



RZ/PCA APPLICATION ACCEPTED: December 21, 2010  
FINAL DEVELOPMENT PLAN ACCEPTED: October 4, 2011  
PLANNING COMMISSION: July 25, 2012  
BOARD OF SUPERVISORS: September 25, 2012

# County of Fairfax, Virginia

---

September 13, 2012

## STAFF REPORT ADDENDUM II

PCA 92-P-001-08 and RZ/FDP 2010-PR-021

### PROVIDENCE DISTRICT

**APPLICANT:** Capital One Bank (USA) NA

**PRESENT ZONING:** C-3, HC

**REQUESTED ZONING:** PTC, HC

**PARCEL(S):** PCA 92-P-001-08: 29-4 ((5)) A2  
RZ 2010-PR-012: 29-4 ((5)) A2  
FDP 2010-PR-012: 29-4 ((5)) A2 (pt.)

**ACREAGE:** PCA 92-P-001-08: 24.77 acres  
RZ 2010-PR-012: 26.22 acres  
FDP 2010-PR-012: 12.78 acres

**FAR/DENSITY:** 3.88

**PLAN MAP:** Transit Station Mixed Use

**PCA PROPOSAL:** PCA 92-P-001-08 is a proffered condition amendment request to remove the Capital One property from the proffers and plans associated with RZ 92-P-001.

---

Suzanne Lin

Excellence \* Innovation \* Stewardship  
Integrity \* Teamwork \* Public Service

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/](http://www.fairfaxcounty.gov/dpz/)



## **STAFF RECOMMENDATIONS:**

Staff recommends approval of PCA 92-P-001-08.

Staff recommends approval of RZ/FDP 2010-PR-021 subject to the execution of proffers consistent with those found in Attachment 1 (as may be amended).

Staff further recommends the approval of the following waivers and/or modifications for these applications:

- Modification of Section 2-414B of the Zoning Ordinance requiring a 75-foot setback of commercial buildings from Interstate 495;
- Deviation from tree preservation target to allow tree canopy to be provided through new tree planting as depicted on the plan;
- Waiver of underground stormwater management (SWM) detention in a residential area;
- Modification of the PFM to reduce planting width from 8 feet to 4 feet with structural planting cells; and
- Waiver of the Countywide Trails Plan requirement to provide a regional trail alongside Interstate 495 in lieu of sidewalks shown on CDP.

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

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



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

## BACKGROUND

As described in the staff report and addendum, which were published on July 11, 2012, and July 18, 2012, respectively, the applicant, Capital One Bank (USA), NA requests to rezone its property at Tax Map 29-4 ((5)) A2 from the C-3 to the PTC zoning district.

To recap, the site is currently developed with a 14-story office building, adjoining one-story conference center and associated parking structure, as well as several temporary playing fields. Under this application, the office building and conference center would remain, but the parking structure would be ultimately razed for redevelopment. The temporary fields will also be removed as development comes on-line. The proposed development includes approximately 4.4 million square feet (SF) of new development including 3.1 million SF of office space, 1.2 million SF new residential development (between 800 and 1,230 units), 416,886 SF of hotel space, 110,876 SF of retail space along the streets, and 30,000 SF of civic space for an overall floor area ratio (FAR) of 3.90.

During the July 25, 2012, Planning Commission hearing, several outstanding issues and concerns were presented or clarified. Resolution of these issues was not possible at the hearing, therefore the applicant has resubmitted plans and proffers which seek to address the concerns. This addendum will highlight the changes and describe which issues have been resolved and which ones remain unresolved.

## ANALYSIS

---

- **Retail.** In response to concerns that traditional retail was too narrow a term to describe the kind of active uses expected at ground level, the Proffer 11 now refers to "retail activated space". The proffer notes that "for the purposes of the Proposed Development, Retail Activated Space shall include but not be limited to retail and personal service establishments, restaurants, banks and financial services, professional services, legal services, medical and dental offices, educational and tutoring facilities, public and civic uses (including the Public Facility as outlined in Proffer 13) and health clubs." The applicant further commits to a minimum of 100,000 SF of such space onsite, with a further commitment that at least half of that will be provided by the first Non-RUP of the 6<sup>th</sup> new building.
- **Community Center.** The applicant proposes to provide a community center in Building 3 of their proposed development. Staff has continued to work with the applicant to structure Proffer 13 such that the center provides a useful amenity to the residents and employees in the area. The applicant has noted that the community center would be provided in Building 3, or the next office building, whichever came first, unless a location change was proposed and approved by the Planning Commission with a subsequent FDP. To that end, the proffer has been streamlined to include costs only related to the provision of the fit out of the actual space itself. The costs do not include pro rata shares of the cost of the entire building (such as design costs, legal services, excavation costs, environmental issues, etc.) which a tenant would normally be expected to bear. In addition, the applicant has carved out the costs of constructing

parking spaces and simply noted that 35 spaces shall be dedicated to the facility. In addition, 55 other undedicated spaces will be available on the site on a first come first serve basis to all the visitors of the site. Staff notes that having only 35 parking spaces (even with unreserved spaces available throughout the site), will affect operations of the facility. Certain activities or programs may not be available without sufficient parking. The cost cap was therefore reduced from the 11.5 million discussed earlier to \$5.42 million which staff finds to be an appropriate cost estimate. Staff does note that the cost escalation on these costs will not begin for two years, and staff would prefer that the escalation start immediately.

- **Maintenance in the Streetscape.** The applicant has revised Proffer 29(E) to state that "the Applicant shall not be required to repair or restore any elements of the Pedestrian Realm within publicly-owned areas that are damaged by public employees or contractors that are not acting under the direct authority of the Applicant or the UOA." It appears this statement reflects the standards under which VDOT currently operates in that VDOT permits require any contractor to replace materials in-kind if destroyed. The proffer is in keeping with that practice.
- **Schools.** The applicant has revised Proffer 53 to base the contribution formula on whatever is in effect at the time of contribution.
- **At Grade Connection to Metro.** The applicant has agreed to increase the cost cap on the cost of constructing an at-grade entrance on the Capital One side of the station to \$300,000 in Proffer 46. Staff finds this number generally acceptable, and notes that utility replacement within the station is included in the cap.
- **Transportation Demand Management.** The applicant proffers to fully fund the TMA in Proffer 41 with the first four buildings onsite (the first two are to be approved with the FDP). Staff would like to see the TMA fully funded with the first three buildings.
- **Athletic Fields.** Proffer 50 stresses the desire of the applicant to receive some preferential scheduling on the small athletic field onsite. At the time of publication of this report, it appears that the scheduling proffer is in line with the field allocation policy provided by Neighborhood and Community Services, however if further refinement is necessary, staff will continue to work with the applicant.
- **Transportation Funding.** The applicant continues to request the lower Tysons Road Fund contribution for the approved but unbuilt square footage on their site. Likewise, staff continues to recommend a contribution of the higher rate of \$6.44 per square foot for all new development. Staff again notes that an assumption of all new development contributing to the higher rate was used in developing the Tysons-wide rate per square foot. Exceptions for approved but unbuilt square footage were not contemplated.
- **Credit for Jones Branch Connector dedication.** The applicant continues to request credit against the Table 7 contribution for dedication of land for the Jones Branch Connector. Staff reiterates that any decision on what improvements or dedications should receive credit against the Tysons-wide Road Improvements Fund has not been

made and will be a part of the Board of Supervisors funding decision. Credit may be appropriate, at some level, but staff finds the proffer seeking credit at this time premature in the absence of a Board decision on the Tysons-wide policy.

In addition to the proffers, the applicant was asked to revise the plans in several ways. Staff notes that many of the changes to notes and labels have been accommodated since the Planning Commissioner public hearing. However, staff would mention that the temporary driveway to be built if the Jones Branch Connector is built prior to realignment of Capital One Drive is still not sufficiently removed from the Capital One Drive/Jones Branch Connector intersection. In addition, staff would prefer that the applicant consolidate the bicycle racks and place them in a more convenient location on the current FDP.

Finally, staff has encouraged the applicant to provide the connection from Old Meadow Road to Route 123 with the submission of any new FDP. The applicant has expressed a willingness to provide the ultimate connection/alignment, but is unwilling to provide dedication without some sort of commitment that the existing security entrance along Old Springhouse Road could be maintained in the interim. FCDOT would like this section of Old Meadow Road to be constructed and dedicated with the next FDP. With that said, VDOT is unlikely to approve the design with their existing security entrance because of its proximity to the intersection of Old Meadow Road and Route 123. For this reason, staff encourages the applicant to remove the security entrance to ensure dedication of the roadway at the next FDP.

## CONCLUSION

Staff continues to recommend approval of this application. However, staff again calls attention to changes which would improve the application as detailed above.

Staff recommends approval of PCA 92-P-001-08. Staff also recommends approval of RZ/FDP 2010-PR-021 subject to execution of proffers consistent with those found in Attachment 1 (as may be amended to address outstanding issues).

It should be noted that the main/trunk sewer lines serving this property may be inadequate. Should the Board approve this application, that approval in no way guarantees that sewer capacity will be available to serve this site when the property is developed.

Staff further recommends the approval of the following waivers and/or modifications for these applications:

- Modification of Section 2-414B of the Zoning Ordinance requiring a 75-foot setback of commercial buildings from Interstate 495 to that shown on the CDP;
- Modification of the Public Facilities Manual (PFM) to reduce the distance from which trees can be planted adjacent to stormwater management easement;

- Deviation from tree preservation target to allow tree canopy to be provided through new tree planting as depicted on the plan;
- Waiver of underground stormwater management (SWM) detention in a residential area subject to Waiver # 6835-WPFM-001-1;
- Modification of the PFM to reduce planting width from 8 feet to 4 feet with structural planting cells; and
- Waiver of the Countywide Trails Plan requirement to provide a regional trail alongside Interstate 495 in lieu of sidewalks shown on CDP.

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

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

**ATTACHMENTS:**

1. Revised Proffers dated September 13, 2012 (With exhibits provided under separate cover)
2. Revised CDP and FDP dated August 13, 2012.

**CAPITAL ONE PROFFERS**

## TABLE OF CONTENTS

	PAGE
<b>GENERAL</b> .....	1
1. <u>Conceptual Development Plan</u> .....	1
2. <u>Minor Modifications</u> .....	1
3. <u>Future Applications</u> .....	1
<b>PROPOSED DEVELOPMENT</b> .....	2
4. <u>Existing Development</u> .....	2
5. <u>Density Credit</u> .....	2
6. <u>Proposed Development</u> .....	2
7. <u>Phasing Plan</u> .....	23
8. <u>Final Development Plans</u> .....	4
9. <u>Owners' Associations</u> .....	6
10. <u>Mix of Uses</u> .....	7
11. <u>Retail and Personal Service Districts Activated Space</u> .....	7
12. <u>Metrorail Tax District Buyout for Certain Residential Uses</u> .....	7
<b>PUBLIC FACILITIES</b> .....	78
13. <u>Public Facility</u> .....	78
<b>URBAN DESIGN GUIDELINES</b> .....	115
14. <u>Capital One Design Guidelines</u> .....	115
<b>BUILDING ARCHITECTURE</b> .....	116
15. <u>Architecture</u> .....	116
A. <u>Materials and Design</u> .....	16
B. <u>Bird-Friendly Features</u> .....	16
16. <u>Build-to Lines</u> .....	1217
17. <u>Building Heights</u> .....	1217
18. <u>Utility Locations</u> .....	1217
19. <u>Telecommunications Equipment</u> .....	1318
<b>LIGHTING</b> .....	1318
20. <u>Lighting</u> .....	1318
21. <u>Parking Structure Lighting</u> .....	1318
22. <u>Construction Lighting</u> .....	1318

**TABLE OF CONTENTS**  
(CONTINUED)

	<b>PAGE</b>
<b>NOISE ATTENUATION .....</b>	<b>1419</b>
23. <u>Noise Attenuation .....</u>	<u>1419</u>
24. <u>Noise Attenuation Standards.....</u>	<u>1419</u>
<b>PARKING.....</b>	<b>1520</b>
25. <u>Parking.....</u>	<u>1520</u>
26. <u>Surface Parallel Parking Spaces.....</u>	<u>1520</u>
<b>SIGNAGE.....</b>	<b>1520</b>
27. <u>Signage.....</u>	<u>1520</u>
<b>LANDSCAPING AND STREETSCAPES .....</b>	<b>1621</b>
28. <u>Conceptual Landscape Plan .....</u>	<u>1621</u>
29. <u>Streetscapes.....</u>	<u>1621</u>
30. <u>Interim Conditions and Standards.....</u>	<u>1925</u>
<b>STORMWATER MANAGEMENT.....</b>	<b>2126</b>
31. <u>Stormwater Management .....</u>	<u>2126</u>
<b>TRANSPORTATION.....</b>	<b>2227</b>
32. <u>Tysons Transportation Fund .....</u>	<u>2227</u>
33. <u>Special Transportation Assessment District .....</u>	<u>2227</u>
34. <u>Table 7 Contribution.....</u>	<u>2328</u>
35. <u>The Jones Branch Connector Project.....</u>	<u>2328</u>
36. <u>Internal Grid of Streets and Road Improvements .....</u>	<u>2430</u>
37. <u>Traffic Signal .....</u>	<u>2732</u>
38. <u>Improvements to Route 123.....</u>	<u>2732</u>
39. <u>Old Meadow Road-Safety Improvements.....</u>	<u>2733</u>
<u>A. Safety Improvements .....</u>	<u>33</u>
40. <u>Congestion Management Plans.....</u>	<u>2733</u>
<b>TRANSPORTATION DEMAND MANAGEMENT .....</b>	<b>2834</b>
41. <u>Transportation Demand Management.....</u>	<u>2834</u>
42. <u>Intelligent Transportation Systems .....</u>	<u>3138</u>
<b>PEDESTRIAN AND BICYCLE IMPROVEMENTS .....</b>	<b>3238</b>
43. <u>Bicycle Facilities.....</u>	<u>3238</u>

**TABLE OF CONTENTS**  
(CONTINUED)

	<b>PAGE</b>
<b>A. Storage Facilities</b> .....	<b>38</b>
44. <u>Pedestrian Crosswalks and Signals</u> .....	3239
<b>PUBLIC TRANSPORTATION</b> .....	<b>3239</b>
45. <u>Bus Shelters</u> .....	3239
46. <u>Metrorail Station-Related Facilities</u> .....	3239
<b>PARKS AND RECREATIONAL FACILITIES</b> .....	<b>3340</b>
47. <u>Publicly Accessible Parks and Recreational Facilities</u> .....	3341
48. <u>Private Amenities and Recreational Facilities for Residential Uses</u> .....	3542
49. <u>Fitness Facilities</u> .....	3543
50. <u>On-site Recreational Field</u> .....	3643
<b>GREEN BUILDING PRACTICES</b> .....	<b>3644</b>
51. <u>Green Building Certifications</u> .....	3644
<b>SUSTAINABLE AND SHARED ENERGY</b> .....	<b>3946</b>
52. <u>Sustainable Energy Practices</u> .....	3947
<b>PUBLIC SCHOOLS CONTRIBUTIONS</b> .....	<b>4047</b>
53. <u>Public Schools Contribution</u> .....	4047
54. <u>Notification of Construction</u> .....	4047
<b>ENVIRONMENT</b> .....	<b>4048</b>
55. <u>Scotts Run Restoration</u> .....	4048
56. <u>Tree Preservation and Planting Fund Contribution</u> .....	4148
<b>AFFORDABLE AND WORKFORCE DWELLING UNITS</b> .....	<b>4148</b>
57. <u>Affordable Dwelling Units</u> .....	4148
58. <u>Workforce Dwelling Units</u> .....	4148
<b>MISCELLANEOUS</b> .....	<b>4250</b>
59. <u>Advance Density Credit</u> .....	4250
60. <u>Escalation</u> .....	4250
61. <u>Severability</u> .....	4250
62. <u>Successors and Assigns</u> .....	4250
63. <u>Tysons Partnership</u> .....	4250
64. <u>Security</u> .....	4350

**TABLE OF CONTENTS**  
(CONTINUED)

	<b>PAGE</b>
65. <u>Counterparts</u> .....	<u>4350</u>
66. <u>Applicant's Diligence</u> .....	<u>4350</u>
<u>67. <u>Construction Briefings</u>.....</u>	<u>51</u>

**CAPITAL ONE PROFFERS  
RZ 2010-PR-021  
PCA 92-P-001-08**

**~~July 18,~~September 13, 2012**

Pursuant to Section 15.2-2303 (A), Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and applicant for themselves and their successors and/or assigns (collectively referred to as the "Applicant") in this Rezoning application ("RZ") and Proffer Condition Amendment application ("PCA") proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map 29-4 ((5)) Parcel A2 (the "Property") shall be in accordance with the following conditions if, and only if, Rezoning application RZ 2010-PR-021 and the companion application PCA 92-P-001-08 (collectively, the "Application") are granted by the Board of Supervisors. In the event that the application is denied, these Proffers shall be immediately null and void and of no further force or effect on the Property.

**GENERAL**

1. Conceptual Development Plan. The Property shall be developed in substantial conformance with the proffered elements of the Conceptual Development Plan dated August 4, 2010, and revised through ~~June~~August 13, 2012, prepared by William H. Gordon & Associates and consisting of 34 sheets (the "CDP"). In addition to the specific Proffers contained herein, the proffered elements of the CDP shall be limited to the grid of streets, general location of access points to buildings, general location of the buildings, mix of uses, minimum and maximum building heights, the amount and general location of urban park land, and general quality and character of the streetscape (the "Proffered Elements"). Other elements of the CDP may be adjusted or modified with approval of future Final Development Plans ("FDP") in accordance with the provisions set forth in Section 16-402 of the Fairfax County Zoning Ordinance (the "Ordinance"), and these Proffers.
2. Minor Modifications. Minor modifications to the Proffered Elements of the CDP may be permitted pursuant to Par. 4 of Section 16-403 of the Ordinance when necessitated by sound engineering or when necessary as part of final site design, and when such modifications are determined to be in substantial conformance with the Proffered Elements and these Proffers, as determined by the Zoning Administrator.
3. Future Applications. Any portion of the Property may be the subject of a Conceptual Development Plan, Conceptual Development Plan Amendment, Final Development Plan, Final Development Plan Amendment, Proffered Condition Amendment, Rezoning, Special Exception, Special Permit, Variance or other zoning action without the joinder and/or consent of the owners of the other land areas, provided that such application complies with Section 18-204 paragraph 5 of the Zoning Ordinance. Previously approved proffered conditions or development conditions applicable to a particular portion of the Property which are not the subject of such an application shall remain in full force and effect.

## PROPOSED DEVELOPMENT

4. Existing Development. The Property is approximately 26.21 acres in size and is developed with the existing Capital One corporate headquarters building, which contains approximately 479,500 square feet (excluding basement space) (the "Capital One Headquarters"), the 24,500 square-foot conference facility (the "Conference Facility"), a structured parking facility containing approximately 1,529 spaces (the "Existing Parking Garage"), temporary athletic fields and sport courts (the "Temporary Athletic Facilities"), and 35 surface parking spaces (the "Existing Surface Parking") (collectively, the "Existing Development"). The Existing Development is shown on Sheet 4 of the CDP and may remain in operation indefinitely. In the event that only a portion of the Property is redeveloped subject to an approved FDP and site plan, the portion or portions of the Property not subject to the FDP, including the Existing Development, may continue in operation as shown on Sheet 4 of the CDP. The Applicant may also make minor modifications to the Existing Development as depicted on Sheet 4 of the CDP, such as to permit changes to the Temporary Athletic Facilities and to accommodate the future Jones Branch Connector improvements, subject to the approval of the Zoning Administrator. Any use which is permitted in the PTC district and shown on an approved FDP may also be permitted as an interim use subject to the Use Limitations in Section 6-505 of the Ordinance.

- A. Interior Improvements. For those buildings or structures existing on the Property as of the approval date of this Application, the Applicant may secure building permits for and make interior improvements to such buildings without triggering the requirement to reconstruct such buildings in conformance with the CDP or any approved FDP.
- B. Casualty. The Applicant may restore any building or structure existing as of the approval date of this Application that later is destroyed or damaged by casualty, subject to Article 15 of the Zoning Ordinance.
- C. Parking. The Existing Parking Garage may remain in operation and will continue to serve the Existing Development until and unless an FDP and site plan are approved showing its removal.

5. Density Credit. In addition to the 26.21-acre Property, the Applicant is utilizing previously reserved density credit for land dedications totaling approximately 3.01 acres, as illustrated by the building tabulations on Sheet 3 of the CDP.

6. Proposed Development. The development on the Property will supplement and partially replace the Existing Development, as more particularly described in the proposed phasing plan described below (collectively, the "Proposed Development"). The Proposed Development, which includes the Existing Development, shall not exceed 4,969,523 square feet of total Gross Floor Area ("GFA"), which shall include a minimum of 800 dwelling units and up to 3,182,153 square feet of GFA of office space.

7. Phasing Plan. The Proposed Development will occur in phases as further described below (the “Phasing Plan”). The buildings, plazas, uses and other improvements shown on the CDP shall be constructed in accordance with the phasing outlined in Paragraphs A – E of this Proffer and as more specifically described on Sheets 14 – 15 of the CDP. Each phase shall include the ultimate streetscape dimensions and design as depicted on the CDP in order to establish the important pedestrian elements identified in the Comprehensive Plan. With the submission of each FDP, the Phasing Plan will be updated to provide additional details, including providing existing structures and facilities, the anticipated order of future development, the completion of the street grid, establishment of streetscapes and pedestrian elements, construction of parks, and updated interim conditions.

A. Capital One Headquarters Expansion Phase (Block A).

Phase Summary	GFA Range (sf)	Min./Max. Heights	<u>Prop. GFA</u>	Max. Parking
Building 1 – Office	300,000 – 519,000 SF	150-281 feet	<u>518,836</u>	1,335
Building 1 – Retail	up to 8,500 SF	---	<u>8,345</u>	40
Building 2 – Hotel	50,000 – 81,500 SF	75-111 feet	<u>81,388</u>	135
Building 2 – Retail	up to 10,500 SF	---	<u>8,249</u>	28
<b>Maximum Total for Phase</b>	<b><u>up to 619,500 SF</u></b>	---	<b><u>616,818</u></b>	<b>1,538</b>

B. Hotel/Civic Plaza Phase (Block B).

Phase Summary	GFA Range	Min./Max. Heights	<u>Prop. GFA</u>	Max. Parking
Building 3 – Office	200,000 – 292,500 SF	150 – 225 feet	<u>277,086</u>	647
Building 3 – Civic	up to 30,000 SF	---	<u>30,000</u>	30
Building 4 – Hotel/Conference	200,000 – 367,500 SF	150 – 293 feet	<u>335,498</u>	614
Building 4 – Retail	up to 2,300 SF	---	<u>2,258</u>	8
Building 5 – Office	300,000 – 396,500 SF	125 – 200 feet	<u>376,690</u>	878
Building 5 – Retail	up to 10,350 SF	---	<u>10,337</u>	37
<b>Maximum Total for Phase</b>	<b><u>up to 1,099,150 SF</u></b>	---	<b><u>1,031,869</u></b>	<b>2,214</b>

C. Residential Commons Phase (Block C).

Phase Summary	GFA Range	Min./Max. Heights	<u>Prop. GFA</u>	Max. Parking
Building 6 – Residential	300,000 – 518,000 SF	150 – 221 feet	<u>492,069</u>	498
Building 6 – Retail	up to 26,300 SF	---	<u>25,670</u>	0
Building 7 – Residential	200,000 – 274,800 SF	125 – 221 feet	<u>251,509</u>	254
Building 7 – Retail	up to 5,000 SF	---	<u>4,976</u>	0
Building 8 – Residential	200,000 – 386,900 SF	125 – 231 feet	<u>367,845</u>	372
Building 8 – Retail	up to 12,500 SF	---	<u>12,470</u>	0
<b>Maximum Total for Phase</b>	<b><u>up to 1,223,500 SF</u></b>	---	<b><u>1,154,539</u></b>	<b>1,124</b>

<b>Phase</b>				
--------------	--	--	--	--

D. Metro Station Phase (Block D).

<b>Phase Summary</b>	<b>GFA Range</b>	<b>Min./Max. Heights</b>	<b>Prop. GFA</b>	<b>Max. Parking</b>
Building 9 – Residential	50,000 – 124,250 SF	75 – 175 feet	<u>118,185</u>	236
Building 9 – Retail	up to 3,850 SF	---	<u>3,829</u>	19
Building 10 – Office	400,000 – 484,000 SF	200 – 305 feet	<u>459,623</u>	742
Building 10 – Retail	up to 28,100 SF	---	<u>28,092</u>	142
<b>Maximum Total for Phase</b>	<b><u>up to 640,200 SF</u></b>	---	<b><u>609,729</u></b>	<b>1,139</b>

E. Financial Office Phase (Block E).

<b>Phase Summary</b>	<b>Max. GFA Range</b>	<b>Min./Max. Heights</b>	<b>Prop. GFA</b>	<b>Max. Parking</b>
Building 11 – Office	200,000 – 329,850 SF	150 – 266 feet	<u>313,818</u>	296
Building 11 – Retail	up to 6,650 SF	---	<u>6,650</u>	11
Building 12 – Office	400,000 – 786,000 SF	300 – 395 feet	<u>732,100</u>	1,344
<b>Maximum Total for Phase</b>	<b><u>up to 1,122,500 SF</u></b>	---	<b><u>1,052,568</u></b>	<b>1,651</b>

8. Final Development Plans. FDPs for individual building sites or phases shall establish the minimum and maximum GFA for each building that is constructed within the limits of the Phasing Plan set forth in Proffer 7 above. In addition, the following information shall be provided on each FDP, for review and approval of the Planning Commission:

- A. Tabulations. A tabulation indicating the development status of all property subject to the Proposed Development shall be provided with each FDP and site plan submitted for the Property. The tabulation shall include a listing of all existing and proposed buildings and facilities, along with the GFA and uses approved on the CDP, FDP and site plan as may be applicable. The tabulation shall be updated with each subsequent FDP and site plan submitted for the Property.
- B. Building Heights. Concurrent with the submission of an FDP for any portion of the Proposed Development that includes Buildings 10, 11 or 12, the Applicant shall submit the plans to the Providence District Supervisor's office for review and comment of the proposed maximum height for the building(s).
- C. Public Facility. Until the Public Facility as set forth in Proffer 13 has been constructed, each FDP shall contain proposed phasing information for the Public Facility.

- D. Architecture. The specific architectural design information as described in Proffer 15. In addition, architectural design elevations shall be presented for the buildings 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, as well as the porosity, materiality, and entry locations at the ground floor of each building. Other details of building design (such as specific material or color selections, fenestration details, etc.) are subject to change in final architectural and site plans.
- E. Build-to Lines. Proposed Build-to Lines, including any proposed modifications to the Build-to Lines and/or the expanded streetscape areas as identified in Proffer 16.
- F. Conceptual Utility Plans. The Conceptual Utility Plans more specifically described in Proffer 18, including any anticipated conflict points between utility easements and proposed street trees and how these conflicts are proposed to be resolved prior to site plan approval.
- G. Lighting. Specific streetscape lights per Proffer 20.
- H. Noise Attenuation. A Noise Study and any proposed noise attenuation measures, as described in Proffer 23.
- I. Surface Parallel Parking Spaces. The final number and location of on-street parallel parking spaces to be constructed within the applicable FDP area, in accordance with Proffer 26.
- J. Landscape Plan. A revised Landscape Plan as described in Proffer 28.
- K. Streetscape. The details and any adjustments to the streetscapes as described in Proffer 29, including information regarding sight distance lines at all intersections and entrances included within the FDP.
- L. Interim Conditions and Standards. The Applicant shall provide detailed information on the proposed interim conditions and standards as described in Proffer 30.
- M. Stormwater Management. A detailed stormwater management plan, as described in Proffer 31.
- N. Right-of-Way Dedications. Any refinements to the right-of-way dedications described in Proffers 35 and 36.
- O. Security. A revised security plan as described in Proffer 36(E). As part of the security plans, the Applicant shall also provide a diagram with detailed locations of any bollards and security gates, including precedent images for each feature.

- P. Bicycle Parking. Specific locations for, and the number of, bicycle facilities to be provided as described in Proffer 43.
  - Q. Publicly Accessible Parks and Recreational Facilities. The specific details on parks and recreational facilities included within the area of the FDP, as described in Proffers 47, 48 and 50. For the Metro Station Phase, the Residential Commons Phase, and the Hotel/Civic Plaza Phase, the Applicant shall also submit detailed plans with proposed amenities and programmatic elements for the parks and recreational facilities associated with those respective phases.
  - R. Sustainable Energy Practices. The sustainable energy practices described in Proffer 52.
  - S. Sight Distance Lines. Sight distance lines shall be shown for all affected driveway entrances and signs, as necessary.
  - T. Bus Shelters. Details on any proposed bus shelter locations and designs per Proffer 45.
  - U. Functional Analysis. A transportation analysis that evaluates the intersections being constructed or modified as part of each FDP. The analysis will evaluate build out year conditions to determine the forecasted operational characteristics of the intersections.
  - V. Capital One Drive Parking and Loading. With the submission of an FDP for the Residential Commons Phase, the Applicant shall submit a detailed functional analysis for the parking and loading entrances associated with Building 7.
  - W. Old Meadow Road Median. With the submission of an FDP for either the Financial Office Phase or the Metro Station Phase, the Applicant shall propose to construct a median on Old Meadow Road between the intersections of Dolley Madison Boulevard and Old Springhouse Road, subject to approval by VDOT and the Fire Marshal.
  - X. Workforce Dwelling Units. With the submission of any FDP that contains residential development, the Applicant shall provide details on the expected phasing for the construction of the required workforce dwelling units set forth in Proffer 58.
9. Owners' Associations.
- A. Umbrella Owners' Association. Prior to the issuance of the first RUP or Non-RUP for the first building constructed with the Proposed Development that is not for the sole use of Capital One Bank and its subsidiaries, affiliates and/or successor companies, the Applicant shall establish an Umbrella Owners' Association (the "UOA"), whose members will consist of a representative of each owner of land and/or buildings within the Property. The UOA shall provide for applicable proffer, maintenance and replacement obligations, including but not

limited to implementation of the Transportation Demand Management (“TDM”) program, maintenance of private streets, sidewalks, streetscapes, publicly accessible private park areas and athletic facilities, stormwater management facilities not maintained as part of individual buildings, and any private utility systems.

- B. Homeowners’ and Condominium Owners’ Associations. For each residential building in which units are held for sale, the Applicant shall cause either a homeowners’ association and/or a condominium owners’ association (“HOA/COA”), as applicable, to be formed for that building. Each of these associations shall also be members of the UOA.
- C. Disclosures. UOA and HOA/COA documents (including budgets provided in any offering or sale materials) shall specify the proffer, maintenance and replacement conditions and obligations set forth in these Proffers. Purchasers shall be advised in writing of these proffer conditions and obligations prior to executing a contract of sale.
- D. UOA TDM Obligations. All residents, tenants, owners, employers and employees living, working, operating a business or owning property within the Property shall be advised of their continuing obligation to the TDM Plan described in Proffer 41. All UOA and HOA/COA members shall be informed of any funding obligations for the TDM program prior to executing a contract of sale and all such obligations shall be included in UOA and HOA/COA documents.
- E. UOA Expansion. Nothing in this Proffer shall be construed to prohibit expansion of the UOA to include neighboring properties, at the sole election of the UOA.

10. Mix of Uses. The Property shall consist of a mix of residential, office, retail, public facility, service and hotel uses as described in the CDP and these Proffers, subject to the limitation that the maximum square footage of all constructed uses on the Property shall not exceed 4,969,523 square feet of GFA. The Proposed Development may contain any use permitted by-right in the PTC District of the Zoning Ordinance, subject to compliance with any Zoning Ordinance or proffered use limitations contained elsewhere in these Proffers as demonstrated on an approved FDP or FDPA. Additional special exception and/or special permit uses may be permitted without a Proffer Condition Amendment, provided they are in substantial conformance with the CDP Proffered Elements and these Proffers.

11. Retail and Personal Service Districts. ~~Subject to FDP approval, the areas provided on the CDP that are designated for retail and personal service uses may include any non-residential uses permitted in the PTC district or uses accessory to the primary use.~~ Activated Space. Subject to FDP approval, within the areas shown on the CDP that are permitted for retail and personal service uses, there will be a minimum of 100,000 square feet of GFA dedicated to uses that create activated and animated first-floor storefronts (“Retail Activated Space”). Of the required Retail Activated Space, at least 50,000 square feet of GFA will be established with Retail Activated Space prior to or with the final Non-RUP for the sixth new building constructed on the Property. For the purposes of the Proposed Development, Retail Activated Space shall include

but not be limited to retail and personal service establishments, restaurants, banks and financial services, professional services, legal services, medical and dental offices, educational and tutoring facilities, public and civic uses (including the Public Facility as outlined in Proffer 13) and health clubs. Uses not specifically enumerated in or envisioned by this Proffer may be established provided the Zoning Administrator determines the use is in substantial conformance with this Proffer 11.

12. Metrorail Tax District Buyout for Certain Residential Uses. At least sixty (60) days prior to recording residential condominium documents for any portion of the Property located within the Phase I Dulles Rail Transportation Improvement District (the "Phase I District"), 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 condominium documents for that portion of the Property. Prior to recording the condominium documents, the Applicant shall pay to Fairfax County a sum equal to the then-present value of Phase I District taxes that will be lost as a result of recording the condominium documents, in accordance with a formula approved by the Fairfax County Board of Supervisors.

### **PUBLIC FACILITIES**

13. Public Facility. The Applicant shall design and construct a 30,000 square-foot space within a future building to be used by Fairfax County for community and/or recreational programs (the "Public Facility"). The Applicant has identified to Fairfax County and reserved space in Building 3 for the Public Facility. The Public Facility shall be constructed concurrently with Building 3 (unless modified by the Fairfax County Planning Commission, in accordance with Proffer 13H(I) below) and shall be accessible through a separate entrance with ADA accessibility.

- A. Design and Scope. The Applicant shall design the Public Facility ~~to so that it may include~~ among other things, a gymnasium of approximately 9,000 square feet, ~~and may contain, among other things,~~ space for offices, meeting rooms, an exercise room, a game room, an arts/crafts room, a computer room, a multipurpose meeting room or rooms, a kitchen, restrooms, locker and storage space, and other related amenities. The Applicant shall design the interior of the Public Facility pursuant to the Fairfax County Guidelines for Architects and Engineers prepared by DPWES ~~and dated September 2008~~ then in effect (the "Guidelines"), ~~as amended~~ further described below, and such that the Public Facility is designed to be consistent with the quality of other reasonably comparable County facilities of similar use. All design documents are subject to County review and approval at each design phase as provided herein.

The Public Facility shall be located either entirely on the first floor or on both the first and second floors of the building in which it is located.

- B. Total Construction Cost. As further described herein, the total construction cost to the Applicant of the Public Facility shall not exceed the sum of \$5,420,000.00, as adjusted on an annual basis by the Marshall & Swift Building Cost Index, with any adjustment beginning two (2) years from the date of approval of the

Application to the date that the notice to proceed to the construction contractor (the "Total Construction Cost").

The Total Construction Cost shall consist of (a) construction costs unique to the Public Facility ("County Hard Costs") as described in subsection (B)(i) below, and (b) a portion of costs not unique to the Public Facility but attributable to the design of the building itself, as described in subsection (B)(ii), below ("County Soft Costs").

At or promptly after the Initial Meeting (as defined in subsection C, below), and in any event before the Applicant's submission of Schematic Design drawings to the County, the Applicant and County shall reasonably agree as to which costs are County Hard Costs, County Soft Costs, or Applicant Costs (as defined in subsection (B)(iii) below).

- i. For County Hard Costs, the Applicant shall include only the costs of a complete interior build-out for the Public Facility, including ceilings, lighting, plumbing, separate heating and cooling (HVAC), painted interior walls, electrical outlets, elevators, restrooms, and all finishes, to include gymnasium floor, any required bleachers, and basketball hoops. The Applicant shall not provide loose fixtures, furnishings, or equipment except for those specified in this Proffer. No portion of the core building or site shall be included as County Hard Costs, unless specifically stated in these Proffers. The budget submissions required in subsection (C) shall provide a detailed summary of the interior build-out of the Public Facility.
- ii. County Soft Costs shall consist of (a) the fee for the design consultants for the Public Facility (interior build-out) as further defined below (b) building permit and inspection fees, and (c) cost estimating fees.

~~B. Total Construction Cost. The total construction cost to the Applicant of the Public Facility shall not exceed the sum of \$11,500,000.00, as adjusted on an annual basis by the Marshall & Swift Building Cost Index, with any adjustment beginning two (2) years from the date of approval of the Application to the date that a Non-RUP is issued for the Public Facility (the "Total Construction Cost"). For the purposes of this Proffer 13, Total Construction Cost of the Public Facility shall include hard construction costs of the Public Facility and the surrounding landscape and hardscape for the relevant building, design, special consultant services, permitting, construction administration services, quality control inspections, required Special Inspections Program inspections, independent cost estimating, utility connections and/or relocations and new services, and all other costs related thereto. For those costs that are not unique to the Public Facility but are attributable to the construction of the building itself~~ For County Soft Costs, the Applicant shall include in the Total Construction Cost the pro rata share of the expense attributable to the Public Facility, as measured by the fraction of

~~Public Facility as compared to the overall rentable square feet in the remainder of the building. The Applicant will allocate a minimum of 30 parking spaces for the Public Facility, and Total Construction Cost will include the pro rata share of these parking spaces as a ratio of the entire cost of constructing the associated parking deck. Total Construction Cost will also include the cost of any ancillary space to be the actual square footage of the Public Facility as finally designed (including ancillary space used solely for the Public Facility, such as space for separate emergency generators, stormwater management vaults, or ventilation systems. Total Construction Cost of the Public Facility shall not include clearing and grading, earthwork, costs to bring utilities to the building, costs associated with site-related LID facilities, landscaping and hardscaping of areas not associated with the Public Facility, and costs for easement preparation and recordation, all of which the Applicant shall bear. The Total Construction Cost shall include the building shell and fully finished interior for the Public Facility, to include ceilings, lighting, plumbing, heating and cooling (HVAC), unpainted interior walls, electrical outlets, elevators, rest rooms, and all finishes, to include the gymnasium floor, any required bleachers, and basketball hoops. The Total Construction Cost shall generally not include fixtures, furnishings, or equipment (except for those specified), which the Applicant shall not provide.), divided by the actual square feet of the entire building as indicated on the final permitted building plans.~~

Notwithstanding anything herein to the contrary, no more than \$500,000 (as adjusted on an annual basis by the Marshall & Swift Building Cost Index beginning two years from the date of approval of the Application to the date that a Non-RUP is issued for the Public Facility) of County Soft Costs – including costs pertaining to architect(s); MEP, civil, and structural engineers; other consultants; and construction administration services – shall count toward the Total Construction Cost; such excess design costs shall remain at Applicant’s expense. This limitation shall not apply to changes to the approved design and/or scope of the Public Facility after the 35% Design Development stage that are requested by the County.

- iii. Total Construction Cost of the Public Facility shall not include any costs other than County Hard Costs and County Soft Costs; the Applicant shall bear all other costs of designing and constructing the building (“Applicant Costs”), including, without limitation: clearing and grading; earthwork; SWM/BMP; costs to extend utilities to the building (new and relocated); costs associated with site-specific LID facilities; landscaping and hardscaping; Applicant’s overhead, administrative, financing, legal, and/or zoning costs; costs for easement acquisition, preparation and recordation; site permit and inspection fees and Special Inspection Program inspections; any portion of costs reasonably agreed (i) to be unique to the remainder of the building or private development, (ii) to relate to site

preparation, and/or (iii) to be a cost that Applicant would have incurred in designing and constructing the building.

C. Parking.

i. Dedicated Parking Spaces. The Applicant will allocate a minimum of thirty-five (35) dedicated parking spaces for the Public Facility, within the same structure as the Public Facility (the "Dedicated Parking Spaces"). The Dedicated Parking Spaces shall be at no cost to the County and no costs related thereto shall be included in the Total Construction Costs. Additional dedicated parking spaces may be made available to the County at the Applicant's discretion, at the then-market price. The County may elect whether to include any additional parking spaces purchased in the Total Construction Cost or to instead reimburse the Applicant for the cost of the additional spaces.

ii. Unreserved Parking Spaces. The Applicant shall further maintain at least fifty-five (55) parking spaces as unreserved spaces available to users of the Public Facility, other users of the building, and, at the election of the Applicant, the general public on a first-come, first-served basis. Unreserved parking spaces may be located within the parking decks or along streets associated with the Proposed Development, but should be proximate to, and provide easy access to, the Public Facility. The unreserved parking spaces may include up to ten (10) parking spaces certified for handicapped parking under the Americans with Disabilities Act. The Applicant shall charge the same parking fee for users of the Public Facility as for other users of these unreserved spaces. Such unreserved spaces shall not contribute in any way to the Total Construction Cost.

D. C-Design and Review Process. The Applicant shall coordinate preparation of the design of and budget for the Public Facility, together with the design of the Dedicated Parking Spaces, with the Building Construction and Design Division Branch of DPWES ("BDB") and other applicable agencies of Fairfax County, with DPWESBDB as the point of contact with responsibility for coordinating with other County agencies. Prior to such preparation of design and budget, the Applicant shall hold a pre-design conference with DPWESBDB (the "Initial Meeting") to discuss scope and design parameters for the Public Facility and the Dedicated Parking Spaces, to set a reasonable schedule and process for review and comment on the submission sets of drawings and budget (which schedule will provide the County no less than two (2) weeks to review CDP, FDP, Schematic Design and Design Development documents, and no less than three (3) weeks to review 80% and 100% Construction Documents), and to reasonably agree, as described in subsection (B)(ii) above and in accordance with this Proffer 13, as to the allocation of costs into County Hard Costs, Applicant Costs, and County Soft Costs categories. The Applicant shall submit design and budget documents to DPWESBDB for County review and approval consistent with the

Guidelines and the provisions of this Proffer at the following points: Conceptual Development Plan, Final Development Plan, Schematic Design (15%), Design Development (35%), Design Development (65%), 80% Construction Documents, and 100% Construction Documents. The Applicant shall address and, ~~as applicable,~~ incorporate all County review comments at each design phase, and shall provide a statement of probable construction cost prepared in accordance with this Proffer 13 and by a mutually agreed-upon independent, professional construction cost estimator at each design phase. ~~Prior to the submission of the Schematic Design drawings, the Applicant shall convene a meeting with DPWES to set a commercially reasonable schedule and process for review and comment on the submission sets of drawings and budget.~~ The Applicant shall respond to all County plan review comments in writing, and shall incorporate such comments in the next design phase plan submission. Following Fairfax County approval of the ~~80~~100% Construction Documents, no further design changes shall be made to the Public Facility or the Dedicated Parking Spaces except as may be required to adjust the scope of the Public Facility as provided herein. ~~In the event of any disagreement between the Applicant and DPWES as to whether the design of and/or budget for the Public Facility is proceeding consistent with the Guidelines and/or the provisions of this Proffer, such issue shall be addressed by proffer interpretation request to the Zoning Administrator, whose decision may be subject to appeal as outlined in the Zoning Ordinance and the Code of Virginia in subsection (E)(i) below, or as a change order at County expense.~~

E. Construction Bids. Once the 100% Construction Documents and budget for the Public Facility have been approved by BDB, the Applicant shall then obtain a minimum of three (3) construction bids for the approved design of the Public Facility to ensure receipt of a competitive bid that is within the Total Construction Cost limit of \$5,420,000, as adjusted.

Applicant's construction contract shall:

- Carry builder's risk insurance and, if the County elects to provide additional funding pursuant to subsection (E)(ii) below, require the contractor to carry commercial property insurance in a commercially reasonable amount and to name the "Board of Supervisors of Fairfax County, Virginia" as loss payee for any losses pertaining to the Public Facility;
- Require the contractor to provide payment and performance bonds, each for the entire contract sum and naming the "Board of Supervisors of Fairfax County, Virginia" as an obligee on such bond;
- Permit the County, in its proprietary capacity, with the ability to inspect the Public Facility and Dedicated Parking Spaces during construction upon reasonable notice;

- Include warranties from the contractor as set forth in sections 4.6.1, 9.3.3, and 13.2 of the Fairfax County form General Conditions, such sections attached hereto as Exhibit A, as may be amended by mutual agreement between the Applicant and the Office of the County Attorney; and
- Include section 9.8 (including all subsections) of such General Conditions, also attached at Exhibit A, as may be amended by mutual agreement between the Applicant and the Office of the County Attorney, including County inspection rights on substantial completion of the Public Facility, one-year post-completion guarantee, and guarantee bond.

~~D. — Construction Bids. The Applicant shall submit the Schematic Design documents and detailed construction cost budget for the Public Facility to DPWES prior to or concurrent with the submission of a site plan for the relevant building. Once the 100% Construction Documents and budget for the Public Facility have been approved by DPWES, the Applicant shall then obtain a minimum of three (3) construction bids for the approved design of the Public Facility to ensure that the Total Construction Cost is bid within the Applicant's limit of \$11,500,000.00. Following receipt of the construction bids, the Applicant shall meet with the County to review the construction bids and thereafter provide the County the opportunity to verify the construction bids through an independent source. If the estimated Total Construction Cost exceeds \$11,500,000.00~~ 5,420,000 (as adjusted) at any design phase, or if the Applicant cannot obtain a construction bid for the approved design resulting in a Total Construction Cost within the Applicant's \$11,500,000.00 5,420,000.00 limit (as adjusted), then the Applicant shall consent to one of the following remedies, at the County's sole election:

- i. Adjust the scope of the project so that it can be bid within the \$11,500,000.00 5,420,000.00 limit (as adjusted), which adjustment in scope shall not require a PCA;
- ii. Accept additional funding from the County as needed to fully fund the Total Construction Cost for the Public Facility; in which case:
  - a. The estimated amount of such additional funding to be contributed by the County shall be determined upon receipt and analysis of construction bid and ninety percent (90%) of such amount shall be disbursed to the Applicant prior to the Applicant's commencement of construction on the Public Facility, with the remaining ten percent (10%) disbursed upon receipt of the Non-RUP(s) for the Public Facility and Dedicated Parking Spaces; and
  - b. Upon completion of construction, the Applicant and the County shall review the actual costs of construction of the building and

reasonably determine whether there are savings under the construction contract (or other budget line items) that reduce the need for additional County funding (i.e., unused construction contract contingency).

iii. Require the Applicant to construct the 30,000 square foot Public Facility space as a cold dark shell (ie, without HVAC, lighting, or tenant improvements of any sort, but including utility connections), in which case:

a. The Applicant shall also construct the thirty-five (35) Dedicated Parking Spaces for use by the Public Facility;

b. The Applicant shall provide temporary generator hookups as described in Proffer 13(K); and

c. Prior to the issuance of the first Non-RUP for the building in which the Public Facility shell is constructed, the Applicant shall contribute to the County the sum of \$5,420,000, as adjusted (less all applicable County Soft Costs) for the County's use in constructing the interior of the Public Facility.

iv. ~~iii.~~ In lieu of any further design and/or construction requirement for the Public Facility, the Applicant shall contribute to the County the sum of \$9,000,000.00, 11,000,000.00, as adjusted on an annual basis by the Marshall & Swift Building Cost Index, from a date beginning two years from approval of the Application to the date of the County's election, less all permissible documented costs incurred by the Applicant up to such time in furtherance of the design and construction of the Public Facility. In the event this option is selected, the Applicant shall contribute the total amount due to the County on a per-square-foot basis at the time of site plan approval for each building on the Property (excluding the square footage attributable to the Existing Development). For those portions of the Proposed Development that may already have been constructed at the time this option is selected, the Applicant shall contribute the required amount in a lump sum prior to site plan approval for the next building associated with the Proposed Development in a lump sum prior to the issuance of a Non-RUP for Building 3, or other office building as selected by the County in accordance with Proffer 13(I).

In the event the County does not select from the three remedies within 180 days of formal notification that the bid exceeds the limits of the Total Construction Cost, the Applicant may unilaterally select to proceed with the option defined in Proffer 13D(E)(iii).

E. Contingency Fund. Once the Applicant has an acceptable construction bid in place as provided herein, the Applicant shall be responsible for a, in addition to

the Total Construction Cost, a project-level construction contingency of \$500,000.00 to cover, to the extent of the contingency, change orders related only to design document ambiguities, errors, omissions or unforeseen construction conditions that relate solely to the Public Facility and could not have been reasonably foreseen through the due diligence of the contractor or subcontractors ("Contingency Eligible Expenses"). Such ambiguities, errors, omissions, and unforeseen conditions related to the building site and/or the remainder of the building – for example, bad soils, environmental issues, etc. – shall remain at the Applicant's cost and shall not result in an increase in the Total Construction Cost of reduction in the above-referenced contingency fund. In no event shall this construction contingency fund be allocated to augment the approved design and/or budget of the Public Facility. Other than (1) the amounts, if any, owed by the County pursuant to subsection (E)(ii) above, (2) County Contingency Eligible Expenses in excess of \$500,000, as adjusted, if any, and (3) the costs of any change orders the County may reasonably request, the County shall have no responsibility for costs of designing or constructing the Public Facility.

G. F.—Permitting and Construction. Following receipt of a construction bid producing a Total Construction Cost within the \$11,500,000.005,420,000 (as adjusted) limit (or such higher amount as may result from the County allocating additional funds), the Applicant shall diligently proceed to obtain site plan and building permit approvals for the Public Facility based on design documents approved by the County pursuant to Proffer 13(D) above and shall provide the County with a copy of such permit submissions. Following approval of the necessary permits for the Public Facility, the Applicant shall diligently proceed to construct the Public Facility as approved.

H. G. Dedication. ~~Following issuance of the Non-RUP for the Public Facility, the Applicant shall dedicate, convey, or lease the Public Facility in a manner acceptable to Fairfax County. The Public Facility shall be dedicated "as is, where is," and concurrent with such dedication, the Applicant shall also assign to Fairfax County all of the Applicant's warranty rights under construction contracts and engineering and design contracts for the Public Facility to which the Applicant is a party; provided, however, that Fairfax County, concurrently therewith, agrees to release the Applicant from all liability for any of the work done related to the Public Facility. The Applicant may elect to record a deed restriction prior to dedication or conveyance limiting the use of the Public Facility for public and/or recreational uses. The deed restriction may prohibit use of the Public Facility as a commercial office, retail use, fire station, permanent shelter or residential facility, or any other use other than the specific uses for which the Public Facility is being provided. Such dedication shall occur prior to bond release for the relevant phase.~~ Conveyance. Following issuance of the Non-RUP for the Public Facility, the Applicant shall convey the Public Facility via long-term lease, including the Dedicated Parking Spaces, in a manner acceptable to Fairfax County. Notwithstanding anything to the contrary contained within this Proffer 13(H), the parties may mutually agree to alter any of the terms of the conveyance of the Public Facility as described herein without the need for a PCA.

~~H. Changes to Location. The Applicant shall coordinate with the Providence District Supervisor and Planning Commissioner at the time of each FDP submission to determine whether the Public Facility, as defined in this Proffer 13, should remain in Building 3 or should be moved to another office building on the Property.~~

~~i. Lease Term. The Applicant shall (a) offer such lease with a term of fifty (50) years, with automatic renewal options for two (2) successive fifteen (15) year terms thereafter; (b) the rent for such leasehold shall be nominal (i.e., \$10.00 annually); (c) the terms of the lease shall otherwise be acceptable to the County in its reasonable discretion, provided (I) the County shall have no obligation to contribute to CAM payments other than regarding the Dedicated Parking Spaces and other elements that are specific to the Public Facility, and (II) if a casualty event results in the closure and/or full or partial destruction of the Public Facility and/or the Dedicated Parking Spaces, the Applicant shall with reasonable promptness reconstruct a cold, dark shell for the Public Facility and/or replacement dedicated parking spaces, as applicable; (d) the Applicant shall provide the County with a subordination and non-disturbance agreement from its lender(s) if applicable) in a form reasonably acceptable to the County; and (e) the County may terminate the lease upon one (1) year's advance written notice.~~

~~ii. Use Restrictions. The Applicant may elect to include as a lease term a restriction which would, for a period of forty (40) years from lease execution, prohibit the use of the Public Facility as a commercial (i.e., non-County user) office, retail use, fire station, permanent shelter, mental health, or residential facility.~~

~~I. Location. While the Applicant and the County have tentatively identified Building 3 as the preferred location for the Public Facility, the Applicant shall construct the Public Facility within the first office building following the Capital One Headquarters Expansion phase, unless the Director of DPZ, acting in consultation with and upon direction from the Planning Commission, directs the Applicant to postpone construction of the Public Facility until a subsequent office building.~~

~~J. Coordination with the Electoral Board. In the event the Public Facility is ever designated as a polling location by the Fairfax County Electoral Board or the Virginia State Board of Elections, the Applicant shall work with the General Registrar to provide a reasonable number of temporary parking spaces for election-related activities.~~

~~K. Emergency Generator. The Applicant shall incorporate into the design of the facility all necessary design elements to accommodate a temporary emergency generator that allows all the essential building functions for a temporary public shelter, including HVAC, to operate for the Public Facility. The design shall include a location for the emergency generator, hook-up port to connect the~~

emergency generator to the building systems, and the infrastructure and equipment required to allow transfer of the electrical power source from the primary building power supply to the emergency generator. Further, in lieu of a temporary emergency generator, the County may specify a permanent emergency generator during the design phase up to and through its review of Design Development (ie, 35%) documents; any resulting impact to the building design by a temporary or permanent generator specification shall be included in the Total Construction Cost. Any such generator will comply with all UOA requirements for the placement and use of temporary power generation facilities. Any temporary generator shall also comply with the Fairfax County Noise Ordinance.

L. Redevelopment. The Applicant may elect at any time to redevelop the building containing the Public Facility, provided that (i) such redevelopment permits reconstruction of the Public Facility within the same building and in accordance with the provisions of this Proffer 13, (ii) if such redevelopment would require the Public Facility to close, the Applicant must provide the County (through the Director of Neighborhood and Community Services, with a copy to the County Attorney) with at least twelve (12) months' prior written notice, and (iii) the Applicant, at its cost, shall locate suitable alternative space for a temporary Public Facility. As an alternative, the Applicant and the County may mutually agree to permanently relocate the Public Facility to another building within the Proposed Development, and without the need for a PCA.

M. Vacation by County. Should the County choose at any time to vacate the Public Facility and such space reverts to the Applicant's control, the space may be utilized as Retail Activated Space as defined in Proffer 11.

## **URBAN DESIGN GUIDELINES**

14. Capital One Design Guidelines. In order to provide for the implementation of Tysons Corner Urban Design Guidelines and the concepts which further the design commitments provided throughout these Proffers and in the CDP, the applicant has submitted The Capital One Urban Design Guidelines dated April 2012, which are included by reference as Exhibit AB. The CDP, which includes elements from the Capital One Design Guidelines, provides a base line of urban design elements that shall be utilized to implement the urban design vision for this neighborhood. All FDPs submitted shall be in substantial conformance with the Tysons Corner Design Guidelines and the urban design components of the CDP as determined by the Zoning Administrator, in consultation with OCR. In any instance of inconsistency between the Capital One Design Guidelines and the approved CDP/FDP and/or Proffers, the CDP/FDP and any related proffers shall govern.

## **BUILDING ARCHITECTURE**

### 15. Architecture.

A. 15. Architecture Materials and Design. Buildings shall be designed with high quality architecture and building materials. The exterior building materials used

in the development of the new residential, office and hotel buildings shall consist of glass, steel, brick masonry, architectural pre-cast, stone masonry, architectural concrete and/or other materials of similar quality that are typically used on the exterior of Class A office buildings and residential and hotel buildings of a similar quality. No Exterior Insulation and Finish Systems (EIFS) shall be utilized on any of the new proposed residential, office or hotel buildings. Each FDP shall provide specific design information on building materials, architectural massing and fenestration, and specific features designed to activate the streetscapes as depicted on the CDP. Modifications may be made to the building architecture shown in an approved FDP subject to review and approval by the Zoning Administrator to establish consistency with the CDP and FDP. A minimum of ten percent (10%) of all residential dwelling units shall be designed and constructed with some Universal Design features. These elements shall be identified at the time of building plan submission.

B. Bird-Friendly Features. At the time of site plan submission for each building, the Applicant shall study whether bird-friendly design strategies may be employed to reduce bird injury and death due to in-flight collisions with building and/or building elements. The strategies to be studied should make the building visible to birds in flight and reduce reflections that distract or confuse birds through the use of appropriate glazing treatments or architectural elements, including using color, texture, opacity, patterns, louvers, screens, or ultraviolet materials that are visible to birds. In addition, the Applicant shall study whether interior lighting should be reduced and direct lighting which is visible from the exterior should be eliminated to reduce a building's attractiveness to birds flying at night. The Applicant shall describe the results of its studies of bird-friendly design strategies, and to what extent any of the strategies will be implemented, in a narrative at the time of building permit issuance. To the extent strategies are identified but not implemented, the narrative shall describe the reason(s) for the exclusion of such strategies.

16. Build-to Lines. Build-to Lines have been established as depicted on Sheet 5 of the CDP to create an urban, pedestrian-oriented environment where buildings are located close to the street and pedestrian areas are located between buildings and streets. In general, building facades are intended to be configured in such a way as to provide a continuous street wall along this line, but modifications to either side of the Build-to Lines shall be permitted, provided such modifications are in general conformance with the CDP, as determined by the Zoning Administrator, and are shown on an approved FDP. Awnings and other architectural canopies attached to building frontages that project out from the Build-to Lines shall not extend beyond the building zone, shall provide adequate clearance for pedestrian movement and shall not conflict with street tree locations. At the time of FDP approval, the Applicant shall identify possible locations at the street level for expanded areas for outdoor dining adjacent to restaurants and cafes, and shall provide appropriate building zones for such uses in keeping with the Comprehensive Plan recommendations.

17. Building Heights. The minimum and maximum heights of the proposed buildings shall be in substantial conformance with the building heights indicated in Proffer 7. This height limit

does not include penthouses, elevators or mechanical equipment rooms pursuant to Section 2-506 of the Zoning Ordinance. Penthouse structures shall be architecturally integrated with the building and shall not exceed 25 feet in height for buildings that are 200 feet in height or less, or 35 feet for buildings that exceed 200 feet in height. The Applicant shall screen mechanical equipment located on the rooftops of the proposed buildings from ground level view, using opaque parapet walls and other screening walls, materials or devices.

18. Utility Locations. The locations of underground utilities including, but not limited to, water, sanitary sewer and storm sewer utility lines shall be installed within the street network to the maximum extent feasible as determined by DPWES or shall be placed in locations that do not conflict with the landscaped open space areas and streetscape elements shown on the CDP.

