standard sign posts, traffic signal poles, pedestrian signal poles, mast arms, signal heads and control boxes, exclusive of Dominion Virginia Power electric service;

(vii) Snow removal;

(viii) Leaf removal;

(ix) Trash, recycling and litter removal;

(x) Decorative retaining walls;

(xi) Special drainage features, such as Low Impact Design facilities; and

(xii) All urban park amenities including horticultural care, maintenance of all water features, irrigation, lighting, furnishings, paving, and art.

As determined at the time of FDP approval, where the final streetscape design cannot be fully implemented during certain phases of development the Applicant shall provide interim streetscape improvements as described herein.

I. Ownership of the Streetscape/Pedestrian Realm. Portions of the streetscape/Pedestrian Realm shall be dedicated in fee simple to the County of Fairfax (or equivalent government body or agency), as shown on the CDP Sheet C-21, subject to the following conditions:

(i) The County shall permit all stormwater and other facilities to be constructed and maintained as generally shown on the CDP, as may be amended by future FDPs not submitted concurrent with the CDP, subject to the Applicant accepting maintenance responsibilities for such facilities;

(ii) The County shall permit the Applicant to use security-related features, including, but not limited to, bollards, that are constructed within streetscape areas and shown on an approved FDP. The FDP shall include a narrative describing the importance/necessity of the features for a specific tenant;

(iii) The Applicant shall continue to maintain the Pedestrian Realm facilities as described in these proffers;

(iv) Dedication of any portions of the Pedestrian Realm intended to be publicly-owned shall occur at site plan for a Building Site; and

(v) Dedications shall be subject to a reservation held by the Applicant to allow future utility installation, construction access, temporary construction and

grading, and other easements reasonably necessary for the convenient development, operation, maintenance, repair and/or redevelopment of the Applicant's adjacent property.

J. Private Ownership of Streetscape/Pedestrian Realm. The Applicant shall work diligently with VDOT and the County during the FDP and site plan approval processes to ensure that the streets and the area of the landscape amenity panel/sidewalk can be accepted by as public streets. The Applicant shall dedicate and convey in fee simple right-of-way, including the area of the landscape amenity panel/sidewalk, to the Board at time of site plan approval, with the following exceptions:

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

Should it be determined following final street acceptance inspection that the landscape amenity panel and sidewalk areas continue to be unacceptable to VDOT and/or Fairfax County for inclusion in the right-of-way, the reservation of potential future dedication of the landscape amenity panel and sidewalk areas shall be released and the Applicant shall grant a public sidewalk and utility easement, in a form acceptable to the Office of the County Attorney. This easement shall allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County. In addition, the Applicant shall provide easements within the amenity panel area for bus 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. The reservation area shall include easements that allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County. In addition, the Applicant shall provide easements within the amenity panel/sidewalk area for bus shelters as determined at the time of FDP or site plan. Conveyance of the amenity panel/sidewalk areas to the Board shall occur following construction of the street and streetscape improvements and final street acceptance inspection by Fairfax County and/or VDOT subject to the stipulations in these Proffers.

Should it be determined following final street acceptance inspection that the landscape amenity panel and sidewalk areas 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 the Applicant shall grant a public sidewalk and utility easement, in a form acceptable to the Office of the County Attorney. This easement shall allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County. In addition, the Applicant shall provide easements within the amenity panel area for bus shelters as determined at the time of FDP or site plan.

K. Interim Conditions. Due to the size of the Application Property and the time anticipated for its full build-out, phased redevelopment may result in various interim conditions associated with the Application Property as reflected on the CDP. At the time of FDP submission for a Building Site, the Applicant shall identify the specific proposed interim conditions within such FDP area and the area immediately abutting it and shall ensure such conditions provide safe and reasonable pedestrian connections and vehicular access and circulation. Phased conditions as shown on the FDP shall comply with the following general standards:

(i) Application of a temporary screening system (which may be removable) to the façades of above ground parking garages that will be interior when later phases are complete, but that are exposed at phase lines for more than a one-year period. This screening system shall be applied to all levels above grade and shall be composed of an architecturally designed system that may reflect basic architectural lines of the permanent façades and/or vegetation or other techniques, and shall partially obscure the garage view from outside the garage until the next phase is constructed. As may be

appropriate, the specific temporary screening system to be utilized for each garage shall be determined at the time of FDP submission and depicted on the FDP. Other alternate temporary garage screening and the use of banners consistent with Article 12 or any approved Comprehensive Sign Plan and/or temporary art works as a part of the screening system may be approved at the time of FDP approval;

(ii) Grading and seeding of areas on the Application Property, where existing improvements are removed to accommodate a portion of the development shown for each Building Site, but which are not used for construction staging and/or are not scheduled to have construction commenced on them within 12 months; and

(iii) Provision of attractive temporary construction fencing, which may include public art, signage or way-finding elements. Signage shall comply with Article 12 of the Zoning Ordinance or alternatively with an approved Comprehensive Sign Plan.

L. Incorporation of Design Standards. The Applicant reserves the right, in its sole discretion, to utilize and follow in part, or in whole, the "Tysons Corner Urban Design Guidelines" endorsed by the Board of January 24, 2012 in lieu of the design specifications of these proffers to the extent such specifications are covered by such guidelines.

PRIVATE RECREATION FACILITIES

42. Private Amenities and Recreational Facilities for Residential Uses. Pursuant to Paragraph 2 of Section 6-508 and Paragraph 2 of Section 16-404 of the Zoning Ordinance, the Applicant shall provide a minimum of $1,700.00 per market-rate and workforce residential dwelling unit toward construction of developed on-site recreation facilities for each residential building. Prior to final bond release for each building, the balance of any funds not expended, as determined by DPWES, shall be contributed to the Fairfax County Park Authority ("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 residential buildings, which shall be for the use and enjoyment of the residents of those buildings, shall be determined at the time of subsequent FDP approval. Amenities to be provided may include, but are not limited to:

A. Private exterior recreational areas or courtyards, which may be located on the top of residential buildings, upper levels of parking podiums or in at grade open areas, which may include pool facilities, informal seating areas, sport courts, landscaping, rooftop gardening areas, hardscape areas, passive recreation areas, or other private amenities and recreational facilities as determined by the Applicant.

B. Interior fitness centers furnished with exercise equipment that may include, but are not limited to, stationary bikes, treadmills, weight machines and free weights, but not necessarily staffed.

C. Club rooms and/or entertainment centers for resident gatherings.

The Applicant reserves the right to construct a health club or gym within one or more of the office buildings or the hotel on the Application Property. The Applicant shall have the option of allowing residents of the Application Property to use the facility at no cost. Said facilities shall be determined at time of FDP submission for the Building Site, and may serve as private recreation amenities for residents of the Application Property if residents are not charged for use. Should this option be implemented, and residents are allowed to use the facility at no cost, the construction costs of the facilities may be counted toward the minimum recreation expenditure described herein.

PARKS AND OPEN SPACE

43. Publicly-Accessible Park and Open Space Areas. Provision of publicly-accessible at grade park and open space areas shall be in general conformance with the concepts, locations and minimum acreages depicted on the CDP and as further described in these proffers as may be adjusted at time of FDP and site plan approval to allow for final engineering and design considerations. While public access easements shall be granted for these areas, the Applicant shall retain private ownership and reserves the right to reasonably restrict access for limited times for special events, security, maintenance and repairs and/or safety purposes. As shown on the CDP, the Applicant shall provide the following park and open space areas:

A. A Neighborhood Park on the Taylor Block, containing approximately 43,070 square feet, as conceptually shown on Sheet L-10 of the CDP. The final park area shall be determined at time of FDP. The Neighborhood Park shall be constructed in two (2) phases with Taylor Building Site A and Taylor Building Site B. The Neighborhood Park may include, but not be limited to, multi-purpose courts, playgrounds and seating areas.

B. A naturalized park on the Taylor Block, containing approximately 64,370 square feet, as conceptually shown on Sheet L-6 of the CDP. The final park area shall be determined at time of FDP. The naturalized park shall be constructed with Taylor Building Site A and shall include passive recreation opportunities that may include, but not be limited to, a trail, terrace and overlook.

C. A Gateway Park on the Van Buren Block, containing approximately 12,060 square feet, as conceptually shown on Sheet L-9 of the CDP. The final park area shall be determined at time of FDP. The Gateway Park shall be constructed with the Van Buren Block. The Gateway Park may include, but not be limited to, playgrounds and seating areas.

D. A Corner Park on the Taylor Block, containing approximately 8,930 square feet, as conceptually shown on Sheet L-10 of the CDP. The final park area shall be

determined at time of FDP. The Corner Park shall be constructed with Taylor Building Site C. The Corner Park may include, but not be limited to, shaded and non-shaded seating areas, tables for dining and board games, and a focal element such as public art or a water feature.

E. Andrew Way Plaza on the Johnson Block, containing approximately 28,538 square feet, as conceptually shown on Sheet L-7 of the CDP, which shall serve as the focal point of Station Street. The final plaza area shall be determined at time of FDP. Andrew Way shall be constructed with either Johnson Building Site C or Johnson Building Site D, whichever is constructed last. Andrew Way may include, but not be limited to, water features, café seating, benches, landscaped areas, play areas, terraced paving, and performance and event space.

44. Tabulation of Open Space. The publicly-accessible open space tabulations as set forth on the CDP shall be achieved when redevelopment of the entire Application Property is complete, in accordance with Paragraph 2 of Section 16-403 of the Zoning Ordinance.

PUBLIC SCHOOLS CONTRIBUTION

45. Public Schools Contribution. Prior to the issuance of the first RUP for each residential building, the amount of $9,378.00 per student for students projected to be generated by such building shall be contributed to the Board for transfer to Fairfax County Public Schools ("FCPS") to be utilized for capital improvements and capacity enhancements at the schools that students generated by these residential buildings will attend. This contribution shall be based on student yield ratios of 0.047, 0.013 and 0.027 per unit for elementary, middle and high school, respectively. Such contribution shall be made at the time of issuance of the first RUP for each residential building.

If prior to site plan approval for a residential building, the County should increase the accepted ratio of students per subject multifamily unit or the amount of the contribution per student, the amount of the contribution shall be increased for that building to reflect the current ratio and/or contribution. This contribution is not subject to the provisions of Proffer 101. 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.

TRANSPORTATION IMPROVEMENTS

46. Definition of "Construct". The term "construct" as used with respect to the road improvements referenced in these proffers shall mean such road improvement is open for use by the traveling public whether or not such improvement has been accepted by VDOT for maintenance.

47. Transportation Design Standards for Tysons Corner Urban Center. All public and private streets within the Application Property and proposed herein shall be subject to and designed in general conformance with the Transportation Design Standards for Tysons Corner Urban Center dated September 13, 2011, as may be amended, subject to the approval of any permitted waivers/modifications which may be granted.

48. Internal Grid of Streets. The Applicant shall construct a grid of streets on the Application Property in conjunction with the redevelopment of each Building Site in accordance with the Phasing Sheets and in substantial conformance with the CDP. Frontage improvements along Colshire Drive and Colshire Meadow Drive and any other public street may be constructed pursuant to VDOT public roadway improvement plans (the "Road Plans") as described more fully in these proffers. In such an event, all other improvements (other than the roadway frontage) shown on the CDP will be constructed in accordance with the phasing exhibits for each individual building.

The functional classification of the roadways comprising the grid of streets on and abutting the Application Property is summarized below:

Street	Classification
Dolley Madison Boulevard	Low Speed Boulevard
Anderson Road	Avenue
Colshire Drive (between Dolley Madison Boulevard and Colshire Meadow Drive)	Avenue
Colshire Drive (south of Colshire Meadow Drive to terminus)	Local Street (Public)
Old Meadow Road	Collector
Colshire Meadow Drive	Collector
South Dartford Drive (from Dolley Madison Boulevard to Colshire Meadow Drive)	Local Street (Public)
South Dartford Drive (from Colshire Meadow Drive South)	Collector
Station Street	Local Street (Private)
Grant Road	Local Street (Public)
Lincoln Street	Local Street (Public)

49. Station Street. The Applicant proposes to construct Station Street as shown on the CDP as a private street since a parking garage and utilities, which may include stormwater management facilities, are intended to be constructed beneath the street. A public access easement in a form acceptable to the County Attorney shall be granted for the vehicle travelway and streetscape zone at time of site plan approval.

50. On-Site Road Improvements. All on-site public road improvements, on-site Private Streets, and on-site Private Access Drives together with appropriate/required pavement transitions shall be constructed with the redevelopment of individual Blocks/Building Sites as discussed above and as reflected on the Phasing Sheets, subject to VDOT approval. Such frontage improvements shall be constructed prior to issuance of the first initial RUP or Non-RUP for the individual new building to be constructed. On-site road improvements shall consist of the following:

A. Colshire Meadow Drive. In conjunction with the submission of the first site plan for the first of the Grant Building Site B, Taylor Building Site B, Hotel Block, Van Buren Block or Johnson Building Sites C or D, the Applicant shall submit a VDOT public roadway plan (the "Road Plan") for the ultimate improvement of Colshire Meadow Drive from Old Meadow Road to Anderson Road including the realignment of the Colshire Meadow Drive intersections with Colshire Drive and Anderson Road but excluding the bridge over Scotts Run (the timing for which is outlined in Proffer 99.C.) Colshire Meadow Drive shall ultimately be constructed as generally reflected on CDP sheets C-4 through C-10 consistent with the Phasing Sheets and the typical sections presented on CDP sheet C-21. The extent, final design and timing of these ultimate improvements to Colshire Meadow Drive, as generally described and referenced above, shall be provided in conjunction with the redevelopment of individual Building Sites/Blocks and determined at the time of site plan approval for that Building Site/Block. Each Applicant, as to its respective Building Site/Block reserves the right, in its sole discretion, to complete such ultimate improvements as a single public road improvement or in separate segments, as long as at least the frontage improvements for the respective individual Building Site have been constructed prior to the issuance of the first initial RUP or Non-RUP for that building reflected on the site plan. Notwithstanding the aforementioned timing of the construction of Colshire Meadow Drive, Colshire Meadow Drive shall be constructed in its entirety between Old Meadow Road and Anderson Road (excluding the bridge over Scotts Run) no later than thirty-six (36) months after the issuance of the first initial RUP or Non-RUP for the fourth (4th) of the Blocks or Building Sites referenced above. In such event, the Applicant may use any funds escrowed by others with the County for the improvement of Colshire Meadow Drive.

If an improvement to the section of Colshire Meadow Drive between Anderson Road and South Dartford Drive, including the intersections with Anderson Road and/or South Dartford Drive, is constructed by others prior to site plan submission for either the Garfield or Van Buren Blocks, then the Applicant shall dedicate and convey upon demand by Fairfax County such right-of-way and ancillary easements necessary to facilitate such construction by others provided: (i) interim access to/from the existing/planned buildings located on the Van Buren and Garfield Blocks is maintained at all times for only the period prior to redevelopment of those two (2) Blocks; and (ii) such improvements to either Block are minimized and coordinated with the Applicant prior to approval of the site that includes the Colshire Meadow Drive improvement. In such event, the Applicant will escrow its share of the cost of the ultimate improvements along the Garfield Block's Old Chain Bridge Road frontage. Those specific improvements, as reflected on Sheet A6.05 of the CDP along the Van Buren Block's frontage would then be constructed with the redevelopment of the Van Buren Block.

If an improvement to the section of Colshire Meadow Drive between South Dartford Drive and Colshire Drive (excluding the intersection with Colshire Drive) is constructed by others (including Fairfax County) prior to the site plan

submission for either of the Johnson Building Sites C or D, then the Applicant shall dedicate and convey upon demand by Fairfax County such right-of-way and ancillary easements necessary to facilitate such construction by others provided: (i) access to/from the existing Johnson I and II (MITRE 4) buildings (as identified on CDP Sheet C-3A) is maintained at all times prior to the period of redevelopment of those sites; and (ii) such improvements are minimized and coordinated with the Applicant prior to approval of the site plan that includes the improvements to Colshire Meadow Drive as defined in this Paragraph. In such event, those specific streetscape improvements along the Johnson Building Sites C and D would then be constructed with their individual redevelopment.

In the event Johnson Building Site C or D is the first of the six buildings referenced above to be constructed then the Applicant shall be granted in-kind credit as outlined in the Board's Guidelines for the Tysons Grid Fund for the following improvements to Colshire Meadow Drive (Proffer 64.F) and as more fully described below. In such event, the Applicant would (at his sole discretion) construct the ultimate section of Colshire Meadow Drive from the easternmost bridge approach over Scotts Run east to and including the intersection improvements to Colshire Drive, South Dartford Drive and Anderson Road, as well as the section of Station Street between Colshire Drive and South Dartford Drive and South Dartford Drive between Route 123 and Colshire Meadow Drive. If the Applicant elects to complete such a network of streets as outlined in this paragraph then those streets shall be constructed prior to issuance of the first initial Non-RUP for the first of Johnson Building Sites C or D. In the event that Colshire Meadow Drive cannot be extended east of the South Dartford Drive intersection to Anderson Road and/or South Dartford Drive between Route 123 and Colshire Meadow Drive cannot be completed to its ultimate cross section without impacting either the then existing uses on the Van Buren Block or The Commons property (2012 Tax Map 30-3 ((26)) 5, 6 and 8), then the Applicant shall be permitted to construct interim improvements for one of both of those links and the Anderson Road intersection as determined in consultation with VDOT and FCDOT.

B. Colshire Drive Realignment. Concurrent with the rezoning applications, the Applicant has submitted a request to FCDOT for the abandonment and conveyance of certain portions of existing dedicated fee simple right-of-way of Colshire Drive to support a new alignment thereof from Route 123 South to and including its intersection with Colshire Meadow Drive as shown on the CDP. Said realignment shall also require dedication of right-of-way by the Applicant as also shown on the CDP. Upon approval of the abandonment and conveyance request by the Board, which is expected to occur approximately thirty (30) days subsequent to the approval of the rezoning applications, or as soon thereafter as possible, the Order of Abandonment and Deeds of Conveyance to the Applicant, and the Deeds of Dedication from the Applicant to Fairfax County (collectively referred to as the Order and Deeds) shall be placed in escrow with Fairfax County. Colshire Drive shall continue to be owned by Fairfax County and

maintained by VDOT in its current alignment pending the transfer of title which will occur upon recordation of the Order and Deeds as described below. Upon the submission of an FDP for the redevelopment of the first of the Hotel Block or Johnson Building Site C, the Order and Deeds shall be recorded among the land records of Fairfax County and Colshire Drive shall then be reconstructed as generally reflected on the CDP consistent with the Phasing Sheets, the typical sections presented on the CDP and as may be approved by VDOT. The submitted FDP shall be diligently pursued. In addition, a site plan consistent with the FDP shall be submitted to DPWES no later than six (6) months after acceptance of the FDP by DPZ if associated with the Hotel Block or no later than twelve (12) months after acceptance of the FDP by DPZ if associated with Johnson Building Site C. The FDP submitted for either the Hotel Block or Johnson Building Site C shall not be approved until said site plan is submitted. Prior to recordation of the Order and Deeds, no actions shall be taken by either party that would adversely affect title or future recordation of the Order and Deeds, except as may be required by Law and/or Ordinance. The extent, final design and timing of these ultimate improvements to Colshire Drive as generally described and referenced above shall be completed as a single public road improvement project prior to the issuance of the first RUP or Non-RUP for either the Hotel, or Johnson Building Site C, whichever shall first occur.

In no event will the Applicant be restricted from submitting and/or gaining approval of a FDP, FDPA, CDPA and/or site plan pending VDOT and FCDOT's review and approval of the road improvement project described above. Neither shall issuance of any RUP or Non-RUP (except for the Hotel or Johnson Building Site C as described above) associated with the Application Property be limited or restricted.

C. Grant Road. In conjunction with the development of Grant Building Site A, the Applicant shall construct Grant Road as a two-lane, public, local, street with on-street parking provided along the east side. The intersection of Route 123 and Grant Road shall be designed and constructed to ultimately permit right-in/right-out movements. Notwithstanding what is noted on Sheet C-9 of the CDP, the Applicant acknowledges that right-out movements from Grant Road onto existing Route 123 at this location may be restricted by VDOT if conditions so warrant at the time of site plan submission for Grant Building Site A. The Applicant however reserves the right to seek unlimited right-in/right-out access approval by VDOT at this location at any time.

D. Access to Lincoln Building Site A. If the adjacent property identified as Fairfax County 2012 tax map 29-4 ((6)) 101B (the "GEICO" property) redevelops prior to the site plan submission for development of Lincoln Building Site A, the Applicant shall provide right-of-way dedication of 20.5 feet along the common property line and ancillary easements up to an additional ten (10) feet abutting such right-of-way in order to construct a consolidated entrance to both properties opposite Colshire Meadow Drive. Said dedication and/or easements shall only be provided if the adjacent property owner records a public access easement over

said consolidated entrance to facilitate future access to and from Lincoln Building Site A. In such event, the Applicant shall be permitted to make such changes to the existing Lincoln Building Site A's, surface parking lot without the need for a CDPA and/or PCA, or site plan modification. Said improvements shall not be deemed implementation of the improvements shown on the CDP for Lincoln Building Site A for purposes of compliance with proffer obligations.

Notwithstanding the above, in the event the Lincoln Building Site A develops prior to the GEICO property, the Applicant shall endeavor to consolidate its entrance with GEICO to provide a single shared use entrance opposite Colshire Meadow Drive. In the event GEICO refuses and VDOT does not permit two (2) entrance/exits in proximity to one another then the Applicant shall construct either an alternative access from Old Meadow Road to serve the Lincoln Building Site A garage and/or such other interim connection to and from Old Meadow Road in order to minimize conflicts with the existing GEICO entrance/exit. Such alternative access will be evaluated with VDOT and FCDOT at the time of FDP submission for Lincoln Building Site A and may be further refined at site plan without the need for a PCA, CDPA or FDPA.

E. Other Public Street Improvements. All other public street improvements (including Old Meadow Road, Anderson Road, Chain Bridge Road) shall ultimately be constructed as reflected on CDP sheet C-4, the phasing exhibits reflected on the Phasing Sheets and the typical sections presented on CDP sheet C-21. The extent, final design and timing of these other public street improvements shall be provided in conjunction with the redevelopment of individual Blocks or Building Sites and shall be determined at the time of site plan approval for those individual Blocks or Building Sites. Each Applicant, as to its respective Block, or Building Site reserves the right, in its sole discretion, to complete such ultimate improvements as a single public road improvement or in separate segments, as long as at least the frontage improvements for the respective Block or Building Site have been constructed prior to the issuance of the first initial RUP or Non-RUP for that Block or Building Site site plan.

F. Service Streets (Private Alleys). With the redevelopment of individual Building Sites, any private service streets and access roads as shown on the CDP and phasing exhibits shall be constructed (unless already constructed by others) and open for use by the public and a public access easement in a form acceptable to the County Attorney shall be granted prior to the first initial RUP or Non-RUP for the respective building.

51. Off-Site Transportation Improvements. The following off-site transportation improvements shall be provided by the Applicant as more fully described below:

A. Prior to the issuance of the first initial RUP or Non-RUP for the first of the Van Buren or Westgate Blocks, the Applicant shall construct a second left-turn lane on Route 123 onto Anderson Road including any signal modifications (including replacement of the existing signal) to a standard as may be required by VDOT and

within existing rights-of-way and subject to VDOT approval and permitting as generally shown on the CDP.

B. No later than thirty-six (36) months after the issuance of the first RUP or Non-RUP for the second building to be constructed on the Johnson Block, the Applicant shall construct a 200 foot extension of the full width southbound dual left-turn lanes on Route 123 onto Colshire Drive within existing rights-of-way and subject to VDOT approval and permitting as shown on the CDP.

C. In the event VDOT, Fairfax County and/or others (but not the Applicant) initiates and funds the Super Street Concept for the segment of Route 123 between the Dulles Access Road and I-495, before either of the triggers outlined in Proffers 51.A. and 51.B., then the Applicant's obligation to construct the left-turn lane enhancements listed in those same proffers is deemed null and void and the proffers are of no further force and effect. In such event, the Applicant shall then contribute $150,000.00 to the County towards the design and/or construction of the Super Street as described in Proffer 52. Such contribution to be made in two (2) equal installments of $75,000.00 each paid at the time of issuance of the first initial RUP or Non-RUP consistent with the Building Sites/Blocks referenced in Proffers 51.A. and 51.B. above.

52. Route 123 Super Street Concept. The Applicant shall provide the following:

A. No later than two years after the approval of these rezoning applications, the Applicant will complete and submit advanced preliminary design (30% complete) plans (the "APD Plans") for the modification of Route 123 between Anderson Road and the planned median break just to the west of Old Meadow Road as a super street, as recommended in the Tysons East District CTIA and as conceptually shown on Sheet C-4 of the CDP. The APD Plans will include recommendations for bicycle and pedestrian crossing facilities to be integrated with the super street concept. The Applicant shall not be required to prepare and/or submit any Interchange Modification/Justification Requests (IMR/IJR) or traffic analyses to FCDOT, VDOT and/or FHWA in conjunction with the APD Plans referenced in this Proffer.

B. The APD Plans shall be completed by a Virginia Licensed Professional Engineer (the "Engineer"). All civil engineering associated with the APD Plans shall be based on VDOT Road and Bridge Standards, Volumes I and II and the Transportation Design Standards for Tysons Corner Urban Center unless otherwise waived or modified by VDOT.

C. The scope of work associated with preparation of the APD Plans shall be provided to VDOT and FCDOT by the Engineer for review and comment. Upon receipt of review comments by VDOT and FCDOT or 30 days after submission of the scope of work, whichever is earlier, the Engineer shall proceed with the APD Plans.

D. The Engineer, upon completion, shall submit six (6) sets of the draft APD Plans each to VDOT and FCDOT for review and comment. FCDOT and VDOT shall have ninety (90) days to provide written comments on the APD Plans to the Engineer. Upon expiration of ninety (90) days or receipt of comments, whichever is earlier, the Engineer shall convene a meeting with both agencies in order to review the comments and finalize any changes to the APD Plans.

E. No later than sixty (60) days after the meeting, the Engineer shall submit the final APD Plans to both FCDOT and VDOT. Submission of the final APD plans shall constitute completion of this Proffer.

F. The Applicant shall contribute a total of $800,989.00 (equivalent to approximately $0.126 per square foot of new GFA) to Fairfax County towards the reconstruction of that segment of Route 123 described in subparagraph 52.A. as a super street. Notwithstanding Proffer 101, these contributions only shall be adjusted at the time of payment and from the date of VDOT's approval of the APD Plans and as permitted by Section 15.2-2303.2 of the Code of Virginia as amended. Twenty-five percent (25%) of the total contribution (approximately $200,247.00) shall be paid coincident with the approval of the second site plan for the Application Property. The remaining seventy-five percent (75%) of the total contribution shall be paid in three (3) equal installments of twenty-five percent (25%) each at the time of site plan approval for each of the subsequent three (3) new buildings.

G. In no event will VDOT and FCDOT review and approval of the APD Plans be a condition of FDP, FDPA, CDPA and/or site plan submission and/or approval, or a condition to issuance of any RUP or Non-RUP associated with any Block or Building Site on the Application Property with the exception of those Blocks/Building Sites with frontage along Route 123 and identified for purposes of this Proffer as Grant Building Site A, Johnson Building Sites A and B and the Westgate Block. For those Blocks/Building Sites with frontage along Route 123 (excluding the Garfield Block), such APD Plans must be approved by VDOT and FCDOT prior to the issuance of any RUP or Non-RUP for any of those four (4) Block or Building Sites identified in this Paragraph G. If at any time prior to submission of the final APD Plans, VDOT and FCDOT in consultation with the Engineer and Applicant determines that an interim/partial Super Street can be accomplished as outlined in Proffer 53, then the Applicant's obligation to complete the APD Plans is deemed null and void and this Proffer is of no further force or effect.

H. If at any time during VDOT and FCDOT's review of the draft APD Plans, both agencies determine an interim/partial portion of the Super Street between Anderson Road and Old Meadow Road (including transitions) can be constructed without the need for FHWA review/approval of an Interchange Modification/Justification Request (IMR/IJR) associated with either the Beltway (I-495) or the Dulles Access Road, then, upon written request by the County and VDOT, the Applicant shall cease preparation of the APD Plans and proceed to the

preparation of Final Design Plans (the "FD Plans") as outlined in Proffer 53 below. In such event, the Applicant's obligation to complete the APD Plans is deemed complete and no further action with regard to the APD process is required.

53. Interim/Partial Super Street Option. In the event that the Applicant is directed by VDOT and FCDOT to proceed with development of FD Plans for a portion of the Super Street as defined in Proffers 52.H. above, then the Applicant shall complete the following subject to the conditions outlined below:

A. FD Plans to be reviewed and approved by VDOT and/or FCDOT for that portion of Route 123 between Anderson Road and Old Meadow Road to be constructed including appropriate transitions;

B. Construction of only those roadway improvements reflected in the FD Plans that shall not exceed the total contribution referenced in Proffers 51.C and 52.F. (or $950,989.00); and;

C. Modifications to the signals on Route 123 at Old Meadow Road, Colshire Drive and/or Anderson Road as needed to accommodate the interim/partial Super Street.

D. In the event VDOT and FCDOT, in consultation with the Applicant, agree to permit the construction of an interim/partial portion of the Super Street as described herein, then the Applicant's obligations with respect to Proffers 51.A. and B., and 52.A. through E. and G. through H. above are deemed null and void and those proffers of no force or effect. Further in such event, the interim/partial Super Street shall be constructed within thirty-six (36) months after the issuance of the first initial Non-RUP of for the second of the Grant Building Site A, Johnson Building Sites A or B, or the Westgate Block.

E. In no event will VDOT and/or FCDOT review and approval of the FD Plans be a condition of FDP, FPA, CDPA and/or site plan submission and/or approval associated with any Block or Building Site on the Application Property with the exception of those Blocks/Building Sites with frontage along Route 123 as more specifically described in Proffer 52.G. above.

F. For purposes of this Proffer, the preparation of FD Plans will be completed generally consistent with the process outlined in Proffer 52.B through E above as agreed to among VDOT, FCDOT, the Engineer and the Applicant.

54. Supplemental Traffic Analyses. At the time of FDP or site plan submission for each new Building Site subsequent to these rezoning applications, supplemental operational traffic analyses of points of access to the Building Site shall be provided if requested by VDOT and/or FCDOT, and only if the trip generation associated with an individual Building Site within the limits of the FDP or site plan is more than 100 additional directional peak hour trips (inbound or outbound) over that anticipated as reflected on the CDP and in the Traffic Impact Study prepared by Wells + Associates dated May 23, 2011 as revised

through November 30, 2012. Such supplemental operational analyses shall be limited to an assessment of those driveways and/or turn lanes serving the particular Building Site.

55. Notification Letter. At the time of filing the first site plan for each new Building Site on the Application Property, a notification letter shall be sent to the Director of FCDOT. The purpose of this letter is to facilitate coordination with DPWES to ensure site plans are consistent with the Transportation Design Standards for Tysons Corner.

56. Old Meadow Road/Colshire Meadow Drive Traffic Signal. A warrant study for installation of a new traffic signal at the Old Meadow Road/Colshire Meadow Drive intersection shall be submitted within twelve (12) months after issuance of the first initial RUP or Non-RUP for the first new building to be constructed on either the Lincoln or Grant Block. In the event the signal is warranted, then the Applicant shall design, equip and install said signal, including those pedestrian features as may be required by VDOT and provision for pre-emption for a future fire station on the Taft Site (2012 Tax Map: 29-4 ((6)) 96A), as further defined herein, no later than twelve (12) months following approval of the warrant.

In the event the signal is not warranted within the twelve (12) months after issuance of the first RUP or Non-RUP for the first new building constructed on either the Lincoln or Grant Block, then the Applicant shall conduct a second warrant analysis twelve (12) months after the issuance of the last RUP or Non-RUP for the fourth building to be constructed on the combined Lincoln, Grant and Taylor Blocks. In the event the signal is warranted, then the Applicant shall design, equip and install said signal, including those pedestrian features as may be required by VDOT and provision for pre-emption for a future fire station on the Taft Site, no later than twelve (12) months following approval of the warrant.

If not warranted with the second analysis, then the Applicant shall complete a third warrant study within twenty-four (24) months after the issuance of the first RUP or Non-RUP for the last new building to be constructed on the Application Property. In the event the signal is then warranted, the Applicant shall design, equip and install said signal, including those pedestrian features as may be required by VDOT and provision for pre-emption for a future fire station on the Taft Site, no later than eighteen (18) months following approval of the warrant. If not warranted with the last new building on the Application Property, then the Applicant's obligation to construct or fund such signal is deemed null and void and this proffer is of no further force or effect.

At any time, the Applicant may use any funds which have been escrowed with the County by others towards the signalization of this intersection if available.

57. Colshire Meadow Drive /Colshire Drive Traffic Signal. A warrant study for installation of a new traffic signal at the Colshire Meadow Drive/Colshire Drive intersection shall be submitted within twelve (12) months after issuance of the first RUP or Non-RUP for the first new building to be constructed on either the Hotel Block or Johnson Building Site C. In the event the signal is warranted, then the Applicant shall design, equip and install said signal, including those pedestrian features as may be required by VDOT, no later than

twelve (12) months following approval of the warrant and reflecting the realignment of the Colshire Meadow Drive/Colshire Drive intersection.

In the event the signal is not warranted within the twelve (12) months after issuance of the first RUP or Non-RUP for the first new building constructed on either the Hotel Block or Johnson Building Site C, then the Applicant shall conduct a second warrant analysis twelve (12) months after the issuance of the last RUP or Non-RUP for the final new building to be constructed on the combined Hotel, Johnson and Taylor Blocks. In the event the signal is warranted, then the Applicant shall design, equip and install said signal, including those pedestrian features as may be required by VDOT, no later than twelve (12) months following approval of the warrant.

If not warranted with the second analysis, then the Applicant shall complete a third warrant study within twenty-four (24) months after the issuance of the first RUP or Non-RUP for the last new building to be constructed on the Application Property. In the event the signal is then warranted, the Applicant shall design, equip and install said signal, including those pedestrian features as may be required by VDOT, no later than eighteen (18) months following approval of the warrant. If not warranted with the last new building on the Application Property, then the Applicant's obligation to construct or fund such signal is deemed null and void and this proffer is of no further force or effect.

At any time, the Applicant may use any funds which have been escrowed with the County by others towards the signalization of this intersection if available.

58. Old Meadow Road/Lincoln Street Traffic Signal. Within twelve (12) months after the issuance of the final Non-RUP for the Lincoln Block, the Applicant will conduct a warrant study for a new traffic signal at the intersection of Old Meadow Road and Lincoln Street. In the event the signal is warranted, then the Applicant shall design, equip and install said signal, including those pedestrian features as may be required by VDOT and provision of pre-emption for a future fire station on the Taft Site, no later than twelve (12) months after approval of the warrant.

In the event the signal is not warranted at that time, then the Applicant shall complete a second warrant study within twenty-four (24) months after the issuance of the first RUP or Non-RUP for the last new building to be constructed on the Application Property. In the event the signal is warranted then the Applicant shall design, equip and install said signal, including those pedestrian features as may be required by VDOT and provision of pre-emption for a future fire station on the Taft Site, no later than eighteen (18) months after approval of the warrant. If the signal is deemed not warranted by VDOT at that time, then the Applicant's obligation to this signal is deemed null and voice and this proffer is of no force or effect.

At any time, the Applicant may use any funds which have been escrowed with the County by others towards the signalization of this intersection if available.

59. Colshire Meadow Drive/South Dartford Drive Traffic Signal. If not previously conducted by others, then within twelve (12) months after the issuance of the first RUP or

Non-RUP for the second new building constructed on the Westgate Block, Van Buren Block A, Johnson Building Site B or Johnson Building Site D, the Applicant will conduct a warrant study for a new traffic signal at the intersection of Colshire Meadow Drive/South Dartford Drive. Said warrant study will include not only build out of the two buildings constructed at the time of submission but an additional future scenario that includes all four (4) buildings. If the signal is warranted with the two (2) constructed buildings, then the Applicant shall design, equip and install said signal, including those pedestrian features as may be required by VDOT, no later than twelve (12) months after approval of the warrant. If not warranted until occupancy and build out of all four (4) buildings, then the Applicant shall design, equip and install said signal, including those pedestrian features as may be required by VDOT, no later than issuance of the final RUP or Non-RUP for the fourth building. At any time, the Applicant may use any funds which have been escrowed with the County by others towards the signalization of this location if available. In the event the signal is not warranted with the four (4) building scenario, then the Applicant shall escrow $150,000.00 towards the cost of future signalization of this intersection by others.

60. Traffic Signal Modifications. If not previously completed by others, and concurrent with the site plan for the Van Buren Block, or the completion of the intersection improvements at Anderson Road/Colshire Meadow Drive, whichever occurs last, a signal modification plan for the Anderson Road/Chain Bridge Road intersection shall be submitted to VDOT and such signal modifications, including pedestrian enhancements as may be required by VDOT and in accordance with the phasing exhibits shall be constructed.

61. Dolley Madison Boulevard Signal Timing Plans. Concurrent with the approval of the first site plan for the third office building to be constructed on the Application Property, the Applicant shall contribute a total of $50,000.00 to be used to modify the signal timings in the Dolley Madison Boulevard corridor between the Capital Beltway and the Dulles Access Road. If at time of site plan submission for the eighth (8th) new building on the Application Property, signal timing modifications have not been requested by VDOT for the Route 123 corridor, the County may utilize those funds for other transportation improvements/enhancements in the Tysons East District.

62. Fire Station Pre-emptive Signal Installation(s). When a fire station is constructed on the Taft Site, then the Applicant, prior to the issuance of a Non-RUP for the fire station, shall complete the following: (i) install signal pre-emption at those new signals warranted by VDOT and approved for construction on Old Meadow Road as referenced in Proffers 56 and 58 and at Old Meadow Road and Old Meadow Lane; and (ii) install signal pre-emption at the existing Old Meadow Road/Route 123 intersection.

In the event a traffic control signal is not warranted by VDOT for installation at the intersection of Old Meadow Road and Old Meadow Lane, the Applicant shall install an emergency vehicle pre-emptive beacon at the intersection of Old Meadow Road and Old Meadow Lane as approved by VDOT in lieu of the traffic control signal.