- A. Conceptual Utility Master Plan. A conceptual utility master plan (the “Conceptual Utility Master Plan”) overlaid on a landscape plan is provided on Sheet 32 of the CDP and includes general locations for all stormwater cisterns and vaults, electrical vaults, storm sewer lines, sanitary sewer lines, and conceptual locations for other utilities. Adjustments to the type and location of utilities shall be permitted at the time of FDP approval to avoid conflicts with street trees, utilities and other site engineering considerations.
- B. Conceptual Utility Plans. Conceptual utility plans (each a “Conceptual Utility Plan”) overlaid on a landscape plan will be provided with each FDP submission and will refine the general locations for all utilities included in the Conceptual Utility Master Plan, which shall be located in a manner that minimizes conflicts with trees.
- C. Conflicts. If there is no other option, utilities may be placed within open space or streetscape areas provided that the long-term health of trees and other plantings is ensured by the provision of sufficient soil volume as shown on the CDP, and as determined by the Urban Forestry Management Division of DPWES (“UFMD”).
- D. Access Points. Maintenance access points to stormwater management facilities and electric vaults beneath the streetscape shall be located outside the pedestrian walkway zone to the extent feasible, and shall be shown on the Conceptual Utility Plans submitted with each FDP. For access points located in the walkway zone, a removable panel or access manhole shall be employed utilizing similar paving materials as the surrounding streetscape, provided it does not impact ADA accessibility and is flush with the surrounding walkway. No part of this Proffer shall preclude the Applicant from incorporating venting mechanisms into the removable panel if such mechanisms are required by the applicable utility.

19. Telecommunications Equipment. Telecommunications equipment may be placed on the rooftops of proposed buildings. Any such facilities shall comply with applicable requirements of the Zoning Ordinance and be screened and/or set back sufficiently from the perimeter of the roof and penthouse such that they are not visible from the surrounding streets. Other screening measures should be used such as including the facilities as part of the architecture of the buildings, utilizing compatible colors, or employing telecommunications screening material and

flush-mounted antennas. Telecommunications equipment may also be architecturally integrated into the facades of buildings where necessary to ensure on-street and/or open space coverage.

## LIGHTING

20. Lighting. All on-site, outdoor and parking garage lighting levels shall meet or be less than that permitted under the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance and shall include lighting fixtures consistent with the guidance contained in the Tysons Corner Urban Design Guidelines. All parking lot and building mounted security lighting shall utilize full cut-off fixtures. Wall-washer type lighting shall use fixtures with shielding such that the lamp surface is not directly visible. One of the options for streetscape lights from the Tysons Corner Urban Design Guidelines, or suitable alternatives as approved on an applicable FDP, shall be selected and shall remain consistent throughout the Proposed Development. In the event the specific selected streetscape lights are discontinued from production at any time in the future, the Applicant may select an alternate option from the Tysons Corner Urban Design Guidelines.

21. Parking Structure Lighting. The Applicant shall utilize full cut-off, low-intensity or recessed lighting directionally shielded to mitigate the impact on adjacent residences for any lighting along the perimeter of an above-ground parking structure not constructed of solid walls. Such lighting shall comply with the requirements of Article 14 of the Zoning Ordinance.

22. Construction Lighting. During construction of Buildings 5, 7 and 8 (which are buildings located closest to the existing Gates of McLean) and 1, 10, 11 and 12 (which are all office buildings located along the southern end of the site and closest to the existing Regency & Encore Condominium buildings), the Applicant's general contractor will implement night and construction light mitigation measures such as providing appropriate light/bulb shielding along the southern and Route 123 sides of these four office buildings that face Dolley Madison Boulevard and/or the Jones Branch Connector. The Applicant will also explore utilization of timers and/or motion sensors during the construction of these four office buildings so that its temporary construction lighting might be turned off or reduced in intensity during non-working periods. In implementing this proffer, the Applicant and its contractors shall comply with all governing federal, state and/or local health and safety requirements and standards, such as those specific night lighting standards as may be required by Fairfax County, the U.S. Occupational Safety and Health Administration ("OSHA"), and Virginia Occupational Safety and Health ("VOSH").

## NOISE ATTENUATION

23. Noise Attenuation. The Applicant shall reduce interior noise to a level of no more than 50 dBA for office and 45 dBA for residential, hotel, child care and other noise sensitive uses as defined by the Comprehensive Plan. In addition, the Applicant shall reduce exterior noise to a level of no more than 65 dBA. At the time of submission of each FDP, the Applicant shall submit a noise study addressing the buildings and outdoor recreation areas shown on the FDP (each a "Noise Study") to DPZ and DPWES for review and approval. Each Noise Study shall indicate the traffic and transit-related noise anticipated from the Capital Beltway and Dolley Madison Boulevard, to include the transit-related noise due to the Tysons East station. Each

Noise Study shall include projected noise levels in the residential units, hotel rooms, and outdoor recreation areas shown on the submitted FDP and will be based on final site topography and conditions shown on the site plan, as opposed to existing topography and conditions. The following information shall be included in each Noise Study: the affected buildings, the affected outdoor recreation areas, the affected residential units and hotel rooms, and the noise attenuation measures to ensure that the affected indoor and outdoor areas meet the applicable standards for Noise Sensitive Uses in the Policy Plan in place for the Tysons Corner Urban Center. Noise attenuation measures to be used shall be included in each FDP submission.

A copy of each applicable approved Noise Study shall be included with the submission of the building plans for the construction of each building on the Property. The building plans shall identify the affected occupied spaces and the noise attenuation measures, including materials, to be provided to ensure that each affected occupied space meets the standards outlined below. Supporting information that documents that the proposed noise attenuation measures will be sufficient to attain the interior noise standards shall also be provided. The Applicant shall not obtain building permits until such time as DPZ and DPWES have approved the applicable Noise Study and the noise attenuation measures for each affected occupied space.

24. Noise Attenuation Standards. Each Noise Study shall be conducted using the approved standards for noise attenuation that are in place for the Tysons Corner Urban Center at the time of each applicable FDP.

## PARKING

25. Parking. Parking on the Property shall be provided in accordance with the parking requirements for the PTC District set forth in Section 6-509 and Article 11 of the Ordinance. The exact number and location of spaces provided in each phase shall be refined with the approval of each FDP and shall be determined at the time of site plan approval based on the specific uses in each phase. The Applicant may apply to reduce or share parking among the uses and buildings within the Proposed Development as part of the approval of each FDP or as part of a separate parking reduction approved by the Board of Supervisors, subject to the minimums contained in the Ordinance. If changes to the mix of uses at the time of site plan approval result in parking greater than that anticipated on the CDP, additional parking spaces may be provided to the extent they can be accommodated without increasing the height or mass of the parking structures shown on the CDP and refined as part of the FDP. Updated parking tabulations for the Property shall be provided with each FDP and site plan for the Property. Parking shall generally be located in close proximity to the respective uses ~~and may have controlled access.~~ At its sole option, the Applicant may elect to charge for parking within some or all of the parking decks, and on the portions of the street network that are privately owned.

The Applicant shall provide controlled access to ~~residential~~ parking garages and shall ensure that the control equipment is capable of counting vehicles entering and exiting all ~~residential~~ garages. The sale or lease rates of individual parking spaces shall be “unbundled” from the sale or lease rates of individual residential dwelling units, meaning that a dwelling unit’s purchase price or lease rate shall be exclusive of parking costs.

26. Surface Parallel Parking Spaces. The Applicant shall provide parallel surface parking spaces along the streets in the Proposed Development, as generally shown on the CDP. The final number and location of spaces shall be determined upon FDP approval for each phase of development. The Applicant reserves the right to restrict use of the parallel spaces provided along its private streets by posting appropriate signage or such other means as the Applicant determines appropriate for parallel surface spaces that are not required to satisfy the parking requirements for use as temporary or short term parking, car-sharing parking and/or similar uses. The Applicant shall maintain in good repair, and remove snow from, any surface parallel parking spaces on private streets.

## SIGNAGE

27. Signage.

- A. Advertising/Commercial Signage. The Applicant shall provide signage as permitted by Article 12 of the Zoning Ordinance, or as approved through a Comprehensive Sign Plan (“CSP”), at which time signage will be governed by such approval. The existing approved CSP ~~for signage on the Property shall~~ may remain in effect ~~place~~ until and unless it is supplanted by a new CSP.
- B. Wayfinding Signage. The Applicant shall provide wayfinding signage through an applicable CSP. Wayfinding signage and elements shall be coordinated with the Tysons Partnership (or successor organization) to facilitate a consistent wayfinding and signage system throughout Tysons and/or the subdistrict. Wayfinding shall provide direction to locations of prominent attractions, parks, cultural arts destinations, and other public facilities/amenities, and may incorporate appropriate technology to assist users in navigating the area. The placement of traffic control signage on public streets shall be coordinated with VDOT.
- C. Off-site Signage. As part of any future CSP, the Applicant reserves the right to seek approval for off-site signage, in accordance with Par. 2 of Sect. 12-210 of the Ordinance.

## LANDSCAPING AND STREETSCAPES

28. Conceptual Landscape Plan. Sheet 9 of the CDP includes a conceptual landscape plan for the Property consisting of an overall plan and details regarding streetscapes, plazas, publicly accessible park areas including courtyards and private amenity areas (the “Conceptual Landscape Plan”). As part of each FDP submission, more detailed landscape plans for each building phase shall be provided in general conformance with the Conceptual Landscape Plan, with adjustments permitted so long as the quantity and quality of the landscaping provided and the function of the space remains consistent with the Conceptual Landscape Plan, as determined by the Planning Commission during FDP review. As part of the site plan submission for each building phase, the Applicant shall submit to the Urban Forestry Management Division (“UFMD”) of DPWES for review and approval a detailed landscape plan (each a “Final 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 (if applicable), 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.

29. Streetscapes. Streetscapes shall be installed throughout the Property as conceptually illustrated on Sheets 12 and 12A of the CDP. Streetscape elements shall include a landscaped amenity panel located immediately behind the face of curb, a clear pedestrian sidewalk adjacent to the landscaped 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, storefront browsing, outdoor display, outdoor dining, and similar uses adjacent to retail and service uses. Streetscape elements may be adjusted at the time of FDP approval, provided the quality and dimensions of the streetscape are consistent in substantial conformance with that shown on the CDP.

- A. Street Trees. Tree planting sites are set forth on the CDP, subject to revision as may be approved on the FDP or at site plan review by UFMD. Where minimum planting widths of 8 feet cannot be provided, structural cell technology, or other measures acceptable to UFMD, shall be used to satisfy the following specifications for all planting sites:
- i. A minimum of 4 feet open surface width and 16 square feet open surface area for Category III and Category IV trees, with the tree located in the center of the open area;
  - ii. A minimum rooting area of 8 feet wide (may be achieved with techniques to provide un-compacted soil below pavement), with no barrier to root growth within four feet of the base of the tree;
  - iii. Soil volume for Category III and Category IV trees (as defined in Table 12.19 of the PFM) shall be 700 cubic feet per tree for single trees, but may be reduced to a minimum of 400 cubic feet where paving above root zones is necessary to accommodate pedestrian traffic or where utility locations preclude greater soil volume. Minimum soil volumes of 700 cubic feet will be achieved in areas of lower pedestrian volume and where pavement is not required over tree rooting zones. For two trees planted in a contiguous planting area, a total soil volume of at least 600 cubic feet per tree shall be provided. For three or more trees planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area. Greater soil volumes ~~are encouraged~~ will be provided in areas of lower pedestrian volume;
  - iv. Soil specifications in planting sites shall be provided in the planting notes to be included in all site plan submissions;

- v. All shade trees shall be a minimum of 3 to 3.5 inches in caliper at the time of planting; all flowering trees shall be a minimum of 2 inch caliper at the time of planting; and all new evergreen trees shall be a minimum of eight (8) feet in height at the time of planting;
  - vi. Tree zones may be installed with a fully automatic, drip irrigation system; and
  - vii. It is expected that street trees will have to be planted within existing utility easements, and the Applicant shall replace any street trees that are removed to facilitate repairs of utilities in these easements.
- B. Non-Invasive Plant Materials. Invasive species, as defined by the Fairfax County PFM, shall not be used on the Property.
- C. Sight Distance Considerations. Sight distances and anticipated road design speeds shall be depicted on the Landscape Plan submitted with each applicable FDP to demonstrate that the locations of all proposed street trees are viable. If determined at the time of site plan review that street tree locations conflict with sight distance requirements, the Applicant shall investigate whether limited pruning or minor adjustments to the locations of street trees will alleviate sight distance concerns. In the event VDOT does not approve the tree locations even after the changes anticipated above, the Applicant shall be permitted to relocate the affected street tree without the need for confirmation from DPZ, subject to approval by UFMD. If the deleted street tree(s) result in a tree canopy below 10% on the Property, the street tree(s) must be accommodated in another location on the Property, as approved by DPZ in consultation with UFMD.
- D. Streetscape Furnishings, Materials and Lighting. Unified and high quality streetscape materials shall be provided and may include, but not be limited to, unit pavers, seat walls, tree space edging, lighting, traffic signal poles, benches, trash receptacles and other hardscape elements. A Streetscape Furnishing and Materials Plan shall be provided as part of all FDPs. These plans shall include general product information and approximate locations of furnishings and materials to be located in the streetscape between the building face and the curb, and in other public realm open spaces. Materials, furnishings, and lighting shall be compatible with the Capital One Design Guidelines and the Tysons Corner Urban Design Guidelines.
- E. Maintenance. The Applicant shall maintain in good repair and replace in kind, as needed, all pedestrian realm elements within the Proposed Development, to include any maintenance required to maintain ADA compliance. The Elements to be maintained within the pedestrian realm includes any public include all publicly-owned areas and all privateprivately-owned spaces (with or without public access easements and shall include all areas) that are between the curb and the building faadefaçade (the "Pedestrian Realm"). For any public—areaspublicly-owned portions of the Pedestrian Realm, the Applicant shall enter into the appropriate

agreement, in a form approved by the Office of the County Attorney, with the County (or other applicable public entity) to permit the Applicant to perform such maintenance. The Applicant shall not be required to repair or restore any elements of the Pedestrian Realm within publicly-owned areas that are damaged by public employees, contractors, or permittees that are not acting under the direct authority of the Applicant or the UOA. An alternative maintenance agreement, such as a Business Improvement District, may be entered into upon written agreement of both the County and the Applicant without the requirement for a PCA. Maintenance commitments within the Pedestrian Realm shall include but are not limited to:

- i. All plantings including trees, shrubs, perennials, and annuals;
- ii. All associated irrigation elements;
- iii. All hard surfaces, including but not limited to paving and retaining walls;
- iv. All streetscape furnishings including benches and bike racks;
- v. All lighting fixtures;
- vi. All special drainage features, such as Low Impact Development facilities;
- vii. Snow removal;
- viii. Trash recycling and litter removal;
- ix. Leaf removal;
- x. Any sign posts, traffic signal poles, pedestrian signal poles, mast arms, signal heads and control boxes that are not VDOT standard devices; and
- xi. All urban park amenities in the development including horticultural care, maintenance of all water features, irrigation, lighting, furnishings, paving, and art, with the exception of any urban park amenities that are transferred to FCPA.

As determined at the time of FDP approval, where the final streetscape design cannot be fully implemented during certain phases of development, the Applicant shall provide interim streetscape improvements as described in Proffer 30.

- F. Ownership. Portions of the ~~streetscapes~~ Pedestrian Realm will be dedicated in fee simple to the County of Fairfax (or equivalent government body or agency), as shown on Sheets 12, 12A and 12B of the CDP, subject to the following conditions:

- ~~i. VDOT establishes clear guidelines, per the document entitled "Transportation Design Standards for Tysons Corner," as approved by the~~

~~Board of Supervisors on September 13, 2011 (and including any such amendments), to require utility companies, contractors, and other entities to restore streetscape features that are damaged or otherwise affected by construction work performed subject to a VDOT permit;~~

- ~~i.~~ ~~ii.~~ The County and/or VDOT will permit all stormwater and other facilities to be constructed and maintained as shown on the CDP, subject to the Applicant accepting maintenance responsibilities for said facilities;
- ~~ii.~~ ~~iii.~~ The County and/or VDOT will permit the Applicant to continue using security bollards that are constructed within streetscape areas and shown on an approved FDP;
- ~~iii.~~ ~~iv.~~ The Applicant shall continue to maintain the ~~streetscape~~Pedestrian Realm facilities as described in this Proffer 29; and
- ~~iv.~~ ~~v.~~ Dedication of the streetscape facilitiesany portions of the Pedestrian Realm intended to be publicly-owned shall occur concurrently with dedication of the adjacent roadway, as specified in Proffer 36.

G. Public Access. For ~~streetscape areas within the Pedestrian Realm~~ that are privately owned, the Applicant shall dedicate public access easements, in a form approved by the Office of the County Attorney, ~~for the area of the streetscape.~~ In areas where a portion of the Pedestrian Realm is within the public right-of-way, a public access easement shall be placed across the privately-owned area identified as the building zone. In areas where the Pedestrian Realm is entirely under private ownership, the public access easement shall be for the area between the Build-to Line and the street, back of curb. All public access easements shall be subject to the following conditions:

- i. The Applicant may ~~provide modified~~modify public access in the areas identified as building zones on Sheet 5 of the CDP, ~~where to the extent that~~ sidewalk dining areas, and retail browsing areas, and other related functions ~~may and facilities need to be placed within those building zones;~~ and
- ii. Public access easements shall not be required on certain private streetscape areas as designated on an approved FDP.

30. Interim Conditions and Standards. Due to the size of the Proposed Development and the time anticipated for completion, phased redevelopment may result in various interim conditions on the Property. At the time of each FDP approval, the Applicant shall identify the specific proposed interim conditions both within and outside the FDP area and shall ensure such conditions provide reasonable pedestrian connections, vehicular circulation, temporary landscaping and streetscapes, public park treatments, and screening/treatment of exposed or partially complete above-grade parking structures.

- A. If an interim condition or phase includes partial demolition of an existing structure, the FDP for that phase shall include all or a portion of the existing structure, as applicable, to ensure revisions to parking and on-site circulation for the existing structure are adequate.
- B. If interim improvements not located within the FDP area are contemplated with any FDP, such FDP shall specify how and when such improvements shall be constructed. Such interim improvements include, but are not limited, to, interim athletic fields and fieldhouses, transportation improvements, entrances to the Tysons East Metro Station, relocated security gates, and/or guardhouses.
- C. Interim conditions shall comply with the following general standards, provided that the improvements are acceptable to Fairfax County, VDOT, and all other utility companies as may be applicable:
  - i. Construction of interim sidewalks a minimum of a five (5) feet in width and installation of interim street lights along the interim sidewalks, as needed to ensure a safe, convenient pedestrian path to the Metro Station;
  - ii. Installation of street trees, with a minimum size of 2 inch caliper, approximately every 50 feet, to the extent feasible based on existing conditions and utility easements. Interim street tree planting shall not be required to meet the minimum planting width/area standard for permanent street trees;
  - iii. Provision of interim designs for publicly accessible open spaces shall include interim landscaping, pedestrian pathways, seating, signage and recreational facilities as determined at FDP;
  - iv. Provision of peripheral and interior parking lot landscaping in accordance with Article 13-203 of the Zoning Ordinance for interim surface parking lots, unless waived or modified at the time of FDP or site plan approval;
  - v. Application of a screening system (which may be removable) where above grade garage structures that will be interior when later phases are complete are exposed at phase lines. This screening system shall be applied to all levels above grade and shall be composed of an architecturally designed system that may reflect basic architectural lines of the permanent facades, and that shall partially obscure the garage view from outside the garage until the next phase is constructed. The specific screening system to be utilized for each building shall be determined at the time of FDP approval and graphically depicted on the FDP. Alternate temporary garage screening and the use of banners and /or temporary art works as a part of the screening system may be approved with FDP approval;
  - vi. Grading and seeding of areas on the Property where existing improvements are removed to accommodate a portion of the Proposed

Development, and are not scheduled to commence construction within 12 months; and

- vii. Where appropriate, provision of attractive temporary construction fencing, which may include public art, signage or wayfinding elements. Signage shall be in keeping with Article 12 of the Zoning Ordinance or alternatively in accordance with an approved Comprehensive Sign Plan.

D. The Applicant reserves the right to accommodate the necessary, interim grading and construction required outside the limits of any approved FDP in order to account for temporary contractor trailers, temporary construction parking, temporary staging areas, material supplies, stockpiling and cut to fill earthwork. Similar site adjustments to the limits of grading may also be necessary due to the construction of the Jones Branch Connector (by others). The Applicant will restore impacted areas upon completion of construction to ensure conformance with the CDP and approved FDPs.

### STORMWATER MANAGEMENT

31. Stormwater Management. Stormwater management measures for the Property shall be designed with the goal of protecting the downstream receiving waters in the Tysons Corner area from further degradation while providing sufficient controls to proportionately improve the condition of said receiving waters. The Applicant shall provide for stormwater detention (“SWM”) and Best Management Practices (“BMP”) in a system made up of several measures including green roofs, underground detention vaults, cisterns and low impact development (“LID”) facilities (collectively, the “SWM Facilities”). The specific SWM Facilities shall be determined at the time of each FDP approval and subsequent site plan approval, and as may be approved by DPWES. Each FDP shall include the location and preliminary design of the SWM Facilities, including access points to underground vaults. It is understood that interim or temporary SWM and BMP measures may be required during ~~early stages~~ any interim phase of the Proposed Development.

A SWM program for the Property was previously approved with Site Plan # 6835-SP-04 (the “Approved Site Plan”), prior to the construction of the Existing Development. The pre-development condition for the approved SWM program consisted of approximately nine buildings and associated surface parking lots and roadways.

The SWM Facilities shall be designed to provide a reduction in peak flow and volume from the peak release rates. Stormwater management plans for the Property shall at a minimum be designed to achieve the current stormwater management design credits for LEED. Additionally, the first inch of rainfall for the Property shall be captured and reused to the extent practicable, per the calculations on Sheet 20 of the CDP. It is anticipated that compliance with the one-inch requirement will be determined by the retention credits for the stormwater control measures shown on Sheet 20 of the CDP, subject to DPWES approval.

Plans shall make use of certain LID techniques that will aid in runoff volume reduction and promote reuse throughout the site. As a part of the LID techniques proposed, the Applicant shall

provide green roof (intensive and/or extensive) on approximately forty (40) percent of all rooftop areas. Green roofs shall be installed in keeping with PFM specifications. The areas of rooftop covered by green roofs will contribute a 45%-60% runoff volume reduction for storms equal to or less than one inch of rainfall; as currently proposed by the Virginia Department of Conservation and Recreation. Other LID techniques may include, but shall not be limited to, installation of tree box filters, infiltration, pervious hardscapes and/or streetscapes and stormwater reuse for landscape irrigation and mechanical/plumbing applications.

At the time of each FDP submission, the Applicant shall provide calculations showing the proposed volume reductions and shall work cooperatively with DPWES and DPZ to ensure that the first inch of rainfall is retained or reused to the maximum extent practicable.

## TRANSPORTATION

32. Tysons Transportation Fund. The Applicant shall provide a contribution to Fairfax County of \$4.07 per net new non-residential square foot for the development associated with the Capital One Headquarters Expansion Phase, and a contribution of \$6.44 per square foot for all other net new non-residential development. In addition, the Applicant shall provide a contribution to Fairfax County of \$1,000.00 for each residential unit constructed on the Property. The contribution associated with each building shall be paid in a lump sum, based on the actual gross floor area of non-residential space and/or the actual number of residential units in the building, with payment to occur prior to the issuance of the first RUP or Non-RUP for each building. This contribution shall not apply to any public-use facilities constructed on the Property, including the Public Facility described in Proffer 13.

33. Special Transportation Assessment District. The Applicant will cooperate with efforts to and/or take all reasonable steps necessary to include the Property in one transportation special district, including, but not limited to, a transportation improvement district, ~~service district~~, community development authority or similar entity (collectively the "Transportation District"), established by governmental action for the sole purpose of providing funds to Fairfax County for the private sector's share of the costs of future transportation improvements to serve the Tysons Corner Urban Center; provided, however, this commitment shall not require the Applicant to cooperate with or participate in a district beyond the existing Phase I Dulles Rail Transportation Improvement District (the "Phase I District") that may be proposed for the purpose of funding Phase II or any further extension of Metrorail service to Dulles Airport or beyond. Such cooperation shall include, but shall not be limited to, supporting the creation of such Transportation District and/or signing a petition requesting such, in conjunction with other landowners, if required by applicable law, to create such Transportation District. The obligations of the Applicant under this Proffer shall only apply if the proposed Transportation District meets all of the following criteria:

- A. For any particular tax year, the rate for an ad valorem real property tax assessment or the value of any other special assessment levied by or on behalf of the Transportation District shall be set at no more than the difference between \$0.29 per \$100 of assessed value and the then current rate for the Phase I District, e.g., if in a particular tax year the rate for the Phase I District tax is \$0.22 per \$100 of assessed value, then for that tax year the rate for the Transportation District or the

value of any other special assessment may not exceed \$0.07 per \$100 of assessed value, while if in another tax year the Phase I District rate is \$0.00, then for that other year the Transportation District tax rate or the value of any other special assessment may not exceed \$0.29 per \$100 of assessed value.

- B. Such Transportation District, combined with the Applicant's contribution of the Jones Branch Connector dedication described in Proffer 35 will satisfy the Applicant's share of transportation improvements contained in Table 7 of the adopted Comprehensive Plan for the Tysons Corner Urban Center.
- C. The duration of such Transportation District will expire on or before January 1, 2055.
- D. In the event the Board of Supervisors ever establishes, on its own initiative, a special tax district or general tax increase on Tysons Corner landowners for the express purpose of paying for all or a portion of the Table 7 transportation improvements, the commitments outlined in this Proffer 33 shall be extinguished.

34. Table 7 Contribution. In the event the Board of Supervisors establishes, on its own initiative, a special tax district, service district or general tax increase on Tysons Corner landowners for the express purpose of paying for ~~all or~~ a portion of the Table 7 transportation improvements, the Applicant shall also contribute the sum of \$5.63 per square foot for all net new non-residential development. In addition, the Applicant shall provide a Table 7 contribution of \$1,000.00 for each residential unit constructed on the Property to Fairfax County ~~for the Tysons Transportation Fund~~. The contribution associated with each building shall be paid in a lump sum, based on the actual gross floor area of non-residential space and/or the actual number of residential units in the building, with payment to occur prior to the issuance of the first RUP or Non-RUP for each building. This contribution shall not apply to any public-use facilities constructed on the Property, including the Public Facility described in Proffer 13.

35. The Jones Branch Connector Project. The Applicant has designed the Proposed Development to accommodate FCDOT and VDOT plans for the future Jones Branch Connector bridge project, which will connect Scotts Crossing Road and Jones Branch Drive (the "Jones Branch Connector"). Within 60 days of a formal bid award by FCDOT or VDOT to construct the Jones Branch Connector project, the Applicant shall dedicate in fee simple at no cost to Fairfax County or the Commonwealth of Virginia a portion of the Property shown on Sheet 3 of the CDP, up to a maximum of 1.65 acres, for the construction of the Jones Branch Connector (the "Jones Branch Dedication"). The actual land area to be dedicated, which shall in no case exceed the 1.65-acre area shown on Sheet 3 of the CDP, shall be based upon the approved design plans in place for the Jones Branch Connector at the time of full construction funding, which shall depict the final amount and configuration of the dedication. The Applicant shall also dedicate any temporary construction or grading easements required for construction of the Jones Branch Connector, at no cost to the County.

- A. Gates of McLean Access Road. Sheet 15C of the CDP identifies a secondary access road for Gates of McLean residents that connects with the proposed grid of streets on the Property between the existing conference center and Building 3 (the

“Secondary Access Road”). The Applicant shall construct the portion of the Secondary Access Road that is shown on the Property prior to the issuance of ~~an~~ RUP or Non-RUP for the first building constructed as part of the Hotel/Civic Plaza Phase. If the off-site portion of the Secondary Access Road has been permitted but not constructed, the Applicant shall construct it at the same time, with the Secondary Access Road open to traffic prior to the issuance of ~~an~~ RUP or Non-RUP for the first building constructed with that phase. If, despite the Applicant’s best efforts, VDOT does not permit construction of the Secondary Access Road in its right-of-way, this proffer shall be extinguished.

- B. Interim Gates of McLean Access Road. In the event the Jones Branch Connector is constructed prior to the Hotel/Civic Plaza Phase, the Applicant shall construct a temporary connection to the Secondary Access Road on its Property, as shown on Sheet 14 of the CDP. Construction of this temporary connection is subject to approval by FCDOT and VDOT, and construction by the Jones Branch Connector project of the off-site portion of the Secondary Access Road that connects to the temporary connection on the Property.
- C. Maintenance and Snow Removal. If permitted by VDOT or FCDOT, the Applicant shall provide appropriate maintenance and snow removal for the off-site portion of the Secondary Access Road from the time it is constructed, from the Gates of McLean property line to the Applicant’s property line. If required, the Applicant shall enter into an appropriate agreement with VDOT or FCDOT to provide such maintenance and snow removal to commonly accepted industry standards.
- D. Table 7 Credit for Jones Branch Dedication. In the event the STAD is established as described in Proffer 33, the Applicant’s contribution of the Jones Branch Dedication shall satisfy the Applicant’s contributions to the Table 7 improvements identified in the Comprehensive Plan, with the exception of the STAD contributions. In the event the STAD is not established and the Applicant is required to make cash contributions to Table 7 improvements as described in Proffer 34, 85% of the market value of property associated with the Jones Branch Dedication (as measured at the time of zoning approval) shall be first deducted from any contributions due. Market value shall be established on a per square foot basis, using the actual square footage dedicated, ~~using~~with the County’s assessed value of the Property for the calendar year the dedication is ~~made~~determined by a certified appraiser chosen by the Applicant from the approved list of appraisers published by DPWES’ Land Acquisition Division.

36. Internal Grid of Streets and Road Improvements. The Applicant shall construct the internal grid of streets for the Property in phases, as outlined in the Phasing Plan. The internal grid of streets shall consist of the streets identified on the CDP as Capital One Drive, Old Meadow Road, and Old Springhouse Road. The internal grid shall also include the on-site portion of the Gates of McLean Access Road.

A. Public Streets and Streetscapes. The Applicant shall dedicate right-of-way for Old Meadow Road, portions of Capital One Drive and portions of Old Springhouse Road (the "Public Streets"), to a point inclusive of the landscape amenity panel and sidewalk as shown on Sheets 14 and 15 of the CDP. The Public Streets shall be designed and constructed to be generally consistent with the document entitled "Transportation Design Standards for Tysons Corner," as approved by the Board of Supervisors on September 13, 2011 (and including any subsequent amendments) or to such standard as may be approved on the FDP. 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 the Public Streets and the area of the landscape amenity panel/sidewalk can be accepted into the VDOT system for maintenance. As may be necessary with respect to all of the Public Streets, the Applicant shall dedicate and convey to the Board in fee simple right-of-way, as applicable, including the area of the landscape amenity panel/sidewalk, at the time of site plan approval, with the following exceptions:

- i. If, at the time of site plan approval, it is determined that parking garages, stormwater management facilities, utility vaults or other similar facilities proposed to be located beneath or within the landscape amenity panel/sidewalk prevent VDOT and/or the County from accepting the landscape amenity panel/sidewalk as part of the public right-of-way, only right-of-way measuring eighteen (18) inches from the proposed face of curb line shall be dedicated to the County in fee simple and a public sidewalk and utility easement in a form acceptable to the County Attorney, over the area of the amenity panel/sidewalk shall be granted to the County. This easement shall allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County. In addition, the Applicant shall provide easements within any privately-owned amenity panel/sidewalk area for bus shelters identified on the CDP or any subsequent FDP, as determined at the time of site plan.
- ii. If, at the time of site plan approval, it is unclear whether parking garages, stormwater management facilities, utility vaults or other similar facilities proposed to be located beneath or within the landscape amenity panel/sidewalk will be acceptable to VDOT and/or the County, only right-of-way measuring eighteen (18) inches from the proposed face of curb line shall be dedicated to the County in fee simple and right-of-way for potential future dedication of the landscape amenity panel and sidewalk areas shall be reserved. 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 in fee simple. 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 the County and/or VDOT subject to the stipulations in these Proffers.

- iii. Should it be determined following final street acceptance inspection that the landscape amenity panel and sidewalk areas are not acceptable to VDOT and/or the County to be included in the right-of-way, the reservation of potential future dedication of the landscape amenity panel and sidewalk areas shall be released and a public sidewalk and utility easement, in a form acceptable to the County Attorney, shall be granted in its place. This easement shall allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County. In addition, the Applicant shall provide easements within any privately-owned amenity panel/sidewalk area for bus shelters identified on the CDP or any subsequent FDP, as determined at the time of site plan.
- B. Public Street Standards. All Public Streets proposed herein shall be subject to VDOT approval and be in general conformance with the standards included in Attachment C (Transportation Design Standards for Tysons Corner Urban Center) of the Memorandum of Agreement approved by the Board of Supervisors on September 13, 2011, as may be amended (the "MOA").
- C. Private Streets and Streetscapes. Portions of Capital One Drive and Old Springhouse Road, and the associated streetscapes for each street (the "Private Streets"), as shown on Sheets 14 and 15 of the CDP, shall remain privately owned and maintained, and shall be designed and constructed to be generally consistent with the CDP. The Applicant shall maintain in good repair and replace, as needed, the paving and other elements associated with the Private Streets. The Private Streets shall be constructed and maintained to the standards contained in the PFM and shall be designed to be as consistent as possible with the Public Streets, subject to FDP approval and PFM requirements.
- D. Timing of Dedications. The Public Streets shall be dedicated consistent with the phasing schedule on Sheets 14 and 15 of the CDP. Each Public Street shall be accepted into the State system prior to bond release for the applicable phase. Until and unless each Public Street is accepted into a public maintenance system, it shall be considered a Private Street and the Applicant shall dedicate and record a temporary public access easement in a form acceptable to the Office of the County Attorney over all affected street and sidewalk areas until such time as the right-of-way is accepted into public maintenance as outlined in this Proffer 36. The Applicant shall not be required to dedicate temporary public access easements for any Private Streets that are within secure areas, as designated on an approved FDP. Nothing in this Proffer shall prevent the Applicant from constructing or dedicating any portion of the Public Streets in advance of the required time shown on the CDP, provided the Public Street is shown on an approved FDP and subject to acceptance by VDOT or an equivalent government agency.
- E. Security. The Applicant may be permitted to maintain or relocate the security guardhouses and gates that are located on the Private Streets within the Property

as part of the Existing Development, subject to an approved FDP clearly delineating the locations of these facilities. The Applicant may also install security walls and bollards, subject to FDP approval. Minor modifications shall be permitted to these security facilities periodically to permit the Applicant to respond to new or different security threats, subject to approval by the Zoning Administrator.

- F. Definition of "Construct." For the purposes of this Proffer, the term "construct" shall mean that the committed road improvement is open for use by the public for travel, whether or not the improvement has been accepted for public maintenance.
- G. Street Names. The Applicant reserves the right to provide different names for the streets than shown on the CDP.
- H. Joint Maintenance and Reciprocal Easement Agreements. Prior to or concurrent with the establishment of the UOA, the Applicant shall prepare and record reciprocal easements, joint maintenance agreements, or other covenants to provide for the ongoing maintenance of the private portions of the internal grid of streets.

37. Traffic Signal. The Applicant shall install a traffic signal at the intersection of Capital One Drive and Old Meadow Road prior to the first RUP or Non-RUP for the final building of the Hotel/Civic Plaza Phase. The Applicant shall provide VDOT with the requisite traffic signal plans for review and approval. All right-of-way associated with signal equipment (poles, equipment, boxes, etc.) located on the Property that is not already dedicated shall be subject to traffic signal easements permitting maintenance by VDOT and the County, as applicable. If the County, upon request of the Applicant or on its own initiative, determines that the signal installation as proffered will be detrimental to traffic operations, the Zoning Administrator may (1) agree to a later date for completion of the traffic signal installation or (2) permit the Applicant to proceed without the signal installation.

38. Improvements to Route 123. Concurrent with the first FDP submission following the Capital One Headquarters Expansion Phase, the Applicant shall submit plans for a raised median on the northbound lanes of Dolley Madison Boulevard between the travel lanes and the dual left turn lanes for the purpose of restricting left turn movements for vehicles exiting the Capital Beltway onto northbound Dolley Madison Boulevard. If approved by VDOT, the Applicant shall construct the improvement prior to the issuance of ~~an~~ RUP or Non-RUP for the first building associated with the relevant phase. The Zoning Administrator may elect to delay or waive this improvement in the event VDOT withholds timely approval for this improvement despite diligence on the part of the Applicant, or if there are construction delays despite the Applicant's best efforts.

39. Old Meadow Road Improvements.

- A. Safety Improvements. Prior to FDP approval for any development phase that includes Building 10 and/or Building 11, the Applicant shall submit to FCDOT for review and approval a plan proposing safety improvements for the portion of

Old Meadow Road between Old Springhouse Road and Dolley Madison Boulevard. The safety improvements shall include a median and channelization of the loading entrances that front Old Meadow Road. If approved by FCDOT, with concurrence by VDOT and the Fire Marshal, the Applicant shall construct the approved safety improvements prior to issuance of the first Non-RUP for the relevant phase.

B. Phasing. Notwithstanding Note 16 on Sheet 15A of the CDP, the Applicant will realign and reconstruct Old Meadow Road as shown on Sheet 15A. In the event the applicable waiver(s) are not approved to construct the improvements as shown, the Applicant shall privately maintain Old Meadow Road until Old Springhouse Road is completed.

40. Congestion Management Plans.

- A. The Applicant shall prepare and implement a construction congestion management plan during construction of each phase, as appropriate, through its development/construction manager and the Transportation Coordinator (as defined in Proffer 41), so as to provide safe and efficient pedestrian and vehicle circulation at all times on the Property and on the public roadways adjoining the Property (each a “Congestion Management Plan”).
- B. Each Congestion Management Plan shall identify anticipated construction entrances, construction staging areas, construction vehicle routes and procedures for coordination with FCDOT and/or VDOT concerning construction material deliveries, lane closures, and/or other construction related activities to minimize disturbance on the surrounding road network.
- C. Each Congestion Management Plan shall also require the Applicant to coordinate its construction activities throughout construction with (as applicable) VDOT, FCDOT, the Dulles Rail Project Entities and the entities constructing the HOT lanes project, and to monitor the off-site transit and roadway improvements (including, but not limited to, the Dulles Rail, the Capital Beltway and HOT Lanes projects) and adjust the Applicant’s Congestion Management Plans accordingly.
- D. Such Congestion Management Plans shall be prepared by a qualified professional and submitted for review and comment to the Providence District Supervisor ~~and~~, the Providence District Planning Commissioner, FCDOT and DPWES upon submission of the initial site plan for each phase. In addition, the Transportation Coordinator shall coordinate any adjustments to the TDM Plan (as defined in Proffer 41) as necessary to address each Congestion Management Plan.

**TRANSPORTATION DEMAND MANAGEMENT**

41. Transportation Demand Management. The Applicant shall fund, implement, and administer a TDM program as described in this Proffer and as further outlined in the “Capital One TDM Plan” prepared by UrbanTrans Consultants, Inc. dated June 13, 2012, which is

attached hereto and made a part of these Proffers as Exhibit BC (the “TDM Implementation Plan”). Modifications, revisions and supplements to the TDM Implementation Plan, including the Transportation Demand Management Work Plan (“TDMWP”) may be approved by FCDOT and can be made without the need for a PCA.

The Applicant or any successor, including the UOA, shall remain obligated under this Proffer until such time as two consecutive post stabilization trip generation analyses reveal that the applicable trip reduction objectives are being met (the “Applicant Control Period”). For purposes of this Proffer, stabilization shall be defined to occur upon the later of one year following issuance of the last initial RUP for a dwelling unit to be constructed in the Proposed Development or one year following issuance of the last Non-RUP for floor area representing 80% of full occupancy of the final non-residential building to be constructed in the Proposed Development (“Stabilization”).

If, subsequent to the approval of the Proposed Development, a Tysons-wide TDM entity is established for the purpose of administering TDM programs in the Tysons Corner Urban Center, then the Applicant, with approval from FCDOT, and without requiring a PCA, may join or otherwise become associated with such entity and transfer all functions of this TDM program to the new entity whereupon this Proffer shall be void and of no further force or effect.

- A. Objective. The objective of this TDM program shall be to reduce the vehicle trips generated by the office and residential uses within the Proposed Development during weekday peak hours by meeting the percentage trip reduction goals set forth in Table 12 of the Implementation Plan and as further refined below. The percentage trip reduction goals shall apply to the number of dwelling units and new office space proposed and reflected on any FDPs submitted for the Property. The Applicant or the UOA, as applicable, shall meet the vehicle trip reduction targets noted below. The trip reduction targets become applicable upon the development reaching the “Initial Development,” which is defined as the year following issuance of the first RUP or Non-RUP for the first new building constructed on the Property. Vehicle trip reduction targets are set as follows:

Year	0 to 1/8 Mile from Station	1/8 to 1/4 Mile from Station
2010 – 2020	45%	35%
84 million SF of GFA (2030)	55%	45%
96 million SF of GFA (2040)	60%	50%
113 million SF of GFA (2050)	65%	55%

If through an amendment to the Comprehensive Plan, the Board of Supervisors should subsequently adopt a goal for trip reductions that is lower than that committed to in this Proffer, then the provisions of this Proffer shall be adjusted accordingly. In this event, no PCA will be required.

A TDM penalty fund, as described in Section 3.6 of the Implementation Plan, will be posted by the Applicant to ensure continued efforts of the TDM Program to meet the proffered goals (the “Penalty Fund”). The TDM Penalty Fund is either a

letter of credit or cash escrow established through an account into which the Applicant will deposit penalty payments as may be required to be paid pursuant to the TDM Proffer for non-attainment of trip reduction goals.

If, upon Stabilization of the Proposed Development, the percentage trip reduction goals are not being met, remedies and penalties will be enforced. During the period prior to Stabilization, if the percentage trip reduction goals are not being met, remedies only will be applied. Following the Applicant Control Period (ACP), if the percentage trip reduction goals are not being met, then only remedies will be applied against the Applicant or the UOA, as applicable.

- B. The Applicant or the UOA, as applicable, shall verify that the proffered trip reduction objectives are being met through the provision of person surveys, traffic counts and/or other such methods as may be reviewed and approved by FCDOT. The procedures for implementation of the surveys and traffic counts and the timing for the surveys and traffic counts are defined in Section 5 of the Implementation Plan. FCDOT may postpone surveys and traffic counts due to levels of occupancy or other outside factors. In the event that survey and traffic count data conflict, traffic count data will be utilized to verify compliance with the proffered trip reduction objectives.
- C. The Applicant or the UOA, as applicable, will summarize the results of the TDM Program annually on February 15<sup>th</sup> for FCDOT as outlined in Section 5.1 of the Implementation Plan. Should the Applicant or UOA fail to provide a TDM Program summary on or before February 15<sup>th</sup> of each year the county may charge the Applicant or UOA a fine of \$100 per day until the day upon which the TDM Program Summary is submitted to FCDOT.
- D. If the applicable trip reduction goal is not met in any year following Initial Development for any building on the property, then the Applicant shall coordinate with FCDOT to address and implement such remedial measures as may be developed in accordance with the Implementation Plan and annual TDM Work Plan. In addition, funds for remedial TDM measures will be drawn from the TDM Remedy Fund at the following rate for each building exceeding trip reduction goals:

Exceeded Trip Goals	Remedy
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

At no point shall the amount of penalties assessed exceed the amount of funds available in the Remedy Fund.

- E. If any building within the development achieves its trip reduction goals for five~~three~~ consecutive years, ~~any~~ any Remedy Funds that were deposited in association with earmarked ~~for~~ that building and still remaining after any previously assessed penalties shall be returned to the Applicant in accordance with the table below. All remaining Remedy Funds shall be ~~return~~ released to the Applicant at the end of the Applicant Control Period. ~~;~~

<u>Square Feet of GFA in Tysons</u>	<u>Distance from Metro Station</u>								<u>Cum. % Remedy Fund Returned</u>
	<u>0 to 1/8 Mile</u>		<u>1/8 to 1/4 Mile</u>		<u>1/4 to 1/2 Mile</u>		<u>Beyond 1/2 Mile</u>		
	<u>Goal</u>	<u>Achieved</u>	<u>Goal</u>	<u>Achieved</u>	<u>Goal</u>	<u>Achieved</u>	<u>Goal</u>	<u>Achieved</u>	
<u>Up to 65,000,000</u>	<u>45%</u>	<u>45%</u>	<u>35%</u>	<u>35%</u>	<u>30%</u>	<u>30%</u>	<u>25%</u>	<u>25%</u>	<u>30%</u>
<u>Up to 65,000,000</u>	<u>45%</u>	<u>50%</u>	<u>35%</u>	<u>40%</u>	<u>30%</u>	<u>35%</u>	<u>25%</u>	<u>30%</u>	<u>50%</u>
<u>65,000,000</u>	<u>50%</u>	<u>55%</u>	<u>40%</u>	<u>45%</u>	<u>35%</u>	<u>40%</u>	<u>30%</u>	<u>35%</u>	<u>65%</u>
<u>84,000,000</u>	<u>55%</u>	<u>60%</u>	<u>45%</u>	<u>50%</u>	<u>40%</u>	<u>45%</u>	<u>35%</u>	<u>40%</u>	<u>80%</u>
<u>90,000,000</u>	<u>58%</u>	<u>63%</u>	<u>48%</u>	<u>53%</u>	<u>43%</u>	<u>48%</u>	<u>38%</u>	<u>43%</u>	<u>90%</u>
<u>96,000,000</u>	<u>60%</u>	<u>65%</u>	<u>50%</u>	<u>55%</u>	<u>45%</u>	<u>50%</u>	<u>40%</u>	<u>45%</u>	<u>100%</u>
<u>105,000,000</u>	<u>63%</u>	<u>65%</u>	<u>53%</u>	<u>55%</u>	<u>45%</u>	<u>50%</u>	<u>43%</u>	<u>45%</u>	<u>100%</u>
<u>113,000,000+</u>	<u>65%</u>	<u>65%</u>	<u>55%</u>	<u>55%</u>	<u>45%</u>	<u>50%</u>	<u>45%</u>	<u>45%</u>	<u>100%</u>

- F. If after the second remedial evaluation cycle during the Applicant Control Period and upon Stabilization of the Proposed Development, the Applicant has not met the applicable TDM trip reduction goal for the Property, the Applicant shall be assessed a penalty according to the following scale:

<u>Exceeded Trip Goals</u>	<u>Penalty</u>
<u>1% to 3%</u>	<u>5% of Penalty Fund</u>
<u>3.1% to 6%</u>	<u>10% of Penalty Fund</u>
<u>6.1% to 10%</u>	<u>15% of Penalty Fund</u>
<u>Over 10%</u>	<u>20% of Penalty Fund</u>

At no point shall the amount of penalties assessed exceed the amount of funds deposited into the Penalty Fund as outlined in Item I.

- G. At the conclusion of the Applicant Control Period all funds remaining in the Penalty Fund shall be returned to the Applicant.
- H. The Applicant shall ~~contribute~~provide a letter of credit from an accredited financial institution for the sum of forty cents (\$0.40) per net new square foot ~~for~~of commercial ~~space~~GFA and thirty cents (\$0.30) per net new square foot ~~for~~of residential ~~space~~GFA toward the Remedy Fund. ~~Funds will be contributed on a pro-rata basis.~~ A separate letter of credit shall be provided for each new building upon issuance of the first RUP or Non-RUP for each new office or residential building, and shall provide funds equal to the actual amount of GFA included in the building. The funds guaranteed with each letter of credit shall be continuously available for the Remedy Fund until released in accordance with the terms of this Proffer. The Applicant shall not contribute funds for the proposed Public Facility.
- I. The Applicant shall ~~contribute~~provide a letter of credit from an accredited financial institution for the sum of ten cents (\$0.10) per net new square foot ~~for~~of commercial ~~space~~GFA and five cents (\$0.05) per net new square foot ~~for~~of residential ~~space~~GFA toward the Penalty Fund. ~~Funds will be contributed on a building-by-building basis.~~ A separate letter of credit shall be provided for each new building upon issuance of the first RUP or Non-RUP for each new office or residential building, and shall provide funds equal to the actual amount of GFA included in the building. The funds guaranteed with each letter of credit shall be continuously available for the Penalty Fund until released in accordance with the terms of this Proffer.
- J. The Applicant shall contribute the sum of ten cents (\$0.10) per square foot for commercial space and five cents (\$0.05) per square foot for residential space toward the TMA Start-up Fund, based on the ~~maximum approved GFA.~~ “Proposed GSF by Land Use” shown on Sheet 3 of the CDP. The Applicant shall not contribute funds for the proposed Public Facility. The Applicant shall contribute the funds as follows:

<del>First New Building</del> Capital One Headquarters Expansion	\$190,000
Third New Building	25% of the remaining funds due
Fourth New Building	25% of the remaining funds due

All TMA Start-up Fund contributions shall be made at the time of site plan approval for the respective buildings. In the case of the Capital One Headquarters Expansion Phase, the contribution shall be made at the time of the first site plan approval associated with the phase. If the County does not establish a TMA within three (3) years of the time the first contribution has been made, or if the TMA is not operational within four (4) years of the first contribution, all TMA Start-up Funds shall be returned to the Applicant.

The Applicant shall contribute the sum of two cents (\$0.02) per square foot for commercial and residential space toward the Incentive Fund. Funds will be allocated on a building-by-building basis upon issuance of the first RUP or Non-RUP for each new office or residential building. All funds remaining in the Incentive Fund at the end of the Applicant Control Period shall be returned to the Applicant.

42. 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.
- D. Bus stops pre-wired for real-time arrival/departures information.

The Applicant shall work with FCDOT and/or the Tysons Partnership to identify sources and facilitate electronic transmittal of data. Furthermore, the Applicant shall participate in efforts to implement any future dynamic traffic management program for the Tysons area.

### **PEDESTRIAN AND BICYCLE IMPROVEMENTS**

43. Bicycle Facilities.

- A. Storage Facilities. The Applicant shall provide and maintain bicycle racks, bicycle lockers, and bicycle storage areas throughout the Property, with the specific location and number of facilities to be determined at the time of FDP approval for each phase. The total number of storage spaces provided shall be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking, and shall be shown on each FDP. The Applicant shall construct a multi-modal bicycle hub, which may contain such amenities as a bicycle station and facilities for bicycle sharing. Details on the multi-modal bicycle hub will be provided with the FDP for the Metro Station Phase, and the hub will be fully constructed and operational prior to the issuance of the first RUP or Non-RUP for the final building within that phase.
- B. Dedicated Bicycle Lanes. The Applicant shall provide dedicated bicycle lanes in the locations depicted on the CDP. Prior to FDP approval for the relevant phases, the Applicant shall work with FCDOT determine whether any modifications are required to the bicycle lanes shown on Old Meadow Road, particularly on the

intersection approaches. Subject to FCDOT approval, the Applicant may agree to modify these dedicated bicycle lanes without the need for a PCA.

44. Pedestrian Crosswalks and Signals. If approved by FCDOT and VDOT, the Applicant will install pedestrian countdown signals at intersections within the internal grid of streets described in Proffer 36. The Applicant will also install crosswalks across Route 123 at the intersection with Old Meadow Road, on both sides of the intersection, provided VDOT approves adding the crosswalks at these locations, and provided any such improvement only requires alterations to the intersection striping, and does not require any alterations or improvements to the intersection geometry or the traffic signals. Such crosswalks shall be installed prior to the issuance of the first RUP or Non-RUP for the first building following the Capital One Headquarters Expansion Phase.

## **PUBLIC TRANSPORTATION**

45. Bus Shelters. If requested by Fairfax County, the Applicant shall construct a bus shelter in the streetscape along Old Springhouse Road prior to issuance of the first RUP for the Residential Commons Phase. The design of such bus shelter shall be coordinated with Fairfax County such that it is compatible with a Tysons-wide bus shelter strategy, and shall make provisions for electrical conduit for the purpose of providing real-time bus arrival information. In addition, the Applicant shall provide all reasonable construction and grading easements at no cost to the County, as determined by FCDOT.

46. Metrorail Station-Related Facilities.

A. At-Grade Pedestrian Connection. Prior to the issuance of the first Non-RUP for the hotel associated with the Capital One Headquarters Expansion Phase, an at-grade pedestrian connection (the "At-Grade Connection") shall be constructed as generally shown on Exhibit D of the Proffers. The design for the At-Grade Connection shall be further refined in the site plan for the Capital One Headquarters Expansion Phase. The At-Grade Connection consists of additional entry doors on the rear side of the Tysons East Metrorail Station, any required utility extension and/or relocation within the station, an associated concrete pad (the "Tysons East Station Improvements") and a pedestrian sidewalk on the Property between the property line and the existing pavement for Old Springhouse Road (the "Capital One Property Improvements").

i. Tysons East Station Improvements. If permitted by WMATA and/or the County, the Applicant shall design the Tysons East Station Improvements in substantial conformance with Exhibit D using a competitive bidding process involving at least three contractors. WMATA and/or the County (as applicable) shall approve the ultimate design for the Tysons East Station Improvements prior to construction by the Applicant. If the Applicant is not permitted to design and construct the Tysons East Station Improvements, the Applicant shall petition WMATA and/or the County to design and construct the Tysons East Station Improvements in substantial conformance with Exhibit D.

ii. A. At-Grade Pedestrian Connection. ~~Prior to the issuance of the first Non-RUP for the hotel associated with the Capital One Headquarters Expansion Phase, an at-grade pedestrian connection (the "At-Grade Connection") shall be constructed as generally shown on Sheet 27A of the GDP. The design for the At-Grade Connection shall be further refined in the site plan for the Capital One Headquarters Expansion Phase. Should the cost estimate furnished by WMATA to construct the At-Grade Connection exceed \$250,000, Cost Limitations. If the Applicant's competitive bidding process or WMATA's estimates (as applicable) results in a cost for design and construction of the Tysons East Station Improvements that exceeds \$300,000, the Applicant shall notify DPZ in writing and, if requested, discuss potential changes in the scope or design details to reduce the costs and/or determine whether Fairfax County is willing to contribute the funds necessary to complete the improvement. If no agreement can be reached with WMATA and Fairfax County within six months from the time DPZ is notified, the Applicant may elect at any time after that date to contribute to Fairfax County the sum of \$250,000~~\$300,000 in lieu of constructing the ~~At-Grade Connection~~Tysons East Station Improvements, upon written assurances that the contribution will be used only for the ~~At-Grade Connection~~Tysons East Station Improvements described in this Proffer.

iii. Capital One Property Improvements. The Applicant shall construct the Capital One Property Improvements simultaneously with the Tysons East Station Improvements, and the Capital One Property Improvements shall be available for use prior to the issuance of the first Non-RUP for the hotel associated with the Capital One Headquarters Expansion Phase. If the Tysons East Station Improvements are not constructed or if such construction is delayed in accordance with the terms of this Proffer, the Applicant may also delay construction of the Capital One Property Improvements.

B. Fees for Connections. The At-Grade Connection is envisioned to provide public benefits and will serve several neighboring land bays in addition to the Property. In the event WMATA, Fairfax County, or the Metropolitan Washington Airports Authority ("MWAA") changes its existing policy and charges the Applicant a fee for the purpose of providing or maintaining any connection to the Metro Station, the Applicant shall be released from all responsibility for constructing the At-Grade Connection, as described in this Proffer 46, and shall instead proceed with the notification and contribution process described in Proffer 46(A) above.

C. Disapproval by WMATA. The Applicant shall pursue the At-Grade Connection in good faith. Nonetheless, if WMATA disapproves the Applicant's plans for the At-Grade Connection despite such good faith, the Applicant shall be released from all responsibility for constructing the At-Grade Connection, as described in this Proffer 46.

- D. Unavoidable Delay. For the purposes of this Proffer 46, upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the required improvement has been delayed (such as the inability to secure necessary permission from WMATA, despite the Applicant's best efforts) beyond the required times set forth in this Proffer, the Zoning Administrator may agree to a later date for dedication/completion of the improvement.

## PARKS AND RECREATIONAL FACILITIES

47. Publicly Accessible Parks and Recreational Facilities. Consistent with the Phasing Plans on Sheets 14 – 15 of the CDP, the Applicant shall provide park spaces and recreational facilities on the Property that will be open and accessible to the general public. For areas that are not specifically dedicated to the Fairfax County Park Authority ("FCPA") for park purposes, the Applicant shall retain the area(s) in fee simple, record public access easement(s) ensuring that the park space is open to the public for periods of times consistent with traditional Fairfax County parks subject to usual and customary rules and regulations, and provide for perpetual private maintenance. The Applicant shall also enter into an agreement with FCPA to plan and coordinate activities and events within the publicly accessible park areas. Prior to recording any deed restrictions on the Property that would restrict the use of the publicly accessible park areas, the Applicant shall submit such deed restriction to the County Attorney for review and approval. A wayfinding and signage system shall be developed in coordination with FCPA, subject to approval as a Comprehensive Sign Plan ("CSP"), and shall be installed by the Applicant as approved to ensure the public can easily identify and access all publicly accessible park spaces. Construction of these publicly accessible parks and recreational facilities shall occur as set forth in this Proffer 47. Publicly accessible parks and facilities shall be provided as generally shown on Sheets 25 – 28 of the CDP and in accordance with the Capital One Design Guidelines, with more specific details provided at the time of FDP approval. Additional or substitute recreational facilities to those listed below may be approved with the FDP provided such facilities result in an equivalent or enhanced quality of recreational opportunities.

- A. Capital One Headquarters Expansion Phase. An urban pocket park of approximately 0.050,04 acres will be constructed between the existing conference center and Building 1 prior to the first RUP or Non-RUP for the final building associated with this phase, as generally shown on Sheet 28 of the CDP.
- B. Hotel/Civic Plaza Phase. Prior to the issuance of the first RUP or Non-RUP for Building 4, a civic plaza of approximately 0.630,50 acres will be constructed for the space adjacent to Buildings 3, 4, and 5 in the Hotel/Civic Plaza Phase, as generally shown on Sheet 25 of the CDP. Additional phasing details will be provided on the FDP for this phase.
- i. Traffic Limitations. The civic plaza shall remain closed to motorized vehicular traffic, except that emergency and maintenance vehicles shall be permitted limited access through removable barriers or some other means of access for emergency and maintenance operations.

C. Residential Commons Phase.

- i. Common Green. Prior to the issuance of the first RUP for the final building associated with this phase, a common green shall be installed of approximately 1.55 acres, and will contain passive recreation areas for residents and guests. The common green shall also encompass an active recreation area with a recreational field and a playground, as generally shown on Sheet 26 of the CDP and as further described in Proffer 50 below. Additional phasing details will be provided on the FDP for this phase.
- ii. Pocket Park. Prior to the issuance of the first RUP for the final building associated with this phase, the Applicant shall construct three pocket parks totaling approximately ~~0.33~~0.29 acres using primarily softscape features, including shade trees. The features and treatment of these pocket parks is generally shown on Sheet 28 of the CDP. Additional phasing details will be provided on the FDP for this phase.

D. Metro Station Phase Urban Park. Prior to the issuance of the first RUP or Non-RUP for the final building associated with this phase, the Applicant shall install a park of approximately ~~1.66~~1.50 acres for use as both an urban park and as a stream valley park. The park shall combine water features, a gently sloping hardscape area and walkways to encourage visitors to explore the more natural areas around the Scotts Run Stream Valley, and shall be constructed as generally shown on Sheets 27 and 27A of the CDP. Additional phasing details will be provided on the FDP for this phase.

E. Financial Office Phase. Prior to the issuance of the first RUP or Non-RUP for the final building associated with this phase, two pocket parks shall be constructed containing a total of approximately ~~0.63~~0.54 acres, and shall be located between the two office buildings associated with this phase. The features and treatment of pocket parks is generally shown on Sheet 28 of the CDP. Additional phasing details will be provided on the FDP for this phase.

48. Private Amenities and Recreational Facilities for Residential Uses. The Applicant shall provide on-site recreational facilities for the future residents of the Property. Pursuant to Par. 2 of Section 6-110 of the Zoning Ordinance, the Applicant shall expend a minimum of \$1,700.00 per market-rate and workforce residential unit on such recreational facilities. Prior to final bond release for the final phase of the Proposed Development, the balance of any funds not expended on-site, as determined by DPWES, shall be contributed to the FCPA for the provision of recreational facilities serving Tysons Corner.

At the time of each FDP submission, the Applicant shall propose specific facilities and amenities that will be provided for each residential building, or shared between two or more buildings for the use and enjoyment of the residents of the building/buildings. Amenities to be provided may include but shall not be limited to:

- A. Private exterior recreational areas or courtyards on the upper level of parking podiums with seating areas, specialty landscaping, lawn and/or shaded areas and hardscape areas, volleyball courts, pickleball courts, putting greens, bocci courts, boules courts, board table games, or similar recreational facilities as may be approved with each FDP.
- B. Private exterior recreational areas on the roof or podium level with a swimming pool, lounge deck, and shade structure.
- C. Interior fitness center, a minimum of 1,000 square feet in size, furnished with exercise equipment such as stationary bicycles, treadmills, weight machines, free weights, and other equipment, but not necessarily staffed.
- D. A club room and/or entertainment center for resident gatherings.

49. Fitness Facilities. The Applicant shall provide fitness facilities that include a sport court or sport courts, by choosing one of the two alternatives below:

- A. Health Club Alternative. The Applicant may include a health club or gym containing up to 60,000 square feet of GFA. If provided, the health club would include at least one full-size basketball court and one full-size tennis court, and shall be open for use by residents of the Proposed Development and the general public through a paid membership or paid use arrangement. This facility would be intended to serve the needs of leagues and individuals.
- B. Sport Court Alternative. The Applicant may include two half-court basketball courts and one tennis court (or equivalent sport courts or facilities as determined at the time of FDP approval, or as subsequently determined by the Zoning Administrator) as part of the private recreational amenities for residents. Should this option be implemented, the cost to build the sport courts may be counted toward the minimum recreational expenditures described in Proffer 48.

50. On-site Recreational Field. Prior to issuance of the first RUP for the last building in the Residential Commons Phase, the Applicant shall provide a synthetic turf recreational field (the "Recreational Field") as shown within the Common Green on Sheet 26 of the CDP. Additional phasing details will be provided with the FDP for the Residential Commons Phase. The Recreational Field shall be provided subject to the following conditions:

- A. Lighting. The Applicant shall provide lights for the Recreational Field and shall ensure the lights are available until at least 10:00 pm nightly. At its sole option, the Applicant may employ electronic devices designed to reduce or eliminate the lights during times when the field is not in use.
- B. Scheduling. The Applicant shall permit Fairfax County to schedule use of the Recreational Field. The Recreational Field will be available for scheduled use by the general public between the hours of 5:00 pm and 10:00 pm from Monday through Friday, and between the hours of 8:00 am and 12:00 noon on Saturdays and Sundays (the "Public Scheduling Hours"). During all other times, scheduled

use of the Recreational Field shall only be for residents or members of the UOA. Nothing in this Proffer shall be construed to limit public access to the Recreational Field during times when it has not been scheduled through the process described herein.

- C. ~~Preferential Scheduling.~~ ~~Fairfax County shall provide preferred scheduling for residents and members of the UOA during those times when the general public may use the Recreational Field.~~ Applicant's Scheduling. Prior to each scheduling season, the Applicant may withhold up to a maximum of 20% of the Public Scheduling Hours for use by members of the UOA. Such reservation shall be made in accordance with the Fairfax County Fields Allocation Policy.
- D. Maintenance. The Applicant shall be responsible for maintenance and typical life cycle replacement costs for all elements of the Recreational Field. Public access to the Recreational Field may be limited for a reasonable duration during maintenance and/or replacement of facilities.
- E. Parking. The Applicant shall ensure that all users of the Recreational Field are able to utilize parking facilities on the Property, as necessary.
- F. Field Markings. Recreational Field users shall be permitted to utilize temporary marking and/or striping equipment including but not limited to temporary paint, goals, cones, and flags. Additional details will be established in the written agreement in Proffer 50(G) below.
- G. Agreement. Prior to the time the Recreational Field is established, the Applicant and Fairfax County shall enter into an agreement, consistent with this Proffer, to formalize the details of scheduling, maintenance, and liability insurance.

### GREEN BUILDING PRACTICES

51. Green Building Certifications. For each office or hotel building, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of, at a minimum, "LEED Silver" certification (or equivalent) by the U.S. Green Building Council's Leadership in Energy and Environmental Design – New Construction ("LEED") prior to bond release for each respective phase. Each residential building shall attain, at a minimum, "LEED Certified" or equivalent. In addition:

- A. The Applicant shall include a U.S. Green Building Council Leadership in Energy and Environmental Design ("LEED") accredited professional as a member of the design team for each office building. The LEED accredited professional shall work with the team to incorporate LEED design elements into the project so that each non-residential building will be positioned to attain LEED Silver certification. At the time of site plan submission, the Applicant shall provide documentation to the Environment and Development Review Branch of the Department of Planning and Zoning ("DPZ") demonstrating compliance with the commitment to engage such a professional.

- B. The Applicant shall include, as part of the site plan submission and building plan submission for each building, a list prepared by the LEED accredited professional of specific credits that the Applicant anticipates attaining within the LEED rating system determined to be applicable to the project. The LEED accredited professional shall provide certification statements at both the time of site plan review and the time of building plan review indicating that the items on the list should meet at least the minimum number of credits necessary to position each building to attain the proffered level of LEED certification.
- C. Prior to issuance of the first Non-RUP or RUP for each building, the Applicant shall provide to the Environment and Development Review Branch of DPZ a letter from the LEED accredited professional certifying that a green building maintenance reference manual has been prepared for use by future building occupants, that this manual has been written by a LEED accredited professional, that copies of this manual shall be provided to all future building occupants and that this manual, at a minimum:
- i. Provides a narrative description of each green building component, including a description of the environmental benefits of that component and including information regarding the importance of maintenance and operation in retaining the attributes of a green building.
  - ii. Provides, where applicable, product manufacturer's manuals or other instructions regarding operations and maintenance needs for each green building component, including operational practices that can enhance energy and water conservation.
  - iii. Provides, as applicable, either or both of the following:
    - a. Maintenance staff notification process for improperly functioning equipment; or
    - b. A list of local service providers that offer regularly scheduled service and maintenance contracts to assure proper performance of green building-related equipment and the structure, to include, where applicable, the HVAC system, water heating equipment, water conservation features, sealants, and caulks.
  - iv. Provides contact information that building occupants can use to obtain further guidance on each green building component.
  - v. Prior to issuance of the first Non-RUP for each office building, or the final RUP for each residential building the Applicant shall provide an electronic copy of the manual in PDF format to the Environment and Development Review Branch of DPZ.
- D. Green Building Escrow. Prior to building permit approval, the Applicant will execute a separate agreement and post, for each building covered by this Proffer,

a green building escrow, in the form of a letter of credit from an accredited financial institution, in the amount of \$2.00/square foot of GFA (the "Green Building Escrow"). The Green Building Escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED certification, by the USGBC, under the applicable 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 Environment and Development Review Branch of DPZ of documentation from the USGBC that each building has attained LEED certification will be sufficient to satisfy this commitment. At the time LEED certification is demonstrated to the Environment and Development Review Branch of DPZ, the escrowed funds shall be released to the Applicant.

If the Applicant provides to the Environment and Development Review Branch of DPZ, within three (3) years of issuance of the final RUP or Non-RUP for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the USGBC to fall within three (3) points of attainment of LEED certification, 50% of the Green Building Escrow will be released to the Applicant; the other 50% will be released to the County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicant fails to provide, within three (3) years of issuance of the final RUP or Non-RUP for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification or demonstrating that the building has fallen short of LEED certification by more than three (3) points, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the proffered time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

- E. Waiver of Escrow. As an alternative to providing a Green Building Escrow, as described in this Proffer, the Applicant may choose at its sole discretion to pursue a certification higher than LEED Silver, in which case a LEED or equivalent-accredited professional will provide certification statements at the time of building plan review confirming that the items on the list of specific credits will meet at least the minimum number of credits necessary to attain LEED Silver certification.

Prior to building plan approval for the building to be constructed, the Applicant shall submit documentation to the Environment and Development Review Branch of DPZ, 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, the Applicant is not required to provide a Green Building Escrow unless the Applicant fails to provide the above referenced documentation that the building is anticipated to attain LEED Silver certification.

### SUSTAINABLE AND SHARED ENERGY

52. Sustainable Energy Practices. To promote efficient, renewable and sustainable energy practices, the Applicant shall provide the following information with each FDP submission:

- A. Shared Energy. For any FDP that includes more than one building, an assessment of the potential, within the area subject to the FDP, 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, a narrative discussion regarding the reason(s) for this outcome. For single-building FDP submissions and for other FDPs where shared energy systems will not be pursued, an assessment of the potential for incorporation into building designs of measures that will cause these buildings to be "shared energy ready," that would ~~permit~~encourage buildings to be incorporated into a broader shared energy network in the future.
- B. Electric Vehicle Charging Infrastructure. An assessment of the feasibility and costs associated with the provision of space and infrastructure required for the future provision of electric vehicle charging stations that would become accessible to future users of parking facilities in the area subject to the respective FDP. Based on the results of this assessment, the Applicant will consider the provision of space and infrastructure to provide areas for some "electric-vehicle ready" parking spaces in the affected parking decks. "Electric-vehicle ready" means the provision of space, conduit banks, conduits and access points allowing for easy installation of vehicle charging stations in the future, but does not include the installation of transformers, switches, wiring, or charging stations.

### PUBLIC SCHOOLS CONTRIBUTIONS

53. Public Schools Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, and revised July, 2006, the Applicant shall contribute \$9,378 per expected student generated by each residential building (based on ~~an~~the assumed rate of ~~0.087 students per multifamily high rise unit~~pupil generation approved by the Fairfax County School Board at the time of contribution) to the Fairfax County School Board to be utilized for capital construction and capacity enhancements to schools in the Tysons Corner area that serve the development. The contributions shall be made on or before

the issuance of the first RUP for each residential building on the Property, and shall be based on the actual number of residential units in each building. In the event fewer residential units are built than estimated at the time of payment, the overpayment amount shall be applied to the public schools contribution for future phases of the Proposed Development.

54. Notification of Construction. At the time of site plan submission for each residential building or buildings, the Applicant shall notify the facilities planning division of the Fairfax County Public Schools (“FCPS”) of the approximate timing for construction of the residential units, and the number of residential units anticipated in each building.

## ENVIRONMENT

55. Scotts Run Restoration. Prior to bond release for the Metro Station Phase, the Applicant shall provide stream bank restoration using “natural channel stream design concepts” to the maximum extent practicable as defined in Sec. 10.1-560 of the Code of Virginia for the portion of Scotts Run located within the Property (the “Stream Restoration”). This design shall accommodate the stream crossing and existing easements while maintaining the wetlands in that area, shall accommodate existing and expected future off-site flows within a stable channel, and shall be reviewed in accordance with Sec. 10.1-561. The conceptual design will be depicted on the first FDP for the Metro Station Phase and the Applicant shall prepare a detailed plan (the “Stream Restoration Plan”) to submit with the first site plan for the Metro Station Area. The Stream Restoration Plan shall be reviewed by DPWES if necessary, and shall be approved by the U.S. Army Corps of Engineers (“COE”) and the Virginia Department of Environmental Quality. Written documentation of COE and DEQ approval of the Stream Restoration Plan shall be provided to DPWES prior to site plan approval. Specific success criteria (the “Success Criteria”), maintenance and monitoring criteria (the “Maintenance and Monitoring Criteria”), and information regarding reports on these criteria (the “Monitoring Reports”) shall also be included in the Stream Restoration Plan.

Subject to written approval by the Providence District Supervisor, the Applicant may satisfy the Stream Restoration requirement in this Proffer 55 by electing to participate in a regional plan to restore a larger portion of Scotts Run that is promulgated by the private sector or the County.

56. Tree Preservation and Planting Fund Contribution. To promote enhancement of the Fairfax County Tree Canopy through growth of trees on private and public land, the Applicant will contribute at the time of the first site plan approval \$.002 (two tenths of a cent) per square foot of the maximum proposed GFA as stated in Proffer 6 to the Fairfax County Tree Preservation and Planting Fund (“TPPF”). This donation to the TPPF will supply tree saplings, volunteer support, and information to landowners with which they can enhance tree canopy on their property. Additionally, this donation will enable educational activities in Fairfax County Public Schools, should they choose to participate.

## AFFORDABLE AND WORKFORCE DWELLING UNITS

57. Affordable Dwelling Units. If required by the provisions of Part 8 of Article 2 of the Ordinance, Affordable Dwelling Units (“ADUs”) shall be provided pursuant to said regulations unless modified by the ADU Advisory Board.

58. Workforce Dwelling Units. In addition to any ADUs that may be required pursuant to these Proffers, the Applicant shall also provide for-sale and/or rental housing units on the Property in accordance with the Board of Supervisors' Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010. Workforce Dwelling Units ("WDUs") shall be provided such that the total number of ADUs, if any, plus the total number of WDUs results in not less than twenty percent (20%) of the total residential units constructed as part of the Proposed Development. The 20% applies to the total number of dwelling units to be constructed on the Property. 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.

- A. WDU Specifications. The WDUs generated by each residential building on the Property shall be provided within said building. However, the Applicant reserves the right to consolidate the WDUs into one or more buildings with the buildout of the Property and thereby increase the number of WDU units in one or more buildings beyond twenty percent (20%) with a corresponding decrease in the number of WDU units in the other buildings. The WDUs shall have a bedroom mix similar to that provided in the market rate units. A minimum of ten percent (10%) of the dwelling units designated as ADUs and WDUs shall be designed and constructed with Universal Design features, as determined by the Applicant. Additionally, in the event that parking spaces are assigned to individual market rate dwelling units, at least one (1) parking space shall be designated for use by each ADU and/or WDU in the development.
- B. Agreements. Notwithstanding the foregoing, should the Board's policies related to WDUs in Tysons Corner be amended, the Applicant reserves the right, at its sole discretion, to opt in to the new policies, in whole or in part, without the need for a PCA and, if the Applicant so opts into any such new policies, the provisions of this Proffer which relate to the new policies of the Board which Applicant has elected to opt into shall no longer be effective. Furthermore, the Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the WDUs following approval of this Application. Such an agreement shall be on terms mutually acceptable to both the Applicant and the County and may occur after the approval of this Application. Neither the Board nor any other County agency shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered solely in accordance with such an agreement and the provisions of this Proffer as it applies to WDUs shall become null and void. Such an agreement and any modifications shall be recorded in the Fairfax County land records.
- C. Non-residential Affordable Housing Contribution. The Applicant shall contribute \$3.00 for each square foot of non-residential space (excluding retail and space reserved for public facilities as described in Proffer 13) built on the Property to the Fairfax County Board of Supervisors for the provision of affordable and/or workforce housing to serve Tysons. Such contribution shall be made prior to the issuance of the first Non-RUP for each non-residential building, and shall be

based on the actual gross floor area of non-residential space constructed in each building.

D. WDU Architecture. For any residential building where WDUs are located, the exterior architecture for the building(s) containing WDUs shall be of similar architectural quality and complementary to the other residential buildings within the Proposed Development, and shall comply with the Capital One Design Guidelines referenced in Proffer 14.

## MISCELLANEOUS

59. Advance Density Credit. The Applicant reserves density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all eligible dedications described herein, including the Jones Branch Dedication described in Proffer 35.

60. Escalation. All monetary contributions specified in these Proffers shall escalate on an annual basis from the base month of January 2013 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers [1982-84=100] (not seasonally adjusted) ("CPI-U"), both as permitted by Va. Code Ann. Section 15.2-2303.3. This Proffer 60 shall not apply to the TDM program described in Proffer 41 or the STAD Assessment described in Proffer 33.

61. Severability. Any of the phases and/or buildings may be the subject of a Proffered Condition Amendment ("PCA"), Special Exception ("SE"), Special Permit ("SP"), Conceptual Development Plan ("CDP"), Conceptual Development Plan Amendment ("CDPA"), Final Development Plan ("FDP") or Final Development Plan Amendment ("FDPA") without joinder and/or consent of the owners of the other phases or buildings, provided that such PCA, SE, SP or FDPA does not materially adversely affect the other phases or buildings. Previously approved zoning applications applicable to a particular land bay that is not the subject of such a PCA, SE, SP or FDPA shall otherwise remain in full force and effect.

62. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and his successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

63. Tyson's Partnership. The Applicant and successors shall become a member in the Tyson's Partnership, or its residential equivalent.

64. Security. Upon request, the Applicant will share its security surveillance recordings with Fairfax County law enforcement authorities. The Applicant will follow common channel protocols for voice, wireless, and data surveillance. The Applicant reserves the right to withhold information in the limited instances where its voluntary disclosure would jeopardize trade secrets or violate other legal protections (for instance, privacy laws, legal privileges, etc.)

65. 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.

66. Applicant's Diligence. Notwithstanding the foregoing, upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the required transportation, publicly accessible park areas, athletic field improvements, or other proffered improvements have been delayed (due to, but not limited to an inability to secure necessary permission for utility relocations and/or VDOT approval for traffic signals, necessary easements, site plan approval, etc.) beyond the time frames specified, the Zoning Administrator may agree to a later date for completion of these improvement(s).

67. Construction Briefings. All construction crews will be informed of those specific proffered commitments that relate to their areas of responsibility. As necessary, the briefings shall be translated for those employees who are not proficient in English.

Signatures on following pages

CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION  
a national banking association  
Owner of Tax Map # 29-2 ((5)) A2

By: \_\_\_\_\_  
Name: \_\_\_\_\_ Daniel Ray Mortensen  
Title: \_\_\_\_\_ Senior Vice President, Facilities Management/Real  
Estate

**EXHIBIT A**

**Proffer 13: Fairfax County General Conditions (Public Facility)**

**EXHIBIT B**

**Proffer 14: Capital One Design Guidelines**

**EXHIBIT C**

**Proffer 41: Transportation Demand Management Implementation Plan**

**EXHIBIT D**

**Proffer 46: Metrorail Station At-Grade Connection**

446048 v1521/RE

# CONCEPTUAL DEVELOPMENT PLAN RZ 2010-PR-021 FOR CAPITAL ONE BANK PROVIDENCE MAGISTERIAL DISTRICT FAIRFAX COUNTY, VIRGINIA

## PROJECT TEAM

**LAND USE ATTORNEY:**  
COOLEY LLP  
ONE FREEDOM SQUARE RESTON TOWN CENTER  
11951 FREEDOM DRIVE  
RESTON, VA 20190

**APPLICANT/ OWNER:**  
CAPITAL ONE BANK, USA, NA  
1680 CAPITAL ONE DR  
MCLEAN, VA 22102

**URBAN PLANNER/ ARCHITECT:**  
BONSTRA HARESIGN ARCHITECTS  
1710 CONNECTICUT AVENUE, NW SUITE 400  
WASHINGTON, DC 20009

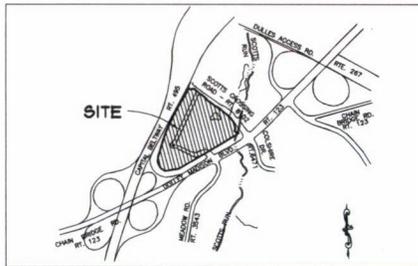
**TRANSPORTATION ENGINEER:**  
GOROVE SLADE ASSOCIATES, INC.  
1140 CONNECTICUT AVENUE, NW, SUITE 700  
WASHINGTON, DC 20036

**CIVIL ENGINEER/ LANDSCAPE ARCHITECT:**  
WILLIAM H. GORDON ASSOCIATES, INC.  
4501 DALY DRIVE, SUITE 210  
CHANTILLY, VA 20151

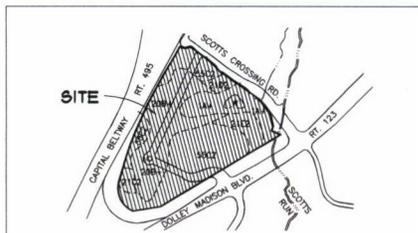
**ENVIRONMENTAL ENGINEER:**  
WETLAND STUDIES AND SOLUTIONS, INC.  
5500 WELLINGTON BRANCH DRIVE, SUITE 100  
GAINESVILLE, VA 20155

## SHEET INDEX

1	COVER SHEET
2	NOTES AND TABULATIONS
2A	PREVIOUSLY APPROVED SITE PLAN EXHIBIT
3	OVERALL DEVELOPMENT PLAN
4	EXISTING CONDITIONS PLAN
5	CONCEPTUAL DEVELOPMENT PLAN
6	PARKING PLAN
7	VEHICULAR CIRCULATION
8	GROUND FLOOR PLAN
9	LANDSCAPE PLAN
9A	EXISTING VEGETATION MAP
9B	LANDSCAPE TABULATIONS
10	PUBLIC FACILITIES PLAN
11	PEDESTRIAN CIRCULATION PLAN
12	STREET SECTIONS
12A	STREET SECTIONS
12B	STREET SECTIONS
12C	STREET TREE PLANTER DETAILS
13	SCR-JBC STREET SECTIONS
13A	SCR-JBC STREET SECTIONS
14	JONES BRANCH CONNECTOR PHASE
14A	JONES BRANCH CONNECTOR PHASE ALT
15	CAPITAL ONE HEADQUARTERS EXPANSION PHASE
15A	RESIDENTIAL COMMONS PHASE
15B	METRO STATION PHASE
15C	HOTEL & CIVIC PLAZA PHASE
15D	FINANCIAL OFFICE PHASE
15E	FINAL BUILDOUT
16	SHADOW ANALYSIS
16A	SHADOW STUDY COMPARISON
17	ARCHITECTURAL PERSPECTIVES
18	ARCHITECTURAL SITE SECTIONS
19	ARCHITECTURAL SITE SECTIONS
19A	ARCHITECTURAL SITE SECTIONS
20	OVERALL SWM PROGRAM
20A	SWM PROGRAM DETAILS
21	SWM PROGRAM (PFM)
21A	SWM PROGRAM (PFM)
21B	SWM PROGRAM (PFM)
22	SWM PROGRAM (FCCP)
22A	SWM PROGRAM (FCCP)
22B	SWM PROGRAM (FCCP)
23	ADJACENT STREET SECTIONS
23A	ADJACENT STREET SECTIONS
24	ROAD NETWORK ANALYSIS
25	CIVIC PLAZA ENLARGEMENT
26	COMMON GREEN ENLARGEMENT
27	METRO PARK ENLARGEMENT
27A	METRO PARK SECTIONS
28	POCKET PARK ENLARGEMENTS
28A	POCKET PARK ENLARGEMENTS
29	3D SITE MODEL
30	WAIVERS AND CORRESPONDENCE
31	EMERGENCY ACCESS PLAN
32	CONCEPT UTILITY PLAN
33	BUILDING MASSING AND ARTICULATION DIAGRAMS
34	BUILDING MASSING AND ARTICULATION DIAGRAMS



VICINITY MAP  
SCALE - 1:2000

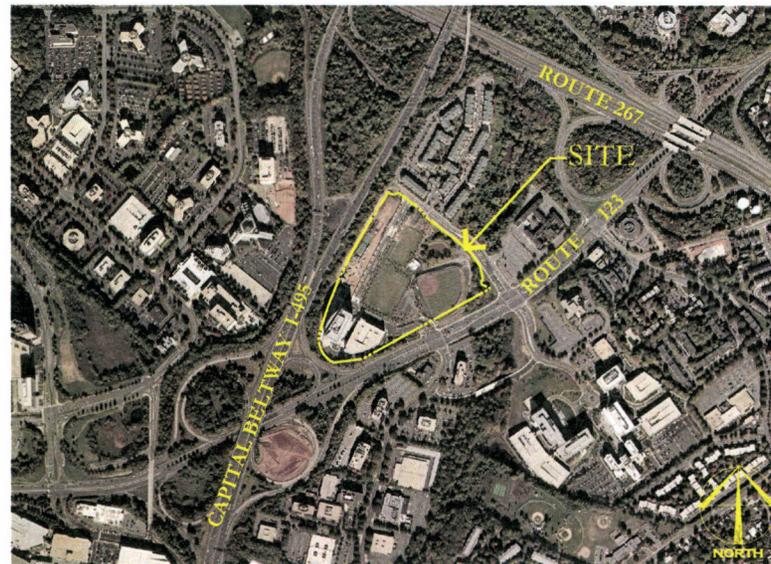


SOILS MAP  
SCALE - 1:2500

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	PROBLEM CLASS
1	MIXED ALLUVIAL	POOR	POOR	GOOD	SLIGHT	Y
20	MEADOWVILLE	FAIR	MARGINAL	GOOD	MODERATE	Y
21	MANOR	GOOD	GOOD	GOOD	SEVERE	N
55	GLENELG	GOOD	GOOD	GOOD	SEVERE	N

SOILS WITH IDENTIFICATION NUMBERS 58, 66, 69, 141, 142, AND 152 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

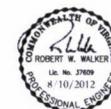
SOILS MAP SOURCE: 1990 OFFICIAL FAIRFAX COUNTY SOILS MAP



AERIAL MAP  
NOT TO SCALE

### REVISIONS

DATE	DESCRIPTION
August 4, 2010	Original Submission
October 29, 2010	County Comments
November 10, 2010	County Comments
June 30, 2011	County Comments
November 17, 2011	County Comments
March 12, 2012	County Comments
April 23, 2012	County Comments
May 24, 2012	County Comments
June 13, 2012	County Comments
August 13, 2012	County Comments



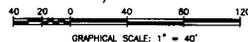
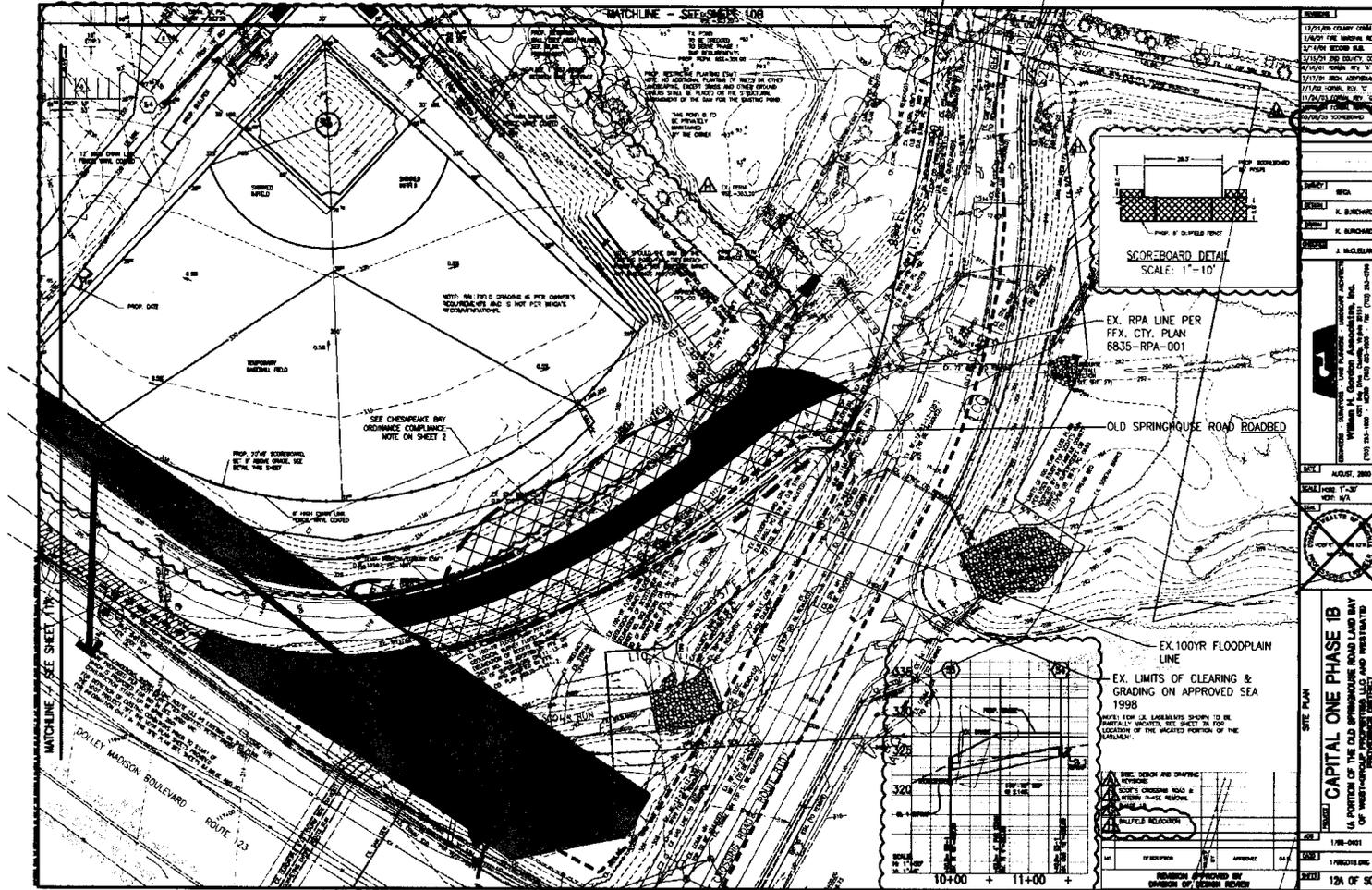


**EXHIBIT 2**  
**EX APPROVED SITE PLAN**  
 FOR INFORMATION ONLY  
 (FOR THE PURPOSE OF COMPARISON)

NOTE:  
 THIS COPY OF THE APPROVED SITE PLAN HAS BEEN PROVIDED  
 HEREIN AND IS SHOWN AS SCREENED BACK (GRAYSCALE).  
 SUPPLEMENTAL NOTES AND INFORMATION HAVE BEEN ADDED  
 (IN BOLD) BY WILLIAM H. GORDON, ASSOCIATES TO ASSIST IN  
 THE EVALUATION OF THE RPA EXCEPTION REQUEST.

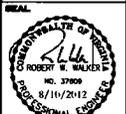
TOTAL  
 DISTURBED AREA  
 IN RPA = 0.73 AC 

IMPERVIOUS AREA  
 IN RPA = 0.24 AC   
 OR 10,670 SF



**FOR INFORMATIONAL PURPOSES ONLY !!!**

William H. Gordon Associates, Inc.  
 137700 COUNTY ROAD  
 2400 THE MARSH RD.  
 27100 SECOND AVE.  
 WASHINGTON DC COUNTY, VA  
 22190-1000  
 PHONE 703-243-0700  
 FAX 703-243-0701  
  
 ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS



- 10-29-10 City Comments  
 11-10-10 City Comments  
 06-30-11 City Comments  
 11-17-11 City Comments  
 05-12-12 City Comments  
 04-25-12 City Comments  
 05-24-12 City Comments  
 06-13-12 City Comments  
 08-13-12 City Comments

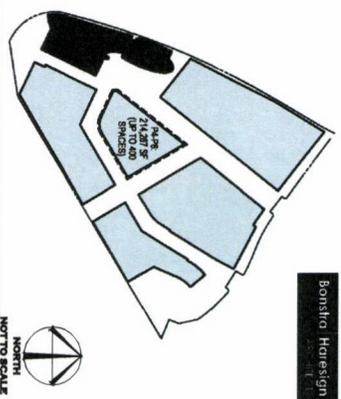
PREVIOUSLY APPROVED SITE PLAN EXHIBIT  
**CAPITAL ONE MASTER PLAN**  
**CONCEPTUAL DEVELOPMENT PLAN**  
 RZ 2010-PP-021  
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE 1"=125'  
 DATE AUGUST 4, 2010  
 DRAWN OS/PW/CG  
 CHECKED OS/RW  
 JOB # 1798-1101  
 CAD FILE 1101-GDP.dwg  
 SHEET # 2A of 34





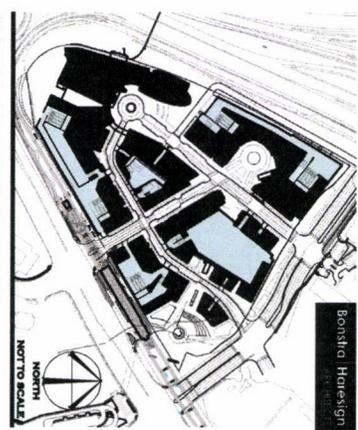




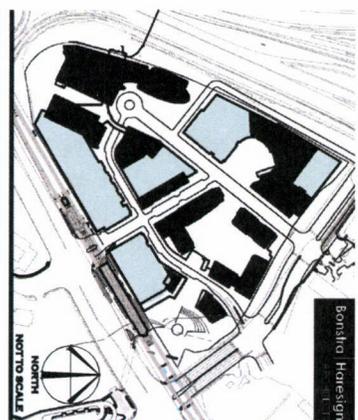
FLOORS P-1-P-3, BELOW GRADE PARKING  
591,493 SF (1,170 SPACES) PER FLOOR

**Permitted Parking Rates**

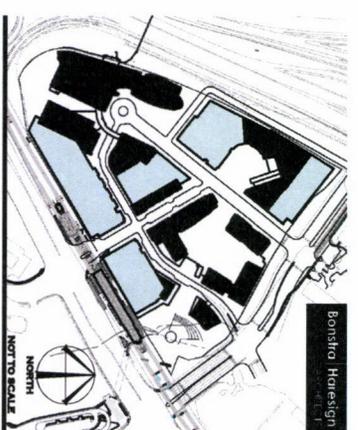
Permitted Maximum per 1,000 sq ft of building maximum number of proposed units at 400, 500, 600, 700, 800, 900, 1,000, 1,100, 1,200, 1,300, 1,400, 1,500, 1,600, 1,700, 1,800, 1,900, 2,000, 2,100, 2,200, 2,300, 2,400, 2,500, 2,600, 2,700, 2,800, 2,900, 3,000, 3,100, 3,200, 3,300, 3,400, 3,500, 3,600, 3,700, 3,800, 3,900, 4,000, 4,100, 4,200, 4,300, 4,400, 4,500, 4,600, 4,700, 4,800, 4,900, 5,000, 5,100, 5,200, 5,300, 5,400, 5,500, 5,600, 5,700, 5,800, 5,900, 6,000, 6,100, 6,200, 6,300, 6,400, 6,500, 6,600, 6,700, 6,800, 6,900, 7,000, 7,100, 7,200, 7,300, 7,400, 7,500, 7,600, 7,700, 7,800, 7,900, 8,000, 8,100, 8,200, 8,300, 8,400, 8,500, 8,600, 8,700, 8,800, 8,900, 9,000, 9,100, 9,200, 9,300, 9,400, 9,500, 9,600, 9,700, 9,800, 9,900, 10,000, 10,100, 10,200, 10,300, 10,400, 10,500, 10,600, 10,700, 10,800, 10,900, 11,000, 11,100, 11,200, 11,300, 11,400, 11,500, 11,600, 11,700, 11,800, 11,900, 12,000, 12,100, 12,200, 12,300, 12,400, 12,500, 12,600, 12,700, 12,800, 12,900, 13,000, 13,100, 13,200, 13,300, 13,400, 13,500, 13,600, 13,700, 13,800, 13,900, 14,000, 14,100, 14,200, 14,300, 14,400, 14,500, 14,600, 14,700, 14,800, 14,900, 15,000, 15,100, 15,200, 15,300, 15,400, 15,500, 15,600, 15,700, 15,800, 15,900, 16,000, 16,100, 16,200, 16,300, 16,400, 16,500, 16,600, 16,700, 16,800, 16,900, 17,000, 17,100, 17,200, 17,300, 17,400, 17,500, 17,600, 17,700, 17,800, 17,900, 18,000, 18,100, 18,200, 18,300, 18,400, 18,500, 18,600, 18,700, 18,800, 18,900, 19,000, 19,100, 19,200, 19,300, 19,400, 19,500, 19,600, 19,700, 19,800, 19,900, 20,000, 20,100, 20,200, 20,300, 20,400, 20,500, 20,600, 20,700, 20,800, 20,900, 21,000, 21,100, 21,200, 21,300, 21,400, 21,500, 21,600, 21,700, 21,800, 21,900, 22,000, 22,100, 22,200, 22,300, 22,400, 22,500, 22,600, 22,700, 22,800, 22,900, 23,000, 23,100, 23,200, 23,300, 23,400, 23,500, 23,600, 23,700, 23,800, 23,900, 24,000, 24,100, 24,200, 24,300, 24,400, 24,500, 24,600, 24,700, 24,800, 24,900, 25,000, 25,100, 25,200, 25,300, 25,400, 25,500, 25,600, 25,700, 25,800, 25,900, 26,000, 26,100, 26,200, 26,300, 26,400, 26,500, 26,600, 26,700, 26,800, 26,900, 27,000, 27,100, 27,200, 27,300, 27,400, 27,500, 27,600, 27,700, 27,800, 27,900, 28,000, 28,100, 28,200, 28,300, 28,400, 28,500, 28,600, 28,700, 28,800, 28,900, 29,000, 29,100, 29,200, 29,300, 29,400, 29,500, 29,600, 29,700, 29,800, 29,900, 30,000, 30,100, 30,200, 30,300, 30,400, 30,500, 30,600, 30,700, 30,800, 30,900, 31,000, 31,100, 31,200, 31,300, 31,400, 31,500, 31,600, 31,700, 31,800, 31,900, 32,000, 32,100, 32,200, 32,300, 32,400, 32,500, 32,600, 32,700, 32,800, 32,900, 33,000, 33,100, 33,200, 33,300, 33,400, 33,500, 33,600, 33,700, 33,800, 33,900, 34,000, 34,100, 34,200, 34,300, 34,400, 34,500, 34,600, 34,700, 34,800, 34,900, 35,000, 35,100, 35,200, 35,300, 35,400, 35,500, 35,600, 35,700, 35,800, 35,900, 36,000, 36,100, 36,200, 36,300, 36,400, 36,500, 36,600, 36,700, 36,800, 36,900, 37,000, 37,100, 37,200, 37,300, 37,400, 37,500, 37,600, 37,700, 37,800, 37,900, 38,000, 38,100, 38,200, 38,300, 38,400, 38,500, 38,600, 38,700, 38,800, 38,900, 39,000, 39,100, 39,200, 39,300, 39,400, 39,500, 39,600, 39,700, 39,800, 39,900, 40,000, 40,100, 40,200, 40,300, 40,400, 40,500, 40,600, 40,700, 40,800, 40,900, 41,000, 41,100, 41,200, 41,300, 41,400, 41,500, 41,600, 41,700, 41,800, 41,900, 42,000, 42,100, 42,200, 42,300, 42,400, 42,500, 42,600, 42,700, 42,800, 42,900, 43,000, 43,100, 43,200, 43,300, 43,400, 43,500, 43,600, 43,700, 43,800, 43,900, 44,000, 44,100, 44,200, 44,300, 44,400, 44,500, 44,600, 44,700, 44,800, 44,900, 45,000, 45,100, 45,200, 45,300, 45,400, 45,500, 45,600, 45,700, 45,800, 45,900, 46,000, 46,100, 46,200, 46,300, 46,400, 46,500, 46,600, 46,700, 46,800, 46,900, 47,000, 47,100, 47,200, 47,300, 47,400, 47,500, 47,600, 47,700, 47,800, 47,900, 48,000, 48,100, 48,200, 48,300, 48,400, 48,500, 48,600, 48,700, 48,800, 48,900, 49,000, 49,100, 49,200, 49,300, 49,400, 49,500, 49,600, 49,700, 49,800, 49,900, 50,000, 50,100, 50,200, 50,300, 50,400, 50,500, 50,600, 50,700, 50,800, 50,900, 51,000, 51,100, 51,200, 51,300, 51,400, 51,500, 51,600, 51,700, 51,800, 51,900, 52,000, 52,100, 52,200, 52,300, 52,400, 52,500, 52,600, 52,700, 52,800, 52,900, 53,000, 53,100, 53,200, 53,300, 53,400, 53,500, 53,600, 53,700, 53,800, 53,900, 54,000, 54,100, 54,200, 54,300, 54,400, 54,500, 54,600, 54,700, 54,800, 54,900, 55,000, 55,100, 55,200, 55,300, 55,400, 55,500, 55,600, 55,700, 55,800, 55,900, 56,000, 56,100, 56,200, 56,300, 56,400, 56,500, 56,600, 56,700, 56,800, 56,900, 57,000, 57,100, 57,200, 57,300, 57,400, 57,500, 57,600, 57,700, 57,800, 57,900, 58,000, 58,100, 58,200, 58,300, 58,400, 58,500, 58,600, 58,700, 58,800, 58,900, 59,000, 59,100, 59,200, 59,300, 59,400, 59,500, 59,600, 59,700, 59,800, 59,900, 60,000, 60,100, 60,200, 60,300, 60,400, 60,500, 60,600, 60,700, 60,800, 60,900, 61,000, 61,100, 61,200, 61,300, 61,400, 61,500, 61,600, 61,700, 61,800, 61,900, 62,000, 62,100, 62,200, 62,300, 62,400, 62,500, 62,600, 62,700, 62,800, 62,900, 63,000, 63,100, 63,200, 63,300, 63,400, 63,500, 63,600, 63,700, 63,800, 63,900, 64,000, 64,100, 64,200, 64,300, 64,400, 64,500, 64,600, 64,700, 64,800, 64,900, 65,000, 65,100, 65,200, 65,300, 65,400, 65,500, 65,600, 65,700, 65,800, 65,900, 66,000, 66,100, 66,200, 66,300, 66,400, 66,500, 66,600, 66,700, 66,800, 66,900, 67,000, 67,100, 67,200, 67,300, 67,400, 67,500, 67,600, 67,700, 67,800, 67,900, 68,000, 68,100, 68,200, 68,300, 68,400, 68,500, 68,600, 68,700, 68,800, 68,900, 69,000, 69,100, 69,200, 69,300, 69,400, 69,500, 69,600, 69,700, 69,800, 69,900, 70,000, 70,100, 70,200, 70,300, 70,400, 70,500, 70,600, 70,700, 70,800, 70,900, 71,000, 71,100, 71,200, 71,300, 71,400, 71,500, 71,600, 71,700, 71,800, 71,900, 72,000, 72,100, 72,200, 72,300, 72,400, 72,500, 72,600, 72,700, 72,800, 72,900, 73,000, 73,100, 73,200, 73,300, 73,400, 73,500, 73,600, 73,700, 73,800, 73,900, 74,000, 74,100, 74,200, 74,300, 74,400, 74,500, 74,600, 74,700, 74,800, 74,900, 75,000, 75,100, 75,200, 75,300, 75,400, 75,500, 75,600, 75,700, 75,800, 75,900, 76,000, 76,100, 76,200, 76,300, 76,400, 76,500, 76,600, 76,700, 76,800, 76,900, 77,000, 77,100, 77,200, 77,300, 77,400, 77,500, 77,600, 77,700, 77,800, 77,900, 78,000, 78,100, 78,200, 78,300, 78,400, 78,500, 78,600, 78,700, 78,800, 78,900, 79,000, 79,100, 79,200, 79,300, 79,400, 79,500, 79,600, 79,700, 79,800, 79,900, 80,000, 80,100, 80,200, 80,300, 80,400, 80,500, 80,600, 80,700, 80,800, 80,900, 81,000, 81,100, 81,200, 81,300, 81,400, 81,500, 81,600, 81,700, 81,800, 81,900, 82,000, 82,100, 82,200, 82,300, 82,400, 82,500, 82,600, 82,700, 82,800, 82,900, 83,000, 83,100, 83,200, 83,300, 83,400, 83,500, 83,600, 83,700, 83,800, 83,900, 84,000, 84,100, 84,200, 84,300, 84,400, 84,500, 84,600, 84,700, 84,800, 84,900, 85,000, 85,100, 85,200, 85,300, 85,400, 85,500, 85,600, 85,700, 85,800, 85,900, 86,000, 86,100, 86,200, 86,300, 86,400, 86,500, 86,600, 86,700, 86,800, 86,900, 87,000, 87,100, 87,200, 87,300, 87,400, 87,500, 87,600, 87,700, 87,800, 87,900, 88,000, 88,100, 88,200, 88,300, 88,400, 88,500, 88,600, 88,700, 88,800, 88,900, 89,000, 89,100, 89,200, 89,300, 89,400, 89,500, 89,600, 89,700, 89,800, 89,900, 90,000, 90,100, 90,200, 90,300, 90,400, 90,500, 90,600, 90,700, 90,800, 90,900, 91,000, 91,100, 91,200, 91,300, 91,400, 91,500, 91,600, 91,700, 91,800, 91,900, 92,000, 92,100, 92,200, 92,300, 92,400, 92,500, 92,600, 92,700, 92,800, 92,900, 93,000, 93,100, 93,200, 93,300, 93,400, 93,500, 93,600, 93,700, 93,800, 93,900, 94,000, 94,100, 94,200, 94,300, 94,400, 94,500, 94,600, 94,700, 94,800, 94,900, 95,000, 95,100, 95,200, 95,300, 95,400, 95,500, 95,600, 95,700, 95,800, 95,900, 96,000, 96,100, 96,200, 96,300, 96,400, 96,500, 96,600, 96,700, 96,800, 96,900, 97,000, 97,100, 97,200, 97,300, 97,400, 97,500, 97,600, 97,700, 97,800, 97,900, 98,000, 98,100, 98,200, 98,300, 98,400, 98,500, 98,600, 98,700, 98,800, 98,900, 99,000, 99,100, 99,200, 99,300, 99,400, 99,500, 99,600, 99,700, 99,800, 99,900, 100,000.



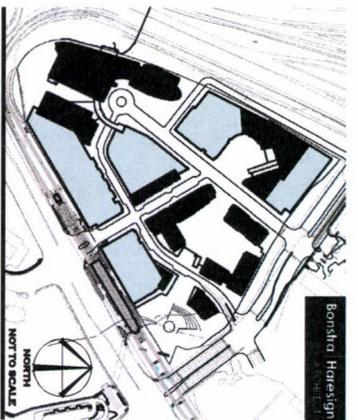
GROUND FLOOR PARKING & LOADING  
95,415 SF (200 SPACES)



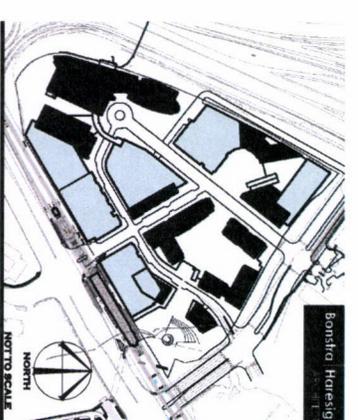
FLOOR 2: ABOVE GRADE PARKING  
242,170 SF (638 SPACES)



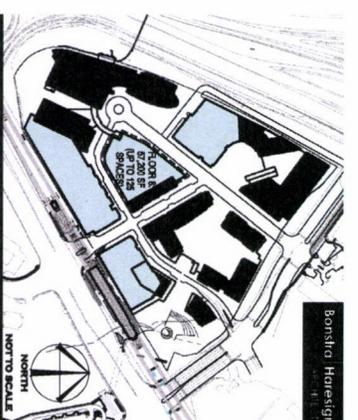
FLOOR 3: ABOVE GRADE PARKING  
255,650 SF (688 SPACES)



FLOORS 4 - 5: ABOVE GRADE PARKING  
276,080 SF (812 SPACES) PER FLOOR



FLOOR 6: ABOVE GRADE PARKING  
287,110 SF (990 SPACES)



FLOOR 7: ABOVE GRADE PARKING  
240,465 SF (633 SPACES)

**Parking and Loading Tabulations**

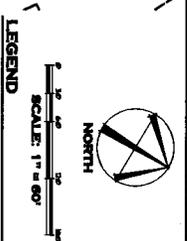
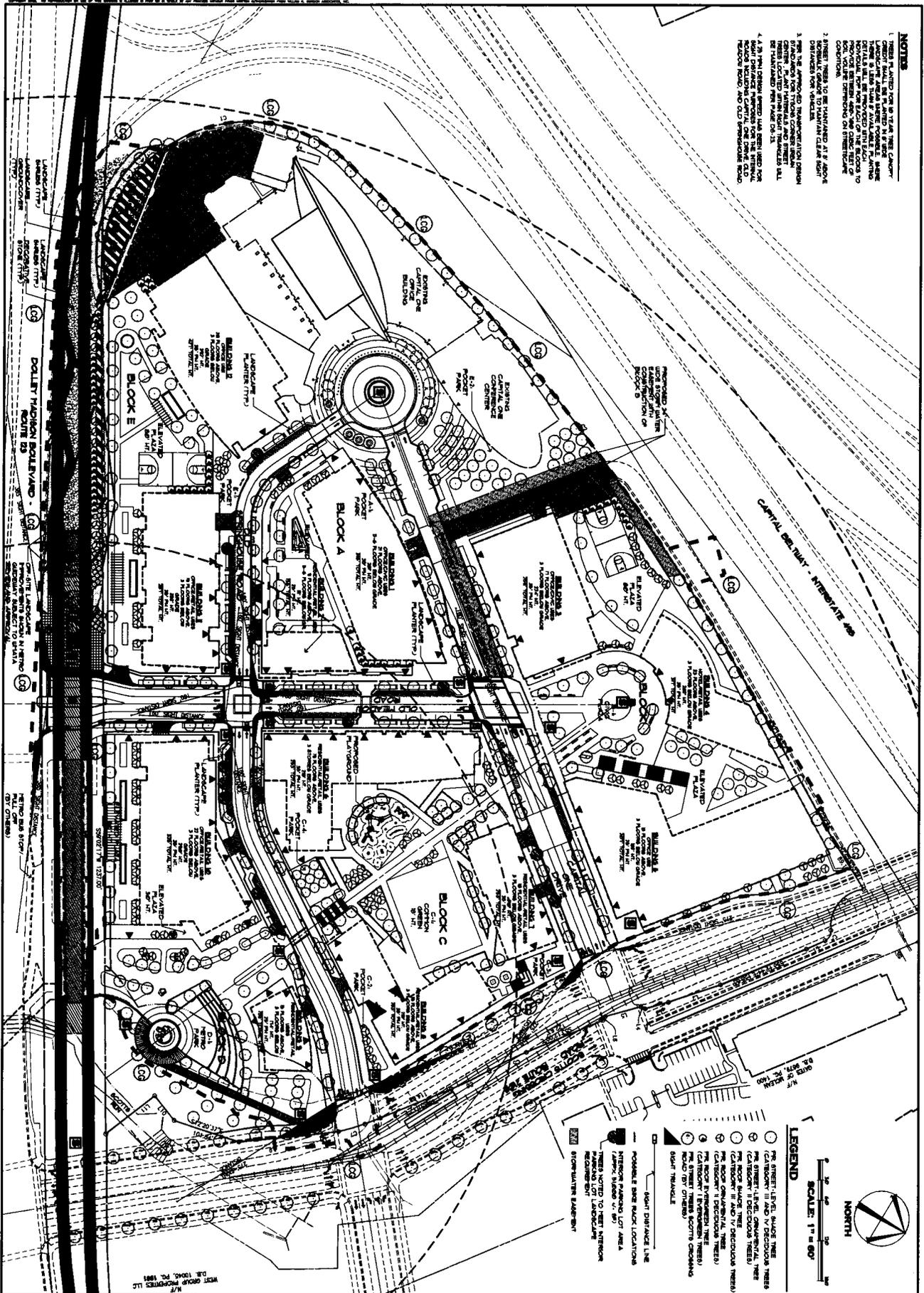
Block	Building	Area	Volume	Units	Spaces	Notes
Block A	Building 1	2,300 SF	914,449 SF	1,344	4	
	Building 2	4,100 SF	1,510,000 SF	2,064	7	
	Building 3	1,200 SF	432,000 SF	624	2	
Block B	Building 4	277,996 SF	1,000,000 SF	1,464	5	
	Building 5	316,600 SF	1,130,000 SF	1,644	6	
	Building 6	1,600 SF	576,000 SF	864	3	
Block C	Building 7	460,000 SF	1,638,000 SF	2,352	8	
	Building 8	36,120 SF	128,424 SF	188	1	
	Building 9	30,000 SF	108,000 SF	160	1	
Block D	Building 10	202,823 SF	720,000 SF	1,056	4	
	Building 11	174 SF	624,000 SF	936	3	
	Building 12	114,180 SF	408,000 SF	624	2	
Block E	Building 13	409,623 SF	1,474,884 SF	2,144	7	
	Building 14	298 SF	1,084,800 SF	1,624	5	
	Building 15	174 SF	624,000 SF	936	3	
Block F	Building 16	202,823 SF	720,000 SF	1,056	4	
	Building 17	174 SF	624,000 SF	936	3	
	Building 18	114,180 SF	408,000 SF	624	2	
Block G	Building 19	409,623 SF	1,474,884 SF	2,144	7	
	Building 20	298 SF	1,084,800 SF	1,624	5	
	Building 21	174 SF	624,000 SF	936	3	
Block H	Building 22	202,823 SF	720,000 SF	1,056	4	
	Building 23	174 SF	624,000 SF	936	3	
	Building 24	114,180 SF	408,000 SF	624	2	
Block I	Building 25	409,623 SF	1,474,884 SF	2,144	7	
	Building 26	298 SF	1,084,800 SF	1,624	5	
	Building 27	174 SF	624,000 SF	936	3	
Block J	Building 28	202,823 SF	720,000 SF	1,056	4	
	Building 29	174 SF	624,000 SF	936	3	
	Building 30	114,180 SF	408,000 SF	624	2	
Block K	Building 31	409,623 SF	1,474,884 SF	2,144	7	
	Building 32	298 SF	1,084,800 SF	1,624	5	
	Building 33	174 SF	624,000 SF	936	3	
Block L	Building 34	202,823 SF	720,000 SF	1,056	4	
	Building 35	174 SF	624,000 SF	936	3	
	Building 36	114,180 SF	408,000 SF	624	2	
Block M	Building 37	409,623 SF	1,474,884 SF	2,144	7	
	Building 38	298 SF	1,084,800 SF	1,624	5	
	Building 39	174 SF	624,000 SF	936	3	
Block N	Building 40	202,823 SF	720,000 SF	1,056	4	
	Building 41	174 SF	624,000 SF	936	3	
	Building 42	114,180 SF	408,000 SF	624	2	
Block O	Building 43	409,623 SF	1,474,884 SF	2,144	7	
	Building 44	298 SF	1,084,800 SF	1,624	5	
	Building 45	174 SF	624,000 SF	936	3	
Block P	Building 46	202,823 SF	720,000 SF	1,056	4	
	Building 47	174 SF	624,000 SF	936	3	
	Building 48	114,180 SF	408,000 SF	624	2	
Block Q	Building 49	409,623 SF	1,474,884 SF	2,144	7	
	Building 50	298 SF	1,084,800 SF	1,624	5	





**NOTES**

1. THIS PLAN IS A CONCEPTUAL LANDSCAPE PLAN AND IS NOT A FINAL DESIGN. THE LANDSCAPE DESIGN WILL BE DEVELOPED AS THE PROJECT PROGRESSES. THE LANDSCAPE DESIGN WILL BE DEVELOPED AS THE PROJECT PROGRESSES. THE LANDSCAPE DESIGN WILL BE DEVELOPED AS THE PROJECT PROGRESSES.
2. THE LANDSCAPE DESIGN IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITIES. THE LANDSCAPE DESIGN IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITIES. THE LANDSCAPE DESIGN IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITIES.
3. THE LANDSCAPE DESIGN IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITIES. THE LANDSCAPE DESIGN IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITIES. THE LANDSCAPE DESIGN IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITIES.
4. A 20 MPH DESIGN SPEED WAS USED FOR THE TRUNKLINE. A 20 MPH DESIGN SPEED WAS USED FOR THE TRUNKLINE. A 20 MPH DESIGN SPEED WAS USED FOR THE TRUNKLINE.