63. Timing of Completion. Upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, any of the required transportation 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 such improvement.

64. Grid of Streets Transportation Fund (the "Tysons Grid Fund") Contribution. The Applicant shall contribute the sum of $6.44 per square foot of GFA for new non-residential space and $1,000.00 per residential unit constructed on the Application Property in accordance with the Tysons Grid Fund adopted by the Board on January 8, 2013, as amended and subject to credits/in-kind contributions as permitted and identified below. Pursuant to The Tysons Grid Fund Guidelines (the "Guidelines"), the Applicant's contribution to the Tysons Grid Fund shall be made on a building by building basis in accordance with the Guidelines.

Pursuant to the 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 his proportional impact on said improvement as determined based on data reflected in the Tysons East CTIA, as well as the Site Traffic Impact Analysis prepared by Wells + Associates for Scotts Run Station dated May 23, 2011 as revised through November 30, 2012.

A. Seventy-five percent (75%) of the hard and soft costs associated with the construction/replacement of the Colshire Meadow Drive Bridge over Scotts Run;

B. Costs associated with the widening of Colshire Meadow Drive along the Kiss-n-Ride Site frontage only as highlighted in Exhibit A equal to ½ of a four-lane, undivided cross-section;

C. Costs associated with the widening of a ½ section of Colshire Drive along the Kiss-n-Ride Site frontage only, as highlighted in Exhibit A;

D. One hundred (100%) of the costs associated with the preparation of APD Plans for the improvement of Route 123 as a Super Street as described in Proffer 52.A. if submitted to VDOT and FCDOT within one (1) year of rezoning approval and as approved by FCDOT, as opposed to the timeline established in Proffer 52.A. FCDOT shall respond no later than sixty (60) days after final submission of the final APD Plans as described in Proffer 52.E. and approval shall not be unreasonably withheld;

E. Full credit for the difference in costs between only those tasks completed in association with the preparation/submission/approval of the APD (up to 30% design) Plans and the preparation/submission/approval of Final Design (100%) Plans and full credit for the construction of an interim/partial portion of the Super Street as described more fully in Proffer 53; and

F. Thirty-five percent (35%) of the costs associated with the advancement of Colshire Meadow Drive and South Dartford Drive as described in the fourth paragraph of Proffer 50.A.

G. In the event the Applicant must obtain off-site rights-of-way and/or easements to construct any of the improvements listed above, then the cost of such acquisition shall also be creditable against the Grid Fund. The Applicant reserves the right to seek the Board's approval of the application of any excess credits associated with the provision of in-kind projects to the Scotts Run Station North (RZ 2011-PR-009) application.

65. Buy Out – Phase I District. At least sixty (60) days prior to recording any residential condominium documents that would change the use of all or any portion of one or more Building Sites that either (1) is zoned to permit multi-family residential use but is not yet used for that purpose or (2) from use as a multi-family residential real property that is primarily leased or rented to residential tenants or other occupants by an owner who is engaged in such a business, in either case therefore taxable for purposes of the now existing Phase I Dulles Rail Transportation Improvement District (the "Phase I District") to a use that is not subject to the Phase I District tax, the Applicant shall provide a written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to record such condominium documents for that Building Site. Prior to recording the condominium documents, the Applicant shall pay to Fairfax County a sum equal to the then-present value of the future Phase I District taxes estimated by the County to be lost as a result of that change in use.

66. Tysons-Wide Transportation Fund (the "Tysons-Wide Fund") Contribution. The Applicant shall contribute the sum of $5.63 per square foot of GFA for all net new non-residential development and $1,000.00 for each residential unit constructed on the Application Property in accordance with the Tysons-Wide Fund as adopted by the Board on January 8, 2013, as amended and subject to credits as may be permitted by the Board. The contribution shall be made on a building by building basis as set forth in the adopted Tysons-Wide Fund. This contribution shall not apply to any public facilities constructed on the Application Property. These payments may be made earlier than required pursuant to this paragraph at the sole discretion of the Applicant.

In the event the Board expands the list of Tysons-Wide projects as reflected on Table 7 of the Comprehensive Plan to include the Route 123 Super Street Concept proffered to herein by the Applicant, then the Applicant reserves the right to seek pro-rata credit for funds in excess of those specified in Proffer 53.B. for the improvement of Route 123 in accordance with the Board's guidelines for the Tysons-Wide Fund. Any pro-rata credit sought by the Applicant will be based on its proportional share of trips as reflected in the Tysons East CTIA and/or the Traffic Impact Study prepared by Wells + Associates, Inc. for Scotts Run Station dated May 23, 2011, as revised through November 30, 2012.

67. Congestion Management Plan. The Applicant shall prepare and implement a construction congestion management plan during construction of each Building Site, as appropriate, through its development/construction manager and the TPM (as defined in

Proffer 86), so as to provide safe and efficient pedestrian and vehicle circulation at all times on the Application Property and on the public roadways adjoining the Application Property (each a "Congestion Management Plan").

A. Each Congestion Management Plan shall identify anticipated construction entrances, construction staging areas, construction vehicle routes and procedures for coordination with FCDOT and/or VDOT concerning construction material deliveries, lane closures, and/or other construction related activities to minimize disturbance on the surrounding road network.

B. Each Congestion Management Plan shall also require the Applicant to coordinate its construction activities throughout construction with VDOT and FCDOT.

C. Such Congestion Management Plans shall be prepared by a qualified professional and submitted in connection with the VDOT permit for construction on the subject building site. In addition, the TPM shall coordinate any adjustments to the TDM Plan (as defined in Proffer 86) as necessary to address each Congestion Management Plan.

68. Bus Facilities. In conjunction with the improvement of Colshire Drive from Route 123 south to Colshire Meadow Drive as discussed in Proffer 50.B., the Applicant shall construct three (3) bus shelters with saw tooth bus bays along the west side of Colshire Drive and one (1) bus shelter with a saw tooth bus bay along the north side of Colshire Meadow Drive in substantial conformance with those shown on Sheets C-4, C-6 through C-8 and A6.04 of the CDP. In the event FCDOT and/or WMATA determine the bus bay on Colshire Meadow Drive will be used solely for lay by operations, then the Applicant's obligation to construct a shelter shall be deemed null and void.

69. Circulator. A dedicated bus lane and/or shelter for the circulator shall be constructed on Colshire Meadow Drive with Taylor Building Site B as shown on Sheets C-4, C-6 through C-9, C-20F and A6.04 of the CDP. The design of the circulator shelter shall be coordinated with FCDOT at the time of site plan for Taylor Building Site B. Prior to implementation of circulator service in Tysons East, this lane may be used as interim on-street parking.

PEDESTRIAN CIRCULATION

70. Pedestrian Circulation. Pedestrian connectivity shall be provided throughout the Application Property generally consistent with the concepts shown on the "Pedestrian Circulation Plan" on Sheet L-2 the CDP, through the use of elements such as terraces, sidewalks, trails, bus shelters, bus pull-offs and lawn areas, including connections to open space, trails and/or sidewalks located off-site. Off-site connections to existing trails, sidewalks, and/or open space, if any, shall be constructed subject to receipt of all necessary off-site easements provided by others to the Applicant at no cost, other than administrative costs associated with recordation of said easement among the land records of Fairfax County. The Applicant shall make diligent efforts to obtain necessary off-site easements and, if requested, shall provide documentation demonstrating same to DPZ. If

the necessary off-site easements cannot be obtained, the cost to construct the portion of such sidewalk or trail from the Application Property boundary to the existing or planned location of the off-site sidewalk or trail shall be escrowed with Fairfax County and, upon payment, the obligations of this proffer shall be deemed satisfied. Pedestrian connections, including off-site connections, interim connections and crosswalks, shall be included at FDP for each Building Site.

71. Trail Coordination on Route 123. Prior to installation of landscaping as shown on Route 123 with the Garfield Block, the Applicant shall coordinate with FCDOT regarding the installation of a pedestrian trail by others.

PUBLIC STREET RIGHT-OF-WAY

72. Public Streets. 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 be accepted into the VDOT system for maintenance. As may be necessary with respect to all of the existing and new public streets, right-of-way as associated with each Building Site, and as may be further qualified by these proffers, shall be dedicated and conveyed to the Board in fee simple, as applicable, at the time of site plan approval. The dedicated area shall be shown at time of FDP and shall generally be from building zone to building zone as shown on the CDP and as further qualified by Proffer 41.J. In the event VDOT does not accept any dedicated public street as identified on the CDP and Proffer 50 for maintenance within seven (7) years of opening any street for public use, then such street may be retained by the Applicant, within its sole discretion and upon notification of the same to 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 and any density credit accrued with dedication pursuant to Section 2-308 of the Zoning Ordinance shall be retained by the Applicant.

73. Public Street Standards. All public street improvements proposed herein shall be subject to VDOT approval, and shall be in general conformance with the "Transportation Design Standards for Tysons Corner Urban Center," dated September 13, 2011, as may be amended, and subject to any permitted modifications and/or waivers that may be granted.

74. Vacations and Abandonments. In the event any public street right-of-way located within the Application Property or that abuts the Application Property, is vacated and/or abandoned subsequent to approval of the rezoning applications, such right-of-way area will become zoned to the PTC District pursuant to Section 2-203 of the Zoning Ordinance and such right-of-way area may be used, without requiring a PCA, CDPA or FDPA, for utilities and to accommodate sidewalks and streetscape elements consistent with the street sections shown on the CDP and/or with the Tysons Corner Urban Design Guidelines endorsed by the Board on January 24, 2012.

BICYCLE IMPROVEMENTS

75. Bicycle Lanes. Concurrent with construction of the street and streetscape improvements identified in these proffers, the Applicant shall provide pavement and striping for on-road bicycle lanes along the Application Property's frontages on Old Meadow Road, Colshire Drive (from Route 123 south to Colshire Meadow Drive), Colshire Meadow Drive, Old Chain Bridge Road and Anderson Road, all as shown on the CDP. Such lanes shall typically be four (4) to six (6) feet in width as shown on the CDP with the final dimension determined at the time of FDP approval. The time and installation of bicycle lane striping shall be subject to approval by VDOT in coordination with FCDOT at time of site plan approval for applicable individual Building Sites. In addition, the Applicant shall designate a northbound and southbound sharrow lane on Colshire Drive south of Colshire Meadow Drive subject to VDOT approval in consultation with FCDOT and in conjunction with the improvement of the intersection of Colshire Meadow Drive and Colshire Drive.

76. Bicycle Facilities. The Applicant shall provide bicycle racks, bike lockers, and/or bike storage areas on the Application Property, the specific locations of which shall be determined at the time of FDP approval, and may be further refined/modified at site plan, but in either event in consultation with FCDOT's Bicycle Coordinator or designee. The bicycle racks shall be as shown on the CDP, or other design approved by FCDOT. The total number of bike parking/storage spaces shall be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking for each building or group of buildings as determined at FDP. Signage shall be posted on the exterior side of the buildings near the entrances to bike parking/storage space to indicate bike parking/storage.

PARKING

77. Parking. Parking on the Application Property shall be provided in accordance with the parking requirements for the PTC District set forth in Section 6-509 and Article 11 of the Zoning Ordinance, and as shown on the CDP. Tandem and valet parking, shall be permitted and, subject to Board approval, shall count toward parking requirements. Tandem parking spaces may be used for residential units with two cars and in office and hotel buildings where spaces are assigned by building management. The exact number of spaces to be provided shall be refined with approval of the FDP and determined at the time of site plan approval based on the specific uses. If changes in the mix of uses 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 and buildings. The Applicant, to the extent feasible, shall provide controlled access to parking garages and, if installed, shall ensure that the control equipment is capable of counting vehicles entering and exiting all garages.

78. Future Revisions. The Applicant reserves the right to provide parking at different rates as may be permitted by a future amendment to the Zoning Ordinance. Optional use of revised rates shall not require a CDPA or PCA, provided there is no increase in the size or height of above-ground parking structures.

79. On-Street Parking on Private Streets. On-street parking may be provided on the private streets to meet the parking requirements of the Zoning Ordinance, so long as such spaces are striped and meet the dimension requirements of the PFM, subject to receiving approval of any necessary waivers and/or modifications. Parking on private streets may be restricted through appropriate signage or such other means as determined appropriate by the Applicant as to its respective Building Site, and on-street parking spaces along any private streets and future public streets prior to dedication, that otherwise are not required to satisfy the parking requirements may be used as temporary or short term parking, car-sharing parking and/or similar uses.

80. On-Street Parking on Public Streets. On-street parking spaces along the public street frontages associated with each respective Building Site may 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 required parking spaces to be provided for each Building Site.

81. Unbundled Parking for Residential Uses. All for-sale residential units must be offered exclusive of parking (i.e., at a separate cost). All leases for residential units shall be offered exclusive of parking (i.e., at a separate cost).

82. Paid Parking for Non-Residential Uses. The Applicant may charge for parking on Building Sites, on a per-space basis, at rates that the Applicant deems to be market-competitive. At its sole option, the Applicant may elect to charge for parking within some or all of the parking levels associated with commercial building sites and on portions of the street network that are privately owned.

83. Temporary Trees on Interim Surface Parking Lots. Existing surface parking lots may be used for interim parking prior to replacement with parking garages or buildings and, in the event that such parking areas are not being used for construction parking or staging or remain undeveloped (except for parking) for more than eighteen (18) months, then temporary street trees shall be planted in existing grass areas along the perimeter of such lots at a minimum size of 2.0 inches in caliper approximately every 50 feet, to the extent feasible as determined by UFMD based on existing conditions and utility easements. This interim street tree planting shall not be required to meet the minimum planting width/area standard for permanent street trees. No interior parking lot landscaping shall be required nor provided for these interim surface lots.

TRANSPORTATION DEMAND MANAGEMENT ("TDM")

84. Tysons Transportation Management Association. The Applicant shall make a contribution to the Tysons Partnership towards the establishment of a future transportation management association (the "TMA"), which may be established for the Tysons Corner Urban Center and to which all other Tysons property owners will also contribute.

A. The Applicant shall make a one-time contribution to the Tysons Partnership Transportation Council for the establishment of this future TMA based on a participation rate of $0.10 per gross square foot of new office uses and $0.05 per gross square foot of new residential uses to be constructed on the Application Property.

B. Thirty percent (30%) of the total contribution to the TMA shall be paid upon site plan approval of the first new building to be constructed on the Application Property. The remaining seventy percent (70%) of the total contribution shall be paid in five (5) equal installments of fourteen percent (14%) each prior to the issuance of the first RUP or Non-RUP for the subsequent five (5) new buildings, but in any event no later than fifteen (15) years from the date of approval of these rezoning applications.

C. If subsequent to the approval of this Rezoning, a Tysons Corner Urban Center-wide TMA is approved by FCDOT and established for the purpose of administering TDM programs in the Tysons Corner Urban Center, then the Applicant may, in its sole discretion, join or otherwise become associated with such entity and transfer some or all marketing and/or monitoring functions of this TDM Program to the new entity, whereupon this Proffer in whole or in part shall be void and of no further force or effect. Further, if determined by FCDOT that a proactive, private TDM program is no longer necessary, the TDM structure in this Proffer may be rendered null and void in whole or in part without the need for a PCA.

D. If the TMA has not been established within three (3) years after the approval of this Rezoning, this Proffer shall be null and void with no further effect on the Application Property. Further, any funds contributed to the Tysons Partnership Transportation Council would then be returned to the Applicant that paid such funds.

85. TDM Administrative Group. At such time as the Applicant has completed construction activities associated with the redevelopment of the Application Property and has terminated his marketing activities for the sale of any of the Application Property, then at such time, the Applicant's obligation to the administration of this TDM proffer shall be null and void and of no further force or effect. At such time, the TDM Administration Group (the "AG") shall fund, implement and administer the transportation demand management program (the "TDM Program") for the Application Property as described more fully below. The AG shall include one representative for each of the Building Sites depicted on the CDP. Prior to approval of the first site plan for new office development on the Application Property, evidence shall be provided to FCDOT that the terms and conditions associated with the AG have been established.

86. Transportation Demand Management Plan. The proffered elements of the TDM Program as set forth below are more fully described in the Scotts Run Station Transportation Demand Management Plan prepared by Wells + Associates, Inc. dated December 10, 2012 (the "TDM Plan") as may be amended. It is the intent of this Proffer that the TDM

Plan will adapt over time to respond to the changing transportation related circumstances of the Application Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals as set forth in these Proffers. Accordingly, modifications, revisions, and supplements to the TDM Plan as coordinated with FCDOT can be made without the need for a PCA provided that the TDM Plan continues to reflect the proffered elements of the TDM Program as set forth below.

A. Definitions. For purposes of this Proffer, "Stabilization" shall be deemed to occur one (1) year following issuance of the last initial RUP or Non-RUP for the 10th new building to be constructed on the Application Property. "Pre-stabilization" shall be deemed to occur any time prior to Stabilization.

B. Trip Reduction Objective. The objective of this TDM Program shall be to reduce the vehicle trips generated by residents and office tenants of the Application Property (i.e., not including trips from hotel and retail uses), during weekday peak hours associated with the adjacent streets as more fully described in the TDM Plan, by meeting the percentage vehicle trip reductions established by the Comprehensive Plan as set forth below. These trip reduction percentages shall be multiplied by the total number of residential and office vehicle trips that would be expected to be generated by the uses developed on the Application Property as determined by the application of the Institute of Traffic Engineers, 8th Edition, Trip Generation rates and/or equations (the "ITE Trip Generation"), and the number of trips determined by the product of such equation shall be referred to herein as the "Maximum Trips After Reduction."

For purposes of this calculation, the maximum number of dwelling units or the total gross square footage of office uses proposed to be constructed in each building on the Application Property as determined at the time of site plan approval for each building shall be applied to the calculation described in the preceding sentence. The target reductions shall be as follows:

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

The trip reduction goals outlined above are predicated on the achievement of specific development levels within the Tysons Corner Urban Center as anticipated in the Comprehensive Plan. Prior to undertaking trip measurements, the TDM Program Manager (TPM) TPM shall, in consultation with the County, provide a summary of the then existing development levels in Tysons Corner (based on

RUPs and Non-RUPS issued) in order to determine the appropriate vehicle trip reduction goal.

If through an amendment to the Comprehensive Plan, the Board should subsequently adopt a goal for trip reductions that is lower than that committed to in this Proffer, then the provisions of this Proffer shall be adjusted accordingly without requiring a PCA.

C. TDM Program Components – Site-Wide. The TDM Program shall include, but not necessarily be limited to, the following site-wide components, each of which are more fully described in the TDM Plan:

(i) TDM Program Management.

(ii) TDM Program Branding.

(iii) Transportation Program Web Site.

(iv) Promotion of Real Time Transit Information.

(v) Transportation Access Guide.

(vi) Live/work/play marketing to new tenants.

(vii) Pedestrian/bicycle accommodations.

(viii) Monitoring/reporting.

(ix) Parking Management.

(x) Commuter Café.

D. TDM Program Components – Residential. The TDM Program shall include, but not necessarily be limited to the following residential components, each of which is more fully described in the TDM Plan.

(i) Residential Transportation Coordinators.

(ii) Try Transit Campaign for new residents.