- LEGEND**
- TREE STREET LEVEL, SHADE TREE
  - (C) TREE II AND IV (DECIDUOUS TREES)
  - (C) TREE III (DECIDUOUS TREES)
  - (C) TREE IV (DECIDUOUS TREES)
  - (C) TREE V (DECIDUOUS TREES)
  - (C) TREE VI (DECIDUOUS TREES)
  - (C) TREE VII (DECIDUOUS TREES)
  - (C) TREE VIII (DECIDUOUS TREES)
  - (C) TREE IX (DECIDUOUS TREES)
  - (C) TREE X (DECIDUOUS TREES)
  - (C) TREE XI (DECIDUOUS TREES)
  - (C) TREE XII (DECIDUOUS TREES)
  - (C) TREE XIII (DECIDUOUS TREES)
  - (C) TREE XIV (DECIDUOUS TREES)
  - (C) TREE XV (DECIDUOUS TREES)
  - (C) TREE XVI (DECIDUOUS TREES)
  - (C) TREE XVII (DECIDUOUS TREES)
  - (C) TREE XVIII (DECIDUOUS TREES)
  - (C) TREE XIX (DECIDUOUS TREES)
  - (C) TREE XX (DECIDUOUS TREES)
  - (C) TREE XXI (DECIDUOUS TREES)
  - (C) TREE XXII (DECIDUOUS TREES)
  - (C) TREE XXIII (DECIDUOUS TREES)
  - (C) TREE XXIV (DECIDUOUS TREES)
  - (C) TREE XXV (DECIDUOUS TREES)
  - (C) TREE XXVI (DECIDUOUS TREES)
  - (C) TREE XXVII (DECIDUOUS TREES)
  - (C) TREE XXVIII (DECIDUOUS TREES)
  - (C) TREE XXIX (DECIDUOUS TREES)
  - (C) TREE XXX (DECIDUOUS TREES)
  - (C) TREE XXXI (DECIDUOUS TREES)
  - (C) TREE XXXII (DECIDUOUS TREES)
  - (C) TREE XXXIII (DECIDUOUS TREES)
  - (C) TREE XXXIV (DECIDUOUS TREES)
  - (C) TREE XXXV (DECIDUOUS TREES)
  - (C) TREE XXXVI (DECIDUOUS TREES)
  - (C) TREE XXXVII (DECIDUOUS TREES)
  - (C) TREE XXXVIII (DECIDUOUS TREES)
  - (C) TREE XXXIX (DECIDUOUS TREES)
  - (C) TREE XL (DECIDUOUS TREES)
  - (C) TREE XLI (DECIDUOUS TREES)
  - (C) TREE XLII (DECIDUOUS TREES)
  - (C) TREE XLIII (DECIDUOUS TREES)
  - (C) TREE XLIV (DECIDUOUS TREES)
  - (C) TREE XLV (DECIDUOUS TREES)
  - (C) TREE XLVI (DECIDUOUS TREES)
  - (C) TREE XLVII (DECIDUOUS TREES)
  - (C) TREE XLVIII (DECIDUOUS TREES)
  - (C) TREE XLIX (DECIDUOUS TREES)
  - (C) TREE L (DECIDUOUS TREES)

POSSIBLE SHED BACK LOCATIONS  
 TRUCKS NOTED TO BEST INTERIOR PARKING LOT LANDSCAPE  
 STORMWATER BASIN

LANDSCAPE PLAN

## CAPITAL ONE MASTERPLAN

### CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR-021  
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

**REVISIONS**

10/27/10	CON COMMENTS
11/10/10	CON COMMENTS
06/30/11	CON COMMENTS
11/17/11	CON COMMENTS
03/12/12	CON COMMENTS
04/25/12	CON COMMENTS
05/24/12	CON COMMENTS
06/13/12	CON COMMENTS
06/13/12	CON COMMENTS
06/13/12	CON COMMENTS

**SCALE**

1" = 40'

DATE: AUGUST 4, 2010

DRAWN: OS/RY/CG

CHECKED: CS/RW

DATE: 1/28/10

DESIGNED BY: JIM COLLINS

9 of 34

**WILLIAM H. GORDON ASSOCIATES, INC.**

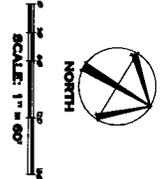
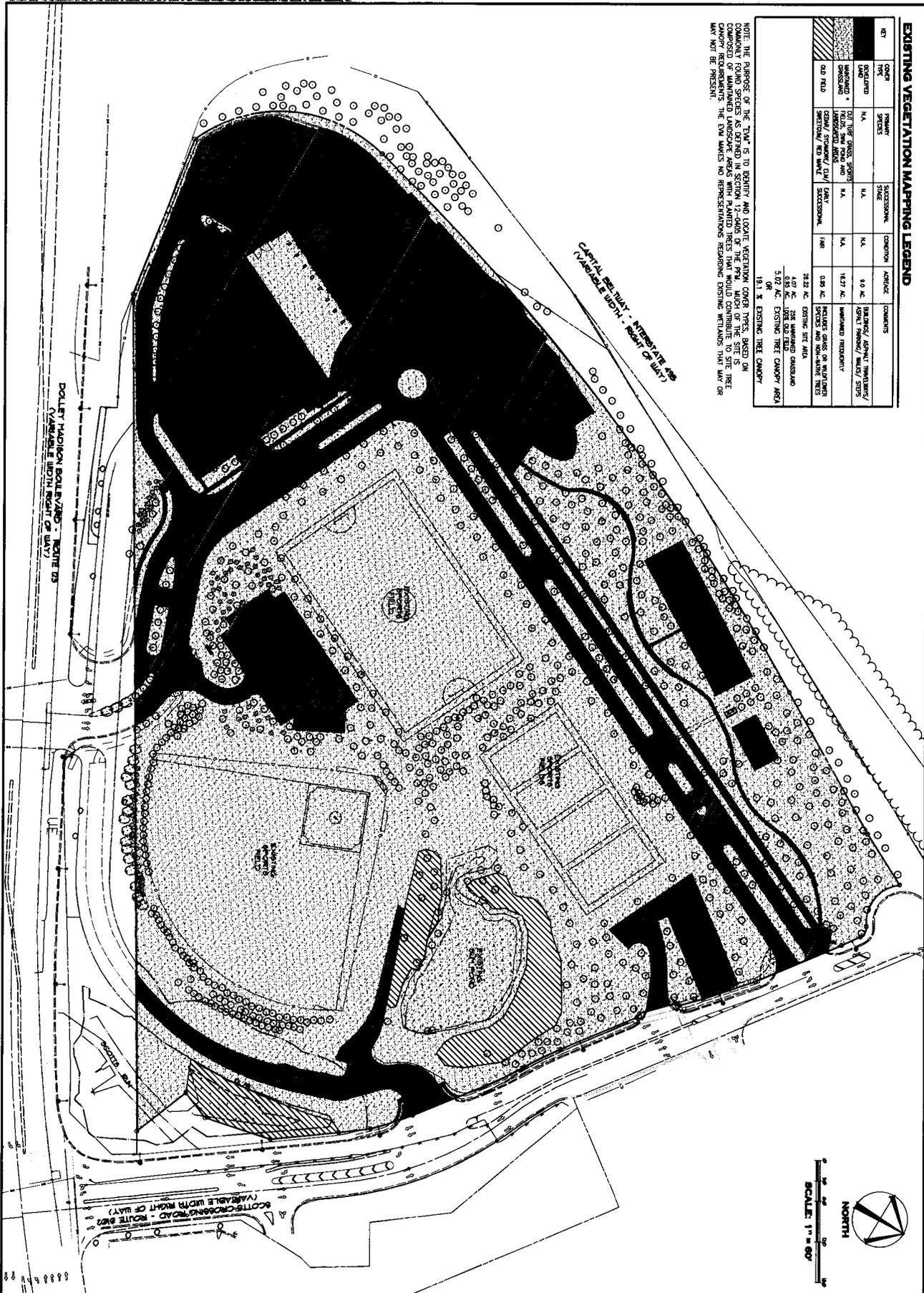
4501 Daly Drive  
 Chantilly, VA 20151  
 PHONE: 703-283-1900  
 FAX: 703-283-0766

ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS

**EXISTING VEGETATION MAPPING LEGEND**

KEY	COVER TYPE	PLANTY SPECIES	PROPORTION	COMMENTS
[Symbol]	ROADSIDE	N/A	N/A	ROADSIDE VEGETATION
[Symbol]	WETLANDS	OUT-TOP PINE, PINE, WETLANDS	N/A	WETLANDS
[Symbol]	OLD FIELD	GRASS, STUMP, CLAY, SASSAPARILLA, RED WOOD	N/A	OLD FIELD
[Symbol]	EXISTING TREE CANOPY	N/A	18.1% EXISTING TREE CANOPY	EXISTING TREE CANOPY

NOTE: THE PURPOSE OF THE PLAN IS TO DETERMINE AND LOCATE VEGETATION COVER TYPES, BASED ON COMPILED AND MAINTAINED LANDSCAPE DATA. THE PLAN IS NOT A REPRESENTATION OF THE ACTUAL VEGETATION COVER TYPES. THE PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT. THE PLAN IS NOT A REPRESENTATION OF THE ACTUAL VEGETATION COVER TYPES. THE PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT. THE PLAN IS NOT A REPRESENTATION OF THE ACTUAL VEGETATION COVER TYPES. THE PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT.



**EXISTING VEGETATION MAP (EVM)**

**CAPITAL ONE MASTERPLAN**  
**CONCEPTUAL DEVELOPMENT PLAN**  
**RZ 2010-PR-021**  
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

**DATE:** AUGUST 4, 2010

**DESIGNER:** W.H.G./E.V.M.

**CHECKED:** W.H.G./E.V.M.

**SCALE:** 1" = 80'

**PROJECT NO.:** 100-5745

**DATE:** 9A of 34

**William H. Gordon Associates, Inc.**  
 4501 Duly Drive  
 Chantilly, VA 20151  
 PHONE 703-283-1900  
 FAX 703-283-0788  
 ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS



**LEGEND**

- LAND AREA TO BE DEDICATED FOR LIMITED STREET IMPROVEMENTS
- BUILDING FLOOR AREA WITH PROPOSED PUBLIC FACILITY
- PUBLIC FACILITY
- PARTS OF PUBLIC PARK PLAZA OR PLAYGROUND

**PARK/PLAZA AREAS**

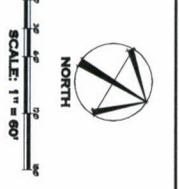
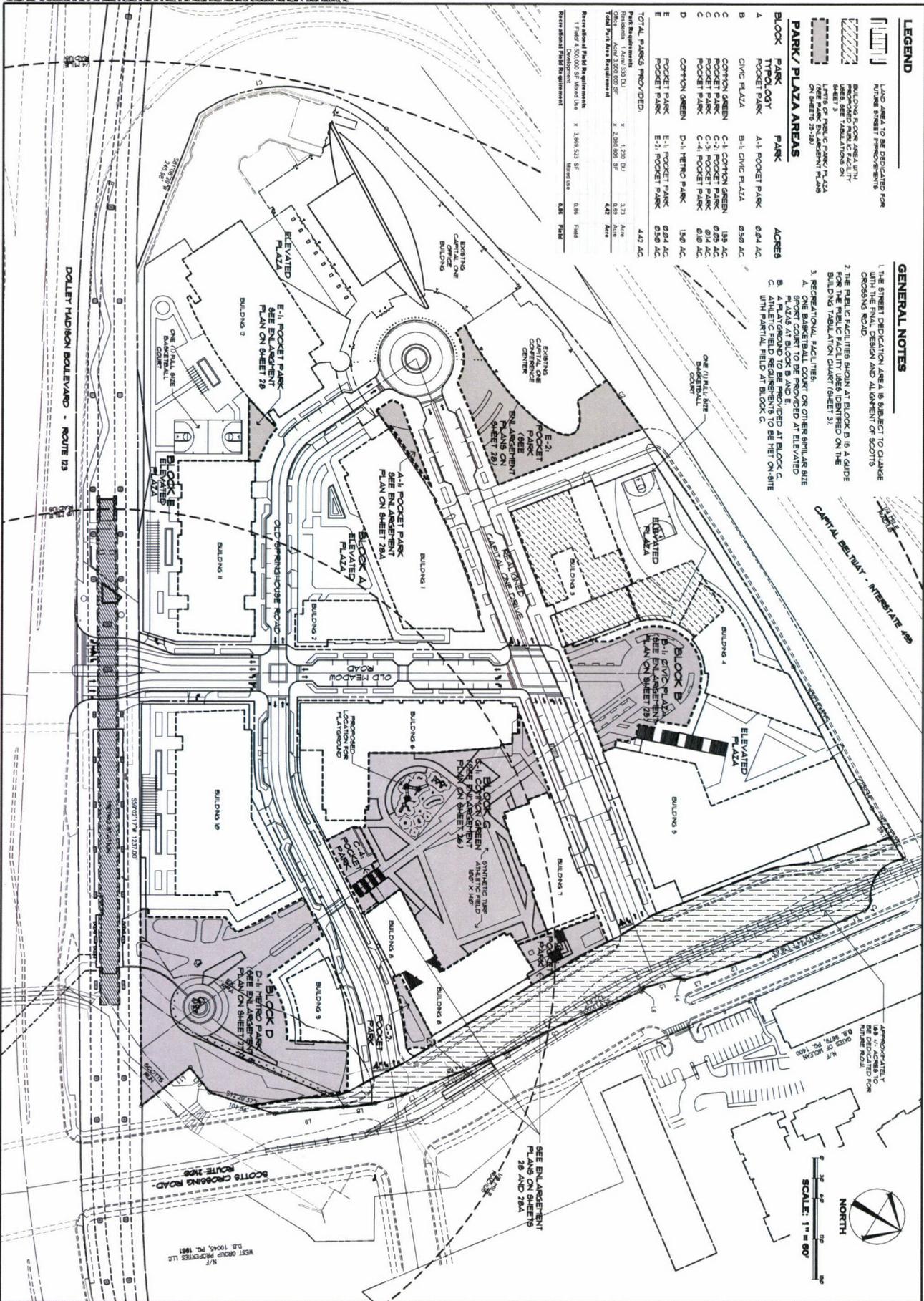
BLOCK	PARK TYPOLOGY	PARK	ACRES
A	POCKET PARK	A-1: POCKET PARK	0.94 AC.
B	CIVIC PLAZA	B-1: CIVIC PLAZA	0.56 AC.
C	COMMON GREEN	C-1: COMMON GREEN	1.58 AC.
C	POCKET PARK	C-2: POCKET PARK	0.94 AC.
C	POCKET PARK	C-3: POCKET PARK	0.94 AC.
C	POCKET PARK	C-4: POCKET PARK	0.94 AC.
D	COMMON GREEN	D-1: HERO PARK	1.50 AC.
E	POCKET PARK	E-1: POCKET PARK	0.94 AC.
E	POCKET PARK	E-2: POCKET PARK	0.56 AC.
<b>TOTAL PARKS PROVIDED:</b>			<b>4.42 AC.</b>

**Recreational Park Requirements**  
 1 Park 4,000,000 SF Mixed Use X 1.20 AC. = 3.75 ACRES  
 1 Park 2,000,000 SF Mixed Use X 2.00 AC. = 4.00 ACRES  
**TOTAL Park Area Requirement** = 7.75 ACRES

**Professional Park Requirements**  
 1 Park 4,000,000 SF Mixed Use X 3.883 AC. = 0.86 ACRES  
**TOTAL Park Area Requirement** = 0.86 ACRES

**GENERAL NOTES**

1. THE STREET DEDICATION AREA IS SUBJECT TO CHANGE WITH THE FINAL DESIGN AND ALIGNMENT OF SCOTTS CROSSING ROAD.
2. THE PUBLIC FACILITIES SHOWN AT BLOCK B IS A GUIDE FOR THE PUBLIC FACILITY USER IDENTIFIED ON THE BUILDING RELOCATION CHART (SHEET 31).
3. RECREATIONAL FACILITIES:
  - A. ONE SPORTS BALL COURT OR OTHER SIMILAR SIZE PLAZAS AT BLOCK B AND E
  - B. A PLAYGROUND TO BE PROVIDED AT BLOCK C.
  - C. AN INLET FIELD TO BE PROVIDED AT BLOCK C.

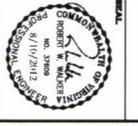


**PUBLIC FACILITIES PLAN**  
**CAPITAL ONE MASTERPLAN**  
**CONCEPTUAL DEVELOPMENT PLAN**  
**RZ 2010-PRO21**  
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

**REVISIONS**

11.10.10	CON COMMENTS
06.30.11	CON COMMENTS
11.17.11	CON COMMENTS
03.12.12	CON COMMENTS
04.25.12	CON COMMENTS
05.24.12	CON COMMENTS
06.13.12	CON COMMENTS
08.13.12	CON COMMENTS

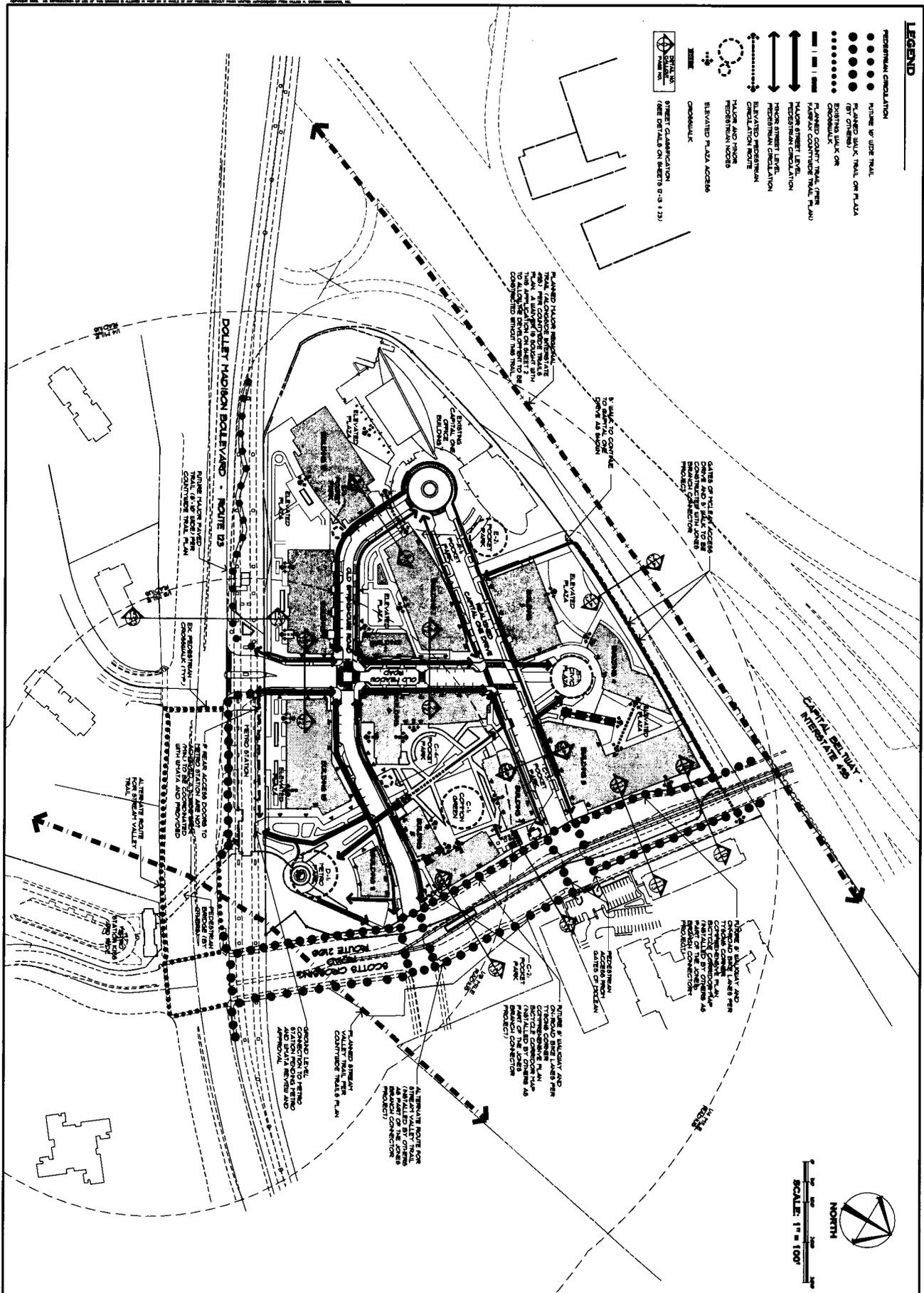
**DATE:** AUGUST 4, 2010  
**DRAWN:** OS/IRV/GG  
**CHECKED:** CS/RW  
**JOB #:** 1796.1101  
**DATE:** 1/10/10  
**SHEET #:** 10 of 34



**William H. Gordon Associates, Inc.**  
 4501 Duly Drive  
 Chantilly, VA 20151  
 PHONE: 703-263-1900  
 FAX: 703-263-0788  
 ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS

**LEGEND**

- ● ● ● ● PEDESTRIAN CIRCULATION
- ○ ○ ○ ○ PLANNED VALLEY TRAIL OR P-LAZA
- ○ ○ ○ ○ EXISTING VALLEY OR CROSSLAKE
- ○ ○ ○ ○ PLANNED COUNTY TRAIL (PER FAIRFAX COUNTY TRAIL PLAN)
- → → → → MAJOR STREET LEVEL PEDESTRIAN CIRCULATION
- → → → → FROM STREET LEVEL PEDESTRIAN CIRCULATION
- → → → → EXISTING PEDESTRIAN CIRCULATION ROUTE
- → → → → TRAILS AND PATHS
- ○ ○ ○ ○ ELEVATED PEDESTRIAN ACCESS
- ○ ○ ○ ○ CROSSWALK
- ○ ○ ○ ○ STREET CLASSIFICATION (SEE DETAILS ON SHEETS B-19 & 23)



SCALE: 1" = 100'

<p>DATE: AUGUST 4, 2010                  DRAWN: CS/IN/VC                  CHECKED: CS/BK                  SCALE: 1" = 100'                  SHEET: 11 OF 34</p>	<p>PEDESTRIAN CIRCULATION PLAN</p> <p><b>CAPITAL ONE MASTERPLAN</b>                  CONCEPTUAL DEVELOPMENT PLAN                  RZ 2010-PR021</p> <p>PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA</p>	<p>10/27/10: CS, Condemns                  11/16/10: CS, Condemns                  08/30/11: CS, Condemns                  11/17/11: CS, Condemns                  03/12/12: CS, Condemns                  05/24/12: CS, Condemns                  06/28/12: CS, Condemns                  08/14/12: CS, Condemns</p>	<p>PROJECT: CAPITAL ONE                  SHEET: 11 OF 34                  DATE: 8/10/2010</p>
---	--	---	---

**William H. Gordon Associates, Inc.**  
 4501 Dely Drive  
 Chantilly, VA 20151  
 PHONE: 703-263-1900  
 FAX: 703-263-0766  
 ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



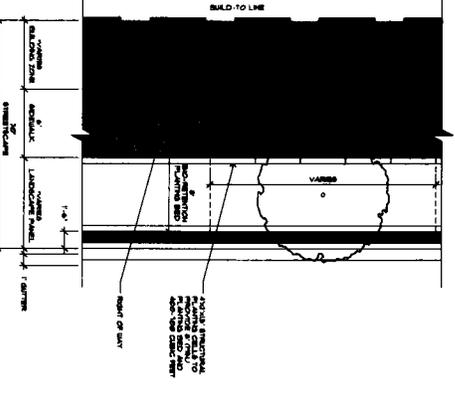
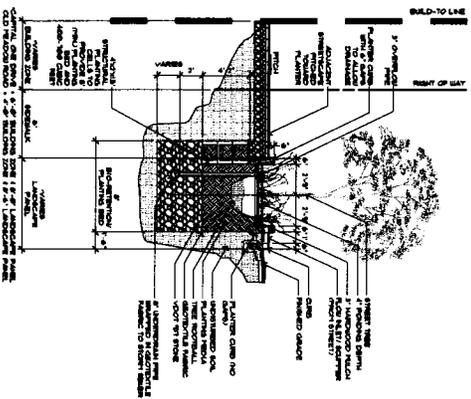
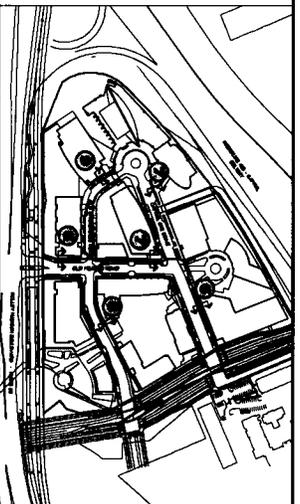




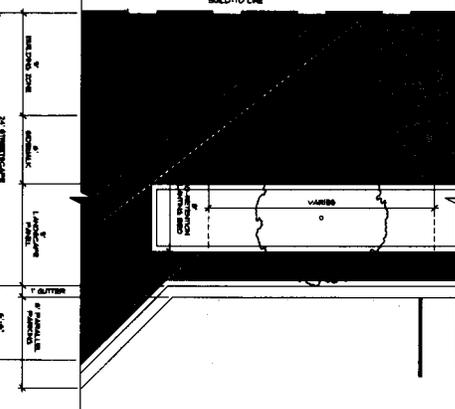
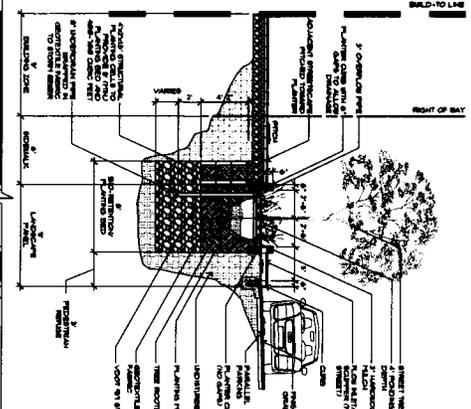
**NOTE:**  
 THE STREET SECTIONS PROPOSE THE USE OF ONE FOOT GUTTER PANS IN KEEPERS WITH THE INTENT TO REDUCE PAVEMENT AND ROADWAY WIDTHS IN THE TYPICAL CORNER AREAS. THIS REDUCTION IN ROADWAY WIDTHS WILL BE LIMITED TO THE TYPICAL CORNER AREAS. IN THE EVENT A FOOT WOULD NOT ALLOW ONE FOOT GUTTER PANS, AN ADDITIONAL ONE FOOT CAN BE REDUCED FROM THE HOURLY TRAVEL LANE FROM THE FOOT LANE TO BE FOOT LANE. THE REDUCTION IN ROADWAY WIDTHS SHALL BE LIMITED TO THE MINIMUM WIDTH OF 20 FEET AS REQUIRED PER THE TYPICAL URBAN STREET STANDARDS.



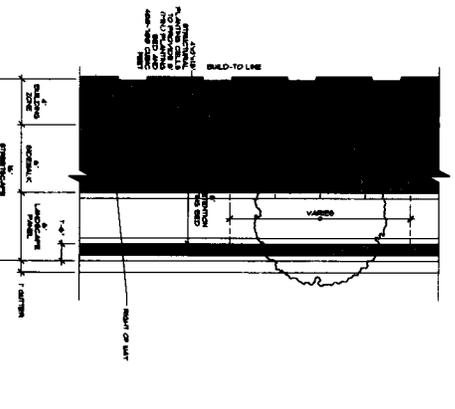
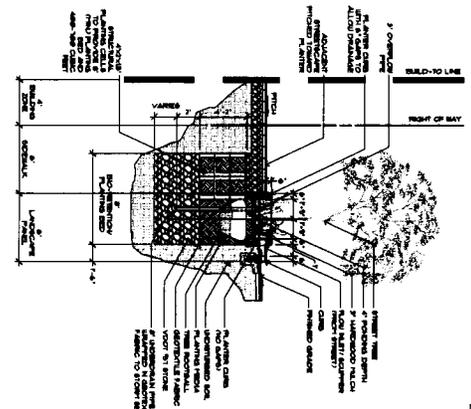
**KEY PLAN**  
 SCALE: 1" = 200'



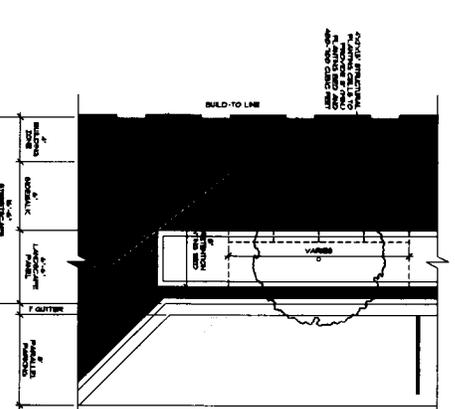
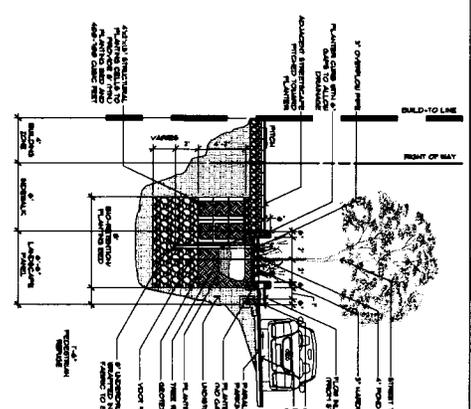
**6 CAPITAL ONE DRIVE & OLD MEADOW ROAD - FOUR LANE (NO PARKING)**  
 SCALE: 1" = 5'



**7 CAPITAL ONE DRIVE & OLD MEADOW ROAD - TWO LANE (WITH PARKING)**  
 SCALE: 1" = 5'



**8 OLD SPRINGHOUSE ROAD - TWO LANE (NO PARKING)**  
 SCALE: 1" = 5'



**9 OLD SPRINGHOUSE ROAD - TWO LANE (WITH PARKING)**  
 SCALE: 1" = 5'

**STREET TREE PLANTER DETAILS**

**CAPITAL ONE MASTERPLAN**  
**CONCEPTUAL DEVELOPMENT PLAN**  
**RZ 2010-PR-021**  
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

**REVISIONS:**

10/29/10	ES	Comments
11/10/10	ES	Comments
06/30/11	ES	Comments
11/17/11	ES	Comments
03/12/12	ES	Comments
04/23/12	ES	Comments
06/24/12	ES	Comments
08/21/12	ES	Comments
08/21/12	ES	Comments

**DATE:** AUGUST 4, 2010

**DRAWN:** GS/PW/GG

**CHECKED:** OS/RW

**DATE PLOTTED:** 1/28/11

**PROJECT:** THE SHOP DRIVE

**SCALE:** N/A

**12C of 34**

**William H. Gordon Associates, Inc.**

4501 Dely Drive  
 Chesapeake, VA 23041  
 PHONE: 703-283-1900  
 FAX: 703-283-0766

ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



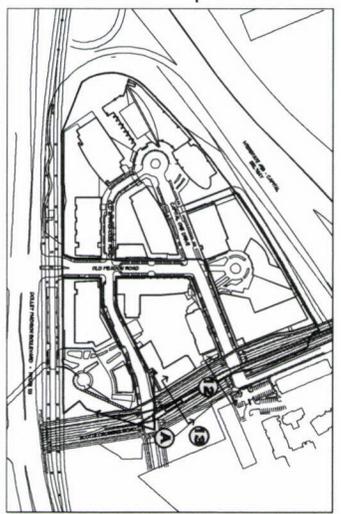
**NOTE:**  
 THE ACCOMPANYING IMAGES EXCEPTED FROM THE PROPOSED CAPITAL ONE DESIGN GUIDELINES ILLUSTRATE THE GENERAL CHARACTER SCALE AND HORIZONTAL QUALITY LEVEL OF THE FINAL STREETSCAPE. IN PARTICULAR, THE PRECEDENT EXAMPLE FROM CONNECTICUT AVE STREETSCAPE AT THE RESIDENTIAL BLOCK CENTER OF SCOTT'S CROSSING ROAD BUILDING ZONES PROVIDES A GREATER BUFFER BETWEEN THE THOROUGHFARE AND THE RESIDENTIAL BUILDINGS (ROUND BLOCKS) THAN THE RESIDENTIAL ORIENTED RETAIL, THE INTERSECTION OF SCOTT'S CROSSING ROAD/OLD SPRINGHOUSE ROAD AND THE METRO PARK ENTRY. INCLUDING THE SCOTT'S CROSSING SPECIALTIES AND ENLARGED PEDESTRIAN PAVING BUFFER. THESE IMAGES DO NOT REPRESENT A FINALIZED DESIGN. THEY DO SHOW THE INTERED RELATIONSHIP OF THE SCOTT'S CROSSING ROAD STREETSCAPE AND ITS RELATIONSHIP TO THE SURROUNDING PARKS AND BUILDING MASSING, AND IS REPRESENTATIVE OF THE BOUNDARY BETWEEN THE SCOTT'S CROSSING ROAD STREETSCAPE AND THE BOUNDARY TO THE FUTURE FINAL DEVELOPMENT PLAN FOR THIS AREA.



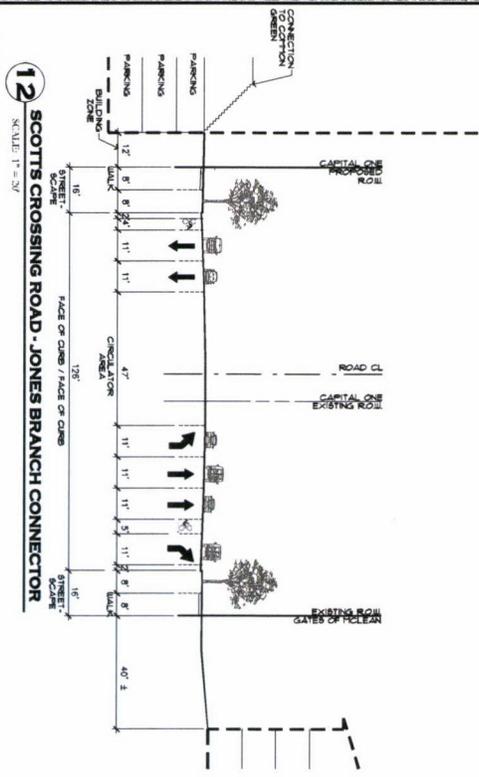
- NOTES:**
1. FINAL SCOTT'S CROSSING ROAD/JONES BRANCH CONNECTOR DESIGN SHALL BE IN ACCORDANCE WITH THE PROPOSED CAPITAL ONE DESIGN GUIDELINES AND SHALL BE SUBJECT TO CHANGE.
  2. THE BUILD TO LINES ARE PROPOSED AS A TYPICAL CONDITION FOR ALL BUILDINGS. THE BUILD TO LINES ARE PROPOSED AS A TYPICAL CONDITION FOR ALL BUILDINGS. THE BUILD TO LINES ARE PROPOSED AS A TYPICAL CONDITION FOR ALL BUILDINGS. THE BUILD TO LINES ARE PROPOSED AS A TYPICAL CONDITION FOR ALL BUILDINGS.
  3. THE BUILD TO LINES ARE PROPOSED AS A TYPICAL CONDITION FOR ALL BUILDINGS. THE BUILD TO LINES ARE PROPOSED AS A TYPICAL CONDITION FOR ALL BUILDINGS. THE BUILD TO LINES ARE PROPOSED AS A TYPICAL CONDITION FOR ALL BUILDINGS.



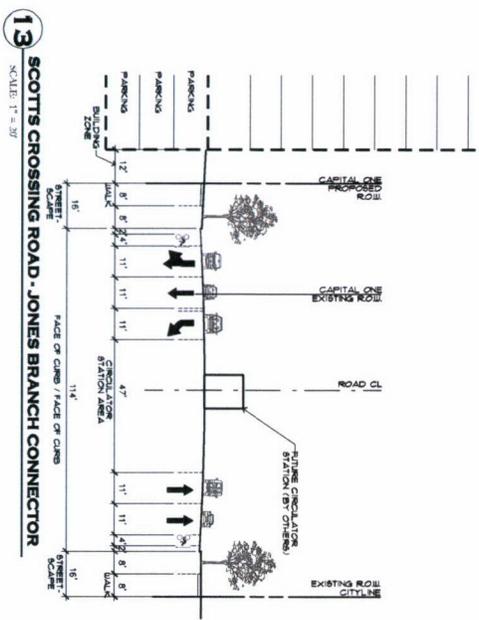
**KEY PLAN**  
 SCALE: 1" = 200'



**A** SCOTT'S CROSSING ROAD/METRO PARK  
 SCALE: N.T.S.



**12** SCOTT'S CROSSING ROAD - JONES BRANCH CONNECTOR  
 SCALE: 1" = 20'



**13** SCOTT'S CROSSING ROAD - JONES BRANCH CONNECTOR  
 SCALE: 1" = 20'

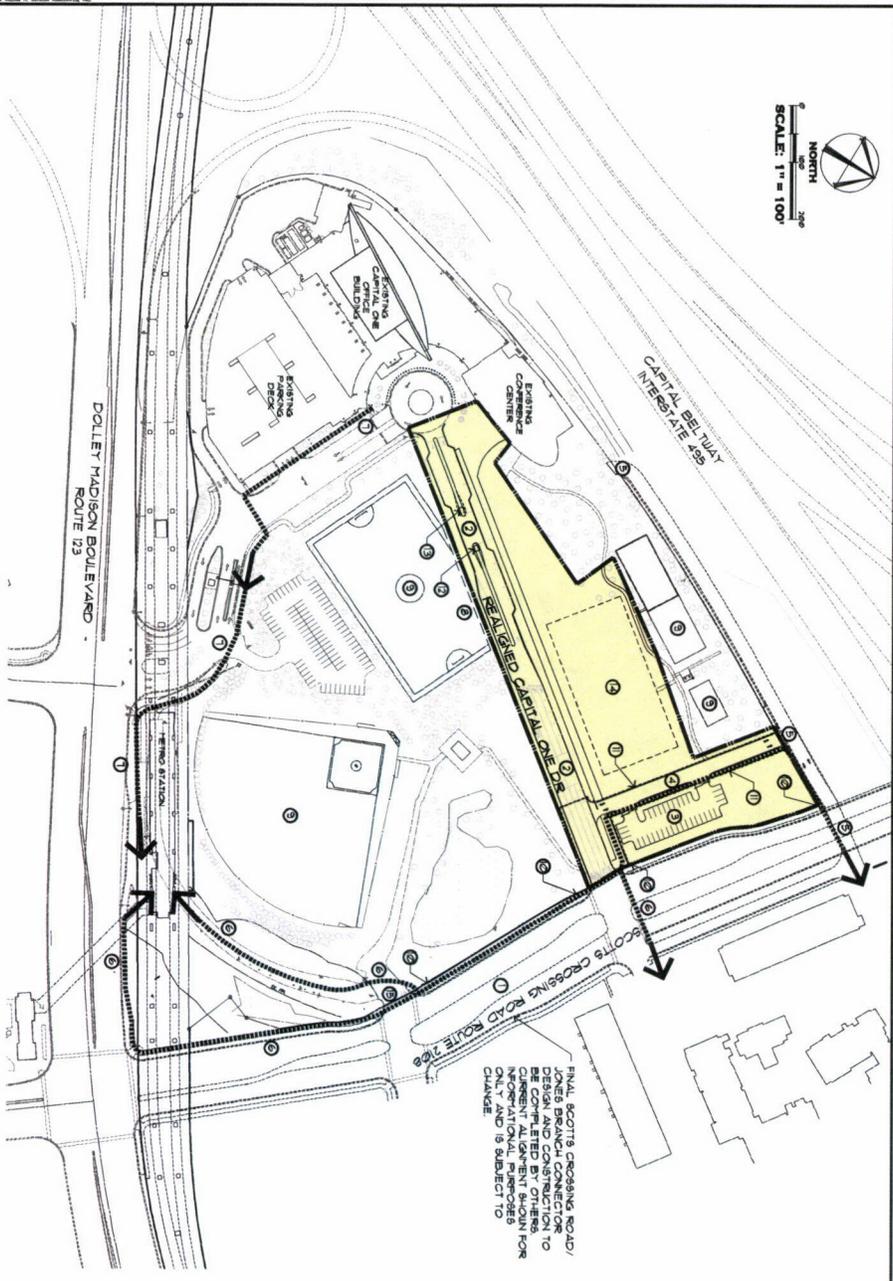
SCR-JBC STREET SECTIONS  
**CAPITAL ONE MASTER PLAN**  
 CONCEPTUAL DEVELOPMENT PLAN  
 RZ 2010-PR-021  
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

DATE	11/20/10	SCALE	N/A
DRAWN	CS/IRW/CG	DATE	AUGUST 4, 2010
CHECKED	CS/RW	DRAWN	CS/IRW/CG
DATE	1/28/11	CHECKED	CS/RW
DATE	1/28/11	DATE	1/28/11
DATE	1/28/11	DATE	1/28/11



**William H. Gordon Associates, Inc.**  
 4501 Day Drive  
 Chesapeake, VA 23031  
 PHONE 753-283-1900  
 FAX 753-283-1900  
 ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS





**INTERIM CONDITION: ULTIMATE CONNECTION TO SCOTT'S CROSSING ROAD**

THIS PHASE IS TO BE COMPLETED ONCE JONES BRANCH CONNECTOR IS FULLY CONSTRUCTED.

FINAL SCOTT'S CROSSING ROAD/JONES BRANCH CONNECTOR DESIGN AND CONSTRUCTION TO BE COMPLETED BY OTHERS. THIS PHASE IS FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO CHANGE.

**LEGEND**

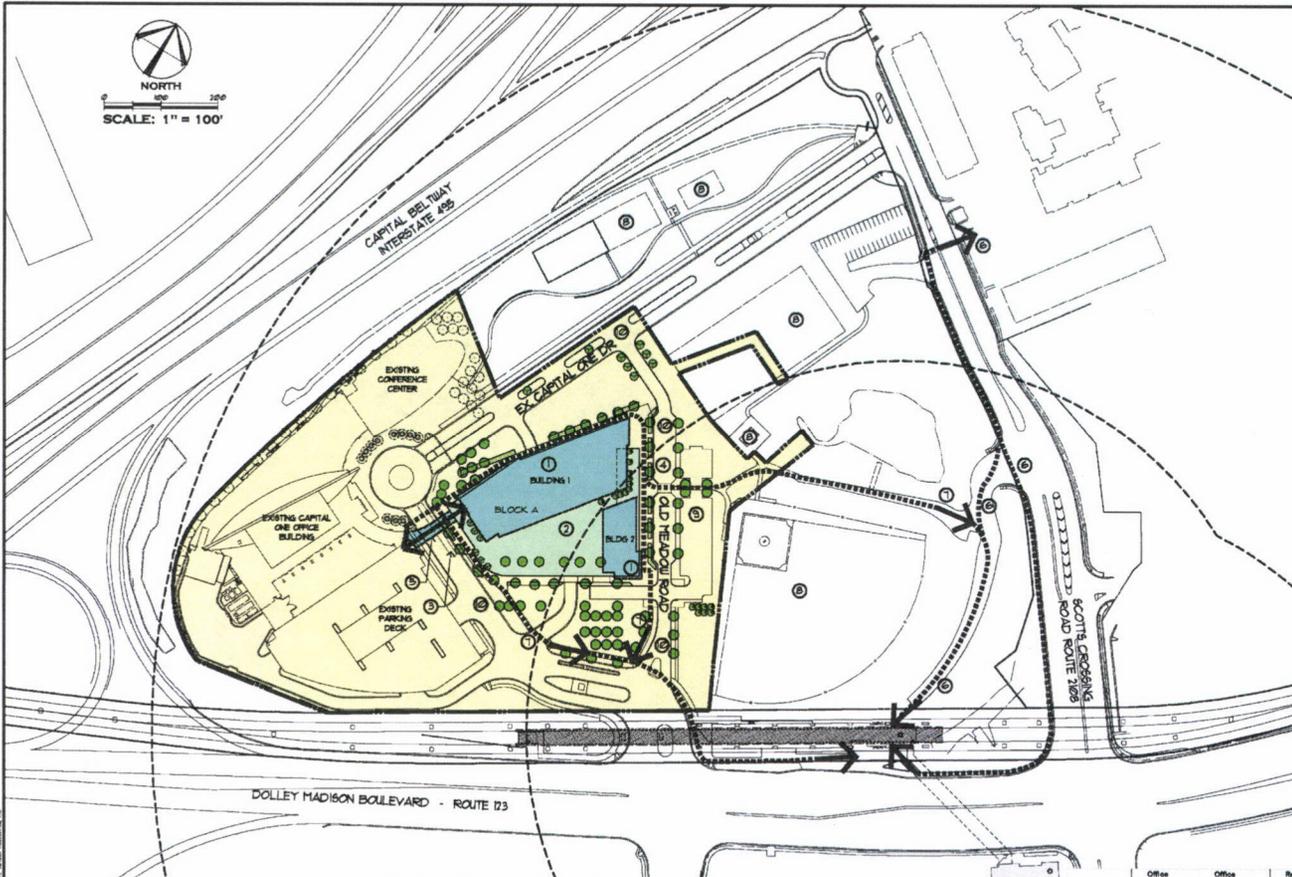
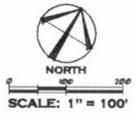
- APPROXIMATE LIMITS OF PHASE
- ➡ PEDESTRIAN CIRCULATION ROUTE
- ▭ LIMITS OF PHASING AREA (APPROXIMATE)

- 1 SCOTT'S CROSSING ROAD REALIGNED TO JONES BRANCH CONNECTOR OVER BELTWAY (BY OTHERS).
- 2 CONSTRUCTION OF TEMPORARY PARKING AREA WITH POSSIBLE SECURITY GATES TO SERVE TEMPORARY SPORTS FIELDS.
- 3 CONSTRUCTION OF TEMPORARY CONNECTION TO GATES OF MCLEAN ACCESS ROAD WITH PUBLIC ACCESS EASEMENT.
- 4 GATES OF MCLEAN ACCESS ROAD WITH 6' WIDE WALK UNDER SCOTT'S CROSSING ROAD (BY OTHERS).
- 5 GATES OF MCLEAN PEDESTRIAN ACCESS TO METRO STATION.
- 6 METRO STATION ACCESS FOR EMPLOYEES FROM EXISTING BUILDINGS.
- 7 IMPACT TO TEMPORARY SPORTS FIELD MAY BE RECONFIGURED.
- 8 TEMPORARY SPORTS FIELD, SPORT COURTS AND SPORTS PAVILION MAY BE MAINTAINED BY CAPITAL ONE POST CONSTRUCTION.
- 9 CONSTRUCTION OF TEMPORARY RETAINING WALL ALONG LIMITS OF RIGHT OF WAY.
- 10 PUBLIC ACCESS EASEMENT TO BE PROVIDED FOR REVIEW AND APPROVAL BY COUNTY ATTORNEY.
- 11 SECURITY GATE LOCATION WITH EXPANDED MEDIAN.
- 12 FUTURE SECURITY GATE LOCATION WITH EXPANDED MEDIAN.
- 13 POTENTIAL LOCATION OF NEW TEMPORARY SPORTS FIELD.
- 14 THIS ENTRANCE MAY BE ADJUSTED WITH THE CONSTRUCTION OF THE JONES BRANCH CONNECTOR PROJECT (BY OTHERS).

**NOTE:**

- 1 THE PHASING PLAN AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO REFINANCE THE PHASING TO MEET ITS CONSTRUCTION SCHEDULE.
- 2 PARKS AND OPEN SPACE AREAS SHALL BE DEVELOPED WITH EACH PHASE AS THE SITE DEVELOPMENT REFER TO PUBLIC FACILITIES PLAN ON SHEET 09 FOR DETAILS.
- 3 LIMITS OF PHASING IS APPROXIMATE. SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS. THIS PHASE IS FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO CHANGE.

<p>JONES BRANCH CONNECTOR PHASE ALT</p> <p><b>CAPITAL ONE MASTERPLAN</b></p> <p>CONCEPTUAL DEVELOPMENT PLAN</p> <p>RZ 2010-PR-021</p> <p>PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA</p>	<p>SCALE: 1" = 100'</p> <p>DATE: AUGUST 4, 2010</p> <p>DRAWN: CS/IRV/CG</p> <p>CHECKED: CS, RW</p> <p>JOB # 1796.1101</p> <p>DATE: 11/01/2010</p> <p>SHEET # 14A of 34</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>1</td> <td>11/23/10</td> <td>CS</td> <td>Comments</td> </tr> <tr> <td>2</td> <td>11/23/10</td> <td>CS</td> <td>Comments</td> </tr> <tr> <td>3</td> <td>06/30/11</td> <td>CS</td> <td>Comments</td> </tr> <tr> <td>4</td> <td>11/17/11</td> <td>CS</td> <td>Comments</td> </tr> <tr> <td>5</td> <td>03/12/12</td> <td>CS</td> <td>Comments</td> </tr> <tr> <td>6</td> <td>04/25/12</td> <td>CS</td> <td>Comments</td> </tr> <tr> <td>7</td> <td>05/24/12</td> <td>CS</td> <td>Comments</td> </tr> <tr> <td>8</td> <td>06/13/12</td> <td>CS</td> <td>Comments</td> </tr> <tr> <td>9</td> <td>08/13/12</td> <td>CS</td> <td>Comments</td> </tr> </table>	1	11/23/10	CS	Comments	2	11/23/10	CS	Comments	3	06/30/11	CS	Comments	4	11/17/11	CS	Comments	5	03/12/12	CS	Comments	6	04/25/12	CS	Comments	7	05/24/12	CS	Comments	8	06/13/12	CS	Comments	9	08/13/12	CS	Comments		<p><b>William H. Gordon Associates, Inc.</b></p> <p>4501 Day Drive Chantilly, VA 20151 PHONE 703-283-1900 FAX 703-283-0768</p> <p>ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS</p>
1	11/23/10	CS	Comments																																					
2	11/23/10	CS	Comments																																					
3	06/30/11	CS	Comments																																					
4	11/17/11	CS	Comments																																					
5	03/12/12	CS	Comments																																					
6	04/25/12	CS	Comments																																					
7	05/24/12	CS	Comments																																					
8	06/13/12	CS	Comments																																					
9	08/13/12	CS	Comments																																					



**LEGEND**

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- PUBLIC ROADWAY
- STREET/ROOF TREES
- BIO-RETENTION PLANTERS

- 1 CONSTRUCTION OF BUILDINGS 1 AND 2 (WITH ASSOCIATED STRUCTURED PARKINGS).
- 2 CONSTRUCTION OF ELEVATED PLAZA WITH BUILDING 1.
- 3 REMOVAL OF LANDSCAPE MEDIAN BETWEEN EXISTING PARKING DECK AND BUILDING 1 ALONG CAPITAL ONE DRIVE.
- 4 PARTIAL CONSTRUCTION (WESTERN SIDE) OF OLD MEADOW ROAD/DRIVE WITH ON-STREET PARKING.
- 5 ELEVATED PEDESTRIAN CONNECTION, 15' MIN. CLEARANCE BELOW TO EXISTING CAPITAL ONE OFFICE BUILDING.
- 6 GATES OF MCGLEAN PEDESTRIAN ACCESS TO METRO STATION.
- 7 METRO STATION ACCESS FOR EMPLOYEES FROM EXISTING AND PROPOSED BUILDINGS.
- 8 TEMPORARY SPORTS FIELD, SPORT COURTS AND SPORTS PAVILION MAY BE MAINTAINED BY CAPITAL ONE POST CONSTRUCTION.
- 9 CONSTRUCTION OF TEMPORARY PARKING AREA.
- 10 THERE ARE NO PUBLIC STREETS PROPOSED WITH THIS PHASE OF DEVELOPMENT.

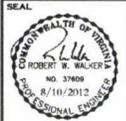
**PHASE 1: CAPITAL ONE HEADQUARTERS EXPANSION PHASE**

- NOTE:**
1. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE-ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
  2. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF FINAL DEVELOPMENT PLAN.
  3. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 9.
  4. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
  5. PHASING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE AFFECTED AREA(S).
  6. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.
  7. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH, BUT ONLY THE STREETSCAPE ON THE BUILDING SIDE PER THE PHASING DIAGRAMS.
  8. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES, AS DETERMINED AT THE TIME OF FDP APPROVAL.

	Office <1/8 mile	Office >1/8 mile	Resid. <1/8 mile	Resid. >1/8 mile	Retail* <1/8 mile	Retail* >1/8 mile	Public Facility >1/8 mile	Hotel <1/8 mile	Hotel >1/8 mile	TOTALS
<b>Block A</b>										
Bldg 1	2,350 SF	516,480 SF				8,345 SF		63,368 SF	18,022 SF	527,181 SF
Bldg 2					5,789 SF	1,490 SF		35		89,837 SF
Existing Parking	4	1,331 max			28	40		69	31	151
New Parking								2		5
New Loading										
<b>Block B</b>										
Bldg 11										0 SF
Bldg 12		504,000 SF								504,000 SF
Existing Bldg										
Existing Parking		1,529								1,529
Existing Loading		5								5
<b>TOTALS</b>										
Existing FAR SF	0 SF	504,000 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	504,000 SF
Existing Parking	4	1,529	0	0	28	40	0	35	0	89
Existing Loading	0	5	0	0	0	0	0	0	0	5
New FAR SF	2,350 SF	1,020,480 SF	0 SF	0 SF	6,795 SF	8,805 SF	0 SF	63,368 SF	18,022 SF	1,120,818 SF
New Parking	4	1,331 max	0	0	28	40	0	69	31	143 max
New Loading	0	5	0	0	0	0	0	2	0	5
New Parking Ratio	1:6 1/1000	2:8 1/1000	-	-	-	-	-	0.9 room (average room 354 SF)	1.0 room (average room 354 SF)	10

\* Retail units occupying 8 served by a common black reparking 18th are calculated as one retail structure; i.e., retail use in Blocks A, B, C, D and E are calculated for the purposes of parking ratios (excepted SF and initial 1,200 SF rate) as one retail parcel each. Parking ratios for the <1/8 and >1/8 mile rings are provided in Blocks A and C based on the percentage of total parking in each block within the respective rings. Retail parking within the <1/8 mile ring also includes parking for existing ball field, which will remain in this phase.

**William H. Gordon Associates, Inc.**  
 1000 DUNN DR., SUITE 201  
 FARMERSBURG, MD 21051  
 PHONE 761-793-1900  
 FAX 761-793-1901  
 ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



- REVISIONS**
- 10-29-10 City Comments
  - 11-10-10 City Comments
  - 06-30-11 City Comments
  - 11-17-11 City Comments
  - 03-12-12 City Comments
  - 04-23-12 City Comments
  - 05-24-12 City Comments
  - 06-13-12 City Comments
  - 08-13-12 City Comments

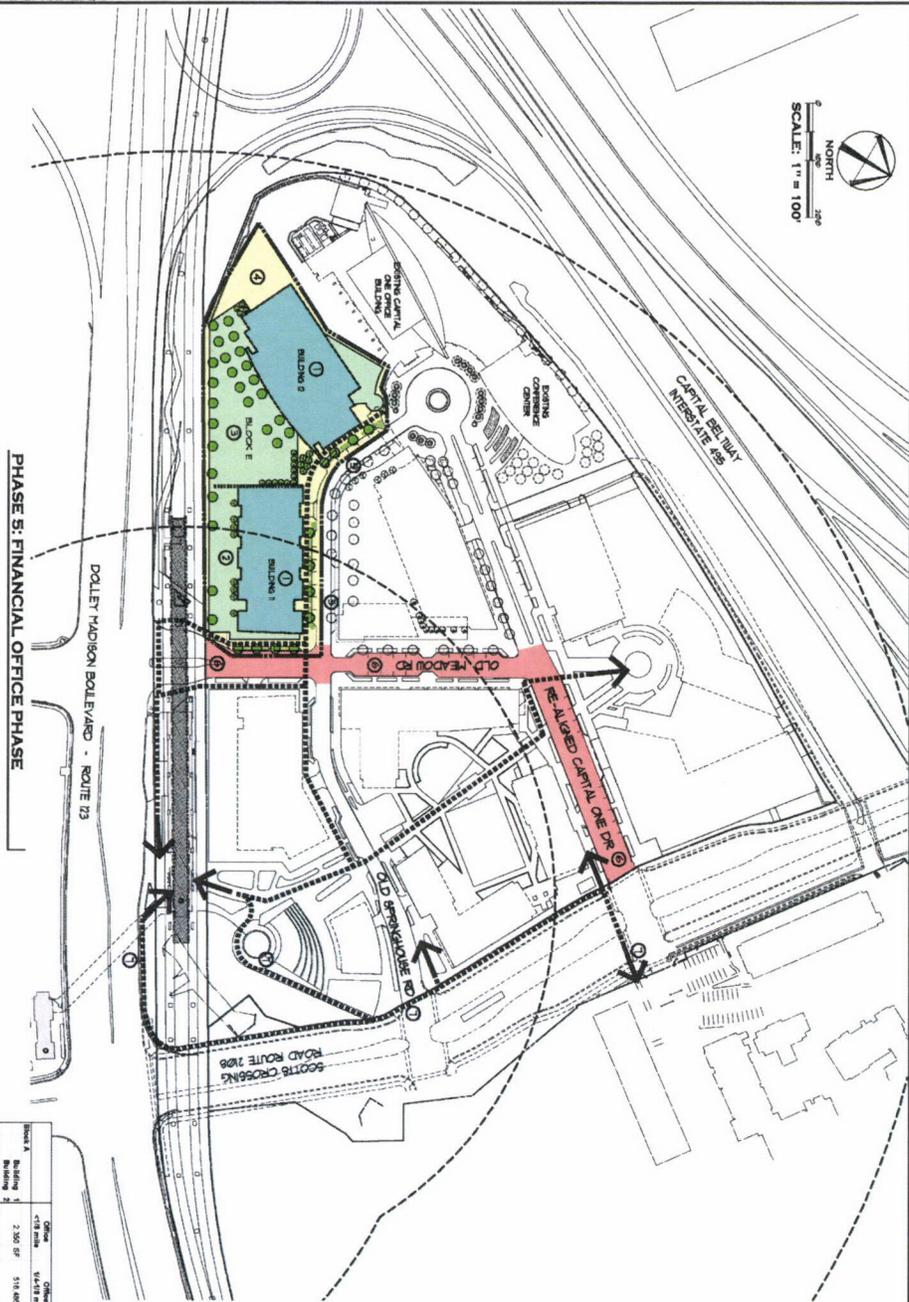
CAPITAL ONE HEADQUARTERS EXPANSION PHASE  
**CAPITAL ONE MASTER PLAN**  
 CONCEPTUAL DEVELOPMENT PLAN  
 RZ 2010-PR-021  
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE: 1"=100'  
 DATE: AUGUST 4, 2010  
 DRAWN: OS/PWP/CG  
 CHECKED: OS/RW  
 JOB #: 1798.1101  
 CAD FILE: 1101-PH1.dwg  
 SHEET #









**PHASE 5: FINANCIAL OFFICE PHASE**

- NOTE:**
1. THE PLANNING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE-ARRANGE THE PHASES TO REFLECT ITS CORPORATE GROUND AND CURRENT MARKET DEMAND.
  2. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN.
  3. THE SEVERAL CONCEPTED LANDSCAPING SHALL BE PROVIDED ON SHEET 5. FUTURE ROAD CONSTRUCTION REFER TO ORIGINAL LANDSCAPE PLAN ON SHEET 5.
  4. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
  5. PLANNING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE APPLICATED AREAS.
  6. LIMITS OF PHASES AND APPROXIMATE SHALL BE ADJUSTED TO BLEND PHASES WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
  7. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS SEEMES TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH BUT ONLY THE CONSTRUCTION ON THE BUILDING SIDE PER THE PLANNING DIAGRAMS.
  8. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS SEPARATE STAGES, AS DETERMINED AT THE TIME OF FUTURE DEVELOPMENT PLAN REVIEW AND APPROVAL WITH FUTURE FORMS.
  9. THE SECURITY GATEHOUSE AND OTHER SECURITY INFRASTRUCTURE ELEMENTS WILL NEED TO BE RELOCATED TO ALLOW PUBLIC ACCESS.