E. TDM Program Components – Office. The TDM Program shall include, but not necessarily be limited to the following office components, each of which is more fully described in the TDM Plan.

(i) Office Transportation Coordinators.

(ii) Coordinated Outreach and Marketing Activities with TDM Providers.

(iii) Try Transit Campaign for new employees.

(iv) Provision of information with regard to Pretax Metrorail, Vanpool, and Bicycle Benefit Programs.

(v) Provision of information with regard to Guaranteed Ride Home Program.

(vi) Provision of information with regard to Carpool Matching Program.

(vii) Provision of information with regard to Telework and Variable Work Hours.

(viii) Provision of information with regard to Coordinate Outreach and Marketing Activities with TDM Providers.

F. Process of Implementation. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.

(i) TDM Program Manager. If not previously appointed, the Applicant or AG shall appoint and continuously employ, or cause to be employed, a TPM for Scotts Run Station. 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 Application 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 AG shall do the same within ten (10) days of any change in such appointment.

(ii) Annual Report and Budget. The TPM shall prepare and submit to FCDOT an initial TDM Work Plan ("TDMWP") and Annual Budget no later than 180 days after issuance of the first building permit for the first new building on the Application Property. Every calendar year thereafter but no later than September 15th, the TPM shall submit an Annual Report, which may revise the Annual Budget in order to incorporate any new construction on the Application Property. The Annual Report shall include, at a minimum:

a. Details as to the components of the TDM program that will be put into action that year;

b. Any revisions to the budget needed to implement the program for the coming calendar year;

c. A summary of existing development levels in the Tysons Corner Urban Center, as well as specific to Scotts Run Station;

d. A determination of the applicable Maximum Trips After Reduction for the Application 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 Application Property in conjunction with each year's Annual Report.

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

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

Funding of the TDM Account shall be in accordance with the budget for the TDM Program elements to be implemented in the following year. In no event shall the TDM Budget exceed a baseline of $161,500.00 (this amount shall be adjusted annually from the date of rezoning approvals for the Application Property (the "Base Year")) and shall be adjusted on each anniversary thereafter of the Base Year in accordance with Proffer 86.F.(ii). 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.

H. 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 Application Property. Funding shall be provided by the building owners prior to the issuance of the first initial RUP or Non-RUP for each applicable new building. This amount shall be adjusted annually from the date of rezoning approvals of the Application Property (the "Base Year") and shall be adjusted on each anniversary thereafter of the Base Year as permitted by VA. Code Ann. Section 15.2-2303.3. Funds from the TDM Remedy Fund shall be drawn upon only for purposes of immediate need for TDM funding and may be drawn on prior to any TDM Budget adjustments as may be required.

I. 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 Application 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 Application Property and provided prior to the issuance of the first RUP or Non-RUP for each individual building.

J. TDM Penalty Fund. The "TDM Penalty Fund" is an account into which the Building Owners shall, through the TPM, deposit penalty payments as may be required to be paid pursuant to this Proffer for non-attainment of trip reduction goals. The County may withdraw funds from the TDM Penalty Fund for the implementation of additional TDM Program elements/incentives and/or congestion management associated with Scotts Run Station, or for other TDM-related improvements or programs within Tysons Corner. To secure the Owners' obligations to make payments into the TDM Penalty Fund, the Owners shall provide the County with a letter of credit or a cash escrow as further described below. Prior to the issuance of the first RUP or Non-RUP for each new building on the Application Property, the TPM shall:

(i) Establish the TDM Penalty Fund, if not previously established by the TPM, and/or

(ii) Deliver to the County a clean, irrevocable letter of credit issued by a banking institution approved by the County or escrow cash in an interest-bearing account with an escrow agent acceptable to DPWES to secure the Owners' obligations to make payments into the TDM Penalty Fund (the

"Letter(s) of Credit or Cash Escrow(s)"). The Letter(s) of Credit or Cash Escrow(s) shall be issued in an amount equal to $0.10 for each square foot of new office GFA or $0.05 for each square foot of new residential GFA shown on the approved site plan for each new building on the Application Property. Until the Letter(s) of Credit or Cash Escrow(s) has been posted, the figures in the preceding sentence shall be adjusted annually from the first day of the calendar month following the date on which the first RUP or Non-RUP, as the case may be, for the first new building on the Application Property has been issued in accordance with Proffer 85 using the date of rezoning approvals as the base year. Once the Letter(s) of Credit or Cash Escrow(s) has been posted, there shall be no further adjustments or increases in the amount thereof. The Letter(s) of Credit or Cash Escrow(s) shall name the County as the beneficiary and shall permit partial draws or a full draw. The foregoing stated amount(s) of the Letter(s) of Credit or Cash Escrow(s) shall be reduced by the sum of any and all previous draws under the Letter(s) of Credit or Cash Escrow(s) and payments by the Owners (or the TPM) into the TDM Penalty Fund as provided below.

K. 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 Reporting process. Person Surveys and Vehicular Traffic Counts shall be conducted for the Application Property beginning one year following issuance of the final initial RUP or Non-RUP for the first new building to be constructed on the Application 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 Application 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 Application 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 AG. 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 GSA 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 AG for final distribution to the owners once three consecutive annual Vehicular Traffic Counts conducted after Stabilization show that the trip reduction goals have been met.

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 Application 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 AG.

2) If despite the implementation of remedial efforts, the applicable Maximum Trips After Reduction (based on the existing development levels in the Tysons Corner Urban Center as described in Proffer 86.B.) are still exceeded after three (3) consecutive years, then, in addition to addressing further remedial measures as set forth in this Proffer, the TPM shall be assessed a penalty according to the following:

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

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

4) The maximum amount of penalties associated with the Application Property, and the maximum amount the AG shall ever be required to pay pursuant to the penalty

provisions of this Proffer, including prior to and after Stabilization, shall not in the aggregate exceed the amount of the Letter(s) of Credit or Cash Escrow(s) determined and computed pursuant to the provisions of the above Proffer. There is no requirement to replenish the TDM Penalty Fund at any time. The Letter(s) of Credit and/or any cash left in the Cash Escrow(s) shall be released to the AG once three (3) consecutive counts conducted upon Stabilization show that the Maximum Trips After Reduction have not been exceeded.

L. 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.

M. Review of Trip Reduction Goals. At any time and concurrent with remedial actions and/or the payment of penalties as outlined in Proffer 86.J., the AG may request that FCDOT review the vehicle trip reduction goals established for the Application Property and set a revised lower goal for the Application 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 Application Property, the Maximum Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA.

N. Continuing Implementation. The AG 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 Proffer 86 above. The AG through the TPM shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer including submission of Annual Reports.

O. Notice to Owners. All owners of the Application 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.

P. Enforcement. If the TPM fails to timely submit a report to FCDOT as required by this Proffer, the TPM will have sixty (60) days within which to cure such violation. If after such sixty (60) day period the TPM has not submitted the

delinquent report, then the AG shall be Application to a penalty of $100.00 per day not to exceed $36,500.00 for any one incident. Such penalty shall be payable to Fairfax County to be used for multimodal, transit, transportation, or congestion management improvements within the vicinity of the Application Property, or in consultation with the TPM, for other TDM-related improvements or programs within Tysons Corner.

87. Transportation Demand Management for Retail/Hotel Uses. As provided in the above Proffer, certain components of the TDM Plan are applicable to and will benefit the proposed retail/hotel uses on the Application Property. Therefore, the Applicant will provide an additional TDM program tailored to specifically serve the Retail/Hotel Uses (the "Retail/Hotel TDM Program"). In no event will remedies, incentives, and penalties be assessed against any Retail/Hotel Uses, which may be established on the Application Property, nor will such uses contribute to the annual budget associated with the TDM Program for the Application Property.

A. Goals of the Retail/Hotel TDM Program. Because tenants of the Retail stores and Hotels and their employees work hours that are atypical of the standard work day, these tenants and their employees do not necessarily travel to and from the Application Property during Peak Hours. Given this, the Retail/Hotel TDM Program shall encourage Retail tenants, Hotel Guests and the Retail/Hotel employees to utilize transit, carpools, walking, biking and other non-Single Occupancy Vehicle ("non-SOV") modes of transportation to travel to and from the Application Property rather than focusing on the specific trip reductions during the weekday AM or PM Peak Hours.

B. Components of the Retail/Hotel TDM Program. The Retail/Hotel TDM Program shall include, at a minimum, the components applicable to the Application Property that are described in this Proffer and the additional components provided below. These additional components may be subsequently amended by mutual agreement between the Applicant and FCDOT. All amendments to the components of the Retail/Hotel TDM Program contained in this Proffer shall be approved by FCDOT and will not require a PCA. The Retail/Hotel TDM Program components are further described in the TDM Plan.

C. Employee/Tenant Meetings. The TPM shall hold an annual TDM meeting with the Retail store tenants and Hotel Managers to review the available transit options, changes in transit service and other relevant transit-related topics. Based on these meetings, the TPM shall work with Fairfax County to consider changes to the relevant services, such as changes to bus schedules, if such changes would provide better service to the Application Property tenants and their employees.

D. Regional TDM Programs. The TPM shall make information available to Retail store tenants, Hotel Guests and the Retail/Hotel employees about regional TDM programs that promote alternative commuting options. This shall include information on vanpools, carpools, guaranteed ride home and other programs offered by organizations in the Washington, D.C. Metropolitan Area.

E. Retail/Hotel TDM Program Participation Outreach. The TPM shall endeavor in good faith to encourage participation by Retail store tenants and Hotel Management in the Retail/Hotel TDM Program, including the encouragement of financial participation by such tenants through their direct offering of transit benefit programs and transit incentives to their employees. Actions taken by the TPM and property management in furtherance of this objective may include dissemination of information to, and solicitation of participation from, the tenant's in-store management at appropriate intervals. The TPM shall include a report to the County with respect to the activities described in the TDM Proffer as part of the Annual Report to be filed with the County. This report shall include detailed accounts of the outreach efforts and the feedback and response from the tenants.

88. Existing Office or Interim Uses. Certain components of the TDM Plan are applicable to and would benefit not only the existing office uses on the Application Property but potential interim uses as well. The TPM shall make available information on those components to any existing occupied office and/or interim uses which remain or are established on the Application Property. Such uses shall not however be subject to monitoring nor will penalties be assessed against those existing office or interim uses. Beginning with the first year following the issuance of a building permit for any new building on the Application Property, the subsequent Annual Report shall be expanded to include those new office or residential uses developed.

89. Intelligent Transportation Systems. To optimize safe and efficient travel in Tysons, the Applicant shall incorporate and maintain a system that provides pertinent traffic and transit information that allows users to make informed travel decisions. This information shall be provided at initial occupancy of each building. The delivery of this information shall be made convenient for building occupants and visitors, such as via computer, cell phone, monitors, or similar technology. Such devices shall provide, but not be limited to, information on the following:

A. Traffic conditions, road hazards, construction work zones, and road detours.

B. Arrival times and delays on Metrorail, Tysons Circulator, and area bus routes.

C. Real time parking conditions and guidance to current on-site parking vacancies, if available.

D. Bus stops pre-wired for real-time arrival/departures information, if available.

The Applicant shall work with FCDOT and/or the Tysons Partnership to identify sources and facilitate electronic transmittal of data. Furthermore, the Applicant shall participate in efforts to implement any future dynamic traffic management program for the Tysons area.

AFFORDABLE/WORKFORCE HOUSING

90. 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.

91. Workforce Dwelling Units. In addition to any ADUs that may be required, the Applicant shall provide for-sale and/or rental housing units on the Application Property, or off-site as determined at time of FDP submission, in accordance with the Board's 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 on the Application Property. The 20% applies to the total number of dwelling units to be constructed on the Application 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 shall be provided within such Building Site, 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 Building Sites with the build-out of the Application Property, and thereby increase the number of WDUs in one or more Building Sites beyond twenty percent (20%) with a corresponding decrease in the number of WDUs in the other Building Sites. The WDUs in each building shall have a bedroom mix similar to the bedroom mix of the market rate units in the same 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 Application 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.

92. Agreements. Notwithstanding the foregoing, the Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the WDUs. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County and may occur after the approval of the rezoning applications. Neither the Board 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 these proffers as they apply to WDUs shall become null and void and of no further force and effect. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

93. Non-Residential Affordable Housing Contribution. For all non-residential development, excluding commercial retail/services and public uses, the Applicant shall select, within its sole discretion, one of the following two options for contributing toward the provision of affordable and/or workforce housing within Tysons Corner. These contributions shall be

made to the Board, be deposited in a specific fund to be used solely for this purpose within Tysons Corner and shall be payable at the time of issuance of the initial Non-RUPs for new office buildings or the hotel on the Application Property, excluding any retail/service uses and public uses. The options shall consist of either (i) a one-time contribution of $3.00 for each square foot of GFA of new office or hotel use, 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 adopt new policies for the reallocation or reduction of non-residential affordable housing contributions in Tysons Corner, the Applicant may, within its discretion, elect to comply with these policies in lieu of the contributions described herein without the necessity of a CDPA or PCA.

STORMWATER MANAGEMENT

94. Stormwater Management. The Applicant shall provide the following with regard to stormwater management:

A. Stormwater Management Measures. Stormwater Management (SWM) measures for the Application 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, strive to retain on-site and/or reuse the first one inch of rainfall. Proposed SWM and Best Management Practice ("BMP") facilities shall follow a tiered approach as identified by DPWES, which may include infiltration facilities (where applicable), rainwater harvesting/detention vaults, runoff reducing facilities and other innovative BMPs.

B. LID Techniques. Site plans shall make use of certain LID techniques that will aid in runoff volume reduction and promote reuse throughout the Building Site. As a part of the LID techniques proposed, the Applicant shall provide green roofs both intensive and/or extensive. Other LID techniques may include, but not be limited to, tree box filters, pervious hardscapes/streetscapes, and stormwater reuse for landscape irrigation and air conditioning unit makeup water.

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 as contemplated within current LEED requirements, depending on the existing impervious condition. The above noted SWM Facilities shall be designed (where applicable) to meet the requirements of LEED 6.1 and 6.2 for each Building Site of the development based upon the LEED Boundary identified with each Building Site.

C. Calculations at FDP. At the time of each FDP for the Application Property, the Applicant shall provide calculations for the area included in such FDP showing the proposed volume reductions and shall work cooperatively with DPWES and DPZ to ensure that the first one inch of rainfall is retained or reused to the maximum extent practicable. This requirement may be met on an individual building basis or based upon the total area of the Application 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 development of the Application Property.

Each FDP for the Application Property shall include the location and preliminary design of the SWM facilities including the access points to underground vaults. Access points, detailed at the time of FDP, shall be located outside of the landscape amenity panel and sidewalk zone of the streetscape.

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

It is understood that seasonal variations in reuse water demand will create fluctuations in the draw down period, and as such, the stormwater system will be designed to the extent practicable to not exceed 10 days of storage. If storage time exceeds 10 days, the Applicant shall have the right to discharge excess volumes off site at release rates approved by the Director of DPWES that will mimic release rates from a good forested condition for a significant majority of rainfall events and/or excess volume should be directed to other facilities using a "treatment train" approach, if possible, as approved by the Director of DPWES.

95. 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 agrees to replace removed trees as determined by the UFMD to sustain the 10-year canopy.

NOISE ATTENUATION

96. Noise Attenuation. The Applicant shall reduce the interior DNL to no more 45 dBA for residential and hotel buildings and 50 dBA for office buildings on the Application Property. At the time of building plan application for the full shell building permit for each residential or hotel building, the Applicant shall submit to the Chief of the EDRB of DPZ (the "E&D Chief"), for approval, and to DPWES, for information only, an

acoustical study prepared by a qualified acoustical consultant (the "Indoor Noise Study") addressing indoor noise levels, including proposed noise attenuation measures and proposed materials to ensure compliance with the interior DNL limit of 45 dBA or 50 dBA, as appropriate. The Applicant shall not obtain full-shell building permits until the E&D Chief has approved the applicable Indoor Noise Study, provided that a failure by the E&D Chief to review and respond to the Applicant within 60 days of receipt of the Indoor Noise Study shall be deemed approval of such study. Prior to the issuance of the first RUP for any residential building, the Applicant shall demonstrate through testing of noise levels that interior noise does not exceed 45 dBA.

97. Notification of Exterior Noise Levels. The Applicant shall notify potential tenants or purchasers of individual residential units with balconies, either in the lease or sales contract, that exterior noise levels may exceed 65 dBA, which is the policy established by Fairfax County for outdoor recreation in residential areas impacted by high noise levels.

PUBLIC FACILITIES

98. Scotts Run Stream Valley Plans. To address the Comprehensive Plan's recommendations regarding the provision of public facilities and stream valley improvements in Tysons Corner, the Applicant shall provide plans prepared by Wetland Studies and Solutions entitled "Scotts Run Preliminary Stream Restoration Plan," dated January 2011 (the "Restoration Plan") for the restoration of the Scotts Run Stream Valley Park to the FCPA at no cost. The Restoration Plan shall be modified by the Applicant to permit phased construction and shall be submitted to Fairfax County at no cost within one hundred eighty (180) days of the approval of the rezoning applications.

PUBLIC FACILTIES

PROFFERS APPLICABLE ONLY TO RZ 2011-PR-010 (LAND BAY WEST)

The following Proffer 99 shall be applicable solely to Land Bay West that is subject to RZ 2011-PR-010. The term Applicant as used in Proffer 99 shall mean and refer to only the owner(s) of Land Bay West, that is subject to RZ 2011-PR-010, and its successors and assigns.

99. Public Facilities. To address the Comprehensive Plan's recommendations regarding the provision of public facilities and athletic fields in Tysons Corner, the Applicant shall provide the following:

A. Athletic Field.

(i) The Applicant shall install a synthetic turf athletic field with lights (the "Athletic Field"), approximately 210 feet x 250 feet, which includes fifteen (15) foot wide overruns, and parking on a portion of the parcel identified among the Fairfax County tax assessment records as 29-4 ((6)) 96A ("Parcel 96A" or the "Taft Site") as generally shown on Sheet L-4 of the CDP. The Athletic Field as shown on Sheet L-4 of the CDP shall be designed so that it may be expanded onto adjacent property to the north by

others. The Athletic Field design shall be determined in coordination with the FCPA Synthetic Turf Construction Manager and shall satisfy the athletic field requirement as defined by the recommendations of the Comprehensive Plan for the Application Property and that property subject to RZ 2011-PR-009, up to 1,500,000 square feet of GFA. Should RZ 2011-PR-009 be approved by the Board with more than 1,500,000 square feet of GFA, the difference in athletic field credit shall be addressed on-site by the Applicant in RZ 2011-PR-009.

(ii) To allow construction of the Athletic Field, the Applicant, at its sole cost and expense, shall submit to DPWES an RPA Exception application for redevelopment that shall be evaluated and administratively approved by DPWES as permitted redevelopment. The RPA Exception shall include a Water Quality Impact Assessment, and a floodplain study, if needed. Should DPWES not approve the RPA Exception application submitted by the Applicant, the size of the Athletic Field described in Proffer 99.A.(i), shall be proportionately reduced in size so that it does not encroach in the RPA, without a corresponding reduction in field credit.

(iii) The Athletic Field, subject to receipt of approvals described above, shall be constructed no later than thirty-six (36) months after the conveyance of the Fire Station as described in Proffer 99.D.(vii). The Applicant, within its sole discretion, may complete construction earlier than this time period. That portion of Parcel 96A that supports the Athletic Field shall be dedicated to Fairfax County, subject to a reservation of density credit under Section 2-308 of the Zoning Ordinance, within one hundred twenty (120) days following completion of construction of the Athletic Field and bond release, except as may be extended in accordance with the provisions of Proffer 104.

(iv) In addition to the Athletic Field improvements described above, the Applicant shall contribute the sum of $125,000.00 to the Board of Supervisors to be distributed within the discretion of the Providence District Supervisor for park improvements and/or design of stream improvements in the vicinity of the Application Property. Said contribution shall be made within sixty (60) days of the approval of this rezoning application.

B. Stream Valley Improvements.

(i) As permitted under Zoning Ordinance Section 2-903, Paragraph 7, the Applicant shall submit the Restoration Plan, as defined in Proffer 98, to the Army Corps of Engineers for approval under a Nationwide Permit (NWP) #27 and to the Department of Environmental Quality (DEQ) for confirmation that the work proposed under NWP #27 satisfied DEQ's Section 401 Water Quality Certification for a NWP #27 approval. Upon approval of the Restoration Plan, the Applicant shall obtain a permit from

DPWES and construct that phase of the Restoration Plan, as modified by the Applicant to identify construction phases, from Route 123 to the Taylor Block as shown on the CDP, subject to receipt of all necessary easements from the FCPA, WMATA and any other property owner as necessary, at no cost, exclusive of administrative costs as may be associated with the easements, including review fees and recordation among the Fairfax County land records. Said improvements shall be constructed in one or more phases as determined by the Applicant, in coordination with FCPA, with the site development work associated with an approved FDP on Grant Building Site A or earlier as elected by the Applicant within its sole discretion. Upon completion of improvements approximately 27,509 square feet of land as shown on the CDP shall be dedicated to the FCPA, subject to a reservation of density credit under Section 2-308 of the Zoning Ordinance.

(ii) The Applicant shall install hardscape improvements, including, but not limited to, pedestrian pathways, terraces, seating, signage, public art and a pedestrian bridge crossing the stream valley, to improve its condition and facilitate its use. The construction of all hardscape improvements in the designated RPA shall be deemed a permitted improvement and shall not necessitate the approval of an RPA exception. Improvements shall be constructed subject to receipt of necessary easements from the FCPA, WMATA, and any other property owner as necessary, at no cost, exclusive of administrative costs as may be associated with the easements, including recordation among the land records. Improvements shall be in substantial conformance with the concepts and locations as shown on Sheet L-8 of the CDP as may be adjusted at FDP and site plan approval to allow for final engineering and design considerations. In addition, the trails proposed to be constructed on Taylor Building Site A and the adjacent stream valley shall be field located with the FCPA trails coordinator to minimize impacts on existing mature trees. Additional plantings shall be installed to supplement existing vegetation. Said improvements shall be constructed in one or more phases as determined by the Applicant with development of Grant Building Site A, or earlier as elected by the Applicant, in coordination with FCPA, within its sole discretion. While subject to public access easements, the Applicant shall retain private ownership of and maintain the landscape improvements adjacent to Grant Road on Grant Building Site A and Grant Building Site B, and reserves the right to reasonably restrict access for limited times for special events, security, maintenance and repairs and/or safety purposes.

(iii) The FCPA shall be responsible for regular maintenance of the trails and pedestrian pathways installed by the Applicant within the stream valley. The remaining hardscape improvements installed in the stream valley by the Applicant shall be maintained by the Applicant subject to receipt of a right of access at no cost. At time of construction of the improvements, the Applicant shall enter into a mutually acceptable maintenance

agreement with FCPA to further define the maintenance obligations of the hardscape improvements.

C. Colshire Meadow Bridge. Prior to the issuance of the first initial RUP or Non-RUP for the Trigger Building as hereinafter defined, the Applicant shall submit a plan to VDOT for the widening or replacement of the existing Colshire Meadow Bridge. The proposed bridge widening or replacement shall span the Scotts Run Stream Valley and shall not significantly alter the property's use for park purposes consistent with its conveyance to FCPA.

Upon approval by VDOT of the bridge plans, the Applicant shall thereafter construct such bridge widening or replacement subject to the following conditions:

(i) The Applicant is granted credit against the proffered contribution from the Application Property to the Tysons Grid Fund as provided in Proffer 64 for seventy-five percent (75%) of the hard and soft costs associated with such construction as evidenced by estimates to be provided at site plan as required by the Board's Tysons Grid Fund Guidelines; and

(ii) All off-site rights-of-way and easements needed from other property owners are provided at no-cost to the Applicant, except for administrative costs which may include review fees and recordation among the land records.

Provided the foregoing conditions are satisfied, the Applicant shall initiate the construction of such widening or replacement and the bridge widening or replacement shall be completed no later than twenty-four (24) months after the issuance of the last initial RUP or Non-RUP of the last of the Building Sites identified as Grant Building Site B, or Taylor Building Site B, or the Hotel Block on the Application Property.

In the event any of the conditions outlined above are not fulfilled as of the date the Applicant is obligated to commence construction, then the Applicant shall be relieved of the obligation to construct such widening or replacement and will convey and release the bridge replacement or widening plans to VDOT for implementation by others. In such event, the Applicant shall instead contribute a pro-rata share towards its future construction by others. Said pro-rata share shall not exceed 25% of the cost to construct the bridge widening or replacement based on cost estimates to be provided by the Applicant to VDOT, FCDOT and DPWES. Said contribution shall be paid prior to issuance of the last initial RUP or Non-RUP for the last building of the Trigger Buildings to be constructed on the Application Property. Notwithstanding the aforementioned, the maximum amount to be contributed by the Applicant for this proffer shall not exceed $1,162,696.00 as may be adjusted in accordance with Proffer 101.

For purposes of this proffer, the "Trigger Building" shall be determined as follows:

(i) If the construction, defined as issuance of the first RUP or Non-RUP for the building, of Grant Building Site B precedes the construction of both Taylor Building Site B and the Hotel Block, then the Trigger Building shall mean the earlier to be constructed of Taylor Building Site B or the Hotel Block.

(ii) If the construction, defined as issuance of the first RUP or Non-RUP for the building, of either Taylor Building Site B or the Hotel Block precedes the construction of Grant Building Site B, then the Trigger Building shall mean Grant Building Site B.

D. Fire and Rescue Station. The Applicant shall design, obtain the necessary permits for, construct and convey to Fairfax County a two-level freestanding building, including restrooms to serve the Athletic Field as described in Proffer 99.A., with three single loaded truck bays, containing approximately 15,150 gross square feet and up to 22 designated exclusive parking spaces and four (4) public parking spaces (including required accessible spaces) on a portion of Parcel 96A for a fire and rescue station (the "Fire Station") in a location as generally shown on Sheet L-4 of the CDP in accordance with the following:

(i) Specifications for Fire Station. The Fire Station shall be designed and constructed in accordance with, and to include those items identified in the "Fairfax County Fire Station Design Manual Adjusted for New Tysons East Station dated January, 2013", and the Fairfax County Guidelines for Engineers and Architects, dated June, 2012, as such Design Manual and Guidelines may be amended through the date of design and construction as a result of changes in applicable federal, state and/or local codes, and shall be of similar quality and material specifications as (i) the buildout of the completed Wolf Trap Fire Station and (ii) reflected in the Project Manual developed for the Bailey's Crossroads Station, dated October 10, 2012, and the Wolf Trap Station Construction Documents Specification, dated March 11, 2012 (collectively, the "Fire Department Standards"), or to such other standards or specifications as may otherwise be mutually agreed upon by the Applicant and the County. A copy of the cover sheets and tables of contents of the Fire Department Standards is attached hereto as Exhibit B. The Applicant shall not be responsible for the cost of any modifications to the Fire Department Standards adopted subsequent to the approval of this rezoning application with the exceptions of design deviations as described in paragraph (iv) f. and subject to the cost-sharing provisions of paragraph (iv) f. Specifications shall include the provision of stormwater management consistent with the requirements outlined in Proffer 94 for that portion of Parcel 96A (approximately 1.2 acres) that is developed with the Fire Station.

(ii) Access. Access to the Fire Station shall be via Old Meadow Lane which is subject to a public ingress-egress easement, including use by County emergency, maintenance and police vehicles, recorded in Deed Book 18660 at page 206 among the Fairfax County land records. Said ingress-egress easement shall be vacated upon recordation of a Deed of Easement and Vacation in a form consistent with the document attached hereto as Exhibit C. Maintenance of Old Meadow Lane shall be performed by the Applicant in accordance with Exhibit C. The maintenance escrow as described in Exhibit C shall be posted upon conveyance of the land for the Fire Station as described in paragraph (vii). Said Agreement may be amended as mutually agreed to by the Applicant and Fairfax County without the necessity of a PCA, CDPA, FDP, or FDPA. The Applicant shall complete any required improvements to Old Meadow Lane prior to delivery of the Fire Station as detailed herein. The Applicant's obligations for the improvement and maintenance of Old Meadow Lane as proffered and as described in Exhibit C shall become null and void and of no further effect at such time as Old Meadow Lane, either in its current location or as relocated, is dedicated to Fairfax County in fee simple as a public street. If dedication requires a turnaround to meet VDOT standards, said turnaround shall be located on the Taft Site without the necessity of acquiring off-site easements and/or right-of-way.

(iii) Design Coordination. The Applicant shall coordinate the design of the Fire Station with the Building Design and Construction Division of DPWES (the "BDCD") and the Chief of the Fairfax County Fire & Rescue Department ("F&R") as follows:

a. Commencement of Design. Upon receipt of notice to proceed from Fairfax County, which shall occur no earlier than January 1, 2018, the Applicant shall commence design of the Fire Station and preparation of a site plan for the Fire Station. The provision of notice by Fairfax County shall be satisfied with the delivery of written notification to the owners of record of the Lincoln and Grant Blocks at the addresses for such owners then on file with the Fairfax County Department of Tax Administration that are the subject of RZ 2011-PR-010.

Within 120 days from receipt of said notice to proceed, the Applicant shall deliver a deed for the Fire Station property, in a form reasonably acceptable to both the Applicant and Fairfax County, into escrow, with an escrow agent and pursuant to an escrow agreement reasonably acceptable to both the Applicant and Fairfax County and in accordance with paragraph (vii) below.

b. Site Plan. Site plan preparation shall be completed within 120 days from receipt of the notice to proceed described in paragraph a. above. Prior to submission of a site plan for the Fire Station to

DPWES, the Applicant shall submit a draft of the site plan to BDCD and F&R for their review and approval as described in paragraph (iv) below. The submission of a demolition permit for existing improvements may be submitted concurrently with the site plan. Demolition in accordance with a permit issued by Fairfax County shall occur at any time within the Applicant's sole discretion, but shall be at the Applicant's sole cost and shall be completed so as not to interfere with the timely construction of the Fire Station.

c. Construction Documents. During the preparation of the Construction Documents for the Fire Station and prior to submission for building permit approval, the Applicant shall submit 15% Construction Documents, 35% Construction Documents, and later 100% Construction Documents, to BDCD and F&R for their review and approval as described in paragraph (iv) below.

(iv) Review Process. In each event of submission to, and review and approval by, BDCD and F&R as provided above, the following process shall apply:

a. The phrase "15% Construction Documents" in the preceding paragraph (iii) c. shall be construed to include drawings and specifications that lay out the scale and relationship of the program elements of the building and the building's relation to the site and any phasing requirements, and shall further specify the following:

1) Site-related: The location of all major elements – site entrance, SWM facility, parking, pedestrian facilities, and any public improvements (roads, trails, etc.)

2) Building-related: The location and size of all program elements of the building, building entrances, the types of M/E/P systems (type of heating and cooling with a descriptive narrative explaining system type, operation and control and sequencing, the phase and size of electric service, whether gas will be used, type of fire protection systems, and description of water supply and waste systems). An outline specification is developed indicating the major building systems and materials.

b. The phrase "35% Construction Documents" in the preceding paragraph (iii) c. shall be construed to include drawings and specifications that describe and fix the project's architectural, structural, mechanical, plumbing, and electrical systems, and shall further specify the following:

1) Site-related: The location and size of all site elements including apparatus bay aprons and testing areas, path or access (including grade and turning radius) for the fire station apparatus, emergency generator and public and staff parking, which shall not preclude installation of the Athletic Field described in Proffer 99.A.

2) Building-related: All program areas and sizes, all spaces meeting accessibility requirements, basic layout of all building systems, location and types of walls, types of building materials (not colors), selection of all major M/E/P systems and verification that they can be accommodated in the space provided, apparatus diesel exhaust system and venting outside the building, and designation of fire station alerting system.

c. BDCD and F&R shall respond in writing to the Applicant as soon as possible but no later than within thirty (30) days of its receipt of plan or construction document submissions, either approving such plans or setting forth specific comments to the same. The commencement of the thirty (30) day review period shall not begin until the reviewing agency (BDCD or F&R) acknowledges receipt of the plan or construction document in writing. In the event any such response sets forth specific comments, the Applicant shall prepare a revised submission, subject to a fifteen (15) day BDCD/F&R review period, and the process shall continue with 15-day review periods until the submission is approved by BDCD and F&R. In the event the Applicant does not receive written comments within 30 days of its initial submission, written notice shall be submitted to BDCD and F&R requesting comments within 15 days. BDCD and/or F&R failure to timely respond to the initial submission or subsequent review periods as described herein shall be deemed the approval of such agency.

d. BDCD and F&R approval of submissions under this paragraph (iv) shall not be unreasonably withheld, conditioned or delayed. Should a number of revised submissions be requested of the Applicant, the delivery date as described in paragraph (viii) shall be proportionately extended by the Zoning Administrator in consult with BDCD and F&R without the necessity of a PCA unless the necessity of numerous revisions arose as a result of errors or omissions in the plans made by Applicant, the failure of the Applicant's plans to conform to the Fire Department Standards, or the failure of Applicant's plans to comply with express requirements of applicable building codes.

e. BDCD and F&R review shall be cumulative, with the scope of review limited by the scope of previous comments and approval(s), such that in no event (i) shall comments on the site plan or construction documents be inconsistent with the existing zoning of the property, nor (ii) shall comments on the construction documents require an amendment to the site plan; provided, however, that any comment noting a failure of the submittal to conform to the Fire Department Standards shall not be so limited. In the event that the County requests changes to the site plan or any construction documents after having approved them, the Applicant will not unreasonably withhold its consent to any such requested changes; provided, however, Applicant may reasonably withhold such consent in the event the requested changes would result in a significant scope or schedule change. In the event that the Applicant agrees to make any such changes, the County shall agree in advance to reimburse the Applicant for any incremental expense, as reasonably determined by the Applicant and the County. Should such a change in accordance with this proffer result in a change order under the construction contract entitling the contractor to additional time, the delivery date as described in paragraph (viii) shall be proportionately extended without the necessity of a PCA.

f. If (i) the County desires to modify the Fire Department Standards at the time of design and construction to conform to the current fire station and County standards, or (ii) any County comment to the Fire Station design deviates from the Fire Department Standards and, in either such case, would result in an incremental expense to the Applicant (including, but not necessarily limited to, design, financing/carry and/or construction costs), the Applicant shall have no obligation to incorporate such comment/change unless the County has first agreed to reimburse the Applicant for such incremental expense, as reasonably determined by the Applicant and the County. Notwithstanding the foregoing sentence, if any such comment/change results from a general, County-wide update to the components of the Fire Department Standards then the Applicant shall share the cost of any such changes on an equal basis with the County up to a total amount of $500,000.00 of such incremental expenses (i.e. $250,000.00 to be borne by the Applicant and $250,000.00 to be borne by the County). Any incremental expenses beyond such amount shall be borne solely by the County. Should such a County comment, in accordance with this proffer result in a change order under the construction contract entitling the contractor to additional time, the delivery date as described in paragraph (viii) shall be proportionately extended without the necessity of a PCA.

g. Each request for BDCD and F&R approval under this paragraph shall be accompanied by an explanatory cover letter and a copy of this proffer. The review periods described herein begin upon receipt acknowledged in writing by BDCD and F&R of plans or construction documents.

h. Notwithstanding the requirement of BDCD and F&R approval under this paragraph, the Applicant may submit its site plan(s) and construction documents for regulatory review upon submission of such documents to BDCD and F&R; provided, however, that the Applicant shall update its regulatory submission to reflect the BDCD and F&R-approved version of such submission.

(v) Additional Development Requirements. In connection with the design, permitting, contracting and construction of the Fire Station, the Applicant agrees that the following requirements shall apply:

a. The general contractor chosen to construct the Fire Station shall be licensed by the Commonwealth of Virginia to act as general contractors for projects such as the Fire Station and shall, in the Applicant's judgment, be reputable and competent to perform the requisite work. The Applicant shall issue invitations to bid to not less than six (6) general contractors.

b. The contract with the general contractor for the construction of the Fire Station shall be based upon the appropriate Standard Form of Agreement Between Owner and Contractor and associated General Conditions published by the *American Institute of Architects*.

c. The Applicant shall cause the general contractor to provide payment and performance bonds, each for the entire contract sum and naming the County as a dual obligee on such bond.

d. Until such time as the Fire Station is conveyed to the County in accordance with paragraph (vii), the Applicant shall obtain and maintain in full force and effect, with financially responsible insurers authorized to transact insurance business in the Commonwealth of Virginia, (i) a standard policy of commercial general liability insurance covering its activities on the Fire Station property written on an occurrence basis with a combined single limit of not less than Two Million Dollars ($2,000,000.00) per occurrence and Five Million Dollars ($5,000,000.00) in the aggregate, (ii) automobile liability insurance for all owned, hired, and non-owned vehicles, with minimum limits of not less than One Million Dollars ($1,000,000.00) per occurrence for bodily injury and property damage liability, and (iii) all legally required insurance coverage related to their employees including, but not

limited to, Workers Compensation and Employer's liability coverage. The County shall be included as an additional insured on the commercial general liability and automobile policies through an endorsement subject to the reasonable review and approval of the County.

e. Applicant shall cause the contract with its design professionals and the general contractor to contain provisions related to warranties, guaranties, insurance, indemnities, notice claims, and retainage typical in the Northern Virginia area for commercial contracts of the general size and scope of the subject project. The warranty period shall be not less than one (1) year from final completion, and the County shall be included as an additional insured on any insurance policies required of the general contractor or, to the extent possible, the design professionals, and indemnitee under any indemnity required of the contractor or design professionals. The contract shall expressly provide that such warranties shall run to the benefit of the County following dedication of the Fire Station to the County.

f. For a period of one (1) year following conveyance of the Fire Station to the County, the Applicant shall, upon notice, correct and remedy at its expense any damage to the Fire Station caused by the fault, negligence, gross negligence or intentionally tortious act or omission occurring prior to such conveyance of any officer, director, or employee of the Applicant. The obligations of the Applicant under this warranty shall not extend to the proportion of damage to the Fire Station caused by the fault, negligence, gross negligence or intentionally tortious act or omission of any third party, including, without limitation, the County or its separate contractor(s) and their employees, agents and/or representatives.

g. The contract with the general contractor shall include customary provisions regarding the documentation to be provided in conjunction with draw requests, including, without limitation, back-up invoices or subcontractor draws and lien waivers.

h. If requested by BDCD, the Applicant shall afford representatives of BDCD reasonable access to the construction site to monitor construction activity and the condition of the Fire Station. Further, the Applicant agrees to invite BDCD to participate in the construction process in the following areas:

1) QC Inspections by representatives of BDCD;
2) Attendance in construction progress meetings and site walk-thru's;
3) Review/comment of design revisions;

4) Review/comment on RFI's and submissions to the extent they relate to deviations from the design specifications.