**LEGEND**

- APPROPRIATE LIMITS OF PHASE
- FEDERALWAY CIRCULATION ROUTE
- LIMITS OF PLANNING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- PUBLIC ROADWAY
- STREET/ROOF TREES
- BIO-RETENTION PLANTERS
- CONSTRUCTION OF BUILDINGS 1 AND 2 (WITH ASSOCIATED STRUCTURED PARKING)
- PARTIAL CONSTRUCTION OF ELEVATED PLAZA WITH BUILDING 1.
- PARTIAL CONSTRUCTION OF ELEVATED PLAZA WITH BUILDING 2.
- REMOVAL OF EXISTING CAPITAL ONE PARKING GARAGE WITH CONSTRUCTION OF BUILDING 2.
- CONSTRUCTION OF OLD SPANGLER ROAD STREETSCAPE (SOUTHERN AND NORTHERN PORTIONS) WITH CONSTRUCTION OF THE FIRST BUILDING IN THIS PHASE.
- A PORTION OF THE STREET GRID TO BECOME PUBLIC WITH THE DEVELOPMENT OF THIS PHASE - SEE LEGEND.
- GATEWAY TO HOLLYHURST ACCESS

Block	Building	Area	Volume	Height	Area	Volume	Height	Area	Volume	Height	Area	Volume	TOTALS
Block A	Building 1	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block B	Building 2	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block C	Building 3	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block D	Building 4	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block E	Building 5	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block F	Building 6	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block G	Building 7	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block H	Building 8	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block I	Building 9	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block J	Building 10	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block K	Building 11	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block L	Building 12	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block M	Building 13	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block N	Building 14	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block O	Building 15	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block P	Building 16	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block Q	Building 17	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block R	Building 18	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block S	Building 19	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block T	Building 20	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block U	Building 21	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block V	Building 22	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block W	Building 23	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block X	Building 24	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block Y	Building 25	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block Z	Building 26	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AA	Building 27	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AB	Building 28	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AC	Building 29	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AD	Building 30	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AE	Building 31	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AF	Building 32	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AG	Building 33	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AH	Building 34	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AI	Building 35	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AJ	Building 36	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AK	Building 37	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AL	Building 38	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AM	Building 39	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AN	Building 40	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AO	Building 41	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AP	Building 42	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AQ	Building 43	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AR	Building 44	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AS	Building 45	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AT	Building 46	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AU	Building 47	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AV	Building 48	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AW	Building 49	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AX	Building 50	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AY	Building 51	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block AZ	Building 52	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block BA	Building 53	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block BB	Building 54	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block BC	Building 55	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block BD	Building 56	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block BE	Building 57	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block BF	Building 58	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block BG	Building 59	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block BH	Building 60	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block BI	Building 61	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block BJ	Building 62	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block BK	Building 63	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block BL	Building 64	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block BM	Building 65	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block BN	Building 66	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF	27	2,200 SF	30,000 SF	15	1,200 SF	1,400 SF	32,710 SF
Block BO	Building 67	2,300 SF	514,000 SF	225	6,790 SF	1,400 SF							



**LEGEND**

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDINGS
- ELEVATED PLAZA
- PUBLIC ROADWAY
- STREET/ROOF TREES
- BIO-RETENTION PLANTERS

① THIS PORTION OF THE STREET GRID WILL BE PUBLIC UPON FINAL BUILDOUT OF THE DEVELOPMENT PLAN - SEE LEGEND AND INDIVIDUAL PHASING SHEETS FOR THINGS

**NOTE:**

1. THE PHASING PLAN AND TABULATIONS SELECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE-ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
2. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF FINAL DEVELOPMENT PLAN.
3. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE DETERMINED BY THE APPLICANT'S FINAL DEVELOPMENT PLAN ON SHEET 3.
4. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER DEFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
5. PHASING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE PROJECT.
6. LIMITS OF PHASING IS APPROXIMATE SHALL BE ADJUSTED TO BUILD PHASING DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE DEVELOPMENT PLANS.
7. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REQUIRES THE SUBMISSION OF THE UTILITIES PAVEMENT WITH ONLY ONLY DIAGRAMS.
8. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT THE SAME TIME OR IN SEVERAL STAGES, AS DETERMINED AT THE DISCRETION OF THE APPLICANT.
9. THE SECURITY FENCE AND OTHER SECURITY INFRASTRUCTURE ELEMENTS WILL NEED TO BE RELOCATED TO ALLOW PUBLIC ACCESS.

FINAL BUILDOUT

**CAPITAL ONE MASTER PLAN**  
**CONCEPTUAL DEVELOPMENT PLAN**  
**RZ 2010-PR021**  
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

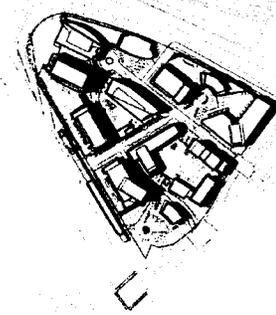
DATE	11/10/17
DRAWN	AVIGAS, A. 2010
CHECKED	CS/INT/ETG
JOB #	1798.1101
CADFILE	1101.H1A.DWG
SHEET #	15E of 34



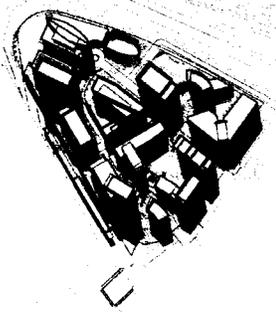
**William H. Gordon Associates, Inc.**  
 4501 Doy Drive  
 Chesley, VA 20151  
 PHONE 703-263-1900  
 FAX 703-263-0168  
 ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



JUNE 21 9:00 AM



JUNE 21 12:00 NOON

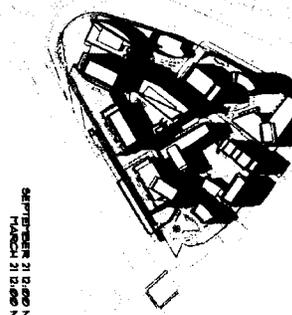


JUNE 21 3:00 PM

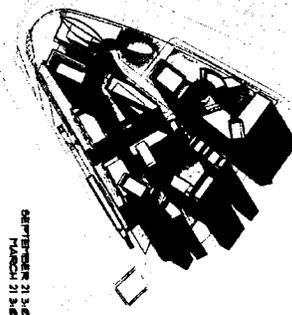
**SUMMER**



SEPTEMBER 21 9:00 AM

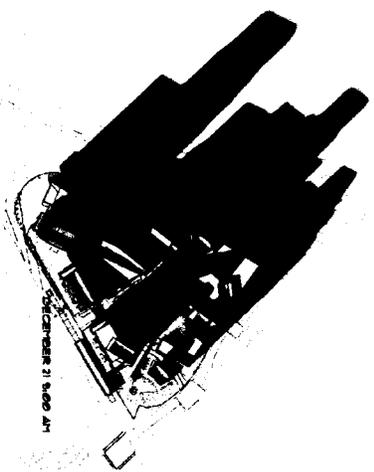


SEPTEMBER 21 12:00 NOON

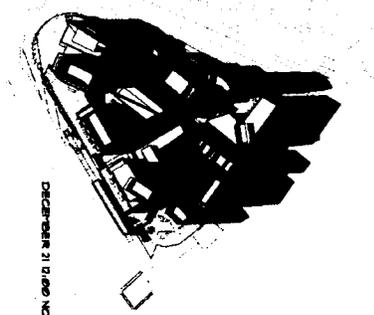


SEPTEMBER 21 3:00 PM

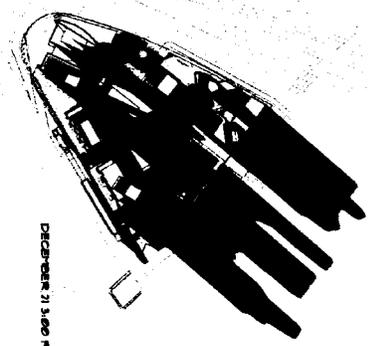
**SPRING / FALL**



DECEMBER 21 9:00 AM



DECEMBER 21 12:00 NOON



DECEMBER 21 3:00 PM

**WINTER**

**SHADOW ANALYSIS**

**CAPITAL ONE MASTERPLAN  
CONCEPTUAL DEVELOPMENT PLAN  
RZ 2010-PRO21  
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA**

DATE: Not to Scale  
 DRAWN: AUGUST 4, 2010  
 CHECKED: CS/PLW/EG  
 DESIGNED: CS/RW  
 SCALE: 1/8" = 1'-0"  
 DRAWING NO: 160f34

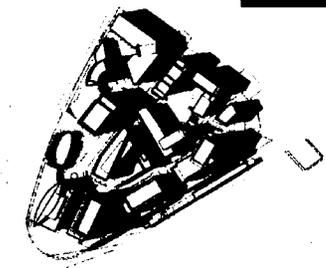
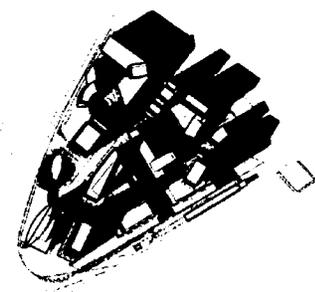
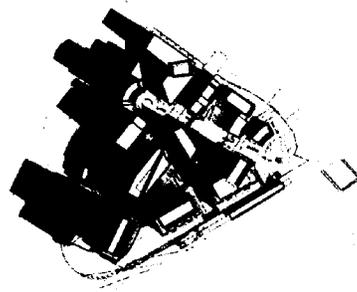
- 10/29/10 Civ Comments
- 11/10/10 Civ Comments
- 06/30/11 Civ Comments
- 11/17/11 Civ Comments
- 03/12/12 Civ Comments
- 04/25/12 Civ Comments
- 06/28/12 Civ Comments
- 08/13/12 Civ Comments
- 08/13/12 Civ Comments



**William H. Gordon Associates, Inc.**  
 4201 Doy Drive  
 Chantilly, VA 20151  
 PHONE 703-283-1900  
 FAX 703-283-0788  
 ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



Shaded Map Only

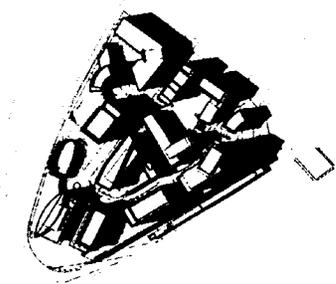
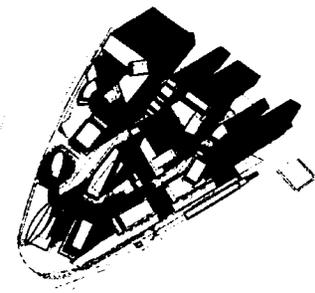
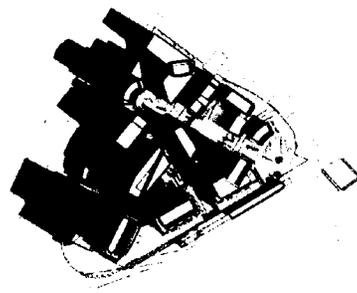


SPRING / FALL 9:00 AM

SPRING / FALL 3:00 PM

SUMMER 3:00 PM

### PER CAPITAL ONE CONCEPTUAL DEVELOPMENT PLAN



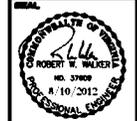
SPRING / FALL 9:00 AM

SPRING / FALL 3:00 PM

SUMMER 3:00 PM

### PER CAPITAL ONE CONCEPTUAL DEVELOPMENT PLAN

William H. Gordon Associates, Inc.  
10000 Old Dominion Road, Suite 2015  
Richmond, VA 23234  
Phone: 703-233-0780  
Fax: 703-233-0780  
**WHA**  
DOMESTIC ARCHITECTS LANDSCAPE ARCHITECTS

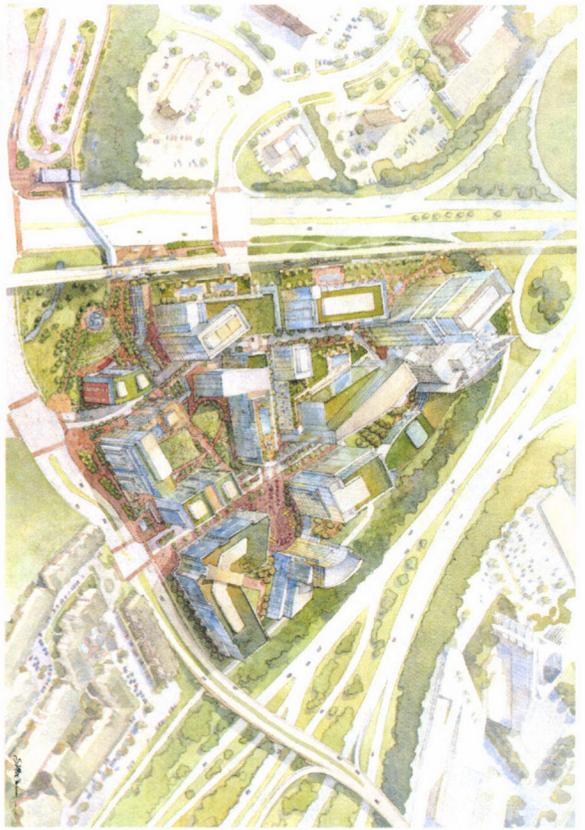


10-29-10	City Comments
11-10-10	City Comments
06-30-11	City Comments
11-17-11	City Comments
03-12-12	City Comments
04-23-12	City Comments
05-24-12	City Comments
06-13-12	City Comments
08-13-12	City Comments

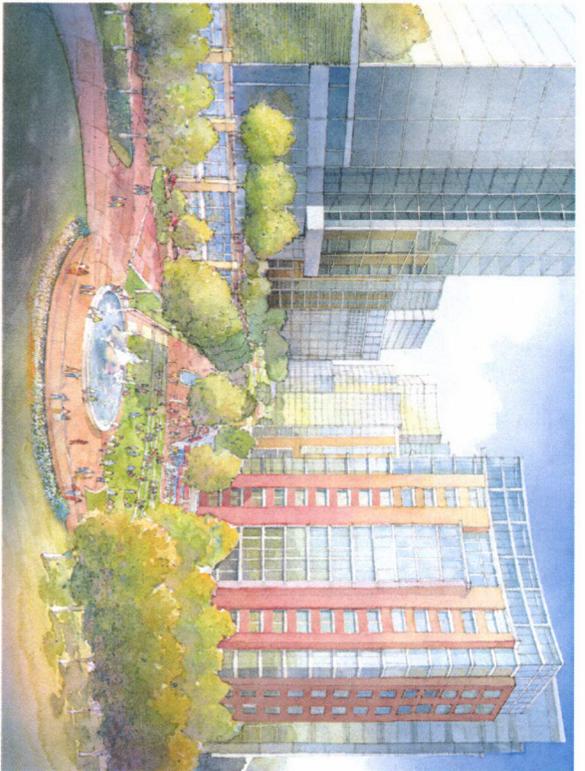
SHADOW STUDY COMPARISON

## CAPITAL ONE MASTERPLAN CONCEPTUAL DEVELOPMENT PLAN RZ 2010-PR-021 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	Not to Scale
DATE	AUGUST 4, 2010
DRAWN BY	OS / PW / CG
DESIGNED BY	OS / RW
PROJECT #	1798-1101
DRAWN FILE #	1101-ARCH.dwg
DATE	



**BIRDS EYE VIEW**  
NOT TO SCALE



**VIEW FROM METRO CAR TO METRO PARK**  
NOT TO SCALE



**VIEW OF RETAIL STREETSCAPE**  
NOT TO SCALE

PERSPECTIVE VIEWS ARE PROVIDED TO ILLUSTRATE THE GENERAL CHARACTER, SCALE, BUILDING MASSING, GENERAL LANDSCAPE/STREETSCAPE TREATMENT AND MATERIAL QUALITY LEVEL OF THE DEVELOPMENT. OTHER DETAILS OF BUILDING AND LANDSCAPE DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS CONCEPTUAL DEVELOPMENT PLAN ARE SUBJECT TO CHANGE IN FINAL DEVELOPMENT PLANS, PROVIDED THEY ARE CONFORMANCE WITH THIS CDP AND PROFFERS.

Bonstid | Horesign

ARCHITECTURAL PERSPECTIVES

**CAPITAL ONE MASTER PLAN**  
CONCEPTUAL DEVELOPMENT PLAN  
RZ 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	Not to Scale
DATE	AUGUST 4, 2010
DRAWN	CS/JW/CG
CHECKED	CS, RW
JOB #	1798.1101
CAD FILE	1101_ARCH.dwg
PROJECT #	17 of 34

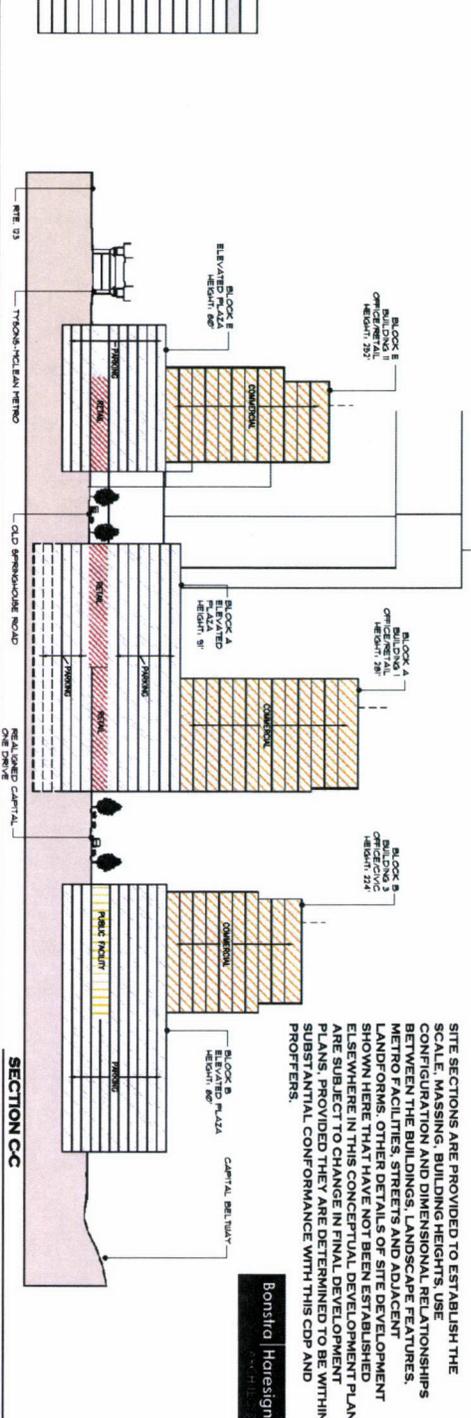
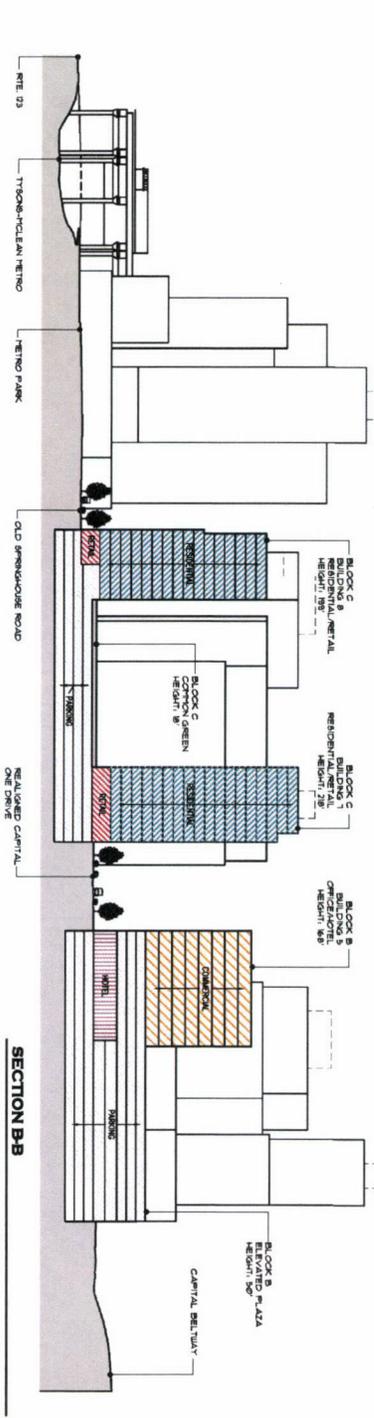
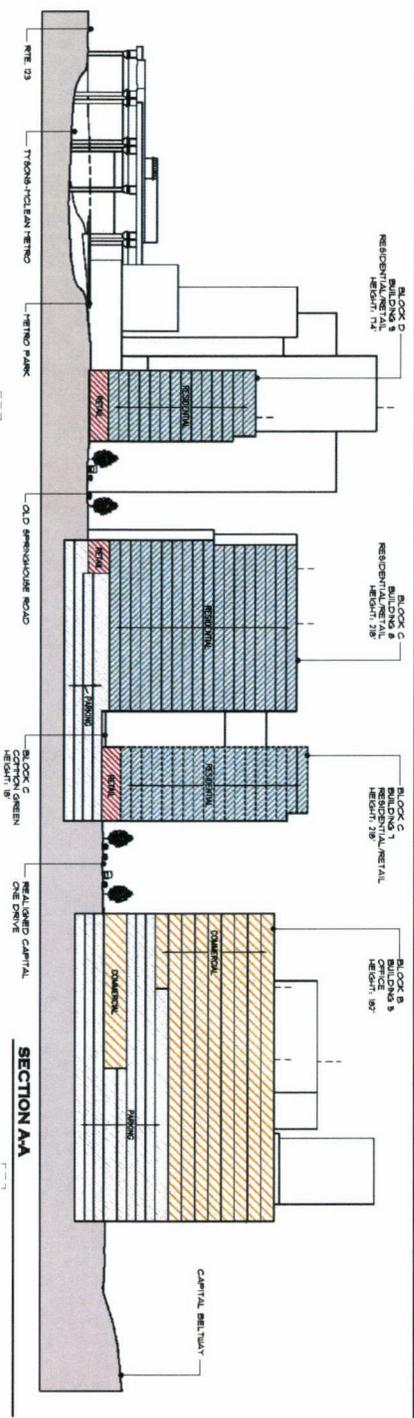


**William H. Gordon Associates, Inc.**  
4501 Daly Drive  
Cherry Hill, VA 20111  
PHONE 703-263-1900  
FAX 703-263-0766  
ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



**LEGEND**

[Hatched Pattern]	COMMERCIAL
[Hatched Pattern]	OFFICE
[Hatched Pattern]	RESIDENTIAL
[Hatched Pattern]	HOTEL
[Hatched Pattern]	PARK FACILITY
[Hatched Pattern]	PARKING
[Hatched Pattern]	BARREN/VEG.



SECTION AA  
SECTION BB  
SECTION CC

**Bonstorf Horetsign**

ARCHITECTURAL SITE SECTIONS  
**CAPITAL ONE MASTER PLAN**  
**CONCEPTUAL DEVELOPMENT PLAN**  
**RZ 2010-FR-021**  
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE: Not to Scale  
 DATE: AUGUST 4, 2010  
 DRAWN: OS/PLW/CG  
 CHECKED: CS/RW  
 JOB #: 178-101  
 CAD FILE: 101-ARCH.DWG  
 SHEET: 18 of 34

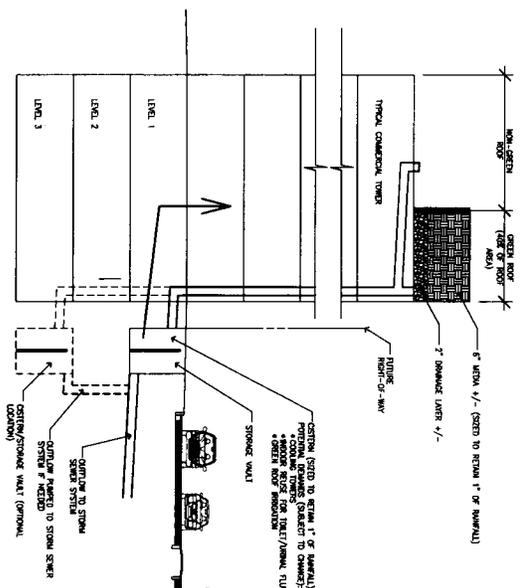


**William H. Gordon Associates, Inc.**  
 4501 Duly Drive  
 Chantilly, VA 20151  
 PHONE 703-263-1900  
 FAX 703-533-2633  
 810-0-0000  
 ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

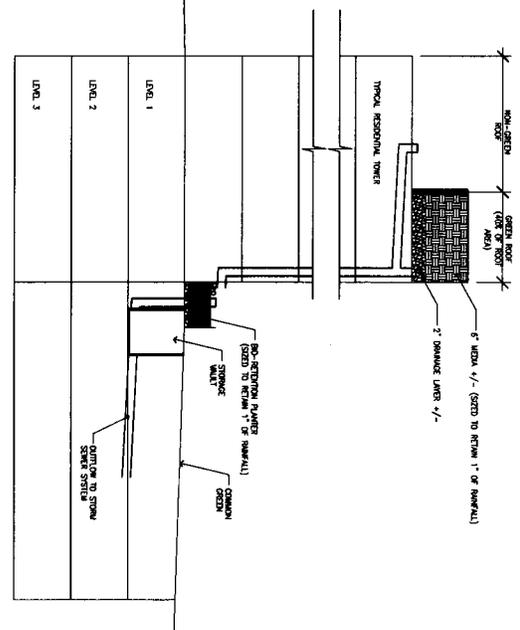




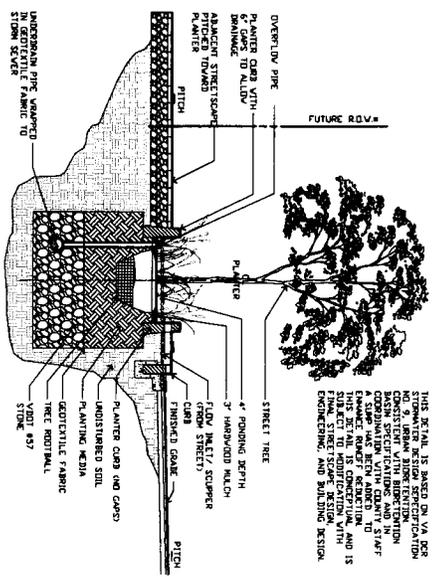




**1** SCHEMATIC COMMERCIAL SWM PROGRAM  
N/A



**2** SCHEMATIC RESIDENTIAL SWM PROGRAM  
N/A



**3** CONCEPT BIO-RETENTION PLANTER  
NOT TYPICAL OF ALL LOCATIONS

NOTE:  
THE APPLICANT RESERVES THE RIGHT TO HAVE THE  
DESIGN, SPECIFICATIONS, AND COSTS OF THE SWM PROGRAM  
REVIEWED AND APPROVED BY THE PROCEEDING  
ENGINEERING AS AUTHORIZED BY ORDINANCE AND IN  
ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE  
ORDINANCE.

SWM PROGRAM DETAILS

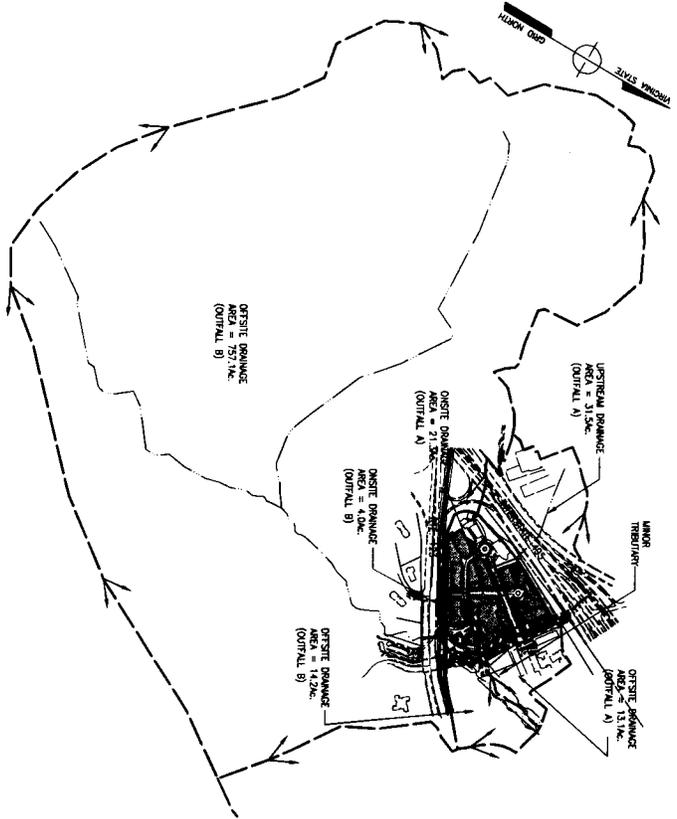
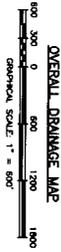
**CAPITAL ONE MASTERPLAN**  
CONCEPTUAL DEVELOPMENT PLAN  
RZ 2010-PRO21  
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA



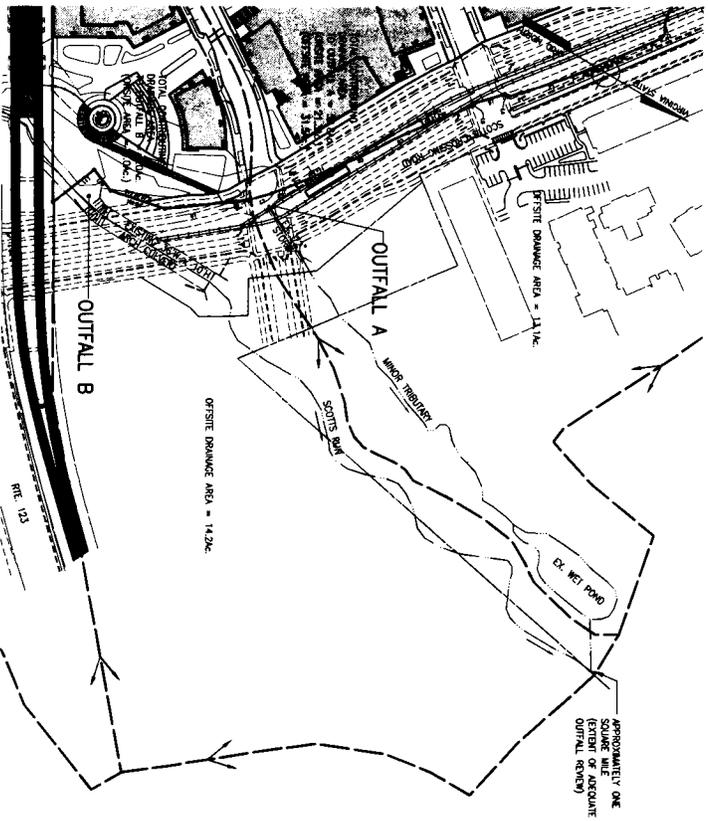
**William H. Gordon Associates, Inc.**  
4501 Day Drive  
Chantilly, VA 20151  
PHONE 703-283-1900  
FAX 703-283-0700  
SINCE 1978  
OWNERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

SCALE	1"=100'
DATE	AUGUST 4, 2010
DESIGNER	CSH/IV/EG
CHECKED	CS, RW
JOB #	179-1101
CDR FILE	1710153.MXD
PRINTED BY	20A of 34

LEGEND  
 INTERSECT DRAINAGE  
 FLOW PATH



LEGEND  
 INTERSECT DRAINAGE  
 FLOW PATH



SWM PROGRAM (PFM)

**CAPITAL ONE MASTER PLAN  
 CONCEPTUAL DEVELOPMENT PLAN  
 RZ 2010-FR021**

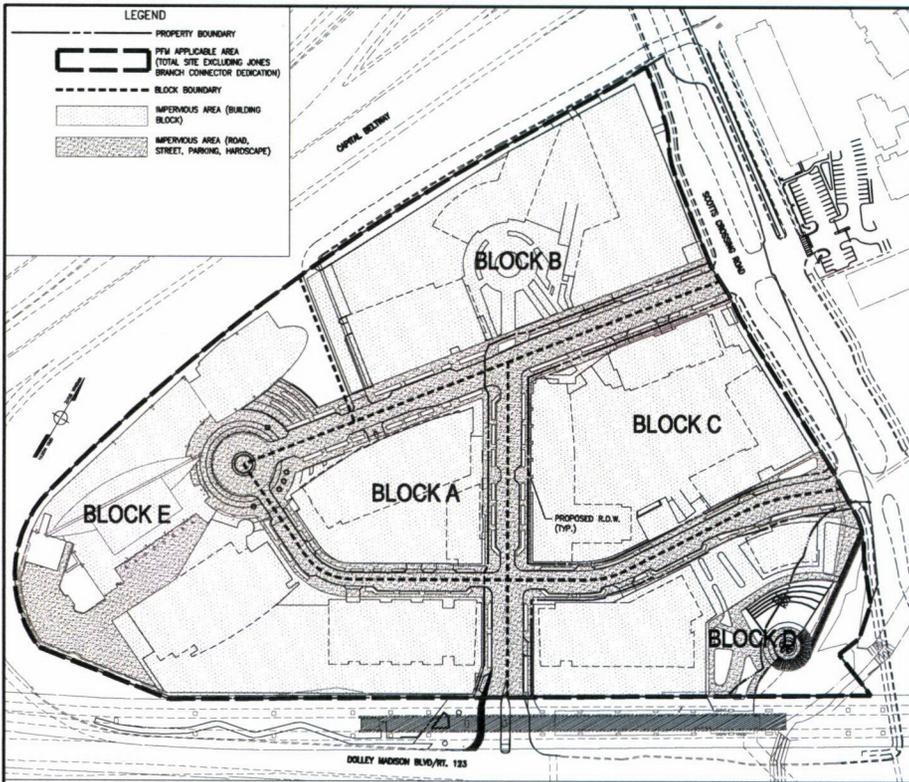
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

10/20/10	CS, RW	CS, RW
11/10/10	CS, RW	CS, RW
06/30/11	CS, RW	CS, RW
11/17/11	CS, RW	CS, RW
03/12/12	CS, RW	CS, RW
04/25/12	CS, RW	CS, RW
05/24/12	CS, RW	CS, RW
06/13/12	CS, RW	CS, RW
07/01/12	CS, RW	CS, RW

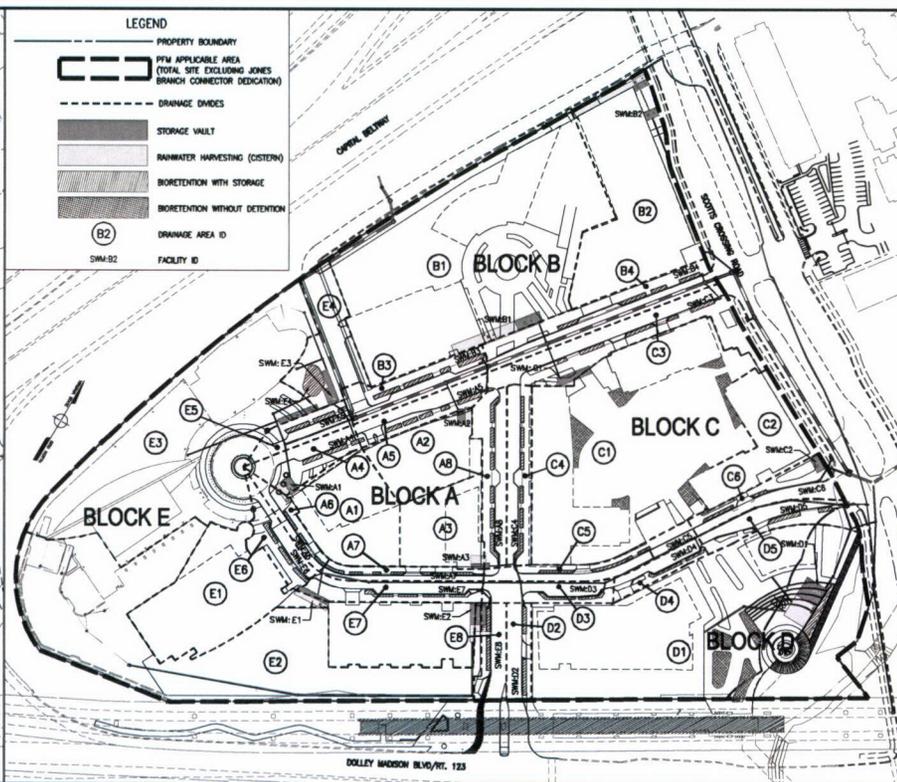


**William H. Gordon Associates, Inc.**  
 4501 Duly Drive  
 Chesapeake, VA 23031  
 PHONE 703-283-1900  
 FAX 703-283-0788  
 ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS

SCALE: AS NOTED  
 DATE: AUGUST 4, 2010  
 DRAWING: CS/IRV/CSG  
 CHECKED: CS, RW  
 JOB #: 1798.1101  
 CAD FILE: T101 SWM-A-NO21.dwg  
 PROJECT: 21 of 34



COVERAGE  
SCALE: 1"=100'



FACILITIES  
SCALE: 1"=100'

TIER I: PFM ADEQUATE OUTFALL  
TIER II: PFM STORMWATER QUANTITY CONTROL

NOTE:  
THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY DPWS, AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION.

Drainage Area / Facility ID	Facility Type	Drainage Area (ac)	Wooded Condition - CN=77, To=5min				Proposed Condition without Detention - To=5min				*Allowable Release Rate			Required Detention Volume (cf)			Facility Sizing					
			Q <sub>100</sub> (cfs)	V <sub>100</sub> (cf)	Q <sub>100</sub> (cfs)	V <sub>100</sub> (cf)	Green Roof - CN=65 (cfs)	Impervious Area - CN=90 (cfs)	Permeable Area - CN=80 (cfs)	Weighted CN (cfs)	V <sub>100</sub> (cf)	Q <sub>100</sub> (cfs)	V <sub>100</sub> (cf)	Q <sub>100</sub> (cfs)	V <sub>100</sub> (cf)	Q <sub>100</sub> (cfs)	V <sub>100</sub> (cf)	Q <sub>100</sub> (cfs)	V <sub>100</sub> (cf)	Footprint (ft <sup>2</sup> )	Equivalent Depth (ft)	Provided Detention Volume (cf)
A3	Storage Vault	0.64	1.44	2,903	3.29	6,687	0.25	0.39	0.00	85	3,210	2.07	4,211	4.06	8,513	0.07	0.99	2.58	3,440	460	8.0	1,680
A2	Storage Vault	0.49	1.11	2,223	2.52	5,120	0.20	0.29	0.00	85	3,224	3.11	6,518	0.06	0.77	1.98	2,632	340	8.0	2,720		
A3	Storage Vault	0.46	1.04	2,087	2.37	4,806	0.18	0.28	0.00	85	2,907	1.49	3,027	2.93	6,119	0.05	0.72	1.86	2,489	320	8.0	2,560
A4	Bioretention with Storage	0.25	0.56	1,134	1.29	2,632	0.00	0.23	0.02	97	2,210	1.36	6,773	1.91	4,536	0.05	0.24	0.31	2,883	797	4.0	1,188
A5	Bioretention with Storage	0.25	0.56	1,134	1.29	2,632	0.00	0.22	0.03	96	2,112	1.14	2,573	1.90	4,428	0.05	0.25	0.76	2,714	1,097	4.0	4,388
A6	Bioretention with Storage	0.14	0.32	635	0.72	1,463	0.00	0.13	0.01	97	1,238	0.65	1,497	1.07	2,540	0.03	0.34	0.41	1,612	938	2.2	2,064
A7	Bioretention with Storage	0.16	0.36	726	0.82	1,672	0.00	0.14	0.02	96	1,352	0.73	1,647	1.21	2,834	0.03	0.36	0.48	1,720	917	2.2	2,017
A8	Bioretention with Storage	0.34	0.77	1,542	1.75	3,553	0.00	0.31	0.03	96	2,873	1.55	3,499	2.58	6,022	0.07	0.34	1.03	3,740	1,784	2.2	3,920
B1	Storage Vault	3.05	6.88	13,836	15.89	33,868	1.22	1.83	0.00	85	15,296	9.86	20,068	19.33	45,570	0.35	4.74	12.32	16,394	920	18.0	16,560
B2	Storage Vault	1.23	2.91	5,852	6.64	13,479	0.52	0.77	0.00	85	6,470	4.17	8,488	8.18	17,159	0.15	2.04	5.22	6,938	630	12.0	7,560
B3	Bioretention with Storage	0.31	0.73	1,456	1.59	3,239	0.00	0.28	0.02	96	2,019	1.41	3,150	2.35	5,491	0.08	0.33	0.84	3,370	1,356	4.0	5,436
B4	Bioretention with Storage	0.49	1.11	2,223	2.52	5,120	0.00	0.44	0.05	96	4,140	2.23	5,043	3.72	8,679	0.10	0.48	1.49	5,338	1,246	4.4	5,482
C1	Storage Vault	2.72	6.14	12,339	13.99	28,420	1.09	1.63	0.00	85	13,641	8.79	17,896	17.24	36,181	0.32	4.23	10.99	14,615	850	18.0	15,300
C2	Storage Vault	0.96	1.28	2,540	2.88	3,853	0.22	0.34	0.00	85	2,809	1.81	3,085	3.55	7,449	0.07	0.87	2.26	3,053	440	8.0	3,520
C3	Bioretention with Storage	0.60	1.35	2,722	3.09	6,269	0.00	0.51	0.09	96	4,995	2.61	5,779	2.95	6,782	0.11	0.62	1.87	6,292	1,454	4.4	4,556
C4	Bioretention with Storage	0.33	0.72	1,452	1.65	3,344	0.00	0.29	0.03	96	2,704	1.46	3,293	2.43	5,666	0.06	0.32	0.97	3,480	1,778	2.2	3,912
C5	Bioretention with Storage	0.27	0.61	1,225	1.39	2,821	0.00	0.24	0.03	96	2,281	1.23	2,779	2.05	4,782	0.05	0.27	0.82	2,933	1,330	2.5	3,325
D1	Storage Vault	3.19	7.20	14,471	16.41	33,331	0.79	1.69	0.71	86	16,821	10.71	19,914	30.67	43,635	0.39	4.75	12.53	18,734	1,570	12.0	12,840
D2	Bioretention with Storage	0.17	0.38	771	0.87	1,776	0.00	0.15	0.02	96	1,436	0.71	1,750	1.29	3,011	0.03	0.17	0.51	1,880	851	2.5	2,128
D3	Bioretention with Storage	0.23	0.47	953	1.08	2,194	0.00	0.20	0.03	97	1,856	0.97	2,246	1.61	3,810	0.04	0.20	0.62	2,408	841	4.0	3,364
D4	Bioretention with Storage	0.14	0.32	655	0.72	1,463	0.00	0.13	0.02	97	1,238	0.65	1,497	1.07	2,540	0.03	0.34	0.41	1,612	1,094	2.2	2,407
D5	Bioretention with Storage	0.27	0.61	1,225	1.39	2,821	0.00	0.24	0.03	96	2,281	1.23	2,779	2.05	4,782	0.05	0.27	0.82	2,933	1,330	2.5	3,325
E1	Storage Vault	1.59	3.59	7,213	8.18	16,613	0.63	0.96	0.00	85	7,974	5.14	10,461	10.08	21,150	0.18	2.48	6.43	6,532	400	18.0	8,640
E2	Storage Vault	2.55	5.75	11,568	13.12	26,644	0.50	1.69	0.36	89	15,569	9.55	19,870	17.55	37,836	0.36	3.35	9.24	19,202	1,078	18.0	19,404
E3	Storage Vault	2.52	5.66	11,388	12.91	26,235	0.48	1.61	0.44	91	16,850	10.08	21,219	17.48	39,242	0.39	3.64	8.63	21,376	1,015	15.5	21,816
E4	Bioretention with Storage	0.45	1.02	2,041	2.32	4,702	0.00	0.21	0.04	88	2,618	1.61	3,844	3.04	6,501	0.06	0.62	1.68	3,092	1,500	2.2	3,300
E5	Bioretention with Storage	0.19	0.43	862	0.98	1,985	0.00	0.17	0.02	96	1,605	0.87	1,955	1.44	3,365	0.04	0.19	0.58	2,058	797	4.0	3,188
E6	Bioretention with Storage	0.22	0.50	998	1.13	2,299	0.00	0.20	0.02	96	1,859	1.00	2,044	1.67	3,897	0.04	0.22	0.67	2,396	842	4.0	3,368
E7	Bioretention with Storage	0.28	0.63	1,276	1.44	2,926	0.00	0.28	0.02	97	2,475	1.39	2,994	2.34	5,089	0.08	0.27	0.83	3,294	1,313	2.5	3,381
E8	Bioretention with Storage	0.19	0.43	862	0.98	1,985	0.00	0.17	0.02	96	1,605	0.87	1,955	1.44	3,365	0.04	0.19	0.58	2,058	778	2.8	2,178
Total		24.58	55.46	111,504	126.46	296,827	5.86	16.42	2.30	88	148,911	89.96	189,668	166.13	360,797	3.45	33.62	91.36	175,723	31,262	6.12	191,314

\*Q<sub>100</sub> = 2.33\*Q<sub>10</sub> (24/60/90); Q<sub>100</sub> = Q<sub>100</sub>\*T<sub>100</sub><sup>0.75</sup>; Q<sub>100</sub> = Q<sub>100</sub>\*T<sub>100</sub><sup>0.75</sup>

William H. Gordon Associates, Inc.  
4071 DOW RD, SUITE 101  
FAIRFAX, VA 22031  
PHONE: 703-293-1900  
FAX: 703-293-1900  
WWW.WHGORDON.COM  
ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS

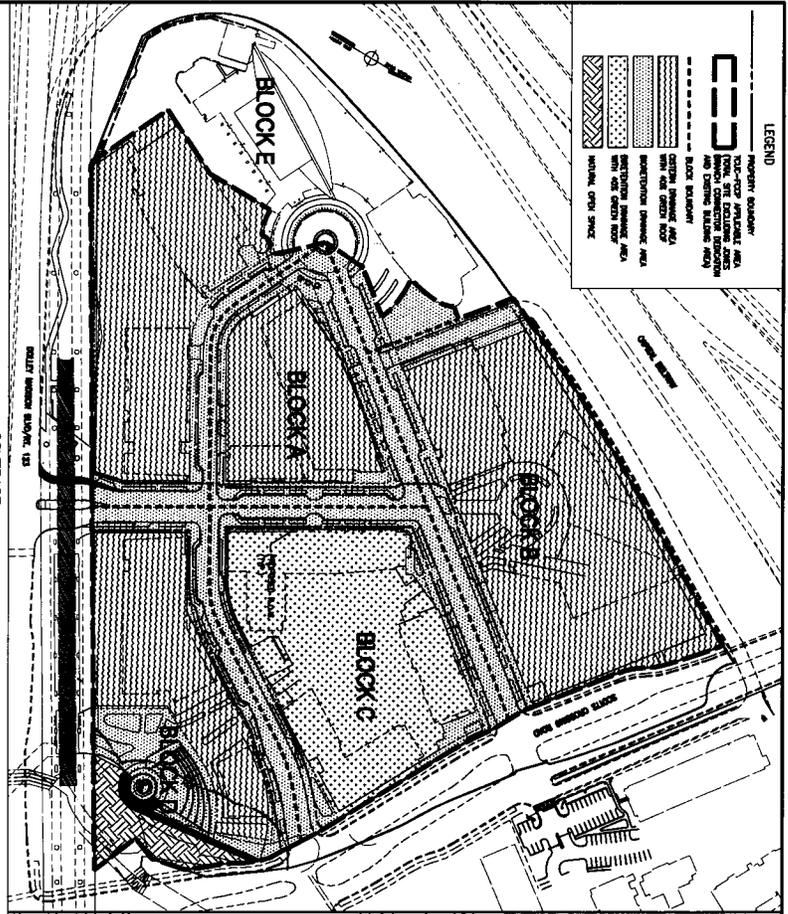
PROFESSIONAL SEAL  
ROBERT W. WALKER  
8/10/2012  
PROFESSIONAL ENGINEER

REVISIONS  
10-29-10 City Comments  
11-10-10 City Comments  
06-30-11 City Comments  
11-17-11 City Comments  
05-12-12 City Comments  
04-25-12 City Comments  
05-24-12 City Comments  
06-13-12 City Comments  
08-13-12 City Comments

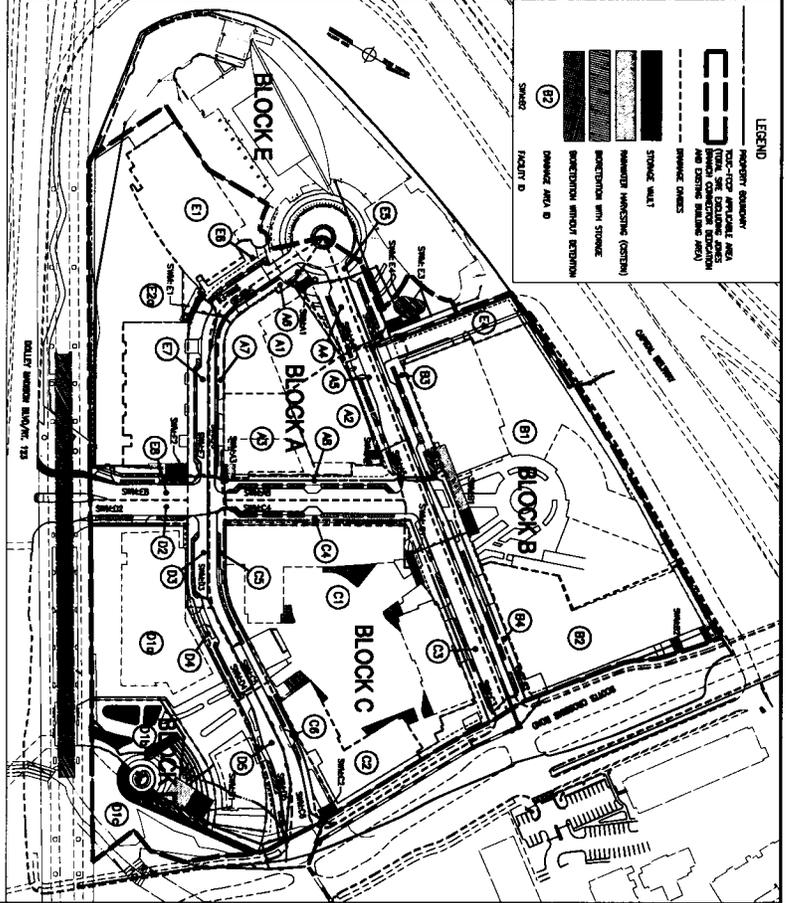
SWM PROGRAM (PFM)  
CAPITAL ONE MASTER PLAN  
CONCEPTUAL DEVELOPMENT PLAN  
RZ 201-04-02-01  
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE: 1"=100'  
DATE: AUGUST 4, 2010  
DRAWN: CS/PW/CG  
CHECKED: CS/RW  
JOB #: 1798-1101  
CAD FILE: 1101-SWM-2-PFM.dwg  
PROJECT: 21A of 34





COVERAGE  
SCALE: 1"=100'



FACILITIES  
SCALE: 1"=100'

TIER IV: TQUC-FCCP 1" RAINFALL ON-SITE & TIER V: LEED SS CREDIT 6.2 STORMWATER DESIGN - QUALITY CONTROL

NOTE:  
THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, AND LOCATION OF THE DEPICTED FACILITIES, AS APPROVED BY THE DISTRICT AND IN SENSITIVE CONFORMANCE WITH THE APPLICATION.

DATE	1-2-09
DESIGNED BY	ALBERT A. JONES
CHECKED BY	CS/TPW/EG
DATE	08-11-08
DESIGNED BY	JONES
CHECKED BY	CS RW
DATE	1-28-11-01
DESIGNED BY	JONES
CHECKED BY	CS RW

SWM PROGRAM (FCCP)

## CAPITAL ONE MASTERPLAN

CONCEPTUAL DEVELOPMENT PLAN  
RZ 2010-PR021  
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

10/29/10	City Commission
11/10/10	City Commission
06/30/11	City Commission
11/17/11	City Commission
03/12/12	City Commission
04/25/12	City Commission
06/24/12	City Commission
08/13/12	City Commission
03/13/12	City Commission

**William H. Gordon Associates, Inc.**  
4001 Doy Drive  
Cherry Hill, NJ 08001  
PHONE 703-283-1900  
FAX 703-283-0764

ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

TIER IV: TCUC-FCCP 1" RAINFALL ON-SITE & TIER V: LEED SS CREDIT 6.2 STORMWATER DESIGN - QUALITY CONTROL

FIRST 1" RAINFALL RETENTION ON-SITE COMPLIANCE

Drainage Area ID	Required Runoff Retention				Runoff Reduction Practices				Runoff Reduction by Green Roof - 100% Reduction Efficiency				Runoff Reduction by Bioretention - 100% Reduction Efficiency				Runoff Reduction by Rainwater Harvesting (Cistern)				Provided Runoff Retention			
	Area (ac)	Impervious Area Including Green Roof Rv=0.95 (ac)	Turf Area Rv=0.25 (ac)	Natural Open Space Rv=0.05 (ac)	Runoff Volume from 1" Rainfall (cf)	Green Roof	Bioretention	Rainwater Harvesting (Cistern)	Green Roof Rv=0.95 (ac)	Generated Runoff Volume (cf)	Runoff Reduction by Green Roof (cf)	Reduction Percentage	Drainage Area Generated Runoff Volume (cf)	Runoff Reduction by Upstream Green Roof (cf)	Runoff Volume to Bioretention (cf)	Runoff Reduction by Bioretention (cf)	Reduction Contribution Percentage	Rainwater Collect Area (ac)	Design Rainfall for RWH (in)	Runoff Volume to Rainwater Harvesting (Cistern) from Design Rainfall (cf)	*Runoff Reduction Volume Credit	Runoff Reduction by Rainwater Harvesting (Cistern) (cf)	Reduction Contribution Percentage	Total Runoff Reduction Volume (cf)
A1	0.64	0.64	0.00		2,207	v			0.25	862	862	39%	0	0	0	0%	0	1.05	1,412	95%	1,342	61%	2,204	100%
A2	0.49	0.49	0.00		1,690	v			0.20	690	690	41%	0	0	0	0%	0	1.05	1,050	95%	998	59%	1,687	100%
A3	0.46	0.46	0.00		1,586	v			0.18	621	621	39%	0	0	0	0%	0	1.05	1,014	95%	963	61%	1,584	100%
A4	0.25	0.23	0.02		811		v		0.00	0	0	0%	786	0	786	100%	0.00	0.00	0	0%	0	0%	811	100%
A5	0.25	0.22	0.03		786		v		0.00	0	0	0%	786	0	786	100%	0.00	0.00	0	0%	0	0%	786	100%
A6	0.14	0.13	0.01		457		v		0.00	0	0	0%	457	0	457	100%	0.00	0.00	0	0%	0	0%	457	100%
A7	0.16	0.14	0.02		501		v		0.00	0	0	0%	501	0	501	100%	0.00	0.00	0	0%	0	0%	501	100%
A8	0.34	0.31	0.03		1,096		v		0.00	0	0	0%	1,096	0	1,096	100%	0.00	0.00	0	0%	0	0%	1,096	100%
B1	3.05	3.05	0.00		10,518	v			1.22	4,207	4,207	40%	0	0	0	0%	1.83	1.05	6,626	95%	6,295	60%	10,502	100%
B2	1.29	1.29	0.00		4,449	v			0.52	1,793	1,793	40%	0	0	0	0%	0.77	1.05	2,788	95%	2,649	60%	4,442	100%
B3	0.31	0.28	0.03		993		v		0.00	0	0	0%	993	0	993	100%	0.00	0.00	0	0%	0	0%	993	100%
B4	0.49	0.44	0.05		1,563		v		0.00	0	0	0%	1,563	0	1,563	100%	0.00	0.00	0	0%	0	0%	1,563	100%
C1	2.72	2.72	0.00		9,380	v			1.09	3,759	3,759	40%	3,380	3,759	5,621	60%	1,172	1.05	4,273	95%	4,059	60%	9,380	100%
C2	0.56	0.56	0.00		1,931	v			0.22	759	759	39%	1,931	0	1,931	100%	0.00	0.00	0	0%	0	0%	1,931	100%
C3	0.60	0.51	0.09		1,840		v		0.00	0	0	0%	1,840	0	1,840	100%	0.00	0.00	0	0%	0	0%	1,840	100%
C4	0.32	0.29	0.03		1,027		v		0.00	0	0	0%	1,027	0	1,027	100%	0.00	0.00	0	0%	0	0%	1,027	100%
C5	0.27	0.24	0.03		855		v		0.00	0	0	0%	855	0	855	100%	0.00	0.00	0	0%	0	0%	855	100%
C6	0.28	0.22	0.06		813		v		0.00	0	0	0%	813	0	813	100%	0.00	0.00	0	0%	0	0%	813	100%
D1-a	1.97	1.97	0.00		6,794	v			0.79	2,724	2,724	40%	0	0	0	0%	1.18	1.05	4,273	95%	4,059	60%	6,783	100%
D1-b	0.78	0.51	0.27		2,004		v		0.00	0	0	0%	2,004	0	2,004	100%	0.00	0.00	0	0%	0	0%	2,004	100%
D1-c	0.44	0.00	0.00	0.44	80		v		0.00	0	0	0%	0	0	0	0%	0.00	0.00	0	0%	0	0%	80	100%
D2	0.17	0.15	0.02		535		v		0.00	0	0	0%	535	0	535	100%	0.00	0.00	0	0%	0	0%	535	100%
D3	0.21	0.20	0.01		699		v		0.00	0	0	0%	699	0	699	100%	0.00	0.00	0	0%	0	0%	699	100%
D4	0.14	0.13	0.01		457		v		0.00	0	0	0%	457	0	457	100%	0.00	0.00	0	0%	0	0%	457	100%
D5	0.27	0.24	0.03		855		v		0.00	0	0	0%	855	0	855	100%	0.00	0.00	0	0%	0	0%	855	100%
E1	1.59	1.59	0.00		5,483	v			0.63	2,173	2,173	40%	0	0	0	0%	0.96	1.05	3,476	95%	3,302	60%	5,475	100%
E2-a	1.27	1.27	0.00		4,380	v			0.50	1,724	1,724	39%	0	0	0	0%	0.77	1.05	2,788	95%	2,649	60%	4,373	100%
E4	0.45	0.21	0.24		942		v		0.00	0	0	0%	942	0	942	100%	0.00	0.00	0	0%	0	0%	942	100%
E5	0.19	0.17	0.02		604		v		0.00	0	0	0%	604	0	604	100%	0.00	0.00	0	0%	0	0%	604	100%
E6	0.22	0.20	0.02		708		v		0.00	0	0	0%	708	0	708	100%	0.00	0.00	0	0%	0	0%	708	100%
E7	0.28	0.26	0.02		915		v		0.00	0	0	0%	915	0	915	100%	0.00	0.00	0	0%	0	0%	915	100%
E8	0.19	0.17	0.02		604		v		0.00	0	0	0%	604	0	604	100%	0.00	0.00	0	0%	0	0%	604	100%
<b>Total</b>	<b>20.79</b>	<b>19.29</b>	<b>1.06</b>	<b>0.44</b>	<b>67,563</b>				<b>5.60</b>	<b>19,312</b>	<b>19,312</b>	<b>29%</b>	<b>30,378</b>	<b>4,518</b>	<b>25,860</b>	<b>38%</b>	<b>6.47</b>		<b>23,427</b>	<b>95%</b>	<b>22,256</b>	<b>33%</b>	<b>67,428</b>	<b>100%</b>

\*The runoff reduction credit is calculated using Tysons Stormwater Compliance Spreadsheet Beta 2012\_0418.