The Applicant shall reasonably accommodate any comments provided by BDCD. In particular, the Applicant shall accommodate any comments if a failure to do so would result in the Fire Station not being constructed in a good and workmanlike manner in substantial conformance with the approved site plan and construction documents, as required by paragraph (vi), below.

For purposes of clarity, the construction monitoring effort set forth in the preceding sentence inures to the benefit of the County in its proprietary capacity and is separate and distinct from the County regulatory inspection process. Any construction monitoring effort undertaken by the County/BDCD as provided herein shall be at the County's sole risk, cost and expense, and the County shall be solely liable for any loss, damage or injury caused by such effort and the County shall promptly restore, at its sole cost and expense, any damage to the Fire Station caused by such effort.

(vi) Construction of Fire Station. The Applicant shall construct the Fire Station in substantial conformance with the approved site plan and Construction Documents. The Applicant shall provide written notice to the County that the Applicant considers the Fire Station substantially complete, whereupon the County shall conduct an inspection of the Fire Station and provide the Applicant a list of reasonable "punch list" items to be completed by the Applicant. In the event that any damage to the Fire Station occurs after the completion of the "punch list", but prior to the final inspection, then the County may supplement the "punch list" to include any such elements of damage. The failure to include any items on the "punch list" does not alter the responsibility of the Applicant to fully construct the Fire Station in substantial accordance with the approved Site Plan and Construction Documents. Upon completion of the "punch list," including any supplements thereto described above, the bonds posted for construction shall be released and the Fire Station shall be conveyed to Fairfax County as described in paragraph (vii). For purposes of this Proffer, "substantially complete(d)" shall mean the date, when: (i) construction of the Fire Station, including related infrastructure, is sufficiently complete such that the County can safely occupy and utilize the Fire Station for its intended use, subject only to certain unfinished items of construction that are not necessary for the issuance of occupancy permits or the safe use of the Fire Station for its intended use; and (ii) all required governmental inspections applicable to the construction have been conducted.

(vii) Conveyance of Fire Station. Following the County's inspection of the Fire Station and release of construction bonds, the Applicant shall deliver a

deed conveying fee simple title to that portion of Parcel 96A that supports the Fire Station to Fairfax County, to include the substantially complete Fire Station, in its "as is, where is" condition, but free and clear of any then existing monetary lien (other than for property taxes not yet then due and payable), together with fee title for not less than 26 parking spaces to serve the Fire Station. Said conveyance may necessitate the need for a subdivision of Parcel 96A, which shall be recorded by the Applicant at its cost. In addition, the Applicant shall assign, and the County shall accept the assignment of, the Applicant's rights under the construction contract with the general contractor, and the Applicant's rights under any engineering and design contracts for the Fire Station to which the Applicant is a party, together with all of Applicant's warranty and enforcement rights under such contracts. The Applicant shall transfer to the County, and the County shall accept, all permits for the Fire Station. The Applicant shall transfer to the County, and the County shall accept, or otherwise substitute itself for the Applicant with respect to, all bonds, letters of credit, performance agreements, escrows and/or other obligations related to the Fire Station. The Applicant and the County acknowledge and agree that it is the intention of this provision that, upon the conveyance of the Fire Station to the County, the Applicant shall have no further obligation or involvement whatsoever with respect to the Fire Station, except as described in paragraph (v) f. and in paragraph (x) and the parties shall reasonably cooperate to effectuate such other measures as may be required to fulfill such intent. The Applicant and the County shall mutually cooperate to effectuate the conveyance of the Fire Station to the County.

If Applicant Defaults, then, at the sole election of Fairfax County, the escrow agent described in paragraph (iii) a. above shall release the aforesaid deed in escrow to Fairfax County, the Applicant shall assign its rights to all Fire Station design and construction documents to the County and the funds in the Fire Station Escrow Account as defined in Proffer 100.A. shall be released to Fairfax County by the escrow agent, whereupon the Applicant's, in RZ 2011-PR-010, obligations regarding the funding, design, permitting, bonding, construction, equipping, completion and dedication of the Fire Station shall terminate and be of no further force or effect; provided, however, that (i) the owner of any Building Site within RZ 2011-PR-011 which has not made the required Advance Funding Payment into the Fire Station Escrow Account required by Proffer 100.B. shall continue to be obligated to make such Advance Funding Payment, (ii) to the extent it has not already done so, the Applicant under RZ 2011-PR-010 shall make a payment into the Fire Station Escrow Account for the properties in RZ 2011-PR-010 in the amount per square foot of GFA set forth in Proffer 100.B, and (iii) the indemnifications described in paragraph (x) remain in full force and effect in accordance with the terms therein. Applicant shall be in "Default" if it breaches its obligations under Proffers 99.D.(iii), (v) or (vi) and such

breach continues for thirty (30) days after receipt of notice from Fairfax County stating, in **BOLD AND CAPITALIZED** letters, that failure to timely remedy the breach shall constitute a Default provided, however, that the Applicant shall only be entitled to the thirty (30) day cure period for the first and second breach of the same provision. The notice shall be in writing and delivered by certified mail, hand delivery or overnight carrier, with receipt therefore.

(viii) Delivery Date. The Fire Station shall be substantially complete, including completion of punch list items, and delivered to Fairfax County on or before December 31, 2020, or three (3) years from receipt of notice to commence design, whichever is later; subject to the extensions provided for herein. In the event that the Applicant fails to deliver the Fire Station to Fairfax County as and when required by this proffer, then, until the Fire Station is delivered to Fairfax County, or the Applicant complies with the provisions of paragraph (vii) above, following Fairfax County's election to declare a Default, no building permits shall be issued for the Lincoln Block or the Grant Block to implement the improvements shown on the CDP, however, the Applicant may continue to advance FDPs and/or site plans for these properties and continue to obtain RUPs, Non-RUPs and other permits related to existing improvements or improvements under construction. This limitation shall not apply to existing and/or interim uses.

(ix) Extension of Deadlines. Notwithstanding the timing requirements of the preceding paragraphs, the Zoning Administrator may extend all deadlines for good cause shown without requiring a PCA.

(x) Title. Fairfax County has been provided with, and has approved, a title report, dated July 23, 2010, issued by First American Title Insurance Company, with respect to Parcel 96A (the "Preliminary Title Report"). A copy of an updated title report for Parcel 96A shall be delivered to BDCD and F&R within thirty (30) days of Applicant's receipt of notice to proceed as described in paragraph (iii) a. Fairfax County shall have sixty (60) days from receipt of such updated report to review title and identify any objections. Objections shall be limited to those items that were not shown on the Preliminary Title Report and would prevent in the County's reasonable opinion the conveyance of good and marketable title to that portion of Parcel 96A on which the Fire Station is to be constructed, or which would prevent and prohibit the construction of the Fire Station as contemplated by this proffer. Applicant shall have the right to cure any such objections. Upon Applicant's removal of the objections, Fairfax County shall provide written affirmation that title is acceptable. Prior to or in conjunction with conveyance as described in paragraph (vii), an existing Declaration encumbering the Taft Site shall be further amended and/or supplemented in order to allocate 19,154 square feet of GFA to the Taft Site and said GFA shall be conveyed to the County. Should a Fire

Station no longer be needed, the building, at no cost to the Applicant, may be re-built or re-modeled by the County for use by the County as a library, public school, County administrative offices, park, indoor recreation, community center, child care, or other use as agreed to by the Applicant and the County.

The Applicant shall indemnify and hold harmless the Board, together with its agents, officials, and employees, against any and all claims, liabilities, costs, damages, or losses arising out of (A) a default pertaining to Parcel 96A under that certain Declaration of Covenants, Easements, and Related Agreements, dated as of December 31, 1992, and recorded among the Land Records of the Clerk of the Circuit Court of Fairfax County, Virginia in Deed Book 8404, at Page 521, as amended from time to time, (the "Declaration") that exists prior to conveyance of the Fire Station to the County; (B) any payment obligation under the Declaration pertaining to Parcel 96A and arising prior to conveyance of the Fire Station to the County; (C) any obligation of the owner of Parcel 96A under the Declaration to complete and/or to pay another party for completion of any part of the "Article III Proffers", as defined in the Declaration; and (D) any payment obligation or default under the Declaration triggered by the construction of the Fire Station as contemplated by these Proffers. This indemnity shall terminate six (6) years after the date of the conveyance of the Fire Station to the County; provided, however, that the indemnity shall survive such termination with respect to any claim, liability, cost, damage, or loss of which County notifies the Applicant within such six (6) year period.

Notwithstanding the foregoing, in the event that Applicant delivers estoppel certificates to the County, dated on or after the date of conveyance of the Fire Station to the County, from every owner of real property covered by the Declaration, confirming to the County that to such owners' knowledge there are no defaults under the Declaration related to Parcel 96A and that there are no amounts due and owing under the Declaration to such party, then from and after such date, the foregoing indemnity shall terminate and be of no further force and effect.

(xi) Environmental. The Applicant has provided Fairfax County with a Phase I Environmental Assessment, prepared by URS Corporation, dated May 24, 2010 (the "Phase I"). Fairfax County has approved the environmental condition of Parcel 96A as reflected in the Phase I. The Applicant shall provide the County with an updated Phase I with thirty (30) days after receipt of notice to commence design pursuant to paragraph (iii) above. The Applicant shall remediate, if necessary, at the Applicant's sole cost and expense, any identified environmental hazards that violate any applicable federal and state laws, rules and/or mandatory regulations, and, if required by such laws, and/or mandatory regulations, taking into account the type of contamination, the nature of the property,

its then-current and/or anticipated use and the construction means and methods to be used in conjunction with the construction of the Fire Station, obtain clearance from the applicable authorities prior to commencement of construction of the Fire Station. The Delivery Date shall automatically be extended in the event of delays caused by any necessary remediation work and/or obtaining a closure letter or other clearance from applicable authorities.

(xii) Approvals Generally. Any approval of BDCD, F&R, or any other County department or agency given in such department or agency's proprietary capacity shall not be deemed the approval of, or entitle the Applicant to approval of, the County in its governmental and/or regulatory capacity.

(xiii) County as Owner. Upon conveyance of the Fire Station to the County, the County shall have no obligations as "Applicant" under these proffers by virtue of its ownership of the Fire Station.

(xiv) Other Alternatives. The Applicant reserves the right to enter into a separate binding written agreement with Fairfax County as to the terms and conditions of the dedication of land for the Fire Station following approval of those rezoning applications. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County. Neither Fairfax County nor the Applicant shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the dedication of land for and construction of a Fire Station shall be solely in accordance with such an agreement and the provisions of this proffer shall become null and void without the necessity of a PCA.

E. Funding of Construction. The Applicant may withdraw funds for the construction of the Athletic Field, the Fire Station, the Stream Valley Improvements, and Colshire Meadow Bridge from the Escrow Accounts as described in Proffer 100.

PUBLIC FACILITIES

PROFFERS APPLICABLE ONLY TO RZ 2011-PR-011 (LAND BAY EAST)

The following Proffer 100 shall be applicable solely to Land Bay East that is subject to RZ 2011-PR-011. The term Applicant as used in Proffer 100 shall mean and refer to only the owner(s) of Land Bay East which is subject to RZ 2011-PR-011, and its successors and assigns.

100. Public Facilities. To address the Comprehensive Plan's recommendations regarding the provision of public facilities and athletic fields in Tysons Corner, the Applicant shall contribute the following:

A. Escrow Account. The Applicant shall establish an escrow account (the "Public Facilities Escrow Account"), either held by Fairfax County, or by an escrow agent acceptable to the Applicant and Fairfax County, for the sole purpose of holding

funds that will secure and fund construction of the improvements described in Proffer 99 as the Athletic Field, the Stream Valley Improvements, and Colshire Meadow Bridge (collectively referred to as "Public Improvements"). The Applicant shall establish a second escrow account, either held by Fairfax County, or, within the discretion of the County, by an escrow agent acceptable to the Applicant and Fairfax County, solely to secure and fund construction of the Fire Station (the "Fire Station Escrow Account"). The terms described herein shall be detailed in one or more Escrow Agreement(s) in a form as agreed to between the Applicant and Fairfax County.

B. Contribution. Prior to the issuance of the first RUP or Non-RUP for any Building Site, the Applicant for such permit shall make a cash payment into the Public Facilities Escrow Account in an amount equal to $0.90 per square foot of GFA associated with the site plan that shall represent that Building Site's share of the estimated cost of the Public Improvements. In addition, prior to the issuance of the first RUP or Non-RUP for any Building Site, the Applicant for such permit shall make a cash payment into the Fire Station Escrow Account in an amount equal to $1.35 per square foot of GFA associated with the site plan that shall represent that Building Site's share of the estimated cost of the Fire Station (collectively, the "Advance Funding Payment"). Notification of the requirement to make the Advance Funding Payment as described herein shall be provided to the contract purchaser of any Building Site. Notwithstanding the foregoing schedule for making Advance Funding Payments, in the event that the Applicant under RZ 2011-PR-010 is required to or elects to commence implementation of a Public Improvement or the development of the Fire Station, then, within sixty (60) days after receipt of written notice to that effect from the Applicant or the County, the owner of each Building Site which has not theretofore made an Advance Funding Payment, shall make the applicable Advance Funding Payment applicable to its Building Site for the Public Improvements and/or the Fire Station, as the case may be.

C. Distribution of Funds from Public Facilities Escrow Account and the Fire Station Escrow Account.

(i) Upon commencement of construction of any one or all of the Public Improvements as described in Proffer 99, the Applicant undertaking such development may request release of funds held in the Public Facilities Escrow Account. Said funds may be released, in whole or in part, upon submission of a written request by such developer, as approved by Fairfax County, to fund in whole or in part, the cost of design, permitting, bonding and construction of one or more of the Public Improvements. Said written request shall include a detailed accounting of funds necessary to scope, design, bond and construct the Public Improvement(s) and a draw down schedule. Only those funds necessary to complete the identified Public Improvement(s) shall be released in accordance with the schedule. If there are insufficient funds in the Public Facilities Escrow Account to construct the Public Improvement, said Public Improvement shall be constructed at

the expense of the Applicant under RZ 2011-PR-010 as described in Proffer 99. The Escrow Account shall be closed upon completion of all Public Improvements, and any amount remaining in the Escrow Account shall be disbursed to the Applicant under RZ 2011-PR-010.

(ii) Upon commencement of construction of the Fire Station as described in Proffer 99, the Applicant under RZ 2011-PR-010 may periodically request release of funds held in the Fire Station Escrow Account. Said release shall be requested in accordance with a drawn down schedule typical for the funding of a project such as the Fire Station and consistent with the timing and other requirements of a typical AIA construction contract, and supported by evidence of invoices. The Fire Station Escrow Account shall be closed upon completion of the Fire Station and any amount remaining in the Fire Station Escrow Account shall be disbursed to the Applicant under RZ 2011-PR-010. If there are insufficient funds in the Fire Station Escrow Account to construct the Fire Station as described in Proffer 99.D.(i), said Fire Station shall be constructed at the sole expense of the Applicant under RZ 2011-PR-010 as described in Proffer 99.D.(vi.). Should the Fire Station for the Tysons East District, as defined by the Comprehensive Plan, be constructed by Fairfax County, then, (i) Fairfax County may utilize funds from the Fire Station Escrow Account solely for that purpose, (ii) the Applicant shall continue to make payments into the Fire Station Escrow Account as and when required by paragraph B above, (iii) the Applicant in RZ 2011-PR-010 shall make payments into the Fire Station Escrow Account in the amounts per square foot of GFA and in accordance with the schedule set forth in paragraph B, (iv) any amounts remaining in the Fire Station Escrow Account after the completion of construction of the Fire Station by Fairfax County shall be delivered to the Applicant in RZ 2011-PR-010, and (v) the Applicants', in RZ 2011-PR-010 and RZ 2011-PR-011, obligations regarding the funding, design, permitting, bonding, construction, equipping and completion of the Fire Station shall terminate and be of no further force and effect.

MISCELLANEOUS

101. Escalation. All monetary contributions, except as may be further specified in these proffers, shall escalate on a yearly basis from the base month of January 2014 and change effective each January 1 thereafter, as permitted by VA. Code Ann. Section 15.2-2303.3.

102. Tysons Partnership. The Applicant and successors shall become a member of the Tysons Partnership, or its residential equivalent.

103. Security. Upon request from Fairfax County Law Enforcement Authorities, Applicant shall give prompt, good faith consideration to a request for access to its security surveillance recordings by Fairfax County Law Enforcement Authorities. In determining if access may be made available, Applicant may consider trade secrets, privacy laws, confidentiality obligations, legal privileges and other concerns.

104. Due Diligence. Notwithstanding the foregoing, upon demonstration that, despite diligent efforts or due to factors beyond an Applicant's control, proffered improvements such as, but not limited to, the required transportation, publicly-accessible park areas, athletic fields, trail connections, and offsite easements, have been delayed (due to, but not limited to, an inability to secure necessary permission for utility relocations and/or VDOT approval for traffic signals, necessary easements and site plan approval) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of such improvements.

105. Condemnation. To the extent off-site right-of-way and/or easements are required to construct any of the public infrastructure or public improvements described in these proffers, and the Applicant has not been able to acquire such right-of-way or easements after documented, reasonable efforts to do so as described below, the obligation of the Applicant to construct such public infrastructure or public improvements for which right-of-way and/or easements are not available shall be contingent upon the Board acquiring such right-of-way and/or easements at the Applicant's expense (meaning that the Applicant shall timely pay, without limitation, the condemnation award, all appraisal and other expert fees, court costs and attorneys' fees associated with such acquisition) through its powers of eminent domain after being requested to do so by such Applicant, in writing. The Applicant's written request will include: (i) plans and profiles showing the necessary right-of way and/or easements to be acquired, including a description of the proposed public infrastructure and/or public improvements to be constructed and the public purpose to be served by such infrastructure and improvements; (ii) an independent third party appraisal of the value of the right-of-way and/or easements to be acquired and of all damages and benefits to the residue of the affected property; and (iii) copies of all correspondence between the Applicant and property owner of the right-of-way and/or easements to be acquired, including a good faith offer in writing by the Applicant to acquire from such property owner the right-of-way and/or easements for the appraised value. Said good faith offer shall consist of two (2) written offers sent to the property owner by certified mail a minimum of thirty (30) days apart and receipt of refusal in writing, or no response thirty (30) days after the mailing of the second request. In the event the County elects not to use its power of condemnation to acquire those off-site rights-of-way and/or easements necessary for construction of any of the public infrastructure or public improvements described in these proffers, then that Applicant shall escrow the costs of such infrastructure or public improvements with the County for future implementation of such infrastructure or public improvements by FCDOT, VDOT and/or others. The Applicant shall not be prevented from obtaining any land use approval (including, without limitation, PCA, CDPA, FDP, FDPA, site plan, subdivision, grading permit, building permit, and Non-RUP and RUP permits) for the Application Property, nor from commencing construction on the Application Property, during the pendency of any eminent domain proceedings initiated pursuant to this proffer, nor any deferral of the County's exercise of eminent domain pursuant to this proffer, provided that all other prerequisites for obtaining such approvals and commencing such construction provided in these proffers have been met.