Cooling Tower Makeup Water Demand Estimation

Building #	# of Floors Above Grade	Area Use	Total GSF		Chiller Tower Size (Tons)	Chiller Energy Demand (kWh/yr)	Annual Water Demand (Gallons)	Monthly Demand (Gallons)											
			(sf)	(Tons)				Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec
#1	13	Office	502,036	2,850	2,680	2,273,108	6,387,715	334,582	382,634	511,549	469,821	653,286	670,845	676,199	705,659	611,566	551,498	474,522	345,553
#3	10	Office	277,086	1,573	1,479	1,254,584	3,525,537	184,664	211,185	282,337	259,306	360,564	370,256	373,711	389,470	337,538	304,385	261,900	190,719
#4	24	Hotel	349,950	1,987	1,868	1,584,496	4,452,630	233,225	266,720	356,581	327,494	455,380	467,621	471,352	491,888	426,299	384,428	330,771	240,872
#5	8	Retail	2,258																
#5	8	Retail	376,690	2,138	2,011	1,705,569	4,792,860	251,045	287,100	383,828	352,519	490,176	503,352	507,368	529,473	458,873	413,803	356,046	259,277
#7D	15	Office	409,623	2,609	2,454	2,081,071	5,848,068	306,316	350,309	468,333	430,130	598,095	614,171	619,072	646,043	559,899	504,906	434,433	316,360
#11	12	Office	313,818	1,782	1,675	1,420,898	3,992,901	209,144	239,181	319,765	293,681	408,363	419,339	422,685	441,101	382,284	344,736	296,619	216,002
#12	28	Office	748,900	4,251	3,998	3,390,853	9,528,718	499,105	570,785	763,092	700,845	974,523	1,000,717	1,008,703	1,052,649	912,288	822,684	707,857	515,471
<b>TOTALS</b>			<b>3,113,160</b>	<b>17,190</b>	<b>16,165</b>	<b>13,710,578</b>	<b>38,528,427</b>	<b>2,018,082</b>	<b>2,307,914</b>	<b>3,085,485</b>	<b>2,833,796</b>	<b>3,940,388</b>	<b>4,046,302</b>	<b>4,078,590</b>	<b>4,256,283</b>	<b>3,688,746</b>	<b>3,326,440</b>	<b>2,862,148</b>	<b>2,064,254</b>

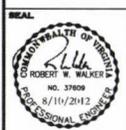
Gallons for each month is estimated based on building cooling demand for each hour of the month

Runoff Reduction Credit for Rainwater Harvesting

Block	Cistern ID	Supply			Building # Served	Demand		Cistern Volume			*Runoff Reduction Credit							
		Rainwater Collect Area (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Cistern (cf)		Lowest Monthly Demand (January) (gallons)	Avg Daily Drawdown in Lowest Demand Month (gallons)	Footprint (sf)	Height (ft)	Volume (cf)	Estimated % Credit	Runoff Reduction Volume (cf)						
A	A1	0.39	16,988	1,412	#1	334,582	10,793	1,200	11,610	86,843	95%	3,302						
	A2	0.29	12,632	1,050									530	9.0	4,770	35,680	95%	5,995
	A3	0.28	12,197	1,014									380	9.0	3,420	25,582	95%	2,523
	SubTotal	0.96	41,818	3,476									380	9.0	3,420	25,582	95%	2,523
B	B1	1.83	79,735	1,000	#3&#4	1,478,889	13,480	2,400	19.0	45,600	341,000	95%	5,995					
	B2	0.77	33,541	1,000										2,655	#5	251,045	8,098	1,480
D	D1	1.18	51,401	1,000	#10	305,316	9,881	1,760	13.0	22,880	177,000	95%	3,866					
	D2	0.96	41,818	1,000										3,111	#12	499,105	16,100	640
E	E1	0.96	41,818	1,000	#11	209,144	6,747	500	19.0	9,500	71,000	95%	2,523					
	E2	0.77	33,541	1,000										2,655	#11	209,144	6,747	500
<b>Total</b>		<b>6.47</b>	<b>281,833</b>	<b>22,477</b>		<b>2,018,082</b>	<b>65,099</b>	<b>8,050</b>	<b>19.0</b>	<b>123,650</b>	<b>924,843</b>	<b>95%</b>	<b>21,353</b>					

\*The runoff reduction credit is calculated using Tysons Stormwater Compliance Spreadsheet Beta 2012\_0418.

William H. Gordon Associates, Inc.  
1601 DOW DRIVE, SUITE 151  
DURHAM, NC 27704-1900  
PHONE: 703-283-1900  
FAX: 703-283-1900  
WWW.WHGA.COM  
REGISTERED PROFESSIONAL ENGINEERS  
REGISTERED PROFESSIONAL ARCHITECTS

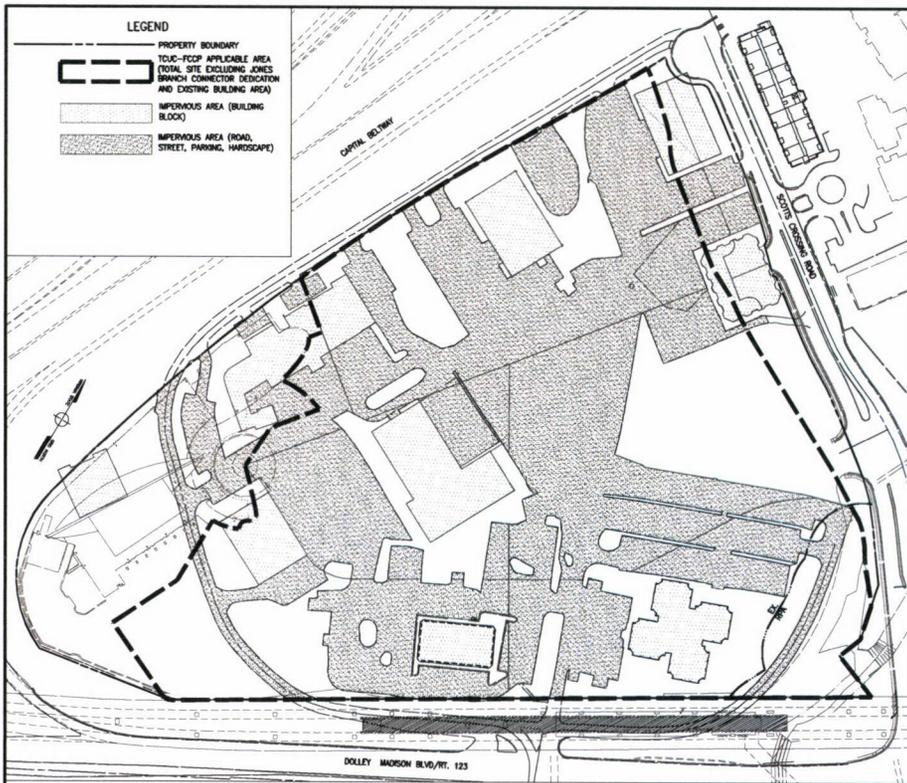


REVISIONS  
10-29-10 City Comments  
11-16-10 City Comments  
06-30-11 City Comments  
11-17-11 City Comments  
03-12-12 City Comments  
04-25-12 City Comments  
05-24-12 City Comments  
06-13-12 City Comments  
08-13-12 City Comments

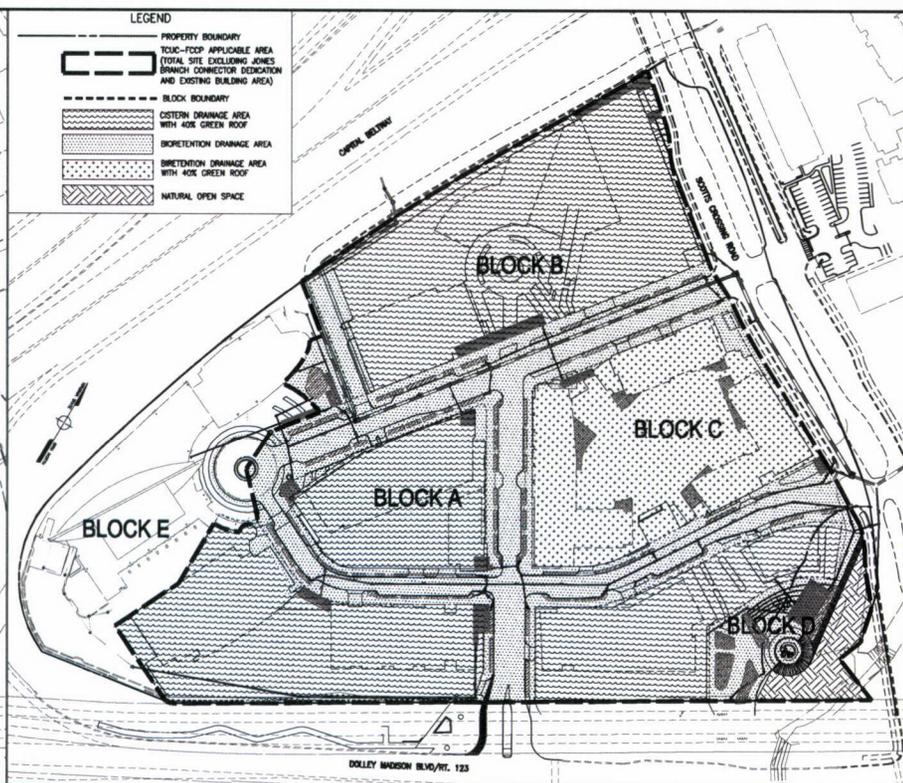
SWM PROGRAM (FCCP)  
**CAPITAL ONE MASTER PLAN**  
CONCEPTUAL DEVELOPMENT PLAN  
REV 2010-09-02  
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE: 1"=100'  
DATE: AUGUST 4, 2010  
DRAWN: OS/JPW/CG  
CHECKED: OS/RW  
JOB #: 1798-1101  
CAD FILE: 1101-SW-M-3-FCCP.dwg  
SHEET #: 22A of 34

NOTE:  
THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE AND LOCATION OF THE SPECIFIED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY DPMS, AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION.



PREDEVELOPMENT CONDITION  
SCALE: 1"=100'



POST-DEVELOPMENT CONDITION  
SCALE: 1"=100'

TIER VI: LEED SS CREDIT 6.1 STORMWATER DESIGN – QUANTITY CONTROL

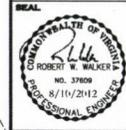
NOTE:  
THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY DPMS, AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION.

Condition	Applicable Area	Impervious Area	Pervious Area	Weighted CN	Time of Concentration	2-YR 24-HR Rainfall	Peak Discharge Rate	Discharge Volume
	(ac)	CN=98 (ac)	CN=80 (ac)		(min)	(in)	(cfs)	(cf)
Predevelopment	20.79	13.26	7.53	91	10	3.20	72.87	170,426
Allowable Release Rate =	72.87	X	75%	=	54.65	cfs		
Allowable Release Volume =	170,426	X	75%	=	127,820	cf		

Condition	Applicable Area	Green Roof	Non-Green Roof	Pervious Area	Weighted CN before Adjustment	Runoff Reduction through Bioretention and Rainwater Harvesting	2-YR 24-HR Rainfall	*Weighted CN after Adjustment	Time of Concentration	Peak Discharge Rate	Discharge Volume
	(ac)	CN=65 (ac)	Impervious Area CN=98 (ac)	CN=80 (ac)		(cf)	(in)		(min)	(cfs)	(cf)
Post-Development	20.79	5.60	13.66	1.53	88	48,116	3.20	79	10	44.56	100,879

\* The method used to adjust the curve number due to the runoff reduction is the same as that in Virginia Runoff Reduction Method Worksheet, which is based on TR-55 method.

William H. Gordon Associates, Inc.  
16000  
Cherry Hill, VA 20151  
703-261-2000  
703-261-0786  
ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS



- REVISIONS**
- 10-29-10 City Comments
  - 11-10-10 City Comments
  - 06-30-11 City Comments
  - 11-17-11 City Comments
  - 05-12-12 City Comments
  - 04-23-12 City Comments
  - 05-24-12 City Comments
  - 06-13-12 City Comments
  - 08-13-12 City Comments

**CAPITAL ONE MASTERPLAN  
CONCEPTUAL DEVELOPMENT PLAN  
RZ 2010-FR-021**  
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SWM PROGRAM (FCCP)

SCALE: 1"=100'  
DATE: AUGUST 4, 2010  
DRAWN: OS/PW/CG  
CHECKED: OS/RW  
JOB #: 1798-1101  
CAD FILE: I:\01\SW\M-3-FCCP.dwg  
SHEET # 22B of 34

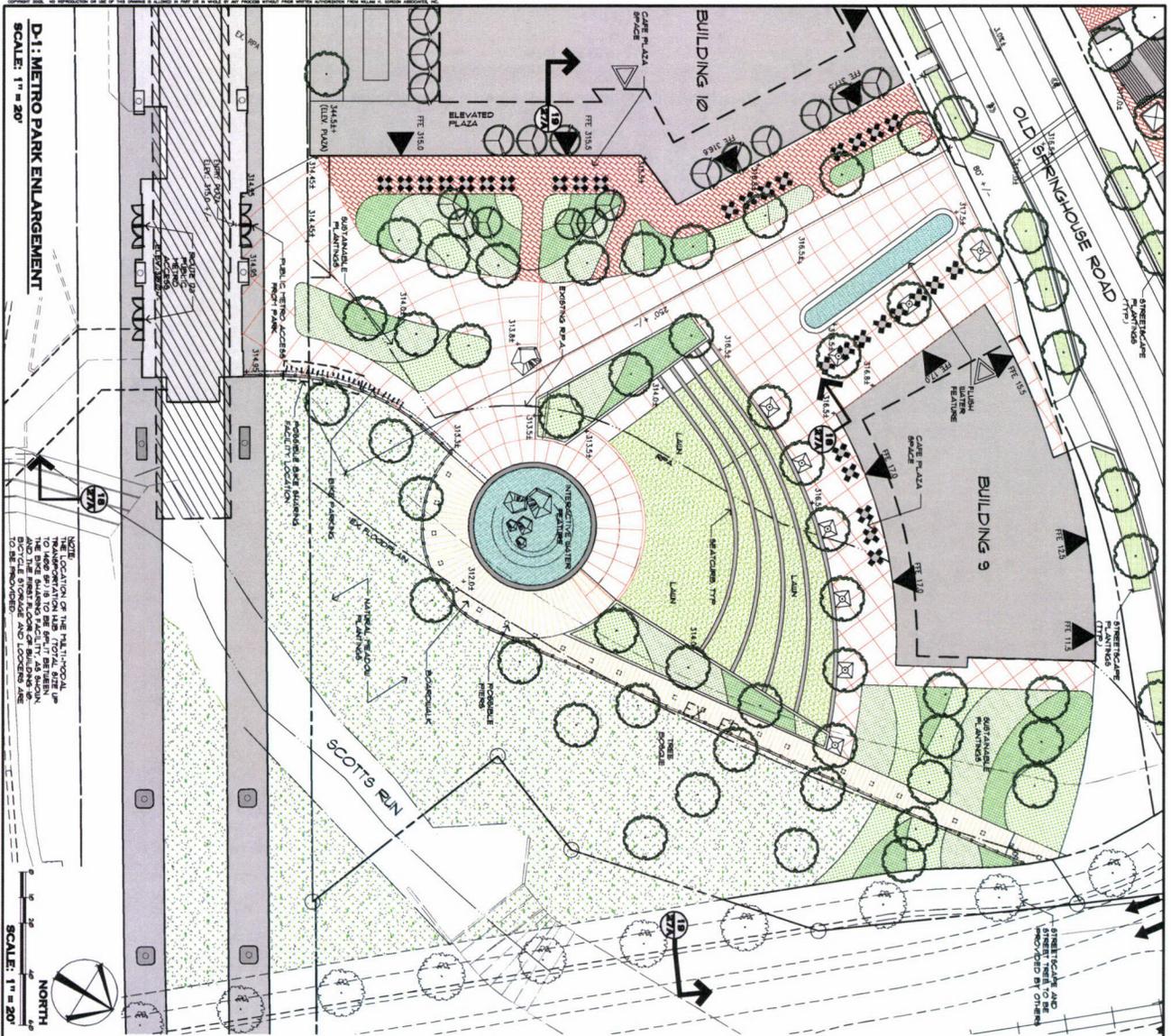








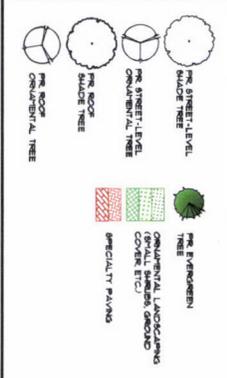




D1: METRO PARK ENLARGEMENT  
SCALE: 1" = 20'

NOTE:  
THE LOCATION OF THE MULTI-SCHOOL  
TO BE LOCATED TO BE SPLIT BETWEEN  
THE SITE AND ADJACENT AS SHOWN  
BICYCLE STORAGE AND LOCKERS ARE  
TO BE PROVIDED.

SCALE: 1" = 20'  
NORTH



METRO PARK ENLARGEMENT

## CAPITAL ONE MASTER PLAN

CONCEPTUAL DEVELOPMENT PLAN  
RZ 2010-PRO21  
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE: 1" = 20'  
DATE: AUGUST 4, 2010  
DRAWN: CS/PLW/EG  
CHECKED: CS RW  
JOB #: 1798.101  
CLIENT: HOI PARKS/S&E

27 of 34

WILLIAM H. GORDON ASSOCIATES, INC.  
4501 Dory Drive  
Cherry Hill, VA 20151  
PHONE: 703-263-1900  
FAX: 703-263-0766  
ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

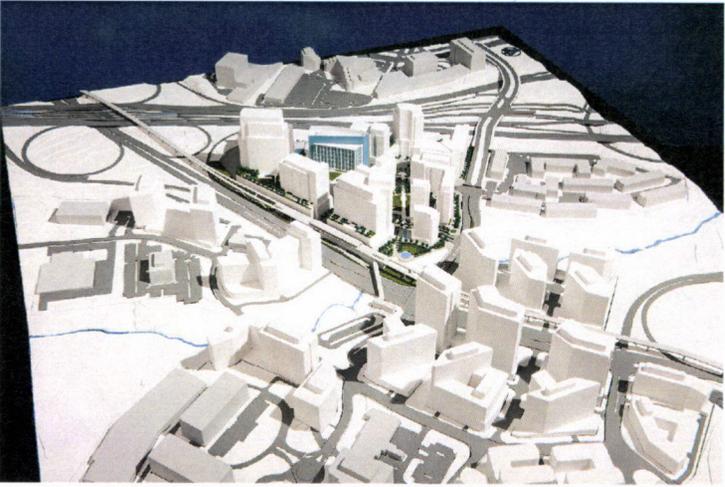
REGISTERED PROFESSIONAL ENGINEER  
NO. 37008  
8/10/2011







MODEL PHOTOGRAPHS ARE PROVIDED TO ILLUSTRATE THE GENERAL CHARACTER, SCALE, BLOCK AND STREET GRID CONFIGURATIONS, AND MASSING OF THE DEVELOPMENT. IN PARTICULAR, THEY ARE INTENDED TO SHOW THE PROPOSED DEVELOPMENT IN THE CONTEXT OF ADJACENT PLANNED BUILDING AND TRANSPORTATION DEVELOPMENT IN THE TYSONS EAST AREA. OTHER DETAILS OF BUILDING AND LANDSCAPE DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS CONCEPTUAL DEVELOPMENT PLAN ARE SUBJECT TO CHANGE IN FINAL DEVELOPMENT PLANS, PROVIDED THEY ARE DETERMINED TO BE WITHIN SUBSTANTIAL CONFORMANCE WITH THIS CDP AND PROFFERS.



**VIEW LOOKING NORTHWEST THROUGH PEDESTRIAN AXIS**



**VIEW LOOKING NORTHEAST THROUGH OLD MEADOW ROAD**

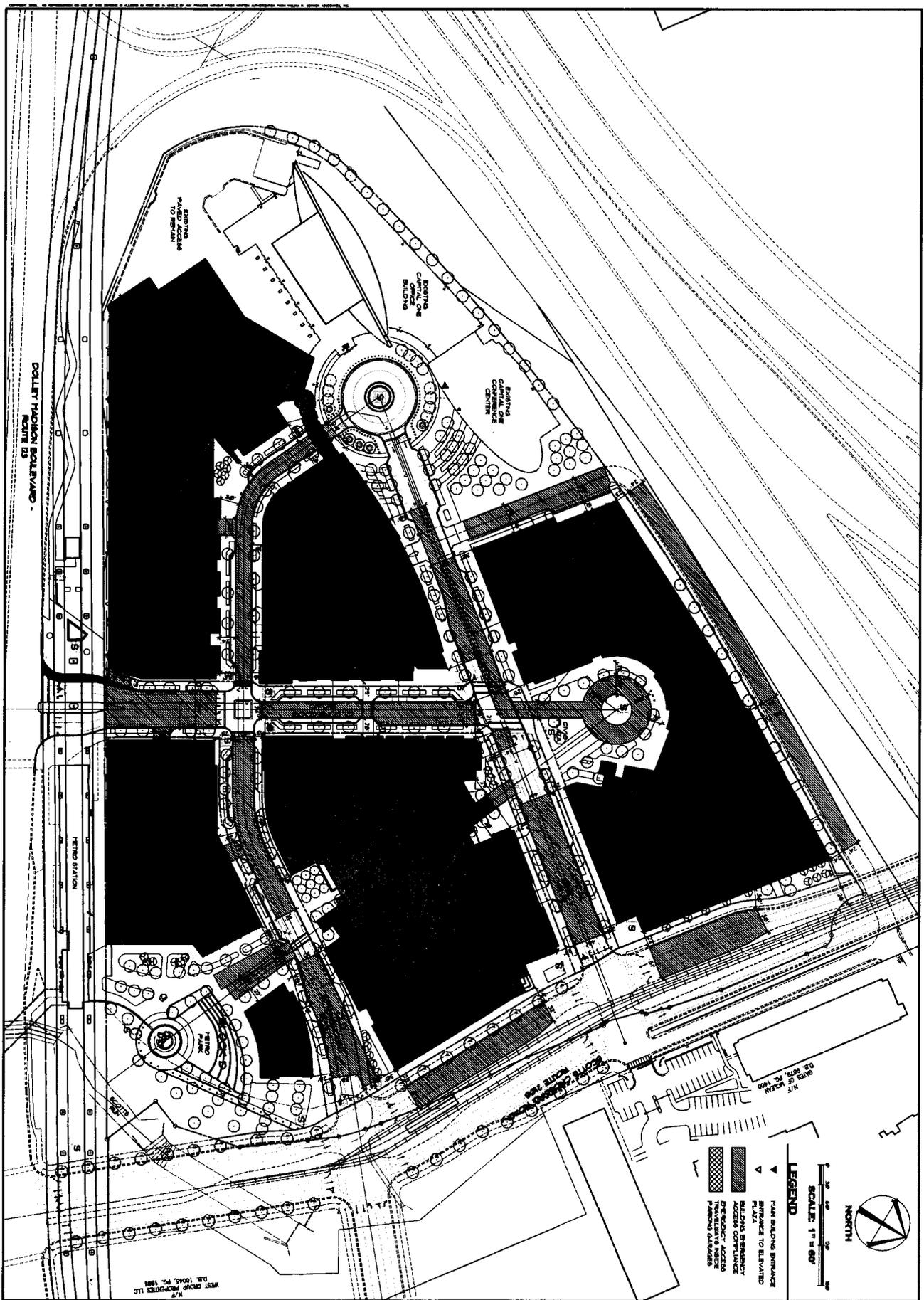


**VIEW LOOKING SOUTHEAST THROUGH OLD MEADOW ROAD**



**VIEW LOOKING WEST**





POLLEY HADISON BOULEVARD  
ROUTE 28

METRO STATION

CENTRAL ONE  
OFFICE BUILDING

CENTRAL ONE  
OFFICE BUILDING

ONE BLOCK  
EMERGENCY ACCESS

AREA OF  
REAR OF BLDG

**LEGEND**

- ▲ MAIN BUILDING ENTRANCE
- ▲ ENTRANCE TO ELEVATED PLAZA
- ▲ BUILDING ENTRANCE
- ▲ EMERGENCY ACCESS
- ▲ TRANSFER/ACCESS
- ▲ PARKING GARAGE

SCALE: 1" = 80'

NORTH

WEST GROUP PROPERTIES LLC  
D.R. 10041, P.O. 9881  
M/F

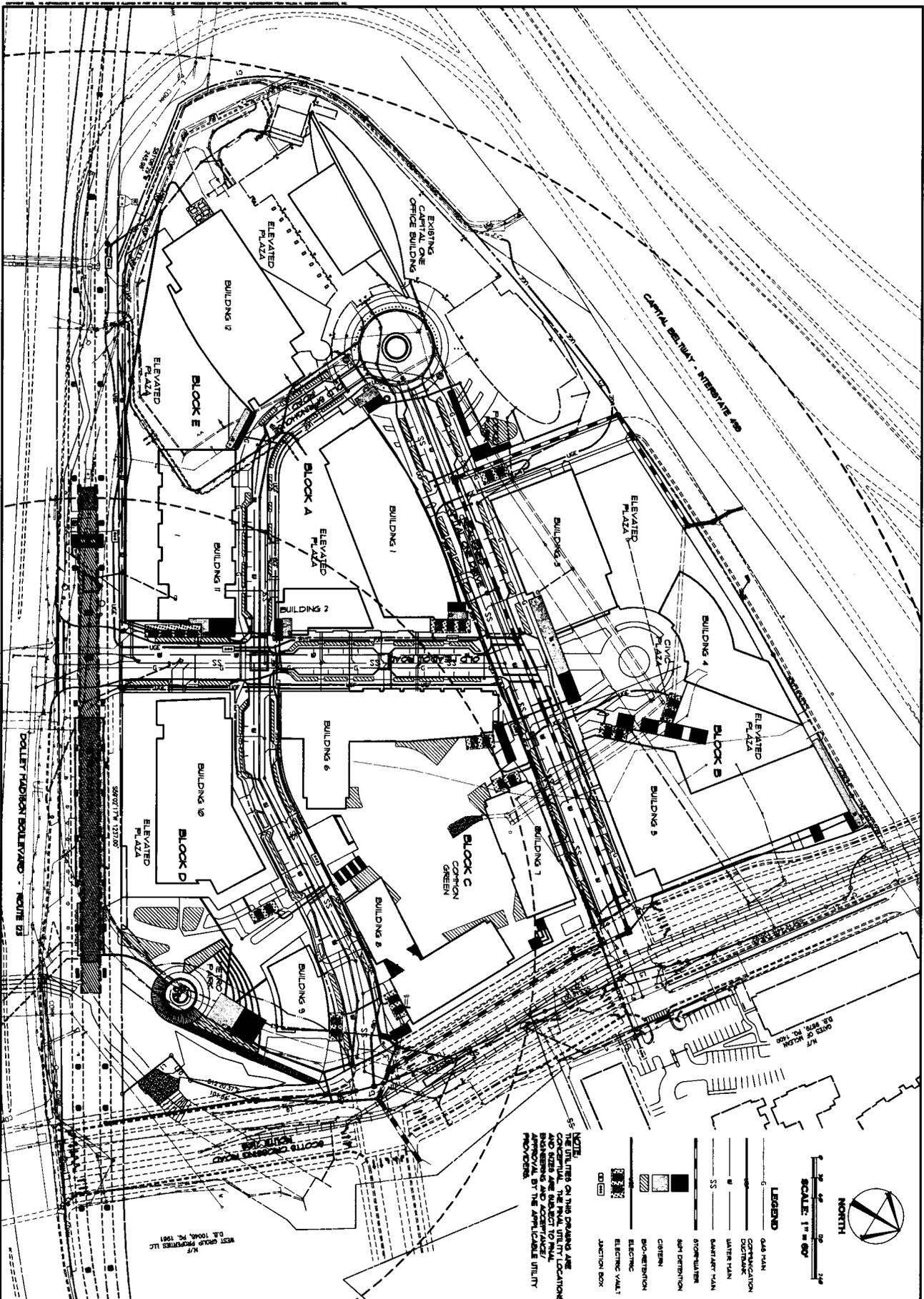
EMERGENCY ACCESS PLAN

**CAPITAL ONE MASTERPLAN**  
CONCEPTUAL DEVELOPMENT PLAN  
RZ 2010-PR-021  
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

- 10.29.10 City Commission
- 11.16.10 City Commission
- 06.30.11 City Commission
- 11.17.11 City Commission
- 03.12.12 City Commission
- 04.24.12 City Commission
- 06.13.12 City Commission
- 08.13.12 City Commission



**William H. Gordon Associates, Inc.**  
4501 Dely Drive  
Chantilly, VA 20151  
PHONE 703-283-1900  
FAX 703-283-0766  
ENGINEERS · SURVEYORS · PLANNERS · LANDSCAPE ARCHITECTS



DATE: AUGUST 4, 2010  
 DRAWN: OS/IN/VEG  
 CHECKED: OS/RW  
 PROJECT: 101-418-003  
 SHEET: 32 OF 34

CONCEPT UTILITY PLAN

**CAPITAL ONE MASTERPLAN**  
**CONCEPTUAL DEVELOPMENT PLAN**  
**RZ 2010-FR-021**  
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE: 1" = 60'

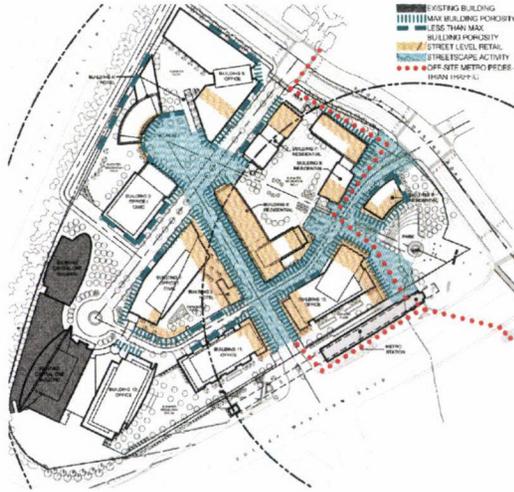
LEGEND

- GAS MAIN
- COMMUNICATION
- SEWER
- WATER MAIN
- SMARTMETER MAIN
- SPRINKLER MAIN
- CRITERIA
- BIO-DISTRIBUTION
- ELECTRIC
- ELECTRIC VAULT
- JUNCTION BOX

NOTE: THE UTILITIES ON THIS DRAWING ARE CONCEPTUAL. THE FINAL UTILITY LOCATIONS SHALL BE DETERMINED BY THE APPLICABLE UTILITY PROVIDERS.

DATE: AUGUST 4, 2010  
 DRAWN: OS/IN/VEG  
 CHECKED: OS/RW  
 PROJECT: 101-418-003  
 SHEET: 32 OF 34

**William H. Gordon Associates, Inc.**  
 4501 Dolly Drive  
 Chantilly, VA 20151  
 PHONE: 703-263-1800  
 FAX: 703-263-0766  
 ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



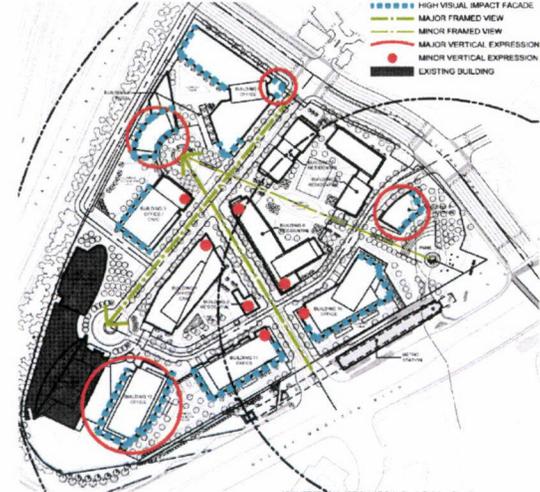
**STREET FACADE POROSITY DIAGRAM**

THIS PLAN SPECIFIES LOCATIONS AND DIFFERENCES IN REQUIRED STREET-LEVEL BUILDING FACADE POROSITY. MAXIMUM POROSITY IS SHOWN ON FACADES ASSOCIATED WITH RETAIL USES AND STOREFRONTS. THESE IN TURN ARE LINKED TO THE MOST ANIMATED STREETSCAPES AND PUBLIC SPACES WHERE PEDESTRIAN MOVEMENT AND ACTIVITY, SUCH AS SIDEWALK CAFES, PREVAIL.



**FACADE ARTICULATION DIAGRAM**

THIS PLAN SHOWS PUBLICLY VISIBLE SEGMENTS OF BUILDING FACADES DIRECTLY BEHIND WHICH ARE PARKING GARAGE FLOORS AND PARKED CARS. IT DIFFERENTIATES BETWEEN GARAGE FLOORS AT OR NEAR STREETSCAPE LEVELS, AND GARAGE FLOORS AT AND ABOVE SECOND STORY BUILDING LEVELS, TYPICALLY OVER GROUND FLOOR RETAIL SPACES. ALSO SHOWN, ARE OFFICE, RESIDENTIAL AND HOTEL FACADES THAT OVERLOOK PARKS, PLAZAS AND RECREATIONAL AREAS. EACH OF THESE DIVERSE FACADE CONDITIONS NECESSITATES CAREFUL, CREATIVE DESIGN TO EFFECTIVELY "CAMOUFLAGE" PARKING AND TO RELATE APPROPRIATELY TO ADJACENT PUBLIC OPEN SPACE.



**ARCHITECTURAL ARTICULATION DIAGRAM - BLOCK/BUILDING SPECIFIC**

THIS DIAGRAM IDENTIFIES BUILDINGS, PLUS PORTIONS OF BLOCKS AND BUILDINGS, THAT ARE VERY VISIBLE AND AESTHETICALLY PROMINENT, AND THAT DESERVE CAREFUL ARTICULATION. THESE INCLUDE:  
 ESPECIALLY TALL BUILDINGS ACTING AS VISUAL FOCAL POINTS AT THE URBAN SCALE;  
 HIGH-IMPACT FACADES, PUBLICLY VISIBLE FROM BOTH NEAR AND FAR, THAT WILL BE SEEN BY MILLIONS OF MOTORISTS, PEDESTRIANS AND TRANSIT RIDERS, AND THUS WILL DETERMINE THE OVERALL IMAGE AND IDENTITY OF THE CAPITAL ONE URBAN CAMPUS;  
 VISUALLY STRATEGIC PLACES ON INDIVIDUAL BUILDINGS - TYPICALLY AT BUILDING CORNERS ADJACENT TO AND FRAMING STREET INTERSECTIONS - WHERE APPROPRIATE VERTICAL FACADE EXPRESSION CAN BE PERCEIVED AS NEIGHBORHOOD FOCAL POINTS AND ALSO CREATE A DESIRABLE SENSE OF PORTAL AND THRESHOLD FROM BLOCK TO BLOCK.

ARCHITECTS DESIGNING THESE BUILDINGS ARE EXPECTED TO ARTFULLY COMPOSE ALL BUILDING FACADES, BUT SPECIAL ATTENTION MUST BE PAID TO THE ARTFUL ARTICULATION OF HIGHLIGHTED PORTIONS OF BUILDING FACADES AND BUILDING FOCAL POINTS. ACCORDINGLY THE FOLLOWING BLOCK-BY-BLOCK GUIDELINES PROVIDE RECOMMENDATIONS, GENERALIZED DIAGRAMS AND ILLUSTRATIVE PHOTOGRAPHS TO SHOW HOW THE ARCHITECTURE CAN BE DEVELOPED.

ILLUSTRATIVE EXAMPLES OF ARCHITECTURAL ARTICULATION CONCEPTS (L-R):  
 PARKING SCREEN/ CORNER VERTICALITY/ MASSING & HEIGHT SHIFT/ FACADE POROSITY/ PARKING SCREEN; CORNER VERTICALITY/ MASSING & HEIGHT SHIFT/ PARKING SCREEN, UNIFIED FACADE/ PARKING SCREEN; FACADE VERTICALITY; PARKING SCREEN



THE ACCOMPANYING IMAGES AND DIAGRAMS EXCERPTED FROM THE PROFFERED CAPITAL ONE DESIGN GUIDELINES ILLUSTRATE THE GENERAL MASSING/ARTICULATION PRINCIPLES, CHARACTER AND SCALE OF THE FINAL DEVELOPMENT, AS DETAILED IN THE SPECIFIC NOTES AND CAPTIONS.

WHILE THESE PRECEDENT IMAGES AND DIAGRAMS DO NOT REPRESENT FINALIZED DESIGNS, THEY ARE REPRESENTATIVE OF THE INTENDED APPLICATION OF THE STATED DESIGN PRINCIPLES AND THE BASELINE STANDARD OF DEVELOPMENT OF THE FEATURES NOTED. ALL EXCERPTED IMAGES SHOULD BE REFERENCED IN THE CONTEXT OF THE FULL PROFFERED CAPITAL ONE URBAN DESIGN GUIDELINES. FINAL DESIGN APPLICATION OF THESE PRINCIPLES WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDP AND PROFFERS, AND ARE SUBJECT TO FUTURE FINAL DEVELOPMENT PLANS FOR SPECIFIC PHASES.

William H. Gordon Associates, Inc.  
 1000 JAY DRIVE  
 CHARLOTTE, NC 28211  
 PHONE 704.383.0100  
 FAX 704.383.0179  
**WHA**  
 ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS

**REAL**  
 PROFESSIONAL SEAL  
 ROBERT W. WALKER  
 NO. 37809  
 8/10/2012  
 PROFESSIONAL ENGINEER

**REVISIONS**  
 10-29-10 City Comments  
 11-10-10 City Comments  
 06-30-11 City Comments  
 11-17-11 City Comments  
 05-12-12 City Comments  
 04-25-12 City Comments  
 05-24-12 City Comments  
 06-15-12 City Comments  
 08-13-12 City Comments

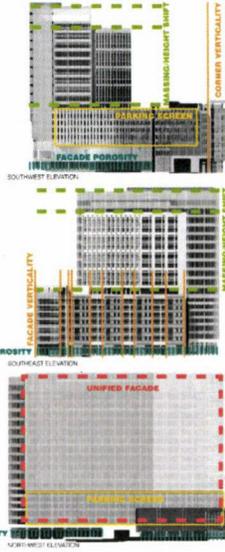
BUILDING MASSING AND ARTICULATION DIAGRAMS  
**CAPITAL ONE MASTERPLAN**  
 CONCEPTUAL DEVELOPMENT PLAN  
 PZ 2010-PRO-021  
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE Not to Scale  
 DATE AUGUST 4, 2010  
 DRAWN OS/JPW/CG  
 CHECKED OS/RW  
 JOB # 1798.1101  
 CAD FILE T101-ARCH.dwg  
 SHEET # 33 of 34

**Architectural Articulation - Block A**

Block A consists of two existing buildings comprised of three distinctly expressed masses: an existing base with elevated retail, several levels of above-grade parking, and a landscaped roof plaza; an office tower atop the base; and a shorter residential building attached to the base also containing elevated retail. Plan diagrams on pages 17, 18 and 21 show the location of retail, various facade conditions and visual impact focal points including minor vertically expressive focal points at the two Block A corners where Old Meadow Road intersects Capital One Drive and Old Springhouse Road. Accordingly, the Block A massing and facade design guideline diagrams on this page illustrate conceptually how Block A facade conditions and articulation requirements should be approached.

Figure A101: Facade diagrams (elevation) of Block A to coordinate the architectural design of the block response to the availability of natural light, the height and massing of the base, existing building, and existing street wall. The base and office tower are vertically expressive and existing parking is elevated above the base. The architectural design and articulation requirements are shown in the architectural articulation diagrams.

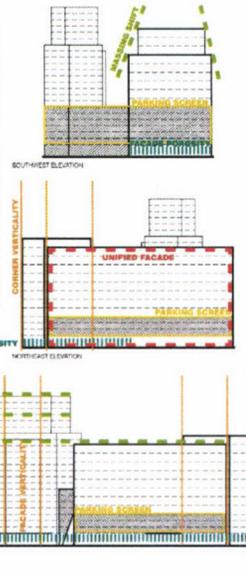


CAPITAL ONE DESIGN GUIDELINES PAGE 12

**Architectural Articulation - Block B**

Block B, the largest of the four blocks, consists of three component buildings organized around and framing a civic plaza. Distinctly expressed architectural masses comprise a multi-story base incorporating the three buildings and, rising above the base, a shorter hotel tower and two separate, slightly less tall office towers. The base contains landscaped facades, several levels of above-grade parking and a civic facility at street level. The hotel and office towers are set back from the base between the towers will be accessible and used for tennis and recreational areas.

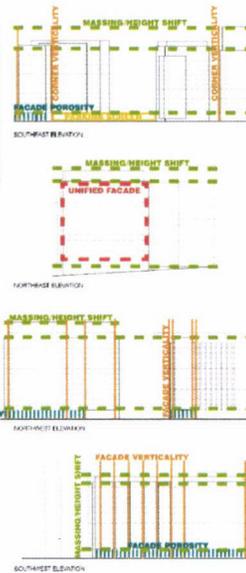
The previous plan diagrams show the location of various facade conditions and call for a vertically expressive, minor focal point at the corner of the office building. They also identify the labeled mass, the corner building of the three, as a major urban focal point. The western facades of Block B buildings are adjacent to and overlook the Capital Beltway, making them highly visible to millions of motorists and thus architecturally representative of the Capital One urban context. Unlike building facades around the civic plaza and the public promenade, accordingly, especially architectural design of Block B buildings and their diverse facades is intended to be bold and the Block B massing and facade design guideline diagrams on this page illustrate conceptually how Block B facade conditions and articulation requirements should be approached.



CAPITAL ONE DESIGN GUIDELINES PAGE 13

**Architectural Articulation - Block C**

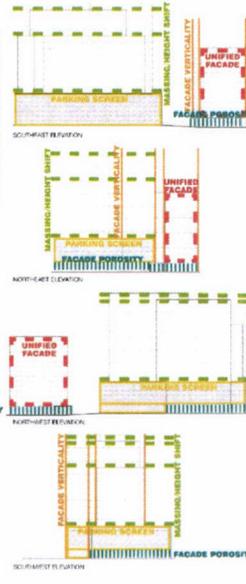
Three Block C residential buildings are arranged about the perimeter of a large elevated courtyard - a common green and recreational area - atop the roof of a base containing elevated retail and above-grade parking. The architectural diagrams show the location of retail and various facade conditions facing surrounding streets as well as the common green. They also locate three more vertically expressive Block C focal points: two at the Block C corners where Old Meadow Road intersects Capital One Drive and Old Springhouse Road, the latter across from Block A, and a vertical focal point at the Block C corner where Capital One Drive intersects Scots Crossing Road. Accordingly, the Block C massing and facade design guideline diagrams on this page illustrate conceptually how Block C facade conditions and articulation requirements should be approached.



CAPITAL ONE DESIGN GUIDELINES PAGE 14

**Architectural Articulation - Block D**

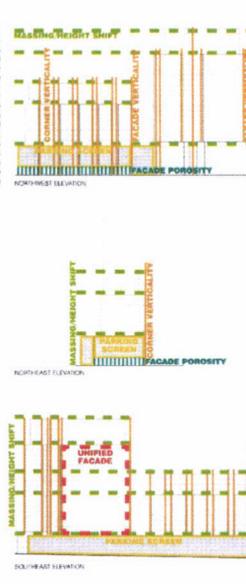
Block D contains two buildings: a potentially iconic, free-standing residential tower overlooking the Metro Park and two office towers; and an office tower atop a multi-story base directly adjacent to and overlooking the new Metro station along Route 123. The office tower base contains retail at park and street levels and includes several levels of above-grade parking and a rooftop terrace next to the Metro station. The previous plan diagrams showing the location of retail and various facade conditions locate a minor vertically expressive focal point at the Block D corner where Old Meadow Road intersects Old Springhouse Road, across from Block A, C and E vertical focal points. Facing Route 123 and the park, both buildings have prominent, highly visible facades that need to be artfully designed. Accordingly, Block D massing and facade design guideline diagrams illustrate conceptually how Block D facade conditions and articulation requirements should be approached.



CAPITAL ONE DESIGN GUIDELINES PAGE 16

**Architectural Articulation - Block E**

Block E contains two office towers atop a multi-story base adjacent to and overlooking the new elevated Metro line along Route 123. The base has a lot of elevated retail but mostly houses several levels of above-grade parking and a terrace on the base looking between the two office towers. Plan diagrams showing the location of retail and various facade conditions locate a minor vertically expressive focal point at the Block E corner where Old Meadow Road intersects Old Springhouse Road, across from Block A, C and D vertical focal points. Facing Route 123 and the park, both of the two towers have prominent, highly visible facades necessitating artful design. Accordingly, the Block E massing and facade design guideline diagrams illustrate conceptually how Block E facade conditions and articulation requirements should be approached.



CAPITAL ONE DESIGN GUIDELINES PAGE 15

**ARCHITECTURAL ARTICULATION DIAGRAMS BY BLOCK**

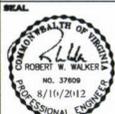
ARCHITECTS DESIGNING THESE BUILDINGS ARE EXPECTED TO ARTFULLY COMPOSE ALL BUILDING FACADES, BUT SPECIAL ATTENTION MUST BE PAID TO THE ARTFUL ARTICULATION OF HIGHLIGHTED PORTIONS OF BUILDING FACADES AND BUILDING FOCAL POINTS. ACCORDINGLY THE FOLLOWING BLOCK-BY-BLOCK GUIDELINES PROVIDE RECOMMENDATIONS, GENERALIZED DIAGRAMS AND ILLUSTRATIVE PHOTOGRAPHS TO SHOW HOW THE ARCHITECTURE CAN BE DEVELOPED.

**THE ACCOMPANYING IMAGES AND DIAGRAMS EXCERPTED FROM THE PROFFERED CAPITAL ONE DESIGN GUIDELINES ILLUSTRATE THE GENERAL MASSING/ARTICULATION PRINCIPLES, CHARACTER AND SCALE OF THE FINAL DEVELOPMENT, AS DETAILED IN THE SPECIFIC NOTES AND CAPTIONS.**

**WHILE THESE PRECEDENT IMAGES AND DIAGRAMS DO NOT REPRESENT FINALIZED DESIGNS, THEY ARE REPRESENTATIVE OF THE INTENDED APPLICATION OF THE STATED DESIGN PRINCIPLES AND THE BASELINE STANDARD OF DEVELOPMENT OF THE FEATURES NOTED. ALL EXCERPTED IMAGES SHOULD BE REFERENCED IN THE CONTEXT OF THE FULL PROFFERED CAPITAL ONE URBAN DESIGN GUIDELINES. FINAL DESIGN APPLICATION OF THESE PRINCIPLES WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CDP AND PROFFERS, AND ARE SUBJECT TO FUTURE FINAL DEVELOPMENT PLANS FOR SPECIFIC PHASES.**

Bonstra Harsign

William H. Gordon Associates, Inc.  
 10000 Old Meadow Road, Suite 200  
 Fairfax, VA 22031  
 Phone: 703-463-0788  
 Fax: 703-463-0789  
 ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS



**REVISIONS**

10-29-10	City Comments
11-10-10	City Comments
06-30-11	City Comments
11-17-11	City Comments
05-12-12	City Comments
04-25-12	City Comments
05-24-12	City Comments
08-13-12	City Comments
08-13-12	City Comments

BUILDING MASSING AND ARTICULATION DIAGRAMS

**CAPITAL ONE MASTERPLAN**  
 CONCEPTUAL DEVELOPMENT PLAN  
 RZ 2010-PR-021  
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

**SCALE** Not to Scale

**DATE** AUGUST 4, 2010

**DRAWN** OS/IPW/CG

**CHECKED** OS/RW

**JOB #** 1798.1101

**CAD FILE** 1101-ARCH.dwg

**SHEET #** 34 of 34

# FINAL DEVELOPMENT PLAN FDP 2010-PR-021 FOR CAPITAL ONE BANK PROVIDENCE MAGISTERIAL DISTRICT FAIRFAX COUNTY, VIRGINIA

## PROJECT TEAM

**LAND USE ATTORNEY:**  
COOLEY LLP  
ONE FREEDOM SQUARE RESTON TOWN CENTER  
11951 FREEDOM DRIVE  
RESTON, VA 20190

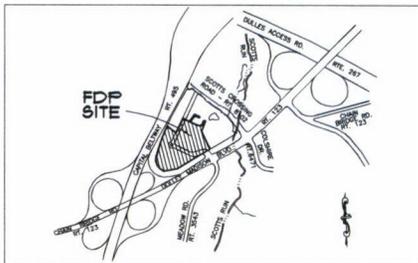
**APPLICANT/ OWNER:**  
CAPITAL ONE BANK, USA, NA  
1680 CAPITAL ONE DR  
MCLEAN, VA 22102

**URBAN PLANNER/ ARCHITECT:**  
BONSTRA HARESIGN ARCHITECTS  
1710 CONNECTICUT AVENUE, NW, SUITE 400  
WASHINGTON, DC 20009

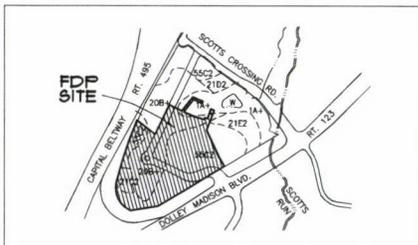
**TRANSPORTATION ENGINEER:**  
GOROVE SLADE ASSOCIATES, INC.  
1140 CONNECTICUT AVENUE, NW, SUITE 700  
WASHINGTON, DC 20036

**CIVIL ENGINEER/ LANDSCAPE ARCHITECT:**  
WILLIAM H. GORDON ASSOCIATES, INC.  
4501 DALY DRIVE, SUITE 200  
CHANTILLY, VA 20151

**ENVIRONMENTAL ENGINEER:**  
WETLAND STUDIES AND SOLUTIONS, INC.  
5300 WELLINGTON BRANCH DRIVE, SUITE 100  
GAINESVILLE, VA 20155



VICINITY MAP  
SCALE - 1:2000

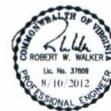


SOILS MAP  
SCALE - 1:500



AERIAL MAP  
NOT TO SCALE

REVISIONS	
June 30, 2011	Original Submission
Sept 16, 2011	County Comments
March 12, 2012	Prestaffing Comments
April 23, 2012	County Comments
May 24, 2012	County Comments
June 13, 2012	County Comments
August 13, 2012	County Comments



## SHEET INDEX

- 1 COVER SHEET
- 2 NOTES AND TABULATIONS
- 3 OVERALL DEVELOPMENT PLAN (CDP PLAN)
- 4 EXISTING CONDITIONS
- 5 FINAL DEVELOPMENT PLAN
- 6 BUILDING AND PARKING PLANS
- 7 BUILDING AND PARKING PLANS
- 8 BUILDING AND PARKING PLANS
- 9 VEHICULAR CIRCULATION PLAN
- 10 LANDSCAPE PLAN
- 10A EXISTING VEGETATION MAP (EVM)
- 10B LANDSCAPE NOTES AND TABULATIONS
- 10C LANDSCAPE DETAILS
- 10D CDP LANDSCAPE PLAN
- 10E CDP LANDSCAPE TABULATIONS
- 11 OPEN SPACE PLAN
- 12 UTILITIES PLAN
- 13 PUBLIC FACILITIES PLAN
- 14 PEDESTRIAN CIRCULATION PLAN
- 15 PRIVATE STREET STANDARDS
- 16 ARCHITECTURAL PERSPECTIVES
- 17 ARCHITECTURAL BUILDING SECTIONS
- 18 SHADOW ANALYSIS
- 19 URBAN DESIGN AMENITIES
- 19A URBAN DESIGN AMENITIES
- 19B SITE SECURITY FEATURES
- 20 OVERALL SWM-BMP PROGRAM
- 20A SWM PROGRAM DETAILS
- 21 SWM PROGRAM - TIER I
- 21A SWM PROGRAM - TIERS II AND VI
- 22 SWM PROGRAM - TIERS III AND V
- 22A SWM PROGRAM - TIER IV
- 23 ARCHITECTURAL BUILDING ELEVATIONS
- 24 ARCHITECTURAL BUILDING ELEVATIONS
- 25 ARCHITECTURAL BUILDING ELEVATIONS
- 26 ARCHITECTURAL BUILDING ELEVATIONS
- 27 3D SITE MODEL
- 28 EMERGENCY ACCESS PLAN
- 29 JONES BRANCH CONNECTOR PHASE
- 30 JONES BRANCH CONNECTOR PHASE ALT



**BUILDING TABULATIONS PER CDP**

Block	Building	Minimum Height (ft)	Maximum Height (ft)	Proposed Height (ft)	Footprint Area (sq ft)	Number of Floors	Total Number of Floors	Land Use	Minimum GSF	Maximum GSF	Proposed GSF	Total GSF	Residential Units
BLOCK A	Building 1	150	281	281	30	318	21	Office	300,000	510,000	510,000	527,181	0
	Building 2	75	111	111	25	158	9	Hotel	80,000	81,500	81,500	83,437	0
	Building 3	150	225	224	30	258	17	Office	200,000	292,500	277,566	307,986	0
	Building 4	150	283	282	35	317	24	Office	200,000	367,500	338,466	337,756	0
	Building 5	125	200	192	25	207	14	Hotel	100,000	100,000	100,000	102,027	0
	Building 6	150	271	270	35	305	19	Residential	200,000	450,000	450,000	450,000	0
	Building 7	125	211	210	30	243	19	Residential	200,000	292,500	277,566	294,465	0
	Building 8	125	211	210	30	243	19	Residential	200,000	292,500	277,566	294,465	0
	Building 9	125	211	210	30	243	19	Residential	200,000	292,500	277,566	294,465	0
	Building 10	200	305	305	35	325	22	Office	400,000	444,000	444,000	447,715	0
BLOCK B	Building 11	75	125	124	20	189	15	Residential	50,000	124,500	114,165	122,014	119
	Building 12	150	298	292	35	297	19	Office	200,000	329,500	313,816	320,648	0
TOTALS		Total Site Area (for calculating density)		4,989,523 GSF		1,272,881 SF		4,989,523 GSF		1,272,881 SF		4,989,523 GSF	

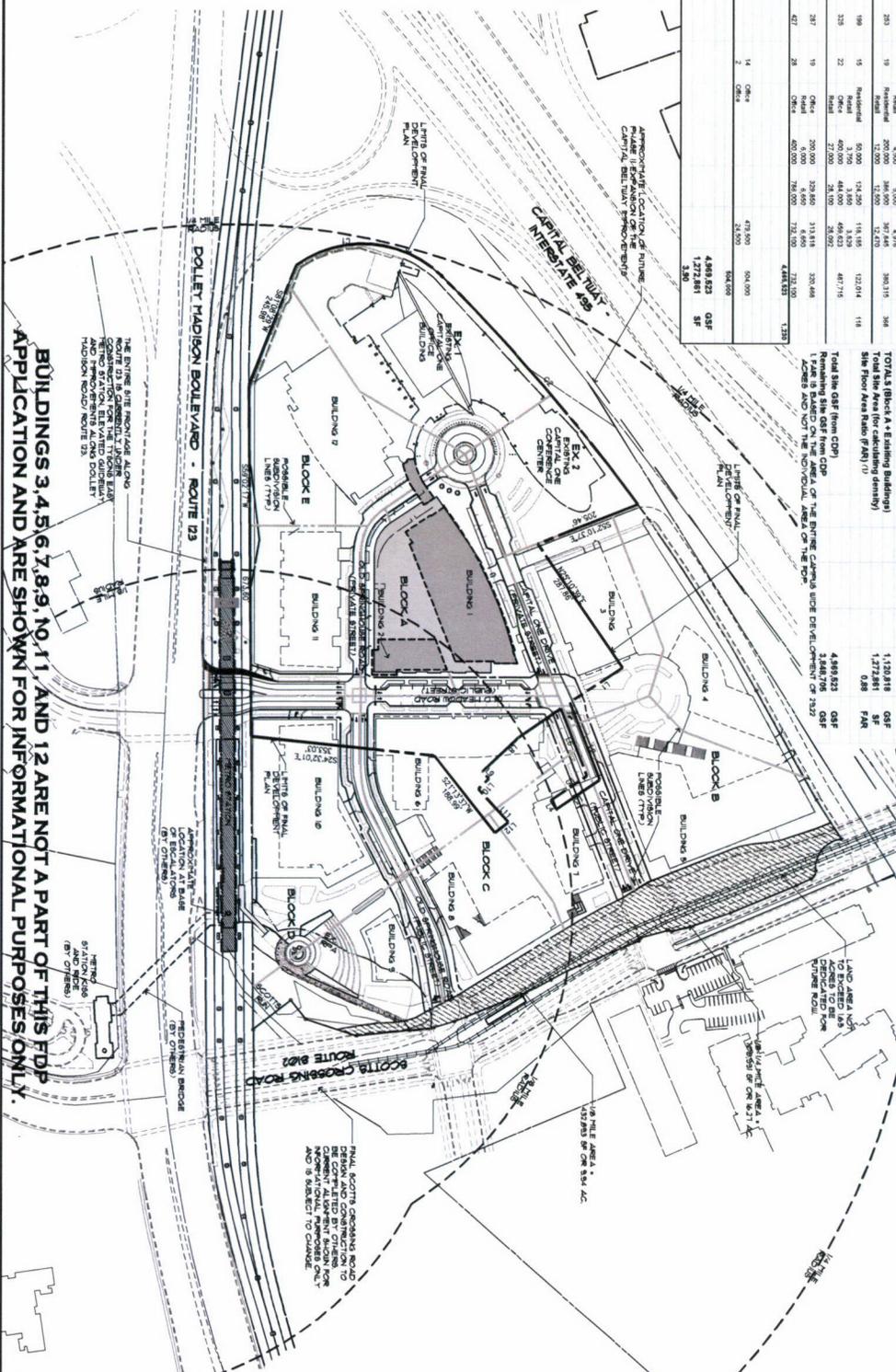
**NOTES:**  
 1. THE JPM, CANT RESERVES THE RIGHT TO ADJUST BUILDING HEIGHTS AND FOOTPRINTS WITHIN THE BUILDING FOOTPRINTS.  
 2. THE JPM, CANT RESERVES THE RIGHT TO OCCUPY AS MUCH AS THE TELLER AND REQUIRED STRUCTURE SPACE FOR A DRIVE THRU BANK USE WITHIN THE BUILDING FOOTPRINTS TO BE PROVIDED WITHIN THE BUILDING FOOTPRINTS.  
 3. SEE SHEET 4 FOR PARKING AND LOADING FACILITIES.

**FDP BUILDING TABULATIONS**

Block	Building	Minimum Height (ft)	Maximum Height (ft)	Proposed Height (ft)	Footprint Area (sq ft)	Number of Floors	Total Number of Floors	Land Use	Minimum GSF	Maximum GSF	Proposed GSF	Total GSF	Residential Units
BLOCK A	Building 1	150	281	281	30	318	21	Office	300,000	510,000	510,000	527,181	0
	Building 2	75	111	111	25	158	9	Hotel	80,000	81,500	81,500	83,437	0
	Building 3	150	225	224	30	258	17	Office	200,000	292,500	277,566	307,986	0
	Building 4	150	283	282	35	317	24	Office	200,000	367,500	338,466	337,756	0
	Building 5	125	200	192	25	207	14	Hotel	100,000	100,000	100,000	102,027	0
	Building 6	150	271	270	35	305	19	Residential	200,000	450,000	450,000	450,000	0
	Building 7	125	211	210	30	243	19	Residential	200,000	292,500	277,566	294,465	0
	Building 8	125	211	210	30	243	19	Residential	200,000	292,500	277,566	294,465	0
	Building 9	125	211	210	30	243	19	Residential	200,000	292,500	277,566	294,465	0
	Building 10	200	305	305	35	325	22	Office	400,000	444,000	444,000	447,715	0
BLOCK B	Building 11	75	125	124	20	189	15	Residential	50,000	124,500	114,165	122,014	119
	Building 12	150	298	292	35	297	19	Office	200,000	329,500	313,816	320,648	0
TOTALS		Total Site Area (for calculating density)		4,989,523 GSF		1,272,881 SF		4,989,523 GSF		1,272,881 SF		4,989,523 GSF	

**FDP LAND USE ALLOCATION**

Land Use	Proposed GSF	Percentage of Total GSF	Residential Units
Office	3,138,181	62.9%	0
Hotel	164,967	3.3%	0
Residential	1,686,375	33.8%	1,272,881
<b>TOTALS</b>	<b>4,989,523</b>	<b>100.0%</b>	<b>1,272,881</b>



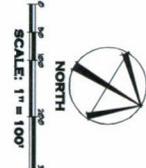
**BUILDINGS 3, 4, 5, 6, 7, 8, 9, 10, 11, AND 12 ARE NOT A PART OF THIS FDP APPLICATION AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.**

**CURVE TABLE:**

Curve	Angle (Degrees)	Radius (ft)	Delta (ft)	Tangent (ft)	Chord (ft)	Chord Bearing
C1	30.0	116.54	60.71	62.45	77.91	S 70.54° W
C2	30.0	116.54	60.71	62.45	77.91	N 19.46° E
C3	30.0	116.54	60.71	62.45	77.91	S 70.54° W
C4	30.0	116.54	60.71	62.45	77.91	N 19.46° E

**LINE TABLE**

Line	Bearing	Distance (ft)	Point
L-1	S 64.5° 00' 00" E	170.00	1
L-2	S 64.5° 00' 00" E	170.00	2
L-3	S 64.5° 00' 00" E	170.00	3
L-4	S 64.5° 00' 00" E	170.00	4
L-5	S 64.5° 00' 00" E	170.00	5
L-6	S 64.5° 00' 00" E	170.00	6
L-7	S 64.5° 00' 00" E	170.00	7
L-8	S 64.5° 00' 00" E	170.00	8
L-9	S 64.5° 00' 00" E	170.00	9
L-10	S 64.5° 00' 00" E	170.00	10
L-11	S 64.5° 00' 00" E	170.00	11
L-12	S 64.5° 00' 00" E	170.00	12



**OVERALL DEVELOPMENT PLAN (CDP PLAN)**

**CAPITAL ONE MASTERPLAN**  
**FINAL DEVELOPMENT PLAN**  
**FDP 2010-PR-021**  
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

**DATE:** 11/16/10

**DRAWN:** CS/JRW/MD/JS

**CHECKED:** CS/RW

**JOB #:** 1798.101

**CAD FILE:** 11011-CDV.dwg

**SHEET #:** 3 of 30

**REVISIONS:**

01/12/12: Revisions

04/25/12: C.D. Comments

05/24/12: C.D. Comments

06/15/12: C.D. Comments

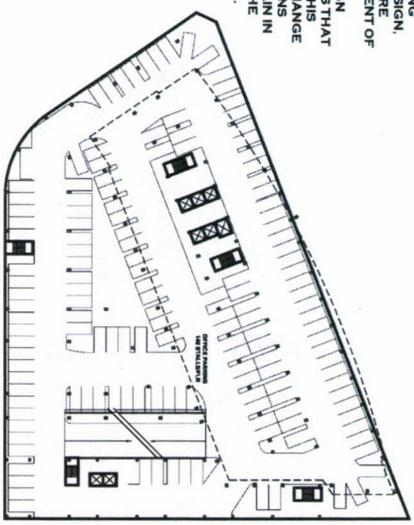
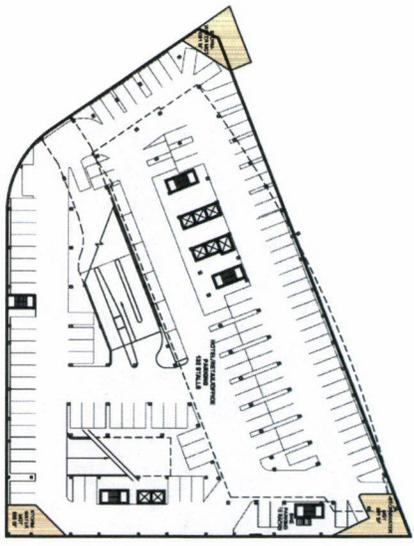
08/13/12: C.D. Comments

**William H. Gordon Associates, Inc.**  
 Chantilly, VA 20151  
 PHONE: 703-283-1800  
 FAX: 703-283-0766  
 ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



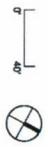


FLOOR PLANS ARE PROVIDED TO ILLUSTRATE THE OVERALL BUILDING CONFIGURATION, EXTENT OF BELOW-GRADE EXCAVATION, PRELIMINARY PARKING CONFIGURATION, RELATIONSHIP OF THE BUILDING WITH GRADE, LEVEL SITE AND STREETSCAPE DESIGN, BUILDING ENTRY LOCATIONS, APPROXIMATE CORE CONFIGURATIONS, BUILDING MASSING AND EXTENT OF RELATIONSHIP OF BUILDING AND EXTERIOR DESIGN DETAILS REPRESENTED ON THESE FLOOR PLANS THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN ARE SUBJECT TO CHANGE AT SITE PLAN AND BUILDING PERMIT SUBMISSIONS PROVIDED THAT THE ITEMS NOTED ABOVE REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDF, THE PROFFERS AND THE FINAL DEVELOPMENT PLAN.



1 PLAN - LEVEL B1  
1" = 40'

2 PLAN - TYPICAL BELOW-GRADE PARKING (SEE NOTE)  
1" = 40'



NOTES:

STRUCTURED PARKING STALL COUNT	
LEVEL 7/8	117
LEVEL 4/47	UP TO 486
LEVEL 3	81
LEVEL 2	63
LEVEL 1	0
LEVEL B1	132
LEVEL B2-B3/9A/85	UP TO 582
LOWEST LEVEL	182
<b>TOTAL STALLS</b>	<b>1,485 MAX.</b>

1. PARKING SPACES BASED ON THE COMPREHENSIVE PLAN FOR THE TRION CORNER URBAN CENTER, ARTICLE 6-509 AND ARTICLE II OF FAIRFAX COUNTY ZONING ORDINANCE.  
 2. NO RAISED PARKING REDUCTION IS PROVIDED WITH THESE CALCULATIONS AS DENIED DURING THE REVIEW OF THE FAIRFAX COUNTY ZONING ORDINANCE (PFC) PERMANENTLY.  
 3. BELOW-GRADE PARKING LEVELS WILL ACCOMMODATE 483 PARKING SPACES ON FIVE TO SIX LEVELS. THE TOTAL NUMBER OF BELOW-GRADE LEVELS AND PARKING SPACES WILL BE GRADE REDUCTIONS AT THE PLAN.  
 4. ABOVE-GRADE PARKING LEVELS WILL ACCOMMODATE UP TO 111 PARKING SPACES ON SIX TO SEVEN LEVELS. BELOW-GRADE PARKING LEVELS WILL ACCOMMODATE UP TO 816 SPACES ON SEVEN TO EIGHT LEVELS. THE TOTAL NUMBER OF ABOVE-GRADE AND BELOW-GRADE PARKING SPACES WILL BE ESTABLISHED AT THE PLAN PERFORMING FINAL DETERMINATION OF THE PLAN AND SUBSEQUENT VARIATION OF THE PERMISSIVES AND THE SERVICES CONTRACTOR.  
 VEHICLE PARKING SPACES:  
 PROPOSED PARKING DECK SPACES: 1495  
 PROPOSED SURFACE SPACES: 66  
 EXISTING PARKING DECK SPACES: 35  
 EXISTING SURFACE SPACES: 978  
**TOTAL SPACES PROVIDED: 3061**  
 BICYCLE PARKING SPACES:  
 PROPOSED PARKING DECK SPACES: 36  
 PROPOSED SURFACE SPACES: 36  
**TOTAL SPACES PROVIDED: 72**

**PARKING AND LOADING TABULATIONS**

TYPE	AREA	AREA (SQ FT)	AREA (SQ YD)										
EXISTING	EXISTING	2,000	222	2,000	222	2,000	222	2,000	222	2,000	222	2,000	222
PROPOSED	PROPOSED	1,485	165	1,485	165	1,485	165	1,485	165	1,485	165	1,485	165
TOTAL	TOTAL	3,485	387	3,485	387	3,485	387	3,485	387	3,485	387	3,485	387

**PARKING RATES PROVIDED**

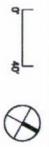
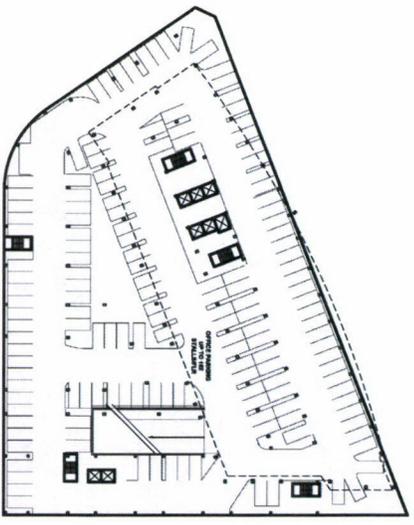
PARKING RATIO - CAPITAL ONE REDEVELOPMENT PHASE - FDP

TYPE	AREA (SQ FT)	AREA (SQ YD)	AREA (SQ FT)	AREA (SQ YD)
EXISTING	2,000	222	2,000	222
PROPOSED	1,485	165	1,485	165
TOTAL	3,485	387	3,485	387

**PERMITTED PARKING RATES**

TYPE	AREA (SQ FT)	AREA (SQ YD)	AREA (SQ FT)	AREA (SQ YD)
EXISTING	2,000	222	2,000	222
PROPOSED	1,485	165	1,485	165
TOTAL	3,485	387	3,485	387

3 PLAN - LOWEST PARKING LEVEL (SEE NOTE)  
1" = 40'



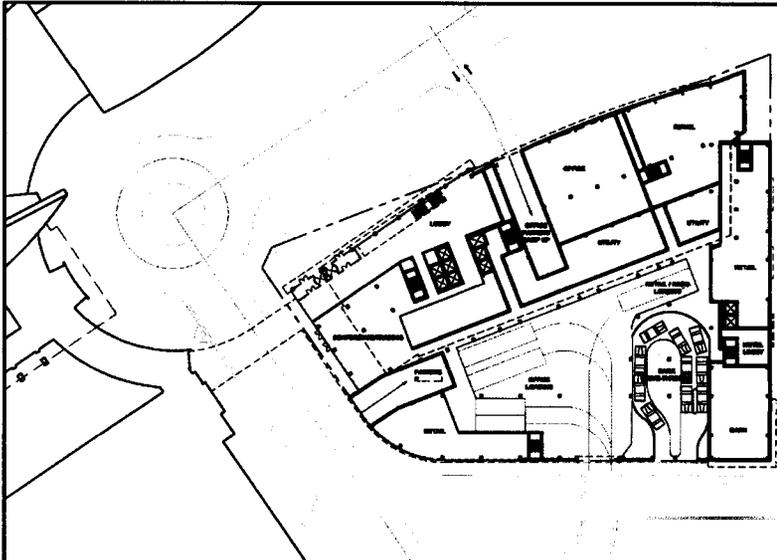
**6 of 30**

**BUILDING AND PARKING PLANS**  
**CAPITAL ONE MASTERPLAN**  
**FINAL DEVELOPMENT PLAN**  
**FDP 2010-PR-021**  
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

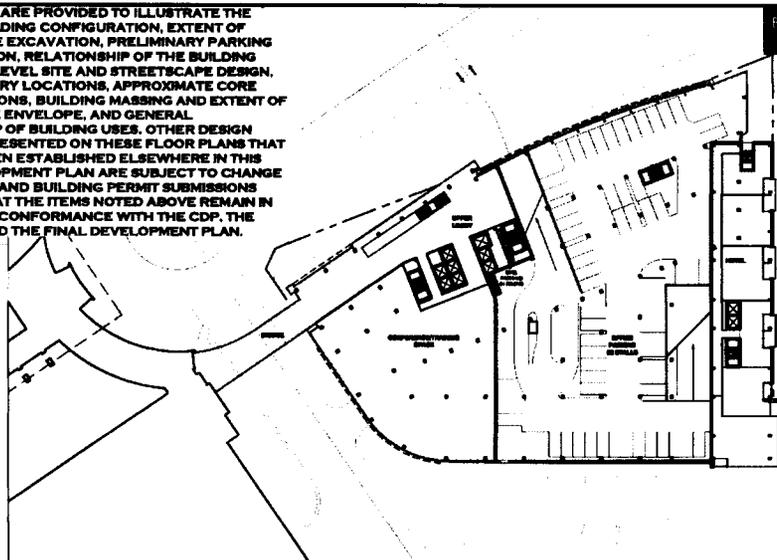
**William H. Gordon Associates, Inc.**  
 4501 Gay Road  
 Chesley, VA 20151  
 PHONE: 703-263-1900  
 FAX: 703-263-0766  
 ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

**PROVIDENCE DISTRICT**  
 05-12-12 Preliminary Comments  
 04-23-12 City Comments  
 05-24-12 City Comments  
 06-15-12 City Comments  
 08-15-12 City Comments

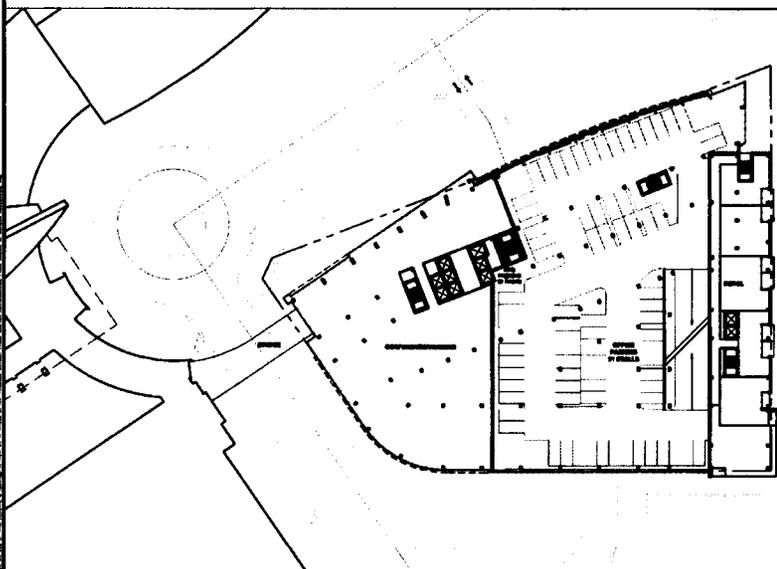
FLOOR PLANS ARE PROVIDED TO ILLUSTRATE THE OVERALL BUILDING CONFIGURATION, EXTENT OF BELOW-GRADE EXCAVATION, PRELIMINARY PARKING CONFIGURATION, RELATIONSHIP OF THE BUILDING WITH GRADE-LEVEL SITE AND STREETSCAPE DESIGN, BUILDING ENTRY LOCATIONS, APPROXIMATE CORE CONFIGURATIONS, BUILDING MASSING AND EXTENT OF ABOVE-GRADE ENVELOPE, AND GENERAL RELATIONSHIP OF BUILDING USES. OTHER DESIGN DETAILS REPRESENTED ON THESE FLOOR PLANS THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN ARE SUBJECT TO CHANGE AT SITE PLAN AND BUILDING PERMIT SUBMISSIONS PROVIDED THAT THE ITEMS NOTED ABOVE REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDP, THE PROFFERS AND THE FINAL DEVELOPMENT PLAN.



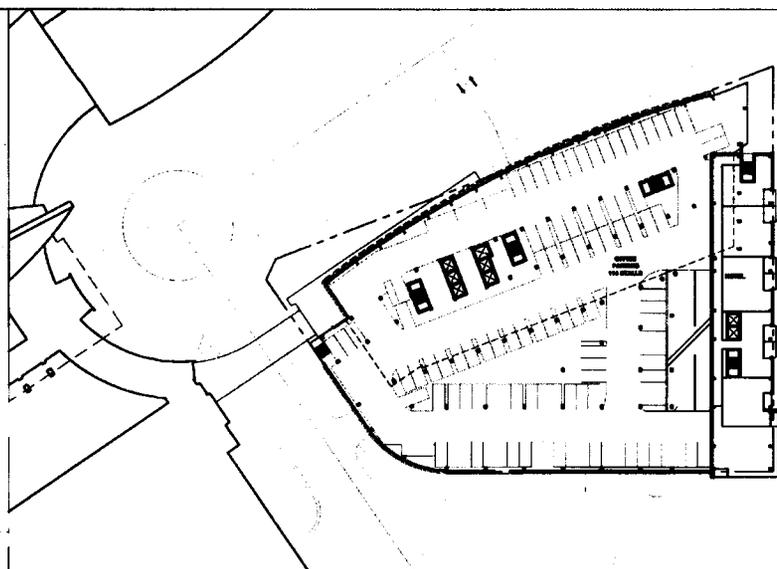
1 PLAN - GROUND LEVEL  
1" = 40'



2 PLAN - LEVEL 2  
1" = 40'



3 PLAN - LEVEL 3  
1" = 40'



4 PLAN - TYPICAL ABOVE-GRADE PARKING (LEVELS 4 - 6 / 7)  
1" = 40'

William H. Gordon Associates, Inc.  
10000 Old Dominion Road, Suite 100  
Fairfax, VA 22030  
Tel: 703-253-0788 Fax: 703-253-0789  
ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS



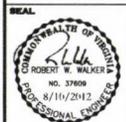
REVISIONS
09-16-11 City Comments
03-12-12 Pre-staffing Comments
04-23-12 City Comments
05-24-12 City Comments
06-13-12 City Comments
08-13-12 City Comments

BUILDING AND PARKING PLANS  
**CAPITAL ONE MASTERPLAN**  
FINAL DEVELOPMENT PLAN  
PDP 2010-PR-021  
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1" = 40'
DATE	JUNE 30, 2011
DRAWN	CS/EP/MP/IK
CHECKED	CS, RW
JOB #	1798-1101
DATE PLOTTED	11/01/11 PKG.dwg
PRINTED BY	

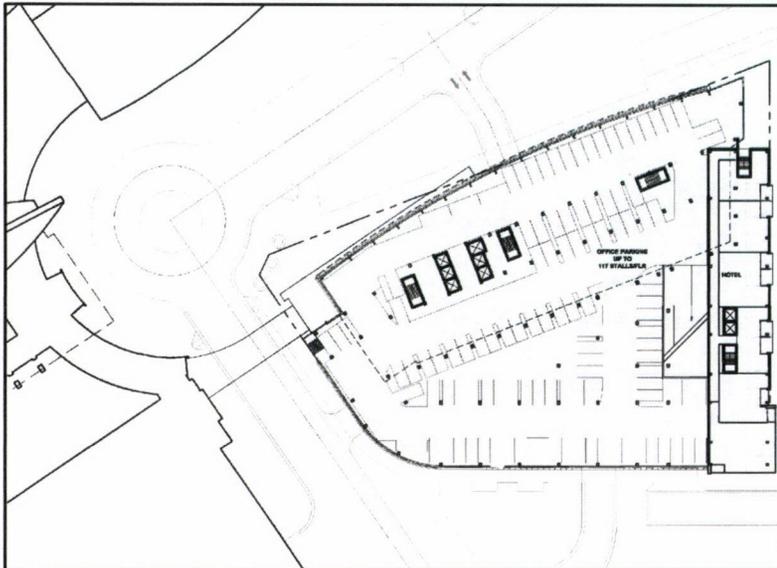
FLOOR PLANS ARE PROVIDED TO ILLUSTRATE THE OVERALL BUILDING CONFIGURATION, EXTENT OF BELOW-GRADE EXCAVATION, PRELIMINARY PARKING CONFIGURATION, RELATIONSHIP OF THE BUILDING WITH GRADE-LEVEL SITE AND STREETScape DESIGN, BUILDING ENTRY LOCATIONS, APPROXIMATE CORE CONFIGURATIONS, BUILDING MASSING AND EXTENT OF ABOVE-GRADE ENVELOPE, AND GENERAL RELATIONSHIP OF BUILDING USES. OTHER DESIGN DETAILS REPRESENTED ON THESE FLOOR PLANS THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN ARE SUBJECT TO CHANGE AT SITE PLAN AND BUILDING PERMIT SUBMISSIONS PROVIDED THAT THE ITEMS NOTED ABOVE REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDP, THE PROFFERS AND THE FINAL DEVELOPMENT PLAN.

William H. Gordon Associates, Inc.  
 10000 Old Dominion Rd., Suite 201  
 Fairfax, VA 22031  
 Phone: 703-261-7000  
 Fax: 703-261-0788  
**WHA**  
 ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS

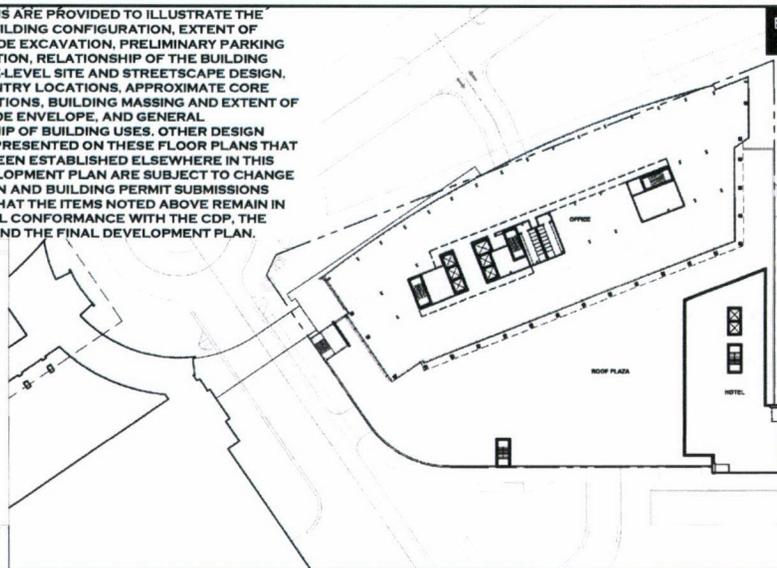
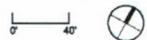


REVISIONS

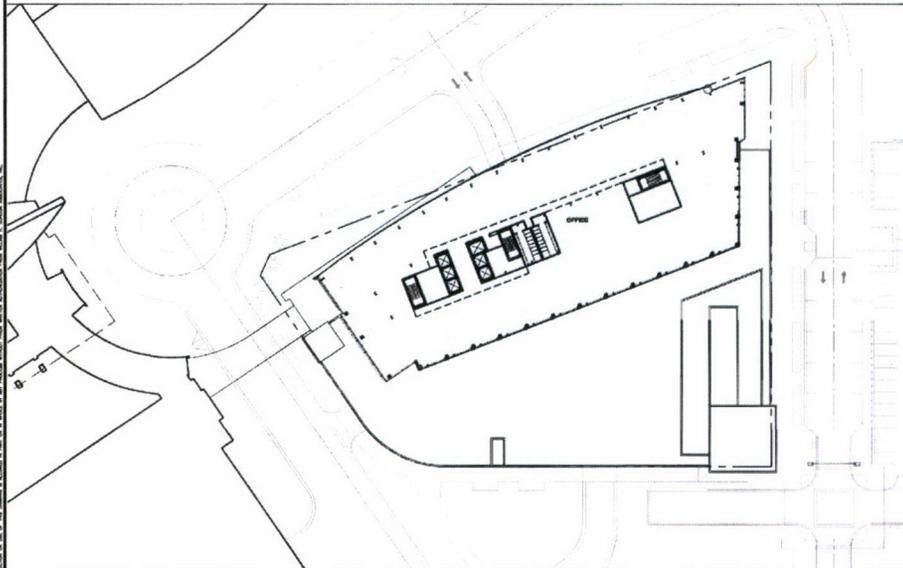
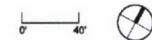
02-16-11	City Comments
03-12-12	Pre-staffing Comment
04-23-12	City Comments
05-24-12	City Comments
06-15-12	City Comments
08-13-12	City Comments



1 PLAN - LEVELS 7 / 8  
 1" = 40'



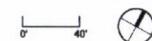
2 PLAN - LEVEL 8 / 9  
 1" = 40'



3 PLAN - TYPICAL LEVEL (9/10 - 18/19)  
 1" = 40'

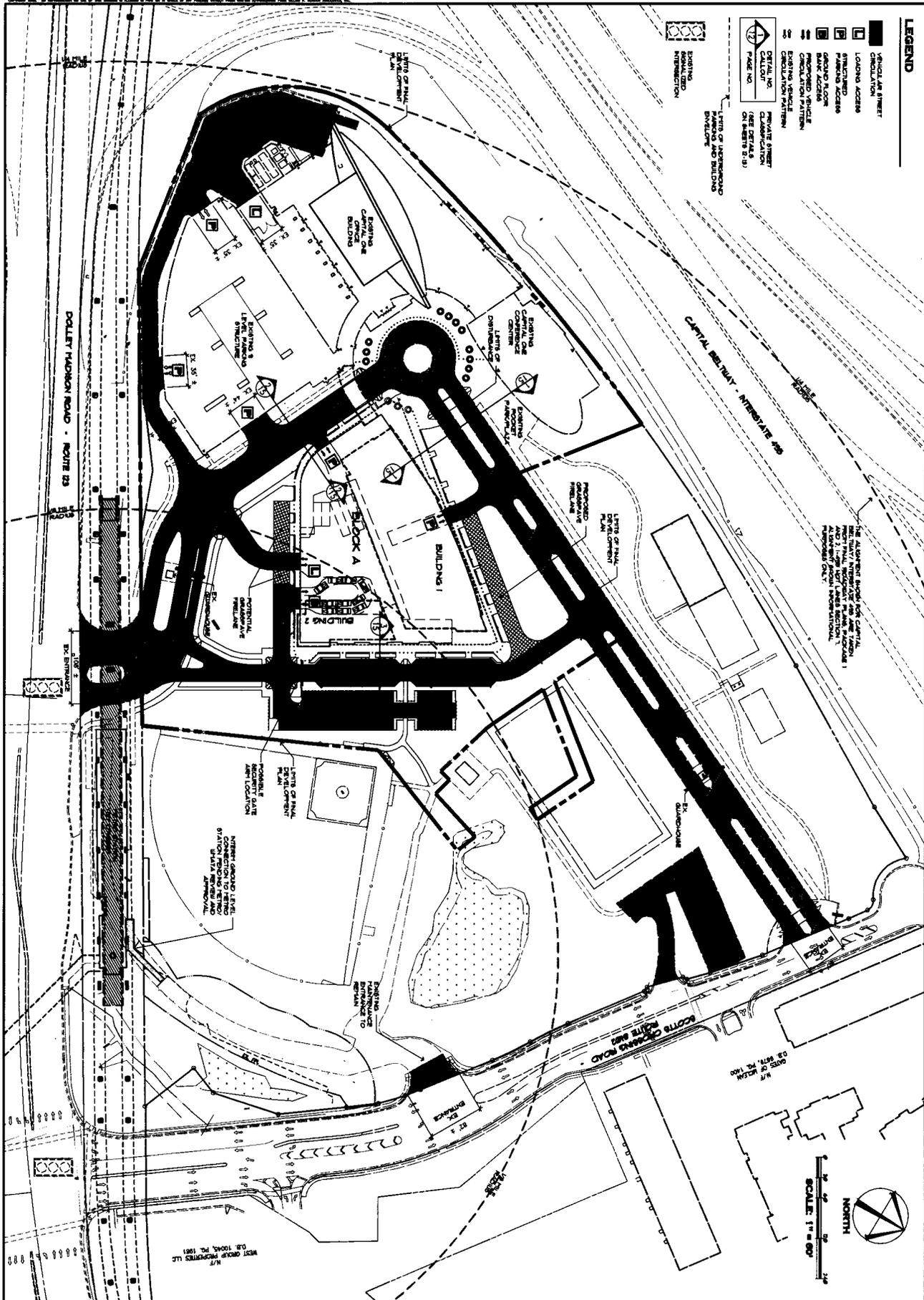


4 PLAN - LEVEL 19 / 20 - 20 / 21  
 1" = 40'



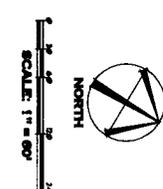
BUILDING AND PARKING PLANS  
**CAPITAL ONE MASTERPLAN**  
**FINAL DEVELOPMENT PLAN**  
**FDP 2010-PR-021**  
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1" = 40'
DATE	JUNE 30, 2011
DRAWN	OS/HPW/MP/IK
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101E-PKG.dwg



**LEGEND**

- VEHICLE LANE STREET CIRCULATION
- LOADING ACCESS
- STANDARD PARKING ACCESS
- PROPOSED VEHICLE CIRCULATION PATTERN
- EXISTING VEHICLE CIRCULATION PATTERN
- PRIVATE STREET (SEE DETAIL ON SHEET 2, 3)
- EXISTING INTERSECTION
- PROPOSED INTERSECTION



<p>VEHICULAR CIRCULATION PLAN</p> <p><b>CAPITAL ONE MASTERPLAN</b></p> <p>FINAL DEVELOPMENT PLAN</p> <p>FDP 2010-PRO-021</p> <p>PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA</p>	<p><b>William H. Gordon Associates, Inc.</b></p> <p>4501 West Park Drive Charlottesville, VA 22911 PHONE: 703-263-1500 FAX: 703-263-0766</p> <p>ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS</p>		<p><b>REVISIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>01</td> <td>04/23/12</td> <td>1.00 Comments</td> </tr> <tr> <td>02</td> <td>05/12/12</td> <td>2.00 Revisions</td> </tr> <tr> <td>03</td> <td>04/23/12</td> <td>3.00 Comments</td> </tr> <tr> <td>04</td> <td>05/24/12</td> <td>4.00 Comments</td> </tr> <tr> <td>05</td> <td>06/13/12</td> <td>5.00 Comments</td> </tr> <tr> <td>06</td> <td>06/13/12</td> <td>6.00 Comments</td> </tr> <tr> <td>07</td> <td>06/13/12</td> <td>7.00 Comments</td> </tr> </table>	NO.	DATE	DESCRIPTION	01	04/23/12	1.00 Comments	02	05/12/12	2.00 Revisions	03	04/23/12	3.00 Comments	04	05/24/12	4.00 Comments	05	06/13/12	5.00 Comments	06	06/13/12	6.00 Comments	07	06/13/12	7.00 Comments
NO.	DATE	DESCRIPTION																									
01	04/23/12	1.00 Comments																									
02	05/12/12	2.00 Revisions																									
03	04/23/12	3.00 Comments																									
04	05/24/12	4.00 Comments																									
05	06/13/12	5.00 Comments																									
06	06/13/12	6.00 Comments																									
07	06/13/12	7.00 Comments																									











Step	Description	Value	Reference
A	Pre-development area (SF) of existing tree canopy (from Existing Vegetation Map) =	1,141,884	
B	Percentage of gross site area covered by existing tree canopy =	10.1%	
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	10%/PTC District	
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	19%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	4%	
F	Has the Tree Preservation Target minimum been met?	NO	
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0607.3, along with a narrative that provides a site-specific explanation of why the T	Deviation Request to Tree Preservation Target shown on this sheet	
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0608.4	N/A	
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	See 10-Year Tree Canopy Cals below	

Step	Description	Totals	Reference
<b>A. Tree Preservation Target and Statement</b>			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	19.1%	see § 12-0608.2 for list of required elements and worksheet
<b>B. Tree Canopy Requirement</b>			
B1	Identify gross site area =	1,141,884	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and Road Dedication, Scotts Crossing Road	71,817	§ 12-0511.1B
B2b	Road Dedication, Internal Roads	73,177	
B3	Subtract area of exemptions =	1,443,994	§ 12-0511.1C(1) through § 12-0511.1C(9)
B4	Adjusted gross site area (B1 - B2) =	996,890	
B5	Identify site's zoning and/or use	PTC Mixed Use	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	99,689	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
<b>C. Tree Preservation</b>			
C1	Tree Preservation Target Area =	10,041	19.1% x B7
C2	Total canopy area meeting standards of § 12-02430 =	-	
C3	C2 x 1.25 =	-	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland =	-	
C5	C4 x 1.5 =	-	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	-	
C7	C6 x 1.5 to 3.0 =	-	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	-	
C9	C8 x 1.0 =	-	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	-	If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D

Item	Description	Value	Reference
D1	Area of canopy to be met through tree planting (B7-C10) =	99,689	
D2	Area of canopy planted for air quality benefits =	30,683	
D3	Area of canopy planted for energy conservation =	46,026	§ 12-0510.4B(1) x 1.5
D4	Area of canopy planted for water quality benefits =	-	
D5	Area of canopy planted for water quality benefits =	-	§ 12-0510.4B(2) x 1.5
D6	Area of canopy planted for water quality benefits =	-	§ 12-0510.4B(3) x 1.25
D7	Area of canopy planted for wildlife benefits =	30,683	
D8	Area of canopy provided by native trees =	48,026	§ 12-0510.4B(4) x 1.5
D9	Area of canopy provided by native trees =	-	
D10	Area of canopy provided by native trees =	-	§ 12-0510.4B(5) x 1.5
D11	Area of canopy provided by improved cultivars and varieties =	30,683	
D12	Area of canopy provided through tree seedlings =	38,366	§ 12-0510.4B(6) x 1.25
D13	Area of canopy provided through tree seedlings =	-	
D14	Area of canopy provided through native shrubs or woody seed mix =	-	§ 12-0510.4C(1) x 1.0
D15	Area of canopy provided through native shrubs or woody seed mix =	-	§ 12-0510.4C(1)(a) x 1.0
D16	Percentage of D14 represented by D15 =	-	Must not exceed 33% of D14 (Included Reduced Credits)
D17	Area of canopy provided for no additional credits for D15 =	-	
D18	Total of canopy area provided through tree planting =	130,404	
D19	Is an offset planting relief requested?	No	Yes or No
D20	Tree Bank or Tree Fund?	N/A	§ 12-2512
D21	Canopy area requested to be provided through offset banking or tree fund =	-	
D22	Amount to be deposited into the Tree Preservation and Planting Fund =	N/A	

Item	Description	Value	Reference
E1	Total of canopy area provided through tree preservation (C10) =	-	Deviation is sought for tree preservation
E2	Total of canopy area provided through tree planting (D18) =	130,404	
E3	Total of canopy area provided through offset mechanism (D19) =	N/A	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3) =	130,404	Total of E1 through E3. Area should meet or exceed area required by B7



November 13, 2014  
 Revised April 23, 2012  
 Revised May 24, 2012

Mr. Michael P. Krapp, Director  
 Urban Forest Management Division  
 Land Development Services  
 Department of Public Works and Environmental Services  
 Fairfax County Government Center  
 12055 Government Center Pkwy, Suite 518  
 Fairfax, VA 22035-6503  
 (703) 324-1770

Re: Capital One Bank, RZ 2010-PR-021  
 Tax Map 29-4 (B3) Parcel A2  
 Gordon Project No. 1798-1101

Subject: Requested Deviation to Tree Preservation Target

Dear Mr. Krapp:

On behalf of the applicant, Capital One, William H. Gordon Associates hereby requests a deviation to the Tree Preservation Target for the subject property identified as Tax Map 29-4 (B3) Parcel A2 and located at the intersection of Dolly Madison Boulevard/ Route 123 and Scotts Crossing Road/ Route 2108. The site is currently zoned C3 but is in process of being rezoned to the PTC (Planned Tysons Corner) zoning district. The PTC zoning district requires the applicant to provide a ten percent 10-Year Tree Canopy for the site.

The applicant's 10-Year Tree Canopy requirement for the site is 99,689 SF of which 19,041 SF (19.1% as shown on the Existing Vegetation Map) is to be provided through Tree Preservation. The applicant is not proposing any tree preservation due to the anticipated density of the development. The applicant is proposing to meet the 10-Year Tree Canopy requirement for the site through proposed tree plantings.

The justification for this deviation is based on Public Facilities Manual 12-0608.3A(1) which states, "Meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance." Meeting the tree preservation target for the site would result in a loss of allowable building floor area and parking that is needed to achieve the density recommendations as noted in the comprehensive plan for Tysons Corner.

Civil Engineering • Survey • Land Planning • Landscape Architecture  
 Site Security Consulting • GIS

Mr. Michael P. Krapp, Director UFM  
 Requested Deviation to Tree Preservation Target  
 Page 2

We appreciate your attention to this request. If you have any questions or comments please contact me at 703.263.1900 or you can reach me via email at [owgord@wga.com](mailto:owgord@wga.com).

Sincerely,  
 WILLIAM H. GORDON ASSOCIATES, INC.

*William H. Gordon*  
 Owner/Sysd  
 Licensed Landscape Architect



REVISIONS

07-16-11	City Comments
03-12-12	Pre-staffing Comments
04-23-12	City Comments
05-24-12	City Comments
06-13-12	City Comments
08-13-12	City Comments

### LANDSCAPE COMPUTATIONS

#### 4-708: OPEN SPACE

OPEN SPACE REQUIRED N/A FOR PTC DISTRICT

#### 13-201: INTERIOR PARKING LOT LANDSCAPE

PARKING LOT AREA (INCLUDES ON-STREET PARKING, LOADING ENTRANCES, AND PARKING GARAGE ENTRANCES) SEE LANDSCAPE PLAN FOR AREAS 51,000 SF

X PERCENTAGE OF TREE COVER REQUIRED 5%

TREE COVER REQUIRED 2,550 SF

TOTAL SHADE TREE COVER PROVIDED:  
 (11 TREES @ 250 SF) = 2,750 SF  
 TREE COVER PROVIDED 2,750 SF

TREE AREA PROVIDED > TREE AREA REQUIRED

#### 13-202: PERIPHERAL PARKING LOT LANDSCAPE

LANDSCAPE STRIP ABUTTING RIGHT OF WAY  
 TOTAL LINEAR FEET OF FRONTAGE: N/A  
 NUMBER OF TREES REQUIRED (1/40 LF)

LANDSCAPE STRIP NOT ABUTTING RIGHT OF WAY  
 TOTAL LINEAR FEET OF FRONTAGE: N/A  
 NUMBER OF TREES REQUIRED (1/50 LF)

#### 13-301: TRANSITIONAL SCREENING AND BARRIERS

THIS SITE IS NOT SUBJECT TO THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT SINCE TRANSITIONAL SCREENING AND BARRIERS SHALL ONLY APPLY AT THE PERIPHERAL BOUNDARY OF THE TYSON'S CORNER URBAN CENTER AS IDENTIFIED IN THE ADOPTED COMPREHENSIVE PLAN.

### TREE COVER CALCULATION

SITE AREA	1,141,884 SF	26.21 ACRES
Road Dedication Scotts Crossing Road/ JBC	(71,817) SF	1.66 ACRES
Road Dedication Internal Streets	(74,027) SF	-1.70 ACRES
Gross Site Area	996,040 SF	22.87 ACRES

10-YEAR TREE CANOPY REQUIRED  
 10% FOR PTC DISTRICT 99,689 SF 2.29 ACRES

Block	Qty	CATEGORY I Deciduous (Domestica)	CATEGORY II Deciduous (Domestica)	Qty	CATEGORY III Deciduous (Domestica)	Qty	CATEGORY IV Deciduous (Large shade)	CATEGORY V Evergreen (Domestica)	Block Canopy Total (BEFORE ADDITIONAL CREDIT)	Block Canopy Total with Additional Credit	Block Area (Acres)	% Tree Canopy by Block provided
<b>Block A</b>	8	125	1	175	1	250	75		6,750	6,750	38,750	17.44%
Street Level												
Elevated Plaza	8	750	8	350	30	750		3,900	3,900	13,175	2.98%	
<b>Block B</b>	11	1375			41	10,250		11,625	11,625	24,473	5.00%	
Street Level												
Elevated Plaza	16	2,000	17	2,075	9	675		5,650	5,650	20,473	5.00%	
<b>Block C</b>	8	1,000	9	1575	32	8,000		10,575	10,575	30,750	13.11%	
Street Level												
Elevated Plaza	18	2,250	30	7500				9,750	9,750	28,750	4.02%	
<b>Block D</b>	12	1,500			64	36,000		37,500	37,500	20,800	3.58%	
Street Level												
Elevated Plaza	18	2,250	6	1,050				3,300	3,300	20,800	3.58%	
<b>Block E</b>	6	750			56	34,000		34,750	34,750	34,496	7.70%	
Street Level												
Elevated Plaza	8	1,000	0		26	6,500	35	2,100	2,100	24,296	7.70%	
<b>Totals</b>								92,050	130,404	22,877	13.11%	

Additional Credit Multipliers: All proposed trees to be selected for Air Quality benefits, Wildlife benefits, or Improved Cultivars. The breakdown below is an approximate calculation for additional credit taken for tree selections. Final tree selection and allocation of additional credit may vary at the time of Site Plan.

Air Quality benefits (Approximate)	30,683 X 1.50	46,025
Wildlife benefits (Approximate)	30,683 X 1.50	46,025
Improved Cultivars (Approximate)	30,683 X 1.25	38,354
<b>Total</b>		<b>130,404</b>

### PLANTING LIST

- CATEGORY I DECIDUOUS TREES (3' CALIPER)**
- AMELANCHIER ALBOREOLA
  - CARPINUS CAROLINIANA
  - CORNUS CANADENSIS
  - CORNUS KOUSA
  - PRUNUS SP.
- CATEGORY II DECIDUOUS TREES (3' CALIPER)**
- BETULA NIGRA
  - QUERCUS TRACANTHOS NERENSIS
  - NYSSA BLYTHATICA
  - PRUNUS SP.
  - QUERCUS RUBRA
  - ULMUS PARVIFOLIUS
  - TILIA AMERICANA
- CATEGORY III EVERGREEN TREES (3' CALIPER)**
- ACER RUBRUM
  - QUERCUS BELLESA (MALE ONLY)
  - PLATANUS ACERIFOLIA
  - QUERCUS PALMSTRIS
  - QUERCUS PRINCEPS
  - QUERCUS RUBRA
  - ULMUS PARVIFOLIUS
  - ZELKOVA SERBATA
- CATEGORY IV EVERGREEN TREES (3' CALIPER)**
- ACER RUBRUM
  - QUERCUS BELLESA (MALE ONLY)
  - PLATANUS ACERIFOLIA
  - QUERCUS PALMSTRIS
  - QUERCUS PRINCEPS
  - QUERCUS RUBRA
  - ULMUS PARVIFOLIUS
  - ZELKOVA SERBATA
- CATEGORY V EVERGREEN TREES (3' CALIPER)**
- LEX X NELLIE STEVENS
  - NELLIE STEVENS HOLLY
  - JUNIPERUS VIRGINIANA
  - LEX CRIFICA
- CATEGORY III EVERGREEN TREES (3' CALIPER)**
- QUERCUS BELLESA (MALE ONLY)
  - PLATANUS ACERIFOLIA
  - QUERCUS PALMSTRIS
  - QUERCUS PRINCEPS
  - QUERCUS RUBRA
  - ULMUS PARVIFOLIUS
  - ZELKOVA SERBATA
- CATEGORY III EVERGREEN TREES (3' CALIPER)**
- QUERCUS BELLESA (MALE ONLY)
  - PLATANUS ACERIFOLIA
  - QUERCUS PALMSTRIS
  - QUERCUS PRINCEPS
  - QUERCUS RUBRA
  - ULMUS PARVIFOLIUS
  - ZELKOVA SERBATA
- \* PROPOSED PLANT LIST MAY BE CHANGED BASED ON AVAILABILITY AT THE TIME OF SITE PLAN

SCALE N/A

DATE JUNE 30, 2011

DRAWN OS/JPW/JPB/JS

CHECKED OS/RW

JOB # 1798-1101

CAD FILE 1101F-GOL-CDP.dwg

SHEET # 10E of 30

CDP LANDSCAPE TABULATIONS

**CAPITAL ONE MASTERPLAN**  
 FINAL DEVELOPMENT PLAN  
 FDP 2010-PRO-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

**FOR INFORMATION ONLY**

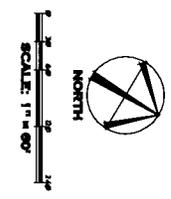
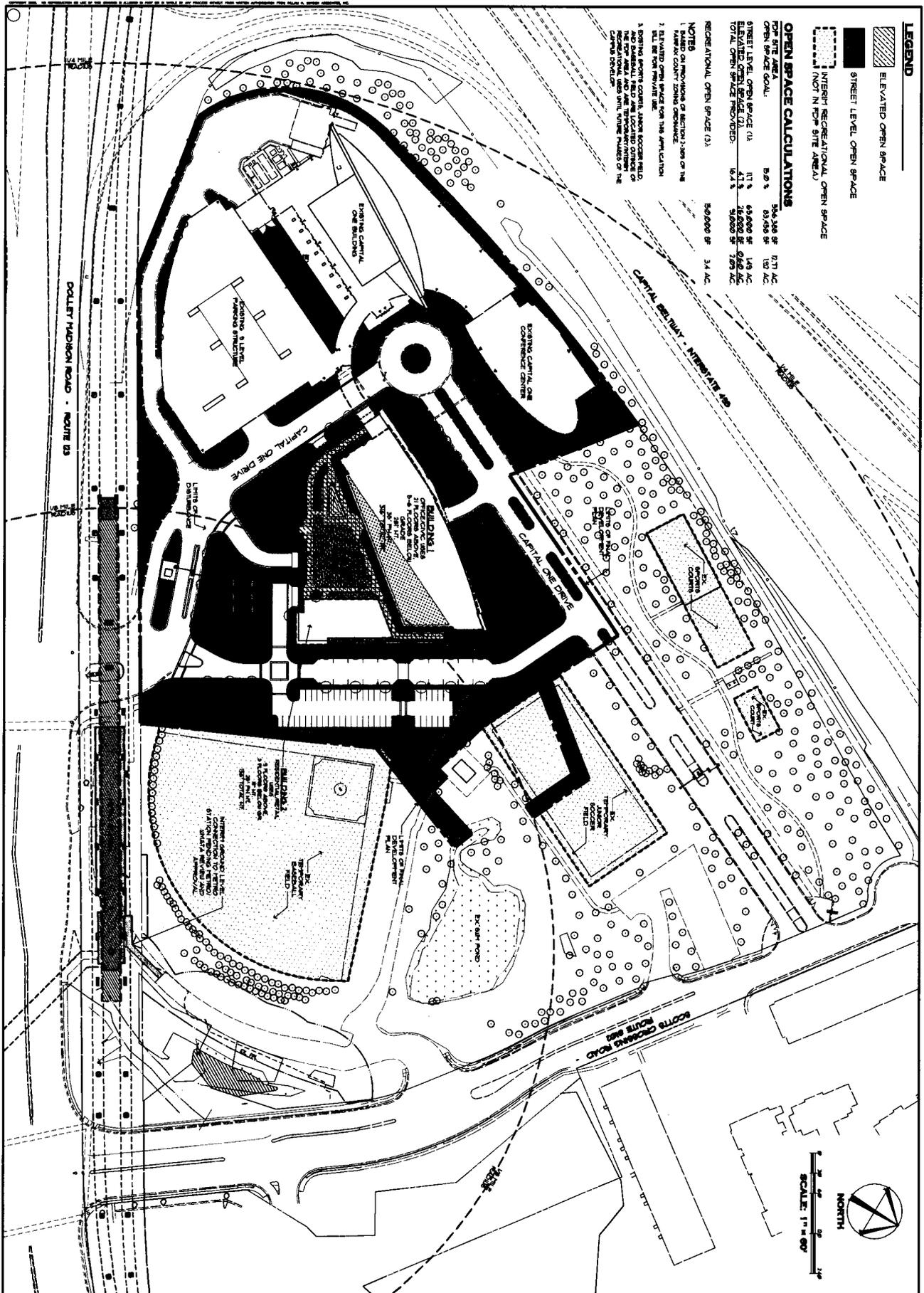
**LEGEND**

-  ELEVATED OPEN SPACE
-  STREET LEVEL OPEN SPACE
-  INTERIOR RECREATIONAL OPEN SPACE (NOT IN FDP SITE AREA)

**OPEN SPACE CALCULATIONS**

FDP SITE AREA	354,308 SF	0.71 AC
STREET LEVEL OPEN SPACE (1)	80,000 SF	1.82 AC
ELEVATED OPEN SPACE (2)	117,000 SF	2.65 AC
TOTAL OPEN SPACE PROVIDED:	197,000 SF	4.47 AC
RECREATIONAL OPEN SPACE (3)	50,000 SF	1.12 AC

- NOTES**
- BASED ON PROVISIONS OF SECTION 2.209 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
  - SEE FURTHER OPEN SPACE FOR THIS APPLICATION SEE THE SITE PLAN FOR FURTHER DETAIL.
  - EXISTING AND PROPOSED CAPITAL ONE RECREATIONAL OPEN SPACE IS TO BE PROVIDED WITHIN THE FDP SITE AREA AND THE RECREATIONAL OPEN SPACE IS TO BE PROVIDED WITHIN THE RECREATIONAL OPEN SPACE PROVIDED.



<p>OPEN SPACE PLAN</p> <p><b>CAPITAL ONE MASTERPLAN</b></p> <p>FINAL DEVELOPMENT PLAN</p> <p>FDP 2010-PR-021</p> <p>PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA</p>	<p><b>PREPARED BY:</b></p> <p>07/15/11 G.A. Coopers</p> <p>03/12/12 President</p> <p>04/27/12 Consultant</p> <p>05/24/12 G.A. Coopers</p> <p>06/17/12 G.A. Coopers</p> <p>06/17/12 G.A. Coopers</p>	<p><b>DATE:</b></p> <p>JUNE 16, 2011</p> <p><b>DESIGNED BY:</b></p> <p>OS/P/W/JP/JS</p> <p><b>CHECKED BY:</b></p> <p>OS/BK</p> <p><b>SCALE:</b></p> <p>1" = 60'</p>	<p><b>PROJECT:</b></p> <p>1101 GARDNER</p> <p><b>NO.:</b></p> <p>11 OF 30</p>
---	---	---	---

**William H. Gordon Associates, Inc.**

4501 Dely Drive  
 Quantico, VA 20131  
 PHONE: 703-263-1800  
 FAX: 703-263-0768

ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS





**LEGEND**

-  LAND AREA TO BE DEDICATED FOR DRIVE STREET IMPROVEMENTS
-  LIMITS OF POCKET PARK (CIVIC USES ONLY)

**PARK/PLAZA AREAS**

POCKET PARKS	694 AC.
TOTAL PARKS/PLAZA AREA	694 AC.
POCKET PARKS	694 AC.
TOTAL PARKS/PLAZA AREA	694 AC.
POCKET PARKS	694 AC.
TOTAL PARKS/PLAZA AREA	694 AC.

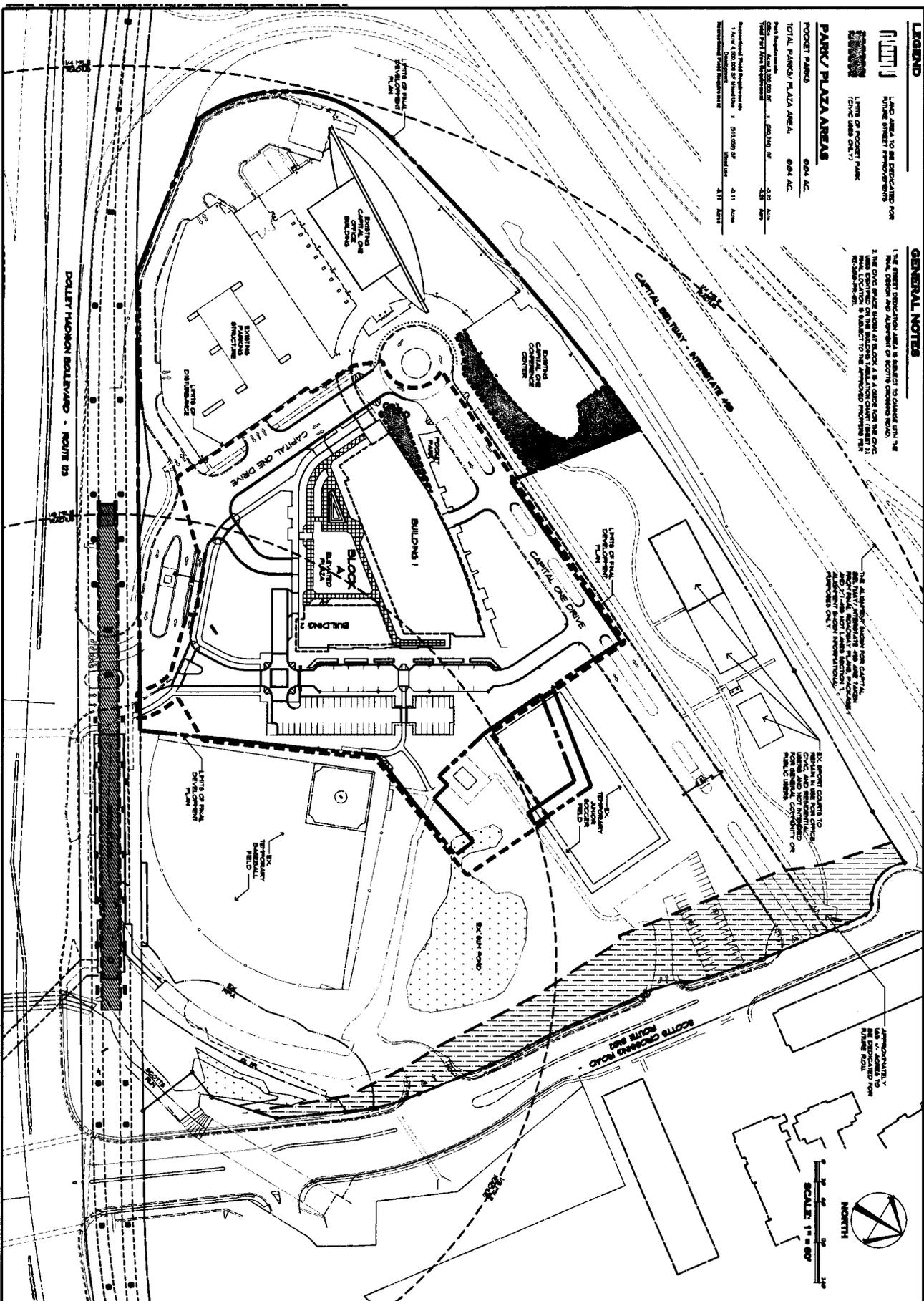
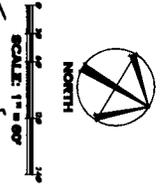
**GENERAL NOTES**

1. THE STREET DEDICATION AREA IS SUBJECT TO CHANGE WITH THE PROGRESS OF THE DEVELOPMENT.
2. THE DRIVE STREET IMPROVEMENTS ARE SUBJECT TO CHANGE WITH THE PROGRESS OF THE DEVELOPMENT.
3. THE LIMITS OF THE POCKET PARKS ARE SUBJECT TO CHANGE WITH THE PROGRESS OF THE DEVELOPMENT.

THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

EX-SITU STORM WATER MANAGEMENT SHALL BE PROVIDED FOR ALL DEVELOPMENT AREAS AND SHALL BE SUBJECT TO THE APPROVED PROVISIONS FOR STORM WATER MANAGEMENT.

APPROPRIATE TO BE DEDICATED FOR DRIVE STREET IMPROVEMENTS.



**PUBLIC FACILITIES PLAN**

**CAPITAL ONE MASTERPLAN  
FINAL DEVELOPMENT PLAN  
FDP 2010-PR021**

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

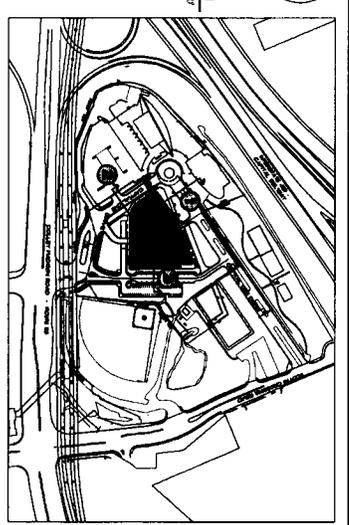


**William H. Gordon Associates, Inc.**  
4501 Duly Drive  
Chantilly, VA 20151  
PHONE: 703-732-1100  
FAX: 703-283-0766  
OWNERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

DATE	11/11/2011
BY	OS/ARK
REVISION	OS/ARK
DATE	11/11/2011
BY	OS/ARK
REVISION	OS/ARK
DATE	11/11/2011
BY	OS/ARK
REVISION	OS/ARK
DATE	11/11/2011
BY	OS/ARK
REVISION	OS/ARK

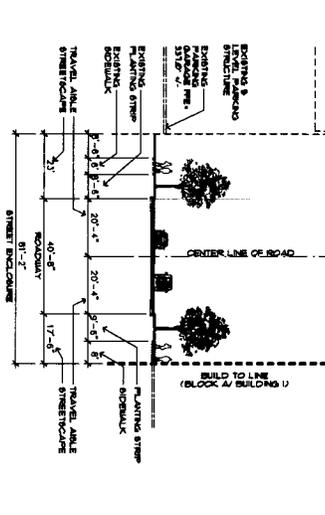


- NOTES:**
1. ALL STREET STANDARDS ON THIS SHEET ARE SUBJECT TO CHANGE AND SHALL BE REVIEWED BY THE DESIGN CONSULTANT WITH SECTION 2. THE VERTICAL CURVATURE SHALL BE AS SHOWN ON THE RELEVANT CROSS SECTION.
  2. CAPITAL ONE DRIVE (VTL) HAVE BEEN ESTABLISHED AS SHOWN ON THE MAP TO CLARIFY ALL BEHAVIOR, VERTICAL CURVATURE, SLOPE, AND HORIZONTAL ALIGNMENT. THE VERTICAL CURVATURE IS SHOWN ON THE RELEVANT CROSS SECTION. THE HORIZONTAL ALIGNMENT IS SHOWN ON THE RELEVANT CROSS SECTION. THE VERTICAL CURVATURE IS SHOWN ON THE RELEVANT CROSS SECTION.
  3. CAPITAL ONE DRIVE (VTL) HAVE BEEN ESTABLISHED AS SHOWN ON THE MAP TO CLARIFY ALL BEHAVIOR, VERTICAL CURVATURE, SLOPE, AND HORIZONTAL ALIGNMENT. THE VERTICAL CURVATURE IS SHOWN ON THE RELEVANT CROSS SECTION. THE HORIZONTAL ALIGNMENT IS SHOWN ON THE RELEVANT CROSS SECTION.