106. Modification of Monetary Contributions. With regard to monetary contributions as described herein, the Applicant reserves the right to modify any contribution that has

been reallocated or reduced by the policies, ordinances or regulations of Fairfax County without the necessity of a PCA, CDPA, FDP or FDPA. Further, the Applicant reserves the right to request a PCA, without the necessity of a CDPA, FDP or FDPA, to modify any contribution described herein that is demonstrated to be warranted.

107. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon the Applicant's successor(s) in interest and/or the owners from time to time of any portion of the Application Property during the period of their ownership. Once portions of the Application 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.

108. 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.

APPLICANT/AGENT

CITYLINE PARTNERS LLC

By: Michael R. Pedulla
Its: Co-President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP
29-4 ((6)) 101A

LINCOLN 1700 OLD MEADOW ROAD LLC

By: Michael R. Pedulla
Its: Executive Vice President

[SIGNATURES CONTINUE]

TITLE OWNER OF TAX MAP
29-4 ((6)) 102

GRANT 1651 OLD MEADOW ROAD LLC

By: Michael R. Pedulla
Its: Executive Vice President

[SIGNATURES CONTINUE]

TITLE OWNER OF TAX MAP
30-3 ((1)) 6A

GARFIELD 1575 ANDERSON ROAD LLC

By: Michael R. Pedulla
Its: Executive Vice President

[SIGNATURES CONTINUE]

TITLE OWNER OF TAX MAP
30-3 ((1)) 6B, 6C, 6D AND PORTION
OF SURPLUS VDOT RIGHT-OF-WAY

WESTGATE 1600 ANDERSON ROAD LLC

Michael R. Pedulla

By: Michael R. Pedulla
Its: Executive Vice President

[SIGNATURES CONTINUE]

TITLE OWNER OF TAX MAP
30-3 ((28)) A

VAN BUREN 1616 ANDERSON ROAD LLC

Michael R. Pedulla

By: Michael R. Pedulla
Its: Executive Vice President

[SIGNATURES CONTINUE]

TITLE OWNER OF TAX MAP
30-3 ((28)) C1

TAYLOR COLSHIRE MEADOW LLC

By: Michael R. Pedulla
Its: Executive Vice President

[SIGNATURES CONTINUE]

TITLE OWNER OF TAX MAP
30-3 ((28)) 4B AND PORTION
OF SURPLUS VDOT RIGHT-OF-WAY

JOHNSON I 7600 COLSHIRE LLC

Michael R. Pedulla

By: Michael R. Pedulla
Its: Executive Vice President

[SIGNATURES CONTINUE]

TITLE OWNER OF TAX MAP
30-3 ((28)) 4C

THE MITRE CORPORATION

By: Sol Glasner
Its: VP, General Counsel and Corporate Secretary

[SIGNATURES CONTINUE]

CONTRACT PURCHASER OF TAX MAP
30-3 ((1)) 6A

JLB REALTY, LLC

By: Bay W. Miltenberger
Its: Manager

[SIGNATURES CONTINUE]

TITLE OWNER OF PORTIONS OF COLSHIRE DRIVE RIGHT-OF-WAY TO BE VACATED AND/OR ABANDONED

FAIRFAX COUNTY BOARD OF SUPERVISORS

By: Edward L. Long, Jr.
Its: County Executive

[SIGNATURES END]

EXHIBIT A (1 of 2)

1/2-Section Credit Exhibit (1 of 2)

3/8/13

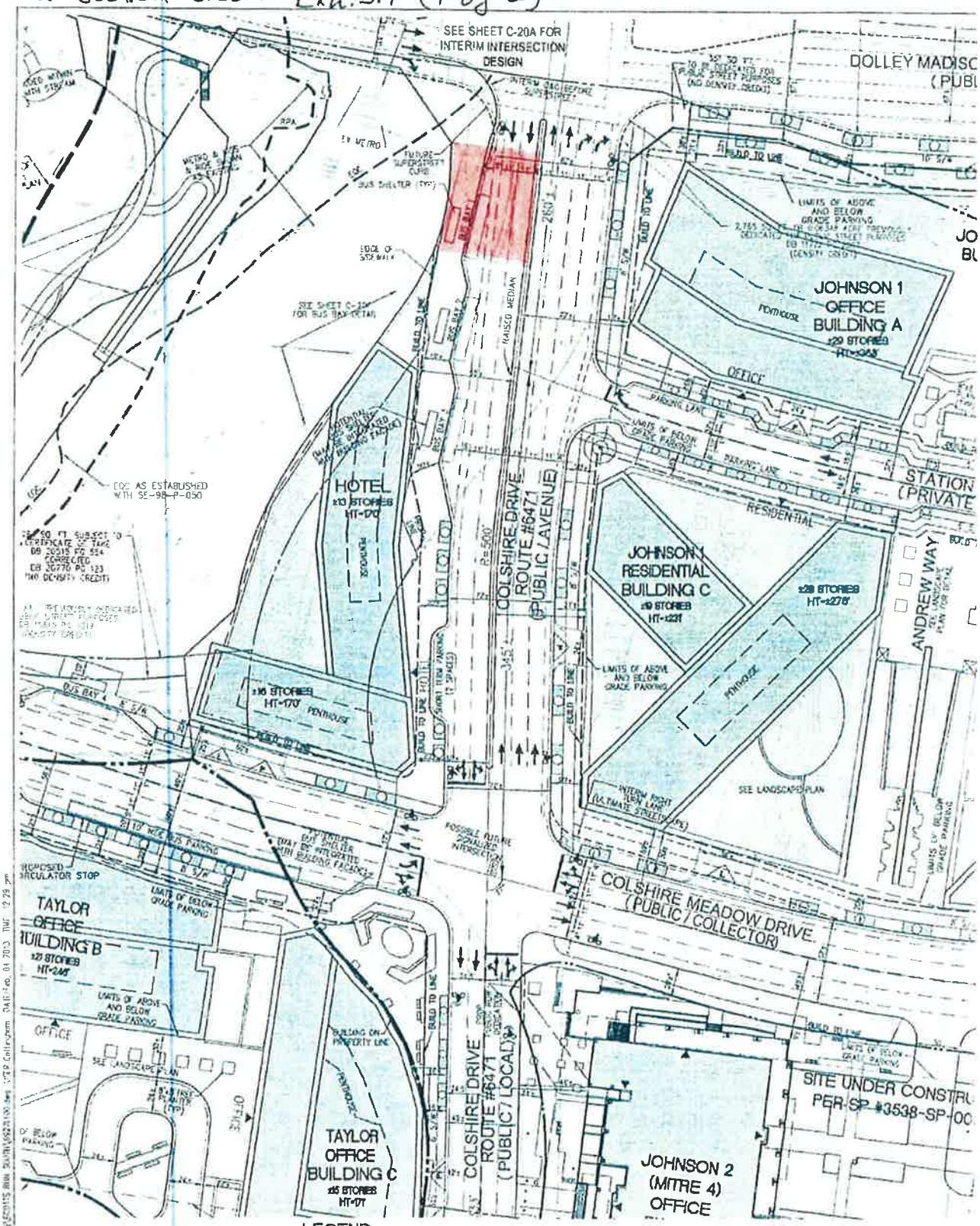


EXHIBIT A (2 of 2)

½ - Section Credit Exhibit (2 of 2) 3/8/13

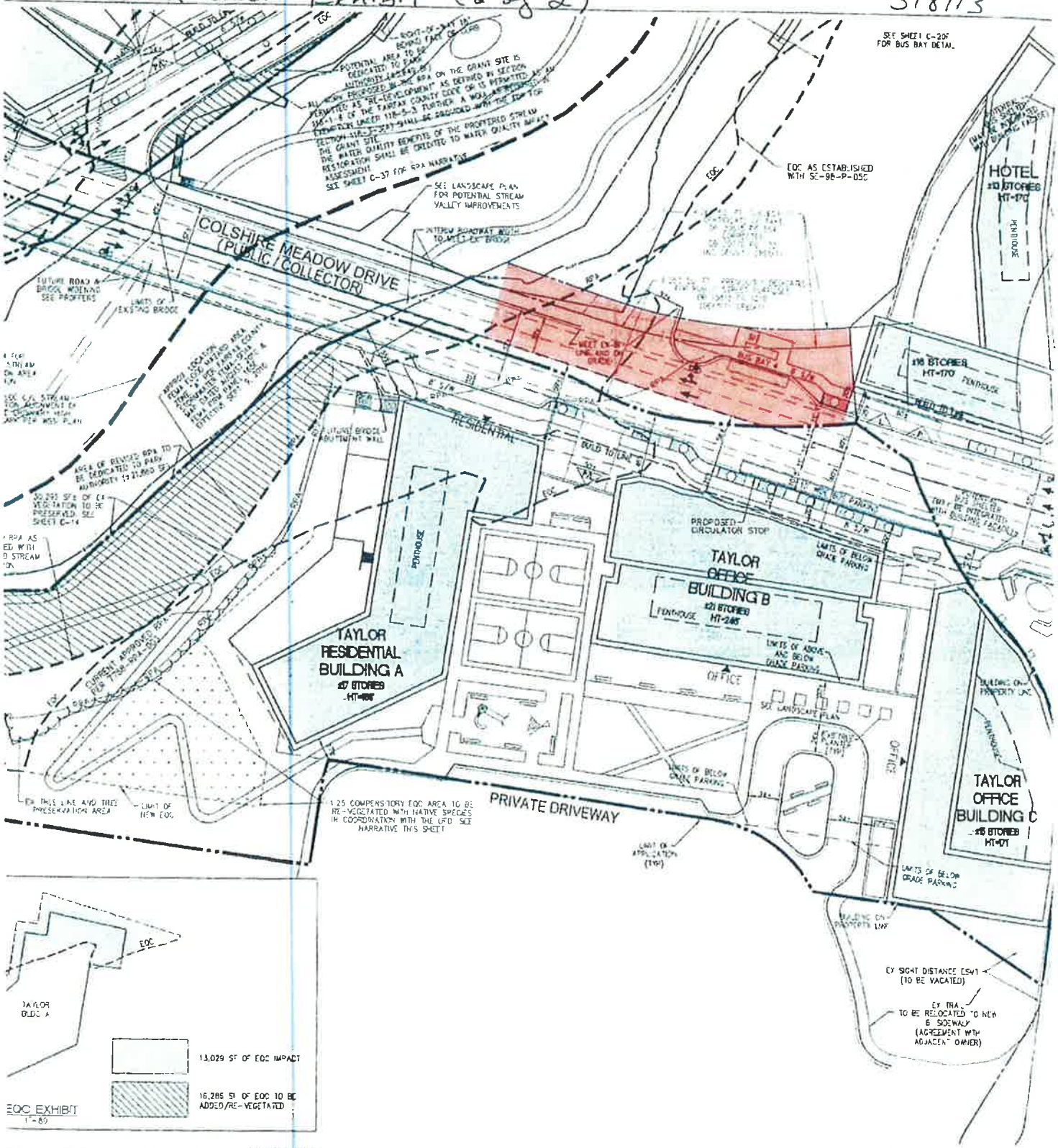
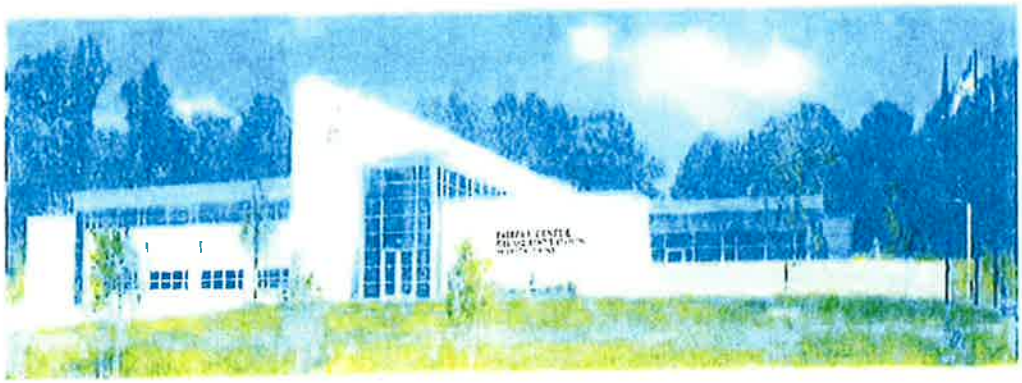


EXHIBIT B



FAIRFAX COUNTY FIRE STATION

DESIGN MANUAL

ADJUSTED FOR NEW TYSONS EAST FIRE STATION

JANUARY 2013

ACKNOWLEDGEMENTS

Fairfax County
Fire and Rescue Department

Fairfax County
Public Works and Environmental Services
Planning and Design Division

Hughes Group Architects

Last Revised: 2011

FAIRFAX COUNTY FIRE STATION DESIGN MANUAL

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Construction Documents
Specification
Volume I
For

Wolftrap Fire Station

Vienna, Virginia

March 11, 2011

Contract Number: CN06312186
Project Number: 312/009094
Owner: Fairfax County Department of Public Works & Environmental Services
12000 Government Center Parkway
Fairfax, VA 22035

COMMONWEALTH OF VIRGINIA
AMADO FERNANDEZ
No. 6984
ARCHITECT

Project Number: 0415
Hughes Group Architects, Inc.
22630 Davis Drive, Suite 175
Sterling, VA 20164
703.437.6600
703.834.1752

Construction Documents
Specification
Volume II
For

Wolftrap Fire Station

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🖷 703.834.1752

LEMAY
ERICKSON
WILLCOX
ARCHITECTS

BAILEY'S CROSSROADS VOLUNTEER FIRE STATION

PROJECT MANUAL – VOLUME 1 OF 2

COMMONWEALTH OF VIRGINIA
10/10/12
PAUL R. ERICKSON
Lic. No. 8322
ARCHITECT

Project Number: FS-000002-001
Contract Number: CN 12 312 224
Fund Number: 300-C30070

LEMAY
ERICKSON
WILLCOX
ARCHITECTS

BAILEY'S CROSSROADS VOLUNTEER FIRE STATION

PROJECT MANUAL – VOLUME 2 OF 2

COMMONWEALTH OF VIRGINIA
10/10/12
PAUL R. ERICKSON
Lic. No. 8322
ARCHITECT

Project Number: FS-000002-001
Contract Number: CN 12 312 224
Fund Number: 300-C30070

EXHIBIT C

Prepared by/Return to: BOX 67
H. Mark Goetzman / Bar # 29172
Walsh, Colucci, Lubeley, Emrich & Walsh, PC
2200 Clarendon Blvd., Suite 1300
Arlington, VA 22201

DEED OF EASEMENT AND VACATION

THIS DEED OF EASEMENT AND VACATION ("**Deed**") is made this 28th day of March, 2013, by and between BIT INVESTMENT FIFTY-FIVE, LLC, a Delaware limited liability company, Grantor/Grantee ("**BIT 55**"), BIT INVESTMENT FIFTY-SIX, LLC, a Delaware limited liability company, Grantor/Grantee ("**BIT 56**"), TAFT 1766 OLD MEADOW LANE, LLC, a Delaware limited liability company, Grantor/Grantee ("**Taft**") (individually with BIT 55 and BIT 56, an "**Owner**" and collectively the "**Owners**"), GRANT 1651 OLD MEADOW ROAD LLC, a Delaware limited liability company, Grantor/Grantee ("**Grant**"), LINCOLN 1700 OLD MEADOW ROAD LLC, a Delaware limited liability company, Grantor/Grantee ("**Lincoln**"), and the BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, a body corporate and politic, its successors and assigns, Grantor/Grantee ("**County**").

WITNESSETH:

WHEREAS, Taft is the owner of Old Meadow Lane Outlot C (Tax Map 29-4 ((6))) by virtue of a deed recorded in Deed Book 21145, at Page 85, among the land records of Fairfax County (the "**Taft Property**"), as further depicted on that plat dated February 6, 2012, revised through March 18, 2013, entitled "Plat Showing a Public Access Easement on Old Meadow Lane," and prepared by VIKA, Inc., attached hereto and incorporated herein as Exhibit A ("**Plat**"); and

WHEREAS, BIT 55 is the owner of Old Meadow Lane Outlot A (Tax Map 29-4 ((6) A) by virtue of a deed recorded in Deed Book 21794, at Page 194, among the land records of Fairfax County, Virginia (the "**BIT 55 Property**"), as further depicted on the Plat; and

WHEREAS, BIT 56 is the owner of Old Meadow Lane Outlot B (Tax Map 29-4 ((6) B) by virtue of a deed recorded in Deed Book 21794, at Page 204, among the land records of Fairfax County, Virginia (the "**BIT 56 Property**"), as further depicted on the Plat; and

WHEREAS, Grant is the owner of certain property known as Lot 102, Section 2, Westgate Industrial Park, by virtue of a deed recorded in Deed Book 21145 at page 106 among the land records of Fairfax County, Virginia (the "**Grant Property**"); and

WHEREAS, Lincoln is the owner of certain property known as Lot 101A, Westgate Industrial Park, by virtue of a deed recorded in Deed Book 21145 at page 75 among the land records of Fairfax County, Virginia (the "**Lincoln Property**"); and

WHEREAS, the BIT 55 Property, the BIT 56 Property, the Taft Property, the Grant Property, and the Lincoln Property are not subject to the lien of any deed of trust; and

WHEREAS, the Grant Property and the Lincoln Property are subject to rezoning application RZ 2011-PR-010 and, pursuant to certain proffer conditions contained therein, Grant and Lincoln are required to maintain Old Meadow Lane following commencement of construction of a fire station to be located on a portion of Lot 96A, Westgate Industrial Park ("**Lot 96A**"); and

WHEREAS, Grant and Lincoln are collectively referred to herein as the "Applicant Owners"; and

WHEREAS, by Deed of Vacation and Easement recorded in Deed Book 18660 at Page 205, an easement for ingress and egress was recorded on the Property; and

WHEREAS, the County desires to vacate certain County easement rights granted in Deed Book 18660 at Page 205; and

WHEREAS, it is the desire of the Owners to convey certain easements to the County, all in accordance with the Plat.

NOW, THEREFORE, in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, each of the Owners, does convey to the County, its successors and assigns, a public access easement for the purpose of vehicular ingress and egress by the County (including emergency, maintenance and police vehicles) and the public over and across its respective property, said Easement being labeled as the "PUBLIC ACCESS EASEMENT" and more particularly bounded and described on the Plat attached hereto and incorporated herein (the "**Easement Area**"). The easement is subject to the following terms and conditions:

1. All streets, service drives, trails, sidewalks, and driveways and all appurtenant facilities installed in the Easement Area shall be and remain the property of BIT 55, BIT 56, and Taft, respectively, and their respective successors and assigns, who shall, subject to the provisions of paragraph 2 below, continue to maintain their respective portions of the Easement Area in substantially the same condition as exist for such portions of the Easement Area as of the date hereof.

2. From and after the Enhanced Maintenance Date (as hereinafter defined), Applicant Owners, at Applicant Owners' sole cost and expense, shall cause the portions of the street (i.e., exclusive of curbs, driveways, service drives, and sidewalks) included in the Easement Area to be improved to physical standards generally required by the County for vehicular ingress to and egress from fire stations and to be maintained to the reasonable satisfaction of the County in accordance with the standards set forth on Exhibit B entitled "Maintenance Standards," as may be amended with County approval, attached hereto and incorporated herein, including, but not limited to, keeping Old Meadow Lane free of snow during inclement weather to ensure safe passage for emergency, maintenance and fire department vehicles. For purposes hereof, the term "Enhanced Maintenance Date" shall mean the date a building permit is issued by the County for the construction of a fire station on Lot 96A, or such earlier date as may be designated by Applicant Owners.

3. The County and its agents shall have full and free use of the portions of the street included in the Easement Area for the purpose of vehicular ingress and egress by the County and the public and for the purposes set forth in this Section 3 and Section 5 below, and shall have all rights and privileges reasonably necessary to ensure its use of the Easement Area solely as provided in this Deed, including the right, but not the obligation to perform, if Applicant Owners fail to do so, such repairs and maintenance in the Easement Area as the County may deem required by the Maintenance Standards. The cost of such repairs and maintenance shall be reimbursed to the County solely by Applicant Owners, their successors and assigns, upon demand. The County shall not look to BIT 55, BIT 56, or Taft for payment or reimbursement of any costs incurred hereunder.

4. None of the Owners shall install, and, if applicable, shall remove from its respective property, any existing, traffic-calming devices (e.g., speed bumps) located in the Easement Area.

5. Each of the County and its respective employees, agents, and contractors shall have the right to enter onto, to use, and to perform maintenance and other work upon the Easement Area for the purposes set forth in the Maintenance Standards. Neither the County nor any of its employees, agents, or contractors shall have any, and the Owners shall release the County and its employees, agents, and contractors from all, liability to the Owners arising out of or otherwise in connection with any action or inaction by the County, the Applicant Owners, and their respective employees, agents, and contractors in connection with this agreement, other than the gross negligence, willful misconduct or breach of this Deed by the County or its respective employees, agents and contractors.

6. On-street parking shall continue to be allowed on the BIT 56 Property portion of Old Meadow Lane. On-street parking shall continue to be prohibited on both the BIT 55 Property and the Taft Property portions of Old Meadow Lane. The Owners agree that "no parking" signs may be placed on both the BIT 55 Property and the Taft Property and the curbs along the BIT 55 Property and the Taft Property may be painted as the County may determine necessary to enforce the parking restrictions.

7. Nothing herein shall be deemed to grant to Applicant Owners any rights to, on or over the BIT 55 Property or the BIT 56 Property, and nothing herein shall be deemed a waiver or release by BIT 55 or BIT 56, or their respective successors or assigns, of Applicant Owners, or their successors or assigns, from any claims for loss, cost, or damages arising out of their respective acts or omission or the acts or omissions of their agents or contractors.

8. The easement and all rights granted herein shall become null and void at such time as the Easement Area is dedicated as a public street in accordance with Fairfax County standards.

VACATION OF EASEMENT

In consideration of the premises and the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County does hereby vacate all of its right, title and interest in and to those

portions of the ingress/egress easement for County emergency, maintenance and police vehicles created in Deed Book 18660 at page 206, as said vacated portions are more particularly described on the Plat.

COVENANTS REAL

The Owners and the Applicant Owners, declare that the agreements and covenants stated in this Deed are not covenants personal to the Owners and the Applicant Owners, but are covenants real, running with the land.

FREE CONSENT AND DESIRE

This Deed is made with the free consent and in accordance with the desire of the undersigned owners and trustees, if any.

MISCELLANEOUS

This Deed shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia. This Deed may be executed in counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument. This Deed is in accordance with the Statutes of Virginia and the ordinances in force in Fairfax County governing the platting and subdivision of land, and is approved by the proper authorities as evidenced by their endorsement hereto and the Plat.

Witness the following signatures and seals:

[SIGNATURES APPEAR ON THE FOLLOWING PAGES.]

Witness the following signatures and seals:

BIT INVESTMENT FIFTY-FIVE, LLC,
a Delaware limited liability company

By: _____

Name: _____

Its: _____

DISTRICT OF COLUMBIA: to-wit:

The foregoing instrument was acknowledged before me the _____ day of _____, 2013, by _____.

_____
Notary Public

My Commission expires:_____

BIT INVESTMENT FIFTY-SIX, LLC,
a Delaware limited liability company

By: _____

Name: _____

Its: _____

DISTRICT OF COLUMBIA: to-wit:

The foregoing instrument was acknowledged before me the _____ day of _____, 2013, by _____.

_____
Notary Public

My Commission expires:_____

TAFT 1766 OLD MEADOW LANE, LLC
a Delaware limited liability company

By: _____

Name: _____

Its: _____

COMMONWEALTH OF VIRGINIA:

COUNTY OF _____: to-wit:

The foregoing instrument was acknowledged before me the _____ day of _____, 2013, by _____.

_____
Notary Public

My Commission expires:_____
Virginia Notary Registration #:_____

GRANT 1651 OLD MEADOW ROAD LLC
a Delaware limited liability company

By: _____

Name: _____

Its: _____

COMMONWEALTH OF VIRGINIA:

COUNTY OF _____: to-wit:

The foregoing instrument was acknowledged before me the _____ day of _____, 2013, by _____.

_____
Notary Public

My Commission expires:_____
Virginia Notary Registration #:_____

LINCOLN 1700 OLD MEADOW ROAD LLC
a Delaware limited liability company

By: _____

Name: _____

Its: _____

COMMONWEALTH OF VIRGINIA:

COUNTY OF _____: to-wit:

The foregoing instrument was acknowledged before me the _____ day of _____, 2013, by _____.

_____
Notary Public

My Commission expires:_____
Virginia Notary Registration #:_____

BOARD OF SUPERVISORS OF
FAIRFAX COUNTY, VIRGINIA

By: _____
Edward L. Long Jr.
Its: County Executive

State of _____

County of _____, to wit:

The foregoing instrument was acknowledged before me by Edward L. Long Jr., County Executive, on this _____ day of _____, 2013.

_____
Notary Public

My Commission Expires: _____

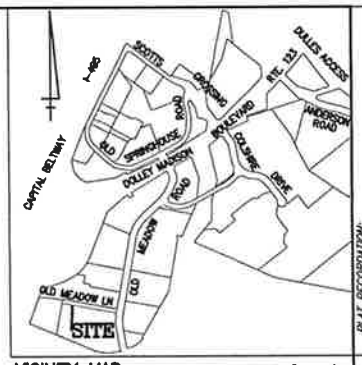
NOTES:

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED AS FAIRFAX COUNTY TAX MAP NO. 029-4-06-0096A, 029-4-06-A, 029-4-06-B, & 029-4-06-C AND ARE ZONED C-3 & HC.
2. THE SUBJECT PROPERTIES SHOWN HEREON ARE ALL OF THE PROPERTY ACQUIRED BY TAFT 1766 OLD MEADOW LANE LLC BY DEED RECORDED IN DEED BOOK 21145 AT PAGE 85 (029-4-06-0096A & 029-4-06-C), BIT INVESTMENT FIFTY-FIVE, LLC BY DEED RECORDED IN DEED BOOK 21794 AT PAGE 194 (029-4-06-A), AND BIT INVESTMENT FIFTY-SIX LLC BY DEED RECORDED IN DEED BOOK 21794 AT PAGE 204 (029-4-06-B) ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THE BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM AND ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING GROUP, LTD. DATED JULY 16, 2010.
4. THE HORIZONTAL DATUM SHOWN HEREON, VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) BASED ON A PLAT RECORDED IN DEED BOOK 14774 AT PAGE 1546 ENTITLED "BOUNDARY LINE ADJUSTMENT ON LOT 3A AND 4A2 – WESTGATE PARK" AND PREPARED BY PATTON HARRIS RUST & ASSOCIATES.
5. THE SUBJECT PROPERTY LIES IN ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED) AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR FAIRFAX COUNTY, VIRGINIA COMMUNITY PANEL NO. 515525 0100 D DATED MARCH 5, 1990.

CURVE TABLE

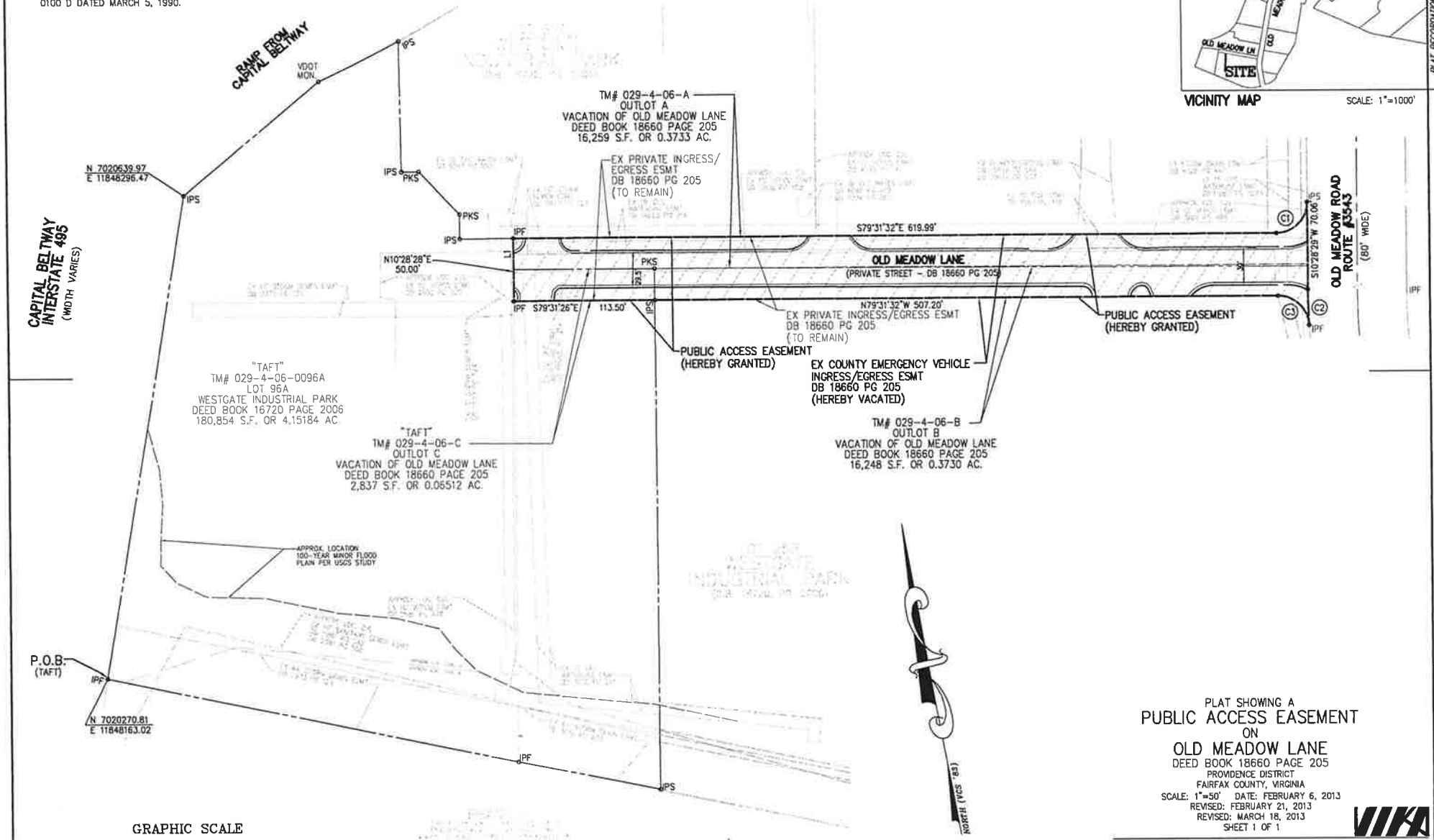
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	25.00'	39.27'	90°00'01"	25.00'	N55°28'55"E	35.36'
C2	567.03'	28.73'	2°54'12"	14.37'	S09°07'42"W	28.73'
C3	25.00'	38.05'	87°12'15"	23.81'	N35°55'24"W	34.48'

EXHIBIT A



VICINITY MAP SCALE: 1"=1000'

PLAT RECORDATION: Pg. Dn.



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

PLAT SHOWING A
PUBLIC ACCESS EASEMENT
ON
OLD MEADOW LANE
DEED BOOK 18660 PAGE 205
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=50' DATE: FEBRUARY 6, 2013
REVISED: FEBRUARY 21, 2013
REVISED: MARCH 18, 2013
SHEET 1 OF 1

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS SURVEYORS ■ SUSTAINABLE DESIGN
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

RP#

P:\Surveys\L003-PROJECTS\6927-RP\dwg\6927-RP TAFT MAINTENANCE ESMT.dwg 3/18/2013 2:55:20 PM EDT

Exhibit B

Maintenance Standards

General Maintenance:

- Applicant Owners, their successors and assigns ("Applicant Owners") shall inspect the Easement Area at least quarterly to ensure that the road thereon ("Old Meadow Lane") is passable and maintained in a condition in accordance with the requirements of the Fairfax County Public Facilities Manual ("PFM"), and the Virginia Department of Transportation ("VDOT") standards. If such inspection finds unstable and cracked sections of pavement or concrete, Applicant Owners will replace such loose sections. Where road sections are unstable or show signs of base or surface failure, the total road and pavement structure for those sections will be replaced and reconstructed according to PFM and VDOT standards. Surface potholing is acceptable for emergency repairs during inclement weather. If such inspection finds pavement cracks of 0.25″ or wider, Applicant Owners will fill and seal such cracks. If such inspections find tree branches that interfere with the travel of the fire station apparatus or discover distressed or unhealthy trees with the potential to fall into the road, those branches shall be trimmed and/or the trees removed. If such inspection finds elevation differences of 0.375″ or more in adjacent surfaces of sidewalks, Applicant Owners will level such elevation differentials by removing and replacing materials.

- Applicant Owners shall, at their cost, place "no parking" signs and paint the curbs as required by the County on the BIT 55 Property and the Taft Property portions of Old Meadow Lane and engage one or more towing companies to promptly remove any vehicles illegally parked on Old Meadow Lane.

- In between such inspections, Applicant Owners shall promptly clear any debris which would impede the normal flow of traffic and promptly repair any potholes.

- Prior to any significant maintenance and/or repair work, Applicant Owners shall provide advance notice to the County and coordinate such work with the County to ensure (i) that access over Old Meadow Lane to Old Meadow Road is sufficient for the passage of County emergency vehicles and is maintained at all times, and (ii) that the County has sufficient time to relocate any emergency vehicles apparatuses as it deems necessary.

Snow & Ice Removal:

- Applicant Owners shall maintain Old Meadow Lane with plowing of snow and treatment of ice to maintain Old Meadow Lane in a passable condition for travel.

- Applicant Owners shall be deemed on notice upon the local forecast of snow, sleet, or freezing rain to maintain Old Meadow Lane in a passable condition for travel.

- Travel lanes are to be kept open and passable through plowing and the application of the appropriate sand/salt mix.

- Applicant Owners must commence removal operations before two (2) inches of snow accumulate, and before one-quarter (1/4) inch of sleet or ice accumulates, provided, however, that if the County instructs Applicant Owners to commence removal operations sooner, Applicant Owners shall comply with such request.

- Applicant Owners, or their agents or contractor, shall provide telephone numbers and e-mail addresses to allow communication twenty-four (24) hours per day, seven (7) days per week.

- Snowplow operations are to be accomplished in such a manner that a continued heavy snowfall does not cause snow buildup that would then make the Old Meadow Lane impassable. Plow operators are to be diligent and observant that no vehicle is "plowed in." Chemical treatment will include the application of anti-slip aggregate material whenever necessary where ice formation is probable or imminent.

- Applicant Owners, or their agents or contractor, shall begin applying the appropriate sand/salt mix during freezing rain and or sleeting conditions.

- Applicant Owners, or their agents or contractor shall use snow plows mounted upon serviceable trucks, trained personnel for the proper operation of this equipment, the number and type of equipment must be suitable for the forecasted snowfall removal. Upon the forecast of two (2) or more inches of snow, the contractor will be required to have all larger equipment that will be required for the completion of responsibilities, eliminating the inability to transport heavy machinery during a snowstorm. Applicant Owners shall furnish properly maintained, licensed, insured, and reliably serviceable equipment and will be responsible for all repairs and maintenance to that contractor's equipment.

- In the event of an excessive snowfall and the otherwise designated push/pile locations at the contracted sites are unable to accommodate the volume of snow, Applicant Owners, or their agents or contractor, shall provide the necessary additional equipment to haul the snow to designated off-site locations.

County Right to Perform Maintenance:

- If Applicant Owners fail to maintain the Easement Area and Old Meadow Lane as provided herein, the County shall give Applicant Owners ten (10) days written notice of violation of this Agreement, specifying the violations and giving Applicant Owners an opportunity to cure the violations, and upon failure of Applicant Owners to cure the violations within said ten (10) day period (or such longer period as the County may reasonably permit, provided Applicant Owners commence cure efforts within such ten (10) day period), the County shall have the right, but not the obligation, to enter upon the Easement Area and Old Meadow Lane and perform such maintenance.

- Notwithstanding the foregoing, if Applicant Owners fail to timely perform maintenance related to snow and ice removal and/or treatment, or other maintenance resulting in or creating a safety hazard on Old Meadow Lane or otherwise threatening public safety, County has no obligation to provide Applicant Owners with advance notice of the

violation and the County shall still have the right, but not the obligation, to enter upon the Easement Area and Old Meadow Lane and perform such maintenance.

- In the event the County performs work of any nature, including labor, use of equipment, materials, and administrative costs under the provisions of these Maintenance Standards, either by use of public forces or by private contract, Applicant Owners, their successors and assigns shall defend, indemnify and hold harmless the County, its officers, and employees (but not its contractors) from and against any and all claims, liabilities, costs, losses, fines, expenses, demands and damages, including attorneys' fees and all reasonable costs of litigation and/or investigation, related in any way to the County's maintenance of Old Meadow Lane.

Escrow:

- Within five (5) business days after the Enhanced Maintenance Date, Applicant Owners shall deposit the sum of $75,000 with the County. This sum shall be placed by the County into an interest-bearing account so that interest may accrue and may be used by the County for the purposes set forth in this Agreement.

- In the event the County performs work of any nature, including labor, use of equipment, materials, and administrative costs under provisions of the previous section entitled "County Right to Perform Maintenance," whether by use of public forces or by private contract, the County is hereby authorized to draw upon the cash escrow to pay for such work.

- In the event any sums herewith deposited or accrued in escrow are used by the County pursuant to this Agreement, Applicant Owners agree to deposit within ten (10) business days' written notice by the County of such use, including written documentation of the expenditures, an amount sufficient to restore the escrow to its original balance. If Applicant Owners fail to timely restore the escrow, then, in addition to any other rights County may have, such unpaid amounts shall accrue interest at the then-current prime rate as set forth in the *Wall Street Journal*, plus 4%.

Miscellaneous:

- This agreement shall become null and void at such time as the Easement Area is dedicated as a public street in accordance with Fairfax County standards.

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