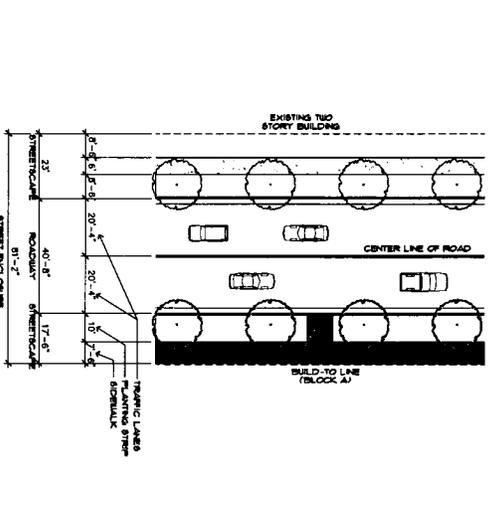


**KEY PLAN**  
SCALE: 1" = 250'

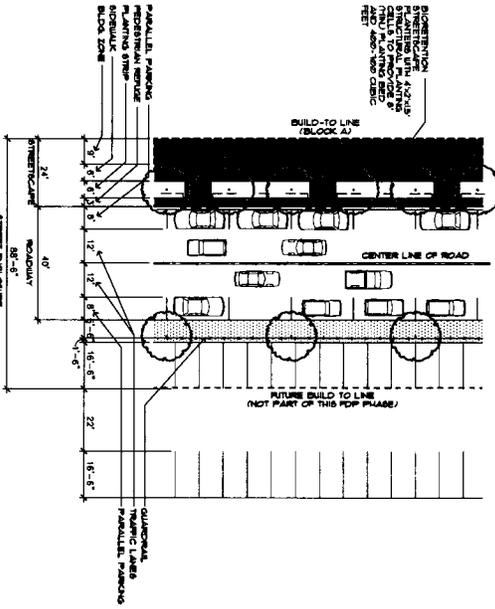
**FUTURE COP STREET SECTION @ BUILDING 12**



**FDP STREET SECTION @ PARKING GARAGE**

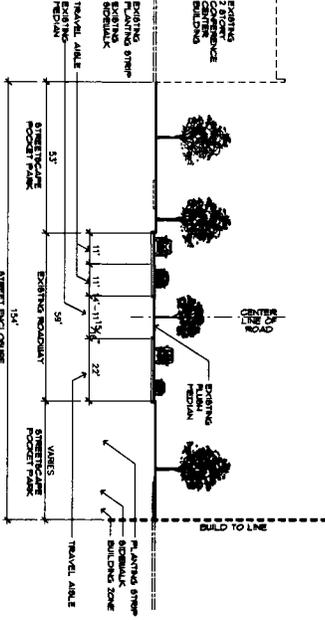
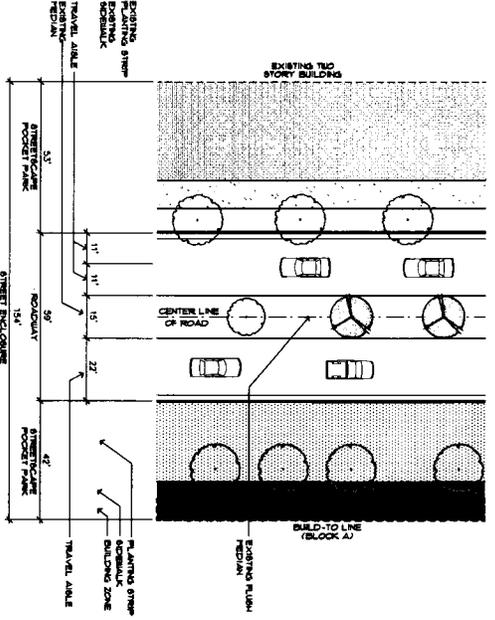


**2 CAPITAL ONE DRIVE - 2 LANE (NO PARKING)**  
SCALE: 1" = 20'



**3 PRIVATE DRIVE - 2 LANE (WITH PARKING)**  
SCALE: 1" = 20'

**1 CAPITAL ONE DRIVE - FOUR LANE (NO PARKING)**  
SCALE: 1" = 20'



**PRIVATE STREET STANDARDS**  
**CAPITAL ONE MASTERPLAN**  
**FINAL DEVELOPMENT PLAN**  
**FDP 2010-PR-021**  
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

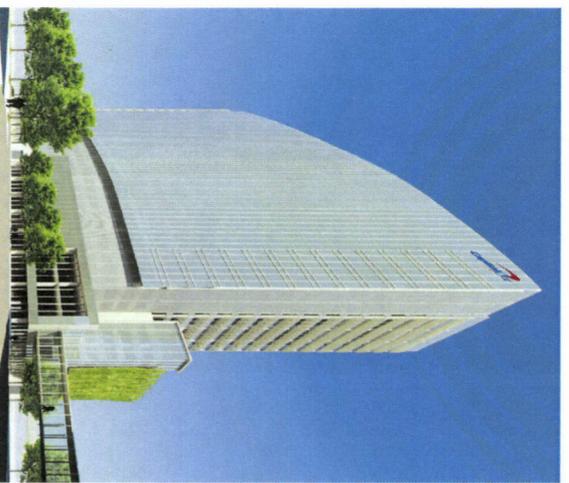


**William H. Gordon Associates, Inc.**  
4501 Doherty Drive  
Chantilly, VA 20151  
Phone: 703-263-1800  
Fax: 703-263-0766  
ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

DATE	AS NOTED
REVISION	LINE 9, 2011
DESIGNED BY	OS/RV
CHECKED BY	OS/RV
DATE PLOTTED	1/18/2011
PROJECT	1101 STREET, AVE
SHEET NO.	15 of 30



1 VIEW - SOUTHEAST



2 VIEW - NORTHWEST



3 VIEW - NORTHWEST

PERSPECTIVE VIEWS ARE PROVIDED TO ILLUSTRATE THE GENERAL CHARACTER, SCALE, BUILDING MASSING, GENERAL BUILDING ENVELOPE AND PENETRATION TREATMENT, RELATIONSHIP TO THE SITE AND ADJACENT BUILDINGS, AND MATERIAL QUALITY LEVEL OF THE DEVELOPMENT. OTHER DETAILS OF THE BUILDING DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN ARE SUBJECT TO CHANGE IN FINAL ARCHITECTURAL AND SITE PLANS.

**Bonshin Horeisign**  
ARCHITECTURE



4 VIEW - BIRDSEYE



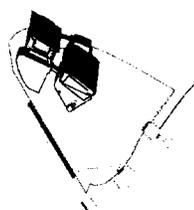
5 VIEW - BIRDSEYE

PERSPECTIVE VIEWS OVERLAY THE FUTURE STREET GRID AT FULL BUILDOUT ATOP THE EXISTING/INTERIM STREET CONFIGURATION FOR THE PURPOSES OF ILLUSTRATION. SEE THE VEHICULAR CIRCULATION PLAN ON SHEET 9 FOR DETAILS OF THE FDP STREET CONFIGURATION.

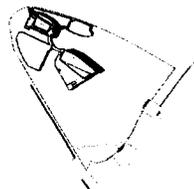
<p>ARCHITECTURAL PERSPECTIVES</p> <p><b>CAPITAL ONE MASTERPLAN</b></p> <p><b>FINAL DEVELOPMENT PLAN</b></p> <p><b>FDP 2010-PR-021</b></p> <p>PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA</p>		<p><b>WILLIAM H. GORDON ASSOCIATES, INC.</b></p> <p>4501 Galy Road Cherry Hill, VA 20151 PHONE: 703-263-1900 FAX: 703-263-0766</p> <p>ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS</p>	<p><b>CONTRACTOR</b></p> <p>CONTRACT NO. 21009 R 10 2012</p> <p><b>INTERIM PLAN COMMENTS</b></p> <p>03-12-12 Preliminary Comments</p> <p>04-23-12 City Comments</p> <p>05-24-12 City Comments</p> <p>06-13-12 City Comments</p> <p>08-13-12 City Comments</p>	<p><b>SCALE</b></p> <p>Not to Scale</p> <p><b>DATE</b></p> <p>JUNE 09, 2011</p> <p><b>DRAWN</b></p> <p>OS, JFW, MP, JKS</p> <p><b>CHECKED</b></p> <p>OS, RW</p> <p><b>JOB #</b></p> <p>1794.1001</p> <p><b>CADD FILE</b></p> <p>1701E_ARCH.dwg</p> <p><b>SHEET #</b></p> <p>16 of 30</p>
--	--	---	---	--

PERMITTED FOR USE OF THE DRAWING IS LIMITED TO THE PROJECT AND SHALL BE VOID IF ANY PROCEED WITHOUT PRIOR WRITTEN AGREEMENT FROM WILLIAM H. GORDON ASSOCIATES, INC.

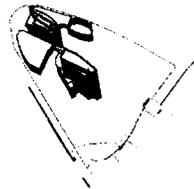




JUNE 21 9:00 AM

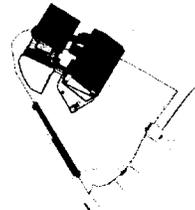


JUNE 21 12:00 NOON

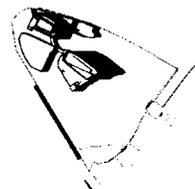


JUNE 21 3:00 PM

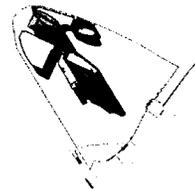
**SUMMER**



SEPTEMBER 21 9:00 AM  
MARCH 21 9:00 AM

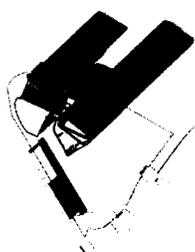


SEPTEMBER 21 12:00 NOON  
MARCH 21 12:00 NOON

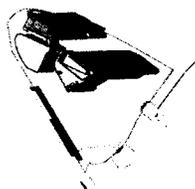


SEPTEMBER 21 3:00 PM  
MARCH 21 3:00 PM

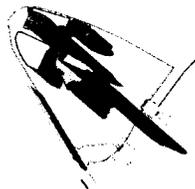
**SPRING / FALL**



DECEMBER 21 9:00 AM



DECEMBER 21 12:00 NOON



DECEMBER 21 3:00 PM

**WINTER**



DATE: 11/10/12

**William H. Gordon Associates, Inc.**  
4501 Dolly Drive  
Charlottesville, VA 22911  
PHONE 703-263-1900  
FAX 703-263-0786  
DESIGNERS · SURVEYORS · PLANNERS · LANDSCAPE ARCHITECTS



021611: City Commission  
031212: President  
042312: City Commission  
052412: City Commission  
061312: City Commission  
071412: City Commission

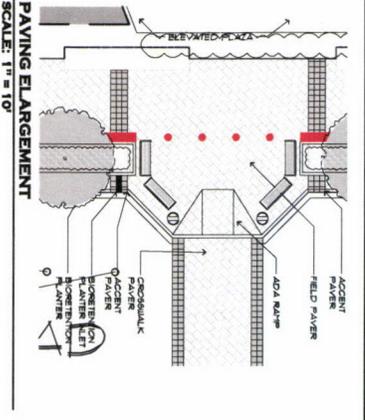
**SHADOW ANALYSIS**

**CAPITAL ONE MASTERPLAN  
FINAL DEVELOPMENT PLAN  
FDP 2010-PRO21**

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

DATE: JUNE 30, 2011  
SCALE: NOT TO SCALE  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: [Date]  
PROJECT: [Project Name]





**PAVING ENLARGEMENT**  
SCALE: 1" = 10'

**FIELD PAVING - FUSED IN PLACE CONCRETE**

LOCATION: BUILDING ZONE, PERIMETER  
PRODUCT DESCRIPTION: FUSED IN PLACE CONCRETE  
COLOR: COOL GREY, LITHESTONE GREY, AND BUFF  
HEIGHT: SOLAR REFLECTIVE INDEX OF 25 OR  
HIGHER  
SCORING PATTERNS: 3' X 3' SQUARE OR 2' X 3' RECTANGULAR LONDON BOND  
CONCRETE SCORING PATTERNS USED TO HIGHLIGHT BUILDING ENTRANCES OR OTHER  
SIGNIFICANT ELEMENTS ARE ENCOURAGED

**FIELD PAVING - UNIT PAVERS**

LOCATION: LANDSCAPE AMENITY PANEL, BUILDING ZONE  
PRODUCT DESCRIPTION: 3' X 3' PERIMETER CONCRETE STONE PAVERS, OR PERIMETER  
CONCRETE STONE PAVERS WITH A SOLAR REFLECTIVE INDEX OF 25 OR HIGHER  
COLOR: LITHESTONE GREY OR LITHESTONE GREY WITH BLACK ACCENT (SHOULD MEET SOLAR  
REFLECTIVE INDEX OF 25 OR BETTER)

**ACCENT PAVING - SMALL UNIT PAVERS**

LOCATION: LANDSCAPE AMENITY PANEL, BUILDING ZONE, SELECT ACCENTS THAT MAKE UP NO  
MORE THAN 25% OF THE STRUCTURE  
PRODUCT DESCRIPTION: STONE OR PERIMETER PAVERS, OR UNIT PAVERS  
SET IN PERIMETER BEDDING WITH NON-SLIP FINISH  
COLOR: COOL GREY, LITHESTONE GREY, AND BUFF (SHOULD MEET SOLAR REFLECTIVE INDEX OF 25 IF  
POSSIBLE)

**TREE GRATES**

LOCATION: LANDSCAPE AMENITY PANEL, BUILDING ZONE (NOT IN SPECIALTY ZONES)  
PRODUCT DESCRIPTION: CAST IRON OR BRONZE SET IN PLACE. GRATES MUST BE 2 FEET  
THICK (CALCULATION AND TEST REQUIRED)

**ADA ACCESSIBLE RAMP PAVING**

LOCATION: ADA COMPLIANT ENTRANCE AND TURNING PAVERS CIRCULAR GREY ACCENTED  
PRODUCT DESCRIPTION: ADA COMPLIANT PERIMETER PAVERS AND ADA COMPLIANT ADA  
BUT COLOR TO BE DETERMINED BY PROJECT ARCHITECT AND RESIDENTS AND SET

**CROSSWALK PAVING - HAZARDOUS UNIT PAVERS**

LOCATION: CROSSWALK, PERIMETER CONCRETE AT PERIMETER PERIMETER ZONES AND HIGH BLOCK  
PRODUCT DESCRIPTION: PERIMETER CONCRETE OR STONE UNIT PAVERS OR PAVERS WITH  
CONCRETE CROSSWALK STRIPES

**STAMPED CONCRETE (ONLY UNDER REVIEW OF ARCHITECTURAL REVIEW BOARD)**

LOCATION: LOCAL STREET CORRIDORS AT PERIMETER PERIMETER ZONES AND HIGH BLOCK  
PRODUCT DESCRIPTION: STAMPED AND COLORED CONCRETE



TO MEET THE SCALE OF A  
COLORED PAVEMENT SUCH  
AS UNIT CONCRETE LIGHT  
AND DARK GRAYS SHOULD  
BE USED. PAVERS SHOULD  
BE PLACED IN A 12" X 12" OR  
18" X 18" GRID PATTERN.

**PAVEMENT**



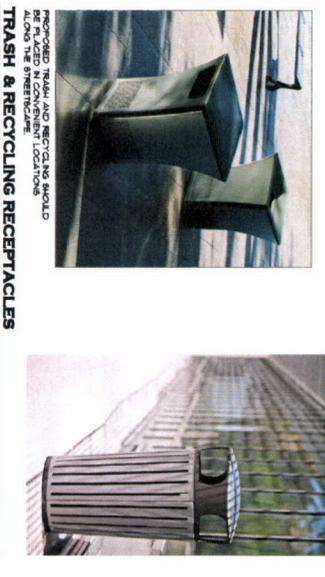
**PLANTERS**

PLANTERS SHOULD BE CONCRETE  
OR METAL. PLANTERS SHOULD BE  
STYLISH AND OTHER STREET  
PLANTERS SHOULD BE WITH  
A SOLAR REFLECTIVE INDEX OF  
25 OR BETTER. PLANTERS SHOULD  
BE 18" HIGH AND 18" WIDE.



**BENCHES**

PROPOSED BENCHES SHOULD BE CONCRETE  
OR METAL. BENCHES SHOULD BE  
COATED OR STAINLESS STEEL FINISH TO  
RESIST WEATHERING AND TO  
MATCH THE SURROUNDING ENVIRONMENT.



**TRASH & RECYCLING RECEPTACLES**

PROPOSED TRASH AND RECYCLING SHOULD  
BE CONCRETE OR METAL. TRASH  
AND RECYCLING RECEPTACLES  
SHOULD BE 24" HIGH AND 24" WIDE  
ALONG THE PERIMETER.

PRECEDENT IMAGES, PAVING PATTERNS, SITE AMENITIES AND DESIGN DETAILS ARE  
PROVIDED TO ESTABLISH THE BASELINE STANDARD, VISUAL CHARACTER, SCALE, AND  
MATERIAL QUALITY LEVEL OF THE URBAN DESIGN FEATURES NOTED, AND ARE  
REPRESENTATIVE OF THE INTENDED DESIGN, FIELD PAVING AT SECONDARY  
PEDESTRIAN AREAS AS SHOWN MAY BE DESIGNED AS SCORED CONCRETE, IN  
CONFORMANCE WITH THE CAPITAL ONE URBAN DESIGN GUIDELINES, SPECIFIC  
PRODUCT SELECTIONS, AMENITY LOCATIONS, AND DETAILING OF STREETCARE  
FURNITURE. LIGHTING AND PAVING MAY VARY WITH FINAL ARCHITECTURAL AND SITE  
PLANS, PROVIDED THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE DESIGN  
INTENT PRESENTED IN THE COP, THE PROFFERS AND THE FINAL DEVELOPMENT PLAN.



**BIKE RACKS**

NOTE: BIKE RACKS SHOULD BE SET BACK  
FROM THE PAVING ELEMENTS TO BE USED  
AND BE 18" HIGH.



**UTILITY VAULT COVERS**

UTILITY VAULT COVERS TO BE COVERED  
WITH PAVING ELEMENTS TO BLEND IN TO  
THE STRUCTURE.



**LOW IMPACT DESIGN (LID'S)**

STREETCARE PLANTERS AND TREE PITS  
SERVING AS URBAN ECOSYSTEMS AND  
PROVIDE HEALTHY TREE GROWTH.

THE GREEN ROOF ON TOP OF THE EX CONCOURSE  
GALLERY IS AN EXAMPLE OF AN EXISTING LID AT THE  
BLVD. IT IS A GREEN ROOF WITH A PERMEABLE  
SUBSTRATE AND PLANTS THAT CAN TOLERATE  
HOT AND DRY WEATHER CONDITIONS.

URBAN DESIGN AMENITIES			
<b>CAPITAL ONE MASTERPLAN</b> <b>FINAL DEVELOPMENT PLAN</b> <b>FDP 2010-PR-021</b> PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA			
SCALE	1" = 40'	DATE	JUNE 16, 2011
DRAWN	OS/HRV/JP/IK	CHECKED	CS/RW
JOB #	1798.1101	CAD FILE	11013DPAWG
SHEET	19A of 30		

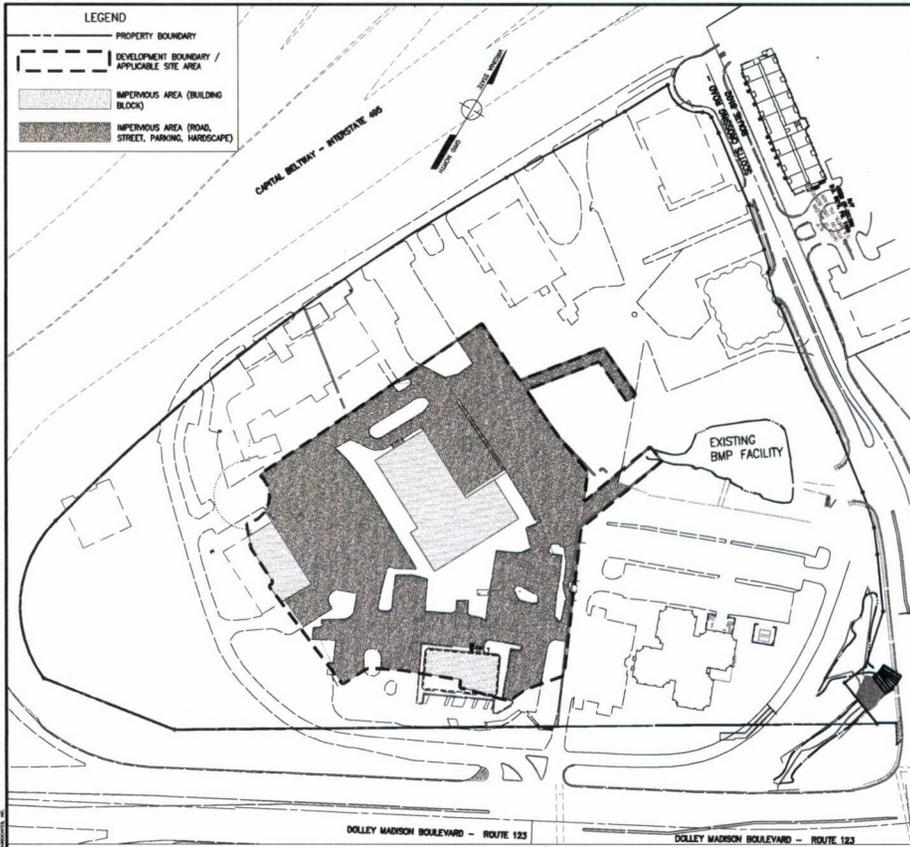
**William H. Gordon Associates, Inc.**  
4501 Doly Drive  
Charlottesville, VA 22915  
PHONE: 803-961-1800  
FAX: 703-263-0786  
ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



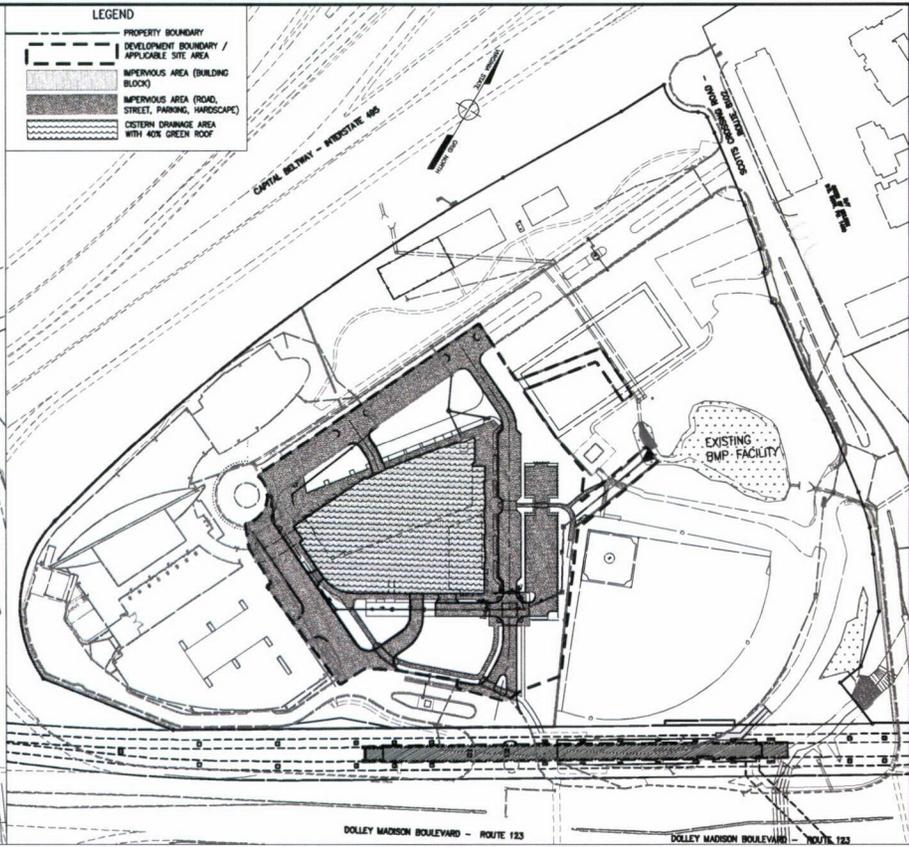








EXISTING CONDITION  
SCALE: 1"=100'



PROPOSED CONDITION  
SCALE: 1"=100'

TIER II: PFM STORMWATER QUANTITY CONTROL - RUNOFF RATE CONTROL FOR 2-YR AND 10-YR DESIGN STORMS

Block	AREA (ac)	Existing Condition					Proposed Condition							
		Impervious Area (ac) CN=98	Pervious Area (ac) CN=80	Weighted CN	Tc (min)	Q2 (cfs)	Q10 (cfs)	Green Roof (ac) CN=65	Non-Green Roof Impervious Area (ac) CN=98	Pervious Area (ac) CN=80	Weighted CN	Tc (min)	Q2 (cfs)	Q10 (cfs)
A	6.35	5.09	1.26	94	5	27.66	47.19	0.63	3.39	2.33	88	5	22.96	42.88

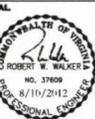
TIER VI: LEED SS CREDIT 6.1 STORMWATER DESIGN - QUANTITY CONTROL - 25% REDUCTION

Block	AREA (ac)	2-YR 24-HR Rainfall (in)	Existing Condition					Allowable		Proposed Condition										
			Impervious Area (ac) CN=98	Pervious Area (ac) CN=80	Weighted CN	Tc (min)	Qp2 (cfs)	Vp2 (cf)	Qp2 (cfs) (Qp2 X 75%)	Vp2 (cf) (Vp2 X 75%)	Green Roof (ac) CN=65	Non-Green Roof Impervious Area (ac) CN=98	Pervious Area (ac) CN=80	Weighted CN before Adjustment	Runoff Reduction through Bioretention and Rainwater Harvesting (cf)	*Weighted CN after Adjustment	Tc (min)	Provided Detention Volume (cf)	Qp2 (cfs)	Vp2 (cf)
A	6.35	3.20	5.09	1.26	94	5	27.66	60,469	20.75	45,352	0.63	3.39	2.33	88	3,906	86	5	13,405	17,01	43,618

\*The method used to adjust the curve number due to the runoff reduction is the same as that in Virginia Runoff Reduction Method Worksheet, which is based on TR-55 method.

NOTE:  
THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY OPWES, AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION.

William H. Gordon Associates, Inc.  
4501 Oak Dr., 201 E. 130  
Cherry Hill, VA 22021  
PHONE: 703-283-0760  
FAX: 703-283-0768  
ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



REVISIONS  
07-16-11 City Comments  
03-12-12 Pre-staffing  
Comments  
04-23-12 City Comments  
05-24-12 City Comments  
06-13-12 City Comments  
08-13-12 City Comments

SWM PROGRAM - TIERS II AND VI  
**CAPITAL ONE MASTERPLAN**  
**FINAL DEVELOPMENT PLAN**  
**FDP 2010-PR-021**  
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE: Not to Scale  
DATE: JUNE 30, 2011  
DRAWN: OS/PPA/MP/IK  
CHECKED: CS/RW  
JOB #: 1798.1101  
CAD FILE: 1101F-SWM-5-TIERSII.VDW  
SHEET #: 21A of 30

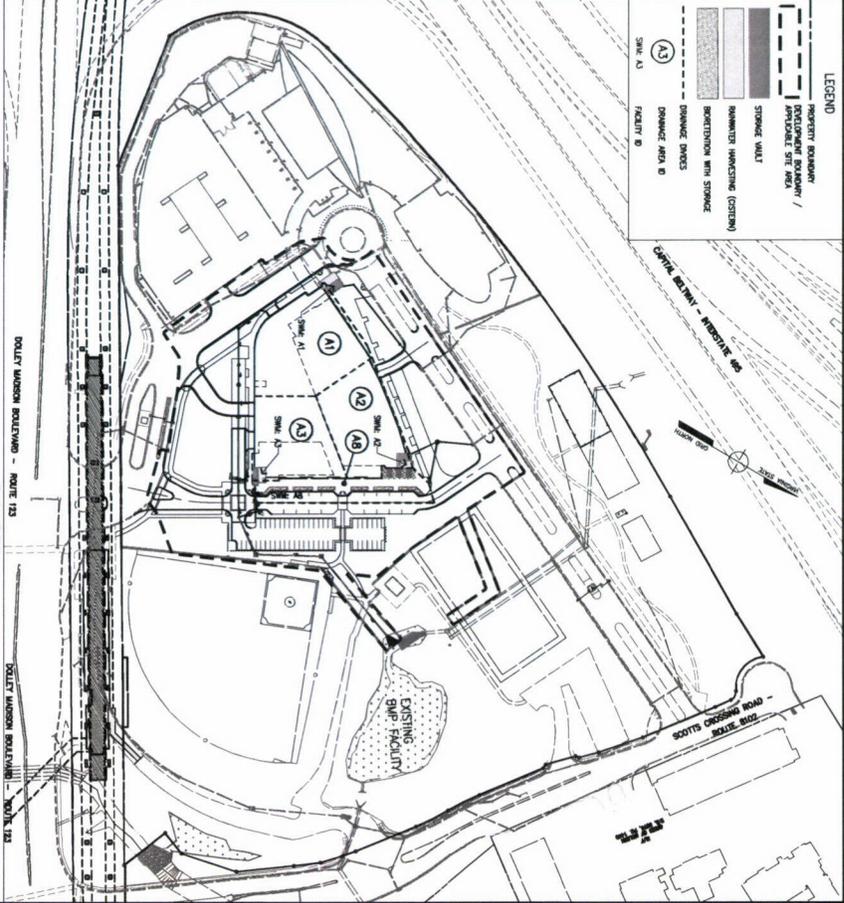
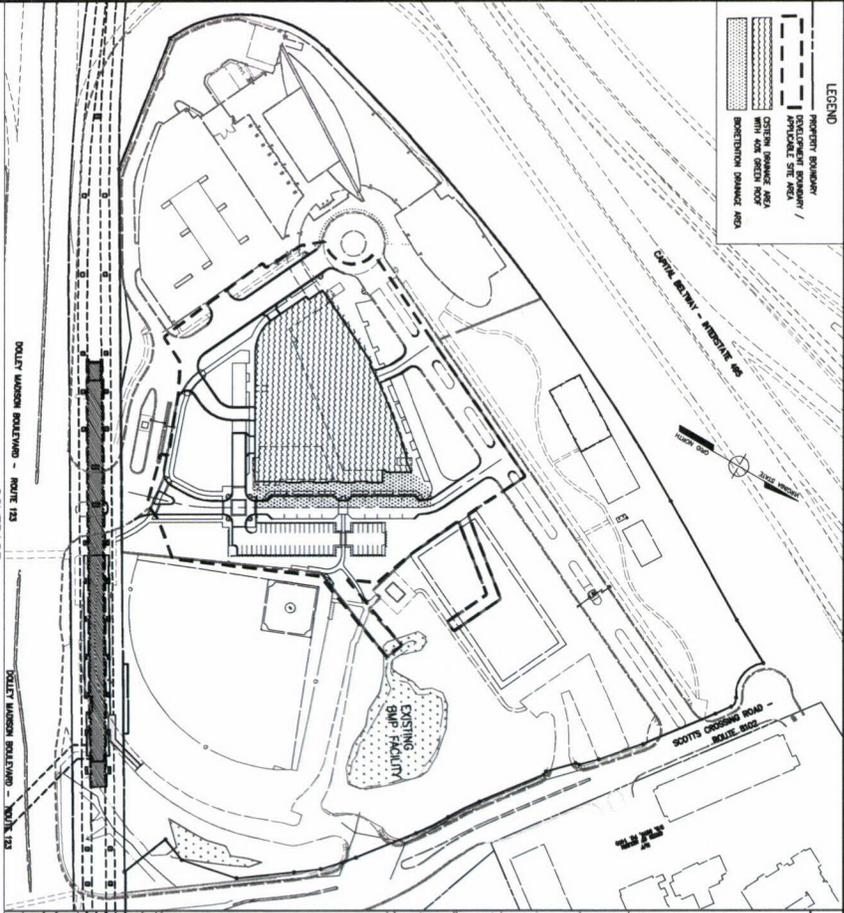


**LEGEND**

- PROPERTY BOUNDARY
- DEVELOPMENT BOUNDARY / APPLICABLE SITE AREA
- CISTERN STORAGE AREA WITH NON GREEN ROOF
- BREXTENSION STORAGE AREA

**LEGEND**

- PROPERTY BOUNDARY
- DEVELOPMENT BOUNDARY / APPLICABLE SITE AREA
- STORAGE TANK
- RAINWATER HARVESTING (SYSTEM)
- BREXTENSION WITH STORAGE
- DRAINAGE SWALES
- DRAINAGE SWALE A
- DRAINAGE SWALE B
- SWALE A
- SWALE B
- FACILITY A
- FACILITY B



**TIER IV: COMPREHENSIVE PLAN - FIRST 1" RAINFALL RETENTION TO THE EXTENT POSSIBLE**  
SCALE: 1"=100'

Change Area No.	Required Runoff Reduction			Runoff Reduction Practices			Runoff Reduction by Green Roof - 100% Reduction			Runoff Reduction by Stormwater Harvesting (Cistern)			Runoff Reduction by Stormwater Harvesting (Cistern)			Runoff Reduction by Stormwater Harvesting (Cistern)		
	Impervious Area (sq ft)	Permeable Area (sq ft)	Runoff Volume (cu ft)	Green Roof Retention (sq ft)	Green Roof Reduction (cu ft)	% Reduction	Stormwater Harvesting (sq ft)	Stormwater Harvesting Reduction (cu ft)	% Reduction	Stormwater Harvesting (sq ft)	Stormwater Harvesting Reduction (cu ft)	% Reduction	Stormwater Harvesting (sq ft)	Stormwater Harvesting Reduction (cu ft)	% Reduction	Stormwater Harvesting (sq ft)	Stormwater Harvesting Reduction (cu ft)	% Reduction
A1	6,047	0	1,000	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%
A2	0	0	0	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%
A3	0	0	0	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%
<b>Total</b>																		

**TIER IV: COMPREHENSIVE PLAN - FIRST 1" RAINFALL RETENTION TO THE EXTENT POSSIBLE**  
SCALE: 1"=100'

Change Area No.	Required Runoff Reduction			Runoff Reduction Practices			Runoff Reduction by Green Roof - 100% Reduction			Runoff Reduction by Stormwater Harvesting (Cistern)			Runoff Reduction by Stormwater Harvesting (Cistern)			Runoff Reduction by Stormwater Harvesting (Cistern)		
	Impervious Area (sq ft)	Permeable Area (sq ft)	Runoff Volume (cu ft)	Green Roof Retention (sq ft)	Green Roof Reduction (cu ft)	% Reduction	Stormwater Harvesting (sq ft)	Stormwater Harvesting Reduction (cu ft)	% Reduction	Stormwater Harvesting (sq ft)	Stormwater Harvesting Reduction (cu ft)	% Reduction	Stormwater Harvesting (sq ft)	Stormwater Harvesting Reduction (cu ft)	% Reduction	Stormwater Harvesting (sq ft)	Stormwater Harvesting Reduction (cu ft)	% Reduction
A1	6,047	0	1,000	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%
A2	0	0	0	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%
A3	0	0	0	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%
<b>Total</b>																		

**TIER IV: COMPREHENSIVE PLAN - FIRST 1" RAINFALL RETENTION TO THE EXTENT POSSIBLE**  
SCALE: 1"=100'

Change Area No.	Required Runoff Reduction			Runoff Reduction Practices			Runoff Reduction by Green Roof - 100% Reduction			Runoff Reduction by Stormwater Harvesting (Cistern)			Runoff Reduction by Stormwater Harvesting (Cistern)			Runoff Reduction by Stormwater Harvesting (Cistern)		
	Impervious Area (sq ft)	Permeable Area (sq ft)	Runoff Volume (cu ft)	Green Roof Retention (sq ft)	Green Roof Reduction (cu ft)	% Reduction	Stormwater Harvesting (sq ft)	Stormwater Harvesting Reduction (cu ft)	% Reduction	Stormwater Harvesting (sq ft)	Stormwater Harvesting Reduction (cu ft)	% Reduction	Stormwater Harvesting (sq ft)	Stormwater Harvesting Reduction (cu ft)	% Reduction	Stormwater Harvesting (sq ft)	Stormwater Harvesting Reduction (cu ft)	% Reduction
A1	6,047	0	1,000	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%
A2	0	0	0	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%
A3	0	0	0	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%
<b>Total</b>																		

**Runoff Reduction Credit for Rainwater Harvesting**

Block	Cistern ID	Impervious Area (sq ft)	Permeable Area (sq ft)	Runoff Volume (cu ft)	Green Roof Retention (sq ft)	Green Roof Reduction (cu ft)	% Reduction	Stormwater Harvesting (sq ft)	Stormwater Harvesting Reduction (cu ft)	% Reduction	Stormwater Harvesting (sq ft)	Stormwater Harvesting Reduction (cu ft)	% Reduction
A1	A1	6,047	0	1,000	0	0	0%	0	0	0%	0	0%	
A2	A2	0	0	0	0	0	0%	0	0	0%	0	0%	
A3	A3	0	0	0	0	0	0%	0	0	0%	0	0%	
<b>Total</b>													

**PROPOSED DETENTION FACILITIES**

Change Facility No.	Facility Type	Volume (cu ft)	Footprint (sq ft)	Height (ft)	Volume (cu ft)	% Credit
A1	Storage Tank	1,000	100	10	1,000	100%
A2	Storage Tank	0	0	0	0	0%
A3	Storage Tank	0	0	0	0	0%
<b>Total</b>						

**NOTICE:** THE PROPOSED DEVELOPMENT SITE FOR THE STATION IS PART OF THE CAPITAL ONE MASTERPLAN. THE REQUIREMENT OF FIRST 1" RAINFALL RETENTION CANNOT BE MET BY THE REQUIREMENT OF FIRST 1" RAINFALL RETENTION CREDIT. THE REQUIREMENT OF FIRST 1" RAINFALL RETENTION CREDIT IS CONSIDERED AND OTHER BLOCKS ARE DEVELOPED THE POSSIBLE TO DEVELOP AN OVERALL GREEN STORMWATER MANAGEMENT PROGRAM. THE APPROVAL OF THE FIRST 1" RAINFALL RETENTION CREDIT AND THE DEVELOPMENT OF THE FIRST 1" RAINFALL RETENTION CREDIT IS APPROVED BY THE BOARD OF SUPERVISORS AND THE BOARD OF SUPERVISORS.

**SWM PROGRAM - TIER IV**

**CAPITAL ONE MASTERPLAN**  
FINAL DEVELOPMENT PLAN  
FDP 2010-PR-021  
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

**DATE:** JUNE 30, 2011

**DRAWN:** CS/PM/AMP/JS

**CHECKED:** CS/RV

**SCALE:** N/A

**PROJECT:** CAPITAL ONE MASTERPLAN

**JOB #:** 11011/SW/ST/AMP/JS

**DATE:** 2/21/10

**PROVIDENCE DISTRICT**

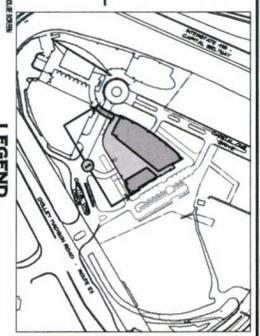
**BOARD OF SUPERVISORS**

**COMMISSION:** 04-24-13, 05-08-13, 06-15-13, 07-22-13, 08-12-13, 09-09-13, 10-13-13, 11-20-13, 12-14-13, 01-14-14, 02-11-14, 03-11-14, 04-08-14, 05-05-14, 06-02-14, 07-06-14, 08-03-14, 09-03-14, 10-01-14, 11-04-14, 12-01-14, 01-04-15, 02-01-15, 03-01-15, 04-01-15, 05-01-15, 06-01-15, 07-01-15, 08-01-15, 09-01-15, 10-01-15, 11-01-15, 12-01-15, 01-01-16, 02-01-16, 03-01-16, 04-01-16, 05-01-16, 06-01-16, 07-01-16, 08-01-16, 09-01-16, 10-01-16, 11-01-16, 12-01-16, 01-01-17, 02-01-17, 03-01-17, 04-01-17, 05-01-17, 06-01-17, 07-01-17, 08-01-17, 09-01-17, 10-01-17, 11-01-17, 12-01-17, 01-01-18, 02-01-18, 03-01-18, 04-01-18, 05-01-18, 06-01-18, 07-01-18, 08-01-18, 09-01-18, 10-01-18, 11-01-18, 12-01-18, 01-01-19, 02-01-19, 03-01-19, 04-01-19, 05-01-19, 06-01-19, 07-01-19, 08-01-19, 09-01-19, 10-01-19, 11-01-19, 12-01-19, 01-01-20, 02-01-20, 03-01-20, 04-01-20, 05-01-20, 06-01-20, 07-01-20, 08-01-20, 09-01-20, 10-01-20, 11-01-20, 12-01-20, 01-01-21, 02-01-21, 03-01-21, 04-01-21, 05-01-21, 06-01-21, 07-01-21, 08-01-21, 09-01-21, 10-01-21, 11-01-21, 12-01-21, 01-01-22, 02-01-22, 03-01-22, 04-01-22, 05-01-22, 06-01-22, 07-01-22, 08-01-22, 09-01-22, 10-01-22, 11-01-22, 12-01-22, 01-01-23, 02-01-23, 03-01-23, 04-01-23, 05-01-23, 06-01-23, 07-01-23, 08-01-23, 09-01-23, 10-01-23, 11-01-23, 12-01-23, 01-01-24, 02-01-24, 03-01-24, 04-01-24, 05-01-24, 06-01-24, 07-01-24, 08-01-24, 09-01-24, 10-01-24, 11-01-24, 12-01-24, 01-01-25, 02-01-25, 03-01-25, 04-01-25, 05-01-25, 06-01-25, 07-01-25, 08-01-25, 09-01-25, 10-01-25, 11-01-25, 12-01-25, 01-01-26, 02-01-26, 03-01-26, 04-01-26, 05-01-26, 06-01-26, 07-01-26, 08-01-26, 09-01-26, 10-01-26, 11-01-26, 12-01-26, 01-01-27, 02-01-27, 03-01-27, 04-01-27, 05-01-27, 06-01-27, 07-01-27, 08-01-27, 09-01-27, 10-01-27, 11-01-27, 12-01-27, 01-01-28, 02-01-28, 03-01-28, 04-01-28, 05-01-28, 06-01-28, 07-01-28, 08-01-28, 09-01-28, 10-01-28, 11-01-28, 12-01-28, 01-01-29, 02-01-29, 03-01-29, 04-01-29, 05-01-29, 06-01-29, 07-01-29, 08-01-29, 09-01-29, 10-01-29, 11-01-29, 12-01-29, 01-01-30, 02-01-30, 03-01-30, 04-01-30, 05-01-30, 06-01-30, 07-01-30, 08-01-30, 09-01-30, 10-01-30, 11-01-30, 12-01-30, 01-01-31, 02-01-31, 03-01-31, 04-01-31, 05-01-31, 06-01-31, 07-01-31, 08-01-31, 09-01-31, 10-01-31, 11-01-31, 12-01-31, 01-01-32, 02-01-32, 03-01-32, 04-01-32, 05-01-32, 06-01-32, 07-01-32, 08-01-32, 09-01-32, 10-01-32, 11-01-32, 12-01-32, 01-01-33, 02-01-33, 03-01-33, 04-01-33, 05-01-33, 06-01-33, 07-01-33, 08-01-33, 09-01-33, 10-01-33, 11-01-33, 12-01-33, 01-01-34, 02-01-34, 03-01-34, 04-01-34, 05-01-34, 06-01-34, 07-01-34, 08-01-34, 09-01-34, 10-01-34, 11-01-34, 12-01-34, 01-01-35, 02-01-35, 03-01-35, 04-01-35, 05-01-35, 06-01-35, 07-01-35, 08-01-35, 09-01-35, 10-01-35, 11-01-35, 12-01-35, 01-01-36, 02-01-36, 03-01-36, 04-01-36, 05-01-36, 06-01-36, 07-01-36, 08-01-36, 09-01-36, 10-01-36, 11-01-36, 12-01-36, 01-01-37, 02-01-37, 03-01-37, 04-01-37, 05-01-37, 06-01-37, 07-01-37, 08-01-37, 09-01-37, 10-01-37, 11-01-37, 12-01-37, 01-01-38, 02-01-38, 03-01-38, 04-01-38, 05-01-38, 06-01-38, 07-01-38, 08-01-38, 09-01-38, 10-01-38, 11-01-38, 12-01-38, 01-01-39, 02-01-39, 03-01-39, 04-01-39, 05-01-39, 06-01-39, 07-01-39, 08-01-39, 09-01-39, 10-01-39, 11-01-39, 12-01-39, 01-01-40, 02-01-40, 03-01-40, 04-01-40, 05-01-40, 06-01-40, 07-01-40, 08-01-40, 09-01-40, 10-01-40, 11-01-40, 12-01-40, 01-01-41, 02-01-41, 03-01-41, 04-01-41, 05-01-41, 06-01-41, 07-01-41, 08-01-41, 09-01-41, 10-01-41, 11-01-41, 12-01-41, 01-01-42, 02-01-42, 03-01-42, 04-01-42, 05-01-42, 06-01-42, 07-01-42, 08-01-42, 09-01-42, 10-01-42, 11-01-42, 12-01-42, 01-01-43, 02-01-43, 03-01-43, 04-01-43, 05-01-43, 06-01-43, 07-01-43, 08-01-43, 09-01-43, 10-01-43, 11-01-43, 12-01-43, 01-01-44, 02-01-44, 03-01-44, 04-01-44, 05-01-44, 06-01-44, 07-01-44, 08-01-44, 09-01-44, 10-01-44, 11-01-44, 12-01-44, 01-01-45, 02-01-45, 03-01-45, 04-01-45, 05-01-45, 06-01-45, 07-01-45, 08-01-45, 09-01-45, 10-01-45, 11-01-45, 12-01-45, 01-01-46, 02-01-46, 03-01-46, 04-01-46, 05-01-46, 06-01-46, 07-01-46, 08-01-46, 09-01-46, 10-01-46, 11-01-46, 12-01-46, 01-01-47, 02-01-47, 03-01-47, 04-01-47, 05-01-47, 06-01-47, 07-01-47, 08-01-47, 09-01-47, 10-01-47, 11-01-47, 12-01-47, 01-01-48, 02-01-48, 03-01-48, 04-01-48, 05-01-48, 06-01-48, 07-01-48, 08-01-48, 09-01-48, 10-01-48, 11-01-48, 12-01-48, 01-01-49, 02-01-49, 03-01-49, 04-01-49, 05-01-49, 06-01-49, 07-01-49, 08-01-49, 09-01-49, 10-01-49, 11-01-49, 12-01-49, 01-01-50, 02-01-50, 03-01-50, 04-01-50, 05-01-50, 06-01-50, 07-01-50, 08-01-50, 09-01-50, 10-01-50, 11-01-50, 12-01-50, 01-01-51, 02-01-51, 03-01-51, 04-01-51, 05-01-51, 06-01-51, 07-01-51, 08-01-51, 09-01-51, 10-01-51, 11-01-51, 12-01-51, 01-01-52, 02-01-52, 03-01-52, 04-01-52, 05-01-52, 06-01-52, 07-01-52, 08-01-52, 09-01-52, 10-01-52, 11-01-52, 12-01-52, 01-01-53, 02-01-53, 03-01-53, 04-01-53, 05-01-53, 06-01-53, 07-01-53, 08-01-53, 09-01-53, 10-01-53, 11-01-53, 12-01-53, 01-01-54, 02-01-54, 03-01-54, 04-01-54, 05-01-54, 06-01-54, 07-01-54, 08-01-54, 09-01-54, 10-01-54, 11-01-54, 12-01-54, 01-01-55, 02-01-55, 03-01-55, 04-01-55, 05-01-55, 06-01-55, 07-01-55, 08-01-55, 09-01-55, 10-01-55, 11-01-55, 12-01-55, 01-01-56, 02-01-56, 03-01-56, 04-01-56, 05-01-56, 06-01-56, 07-01-56, 08-01-56, 09-01-56, 10-01-56, 11-01-56, 12-01-56, 01-01-57, 02-01-57, 03-01-57, 04-01-57, 05-01-57, 06-01-57, 07-01-57, 08-01-57, 09-01-57, 10-01-57, 11-01-57, 12-01-57, 01-01-58, 02-01-58, 03-01-58, 04-01-58, 05-01-58, 06-01-58, 07-01-58, 08-01-58, 09-01-58, 10-01-58, 11-01-58, 12-01-58, 01-01-59, 02-01-59, 03-01-59, 04-01-59, 05-01-59, 06-01-59, 07-01-59, 08-01-59, 09-01-59, 10-01-59, 11-01-59, 12-01-59, 01-01-60, 02-01-60, 03-01-60, 04-01-60, 05-01-60, 06-01-60, 07-01-60, 08-01-60, 09-01-60, 10-01-60, 11-01-60, 12-01-60, 01-01-61, 02-01-61, 03-01-61, 04-01-61, 05-01-61, 06-01-61, 07-01-61, 08-01-61, 09-01-61, 10-01-61, 11-01-61, 12-01-61, 01-01-62, 02-01-62, 03-01-62, 04-01-62, 05-01-62, 06-01-62, 07-01-62, 08-01-62, 09-01-62, 10-01-62, 11-01-62, 12-01-62, 01-01-63, 02-01-63, 03-01-63, 04-01-63, 05-01-63, 06-01-63, 07-01-63, 08-01-63, 09-01-63, 10-01-63, 11-01-63, 12-01-63, 01-01-64, 02-01-64, 03-01-64, 04-01-64, 05-01-64, 06-01-64, 07-01-64, 08-01-64, 09-01-64, 10-01-64, 11-01-64, 12-01-64, 01-01-65, 02-01-65, 03-01-65, 04-01-65, 05-01-65, 06-01-65, 07-01-65, 08-01-65, 09-01-65, 10-01-65, 11-01-65, 12-01-65, 01-01-66, 02-01-66, 03-01-66, 04-01-66, 05-01-66, 06-01-66, 07-01-66, 08-01-66, 09-01-66, 10-01-66, 11-01-66, 12-01-66, 01-01-67, 02-01-67, 03-01-67, 04-01-67, 05-01-67, 06-01-67, 07-01-67, 08-01-67, 09-01-67, 10-01-67, 11-01-67, 12-01-67, 01-01-68, 02-01-68, 03-01-68, 04-01-68, 05-01-68, 06-01-68, 07-01-68, 08-01-68, 09-01-68, 10-01-68, 11-01-68, 12-01-68, 01-01-69, 02-01-69, 03-01-69, 04-01-69, 05-01-69, 06-01-69, 07-01-69, 08-01-69, 09-01-69, 10-01-69, 11-01-69, 12-01-69, 01-01-70, 02-01-70, 03-01-70, 04-01-70, 05-01-70, 06-01-70, 07-01-70, 08-01-70, 09-01-70, 10-01-70, 11-01-70, 12-01-70, 01-01-71, 02-01-71, 03-01-71, 04-01-71, 05-01-71, 06-01-71, 07-01-71, 08-01-71, 09-01-71, 10-01-71, 11-01-71, 12-01-71, 01-01-72, 02-01-72, 03-01-72, 04-01-72, 05-01-72, 06-01-72, 07-01-72, 08-01-72, 09-01-72, 10-01-72, 11-01-72, 12-01-72, 01-01-73, 02-01-73, 03-01-73, 04-01-73, 05-01-73, 06-01-73, 07-01-73, 08-01-73, 09-01-73, 10-01-73, 11-01-73, 12-01-73, 01-01-74, 02-01-74, 03-01-74, 04-01-74, 05-01-74, 06-01-74, 07-01-74, 08-01-74, 09-01-74, 10-01-74, 11-01-74, 12-01-74, 01-01-75, 02-01-75, 03-01-75, 04-01-75, 05-01-75, 06-01-75, 07-01-75, 08-01-75, 09-01-75, 10-01-75, 11-01-75, 12-01-75, 0

Bonsfiglio Horetsign

BUILDING ELEVATIONS ARE PROVIDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE BUILDING MASSING, SCALE, FACADE ARTICULATION, GENERAL BUILDING ENVELOPE AND FENESTRATION TREATMENT, MATERIALITY AND MATERIAL QUALITY OF THE PROPOSED DEVELOPMENT, AS WELL AS THE POROSITY, MATERIALITY AND ENTRY LOCATIONS AT THE GROUND FLOOR OF THE BUILDING. OTHER DETAILS OF BUILDING DESIGN SHOWN HERE THAT HAVE NOT BEEN PROVIDED ARE FOR INFORMATION ONLY AND ARE NOT PART OF THIS PLAN (SUCH AS SPECIFIC MATERIAL OR COLOR SELECTIONS, FENESTRATION DETAILS, ETC.) ARE SUBJECT TO CHANGE IN FINAL ARCHITECTURAL AND SITE PLANS.

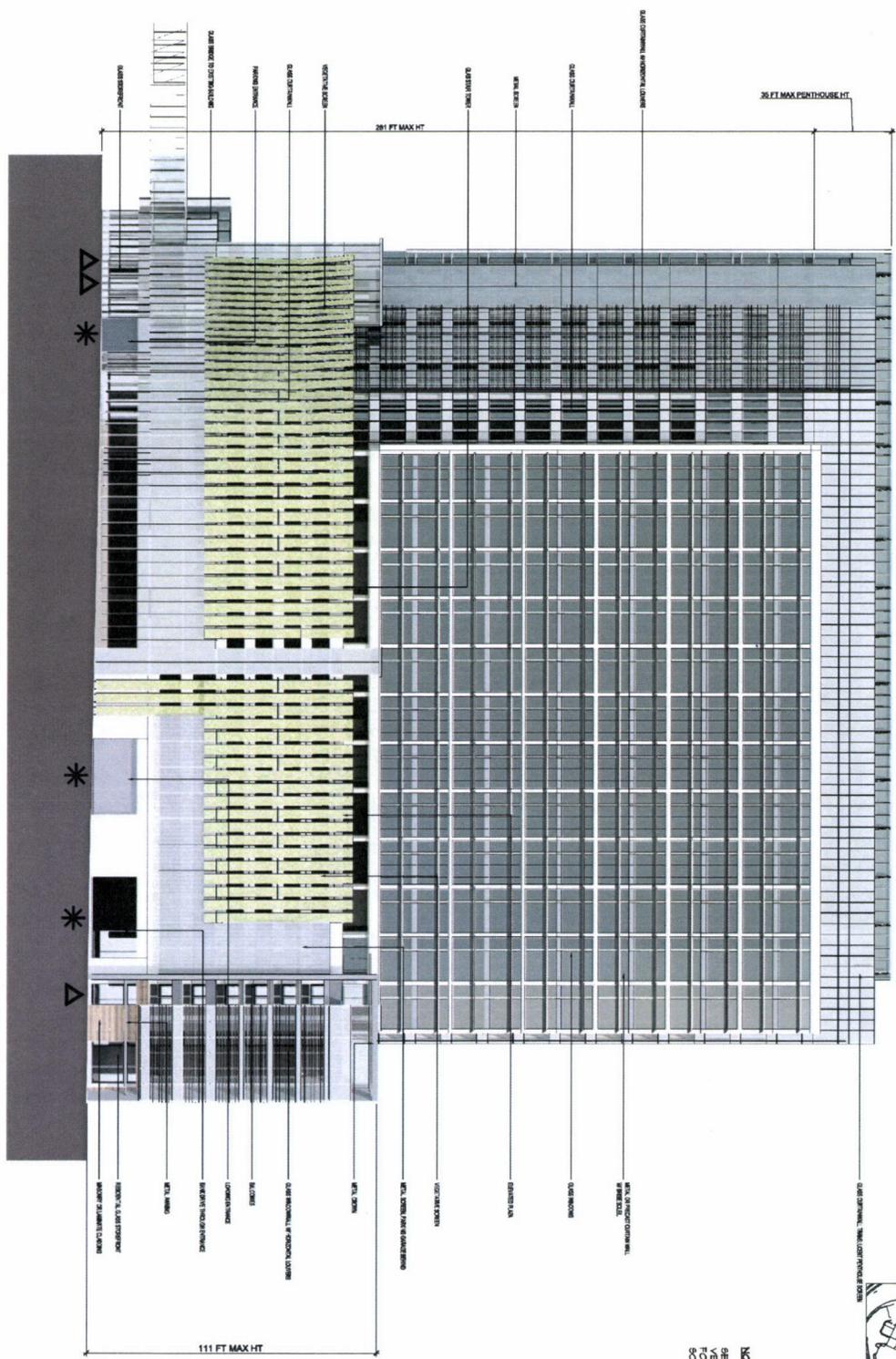
KEY PLAN  
SCALE: 1" = 200'



LEGEND

- PEDESTRIAN ENTRANCE
- VEHICULAR ENTRANCE

NOTE:  
SEE SHEET 02 FOR DETAILS OF VEGETATIVE SCREEN AND DESIGN INTENT FOR ALTERNATIVE PARKING STRUCTURE SCREENING SYSTEMS.



1 ELEVATION - SOUTHEAST VIEW FROM SOUTHERN LEG OF EXISTING CAPITAL ONE DRIVE AND ROUTE 123  
1" = 40'



ARCHITECTURAL BUILDING ELEVATIONS  
**CAPITAL ONE MASTERPLAN**  
FINAL DEVELOPMENT PLAN  
FDP 2010-PR-021  
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	Not to Scale
DATE	11/09/09, 03/11/10
DRAWN	OS/HRW/AMP/JS
CHECKED	OS/RW
JOB #	1798.1101
CAD FILE	1100-BLDG.dwg
SHEET #	23 of 30



**William H. Gordon Associates, Inc.**  
4501 Skyway Blvd  
Cherry Hill, VA 20151  
PHONE: 703-263-1800  
FAX: 703-263-0766  
ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

NO. 01	01/11/10	Comments
NO. 02	03/12/12	Revised
NO. 03	04/25/12	Comments
NO. 04	05/24/12	Comments
NO. 05	06/15/12	Comments
NO. 06	08/13/12	Comments

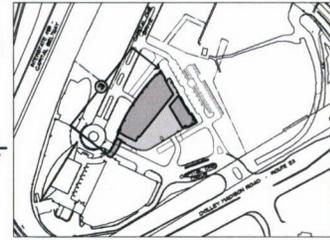


Bonstra Haresign  
ARCHITECTS

BUILDING ELEVATIONS ARE PROVIDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE BUILDING MASSING, SCALE, FAÇADE ARTICULATION, GENERAL BUILDING ENVELOPE AND FENESTRATION TREATMENT, MATERIALITY AND MATERIAL QUALITY OF THE PROPOSED DEVELOPMENT, AS WELL AS THE POROSITY, MATERIALITY AND ENTRY LOCATIONS AT THE GROUND FLOOR OF THE BUILDING. OTHER DETAILS OF BUILDING DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN (SUCH AS SPECIFIC MATERIAL OR COLOR SELECTIONS, FENESTRATION DETAILS, ETC.) ARE SUBJECT TO CHANGE IN FINAL ARCHITECTURAL AND SITE PLANS.



KEY PLAN  
SCALE: 1" = 250'



LEGEND

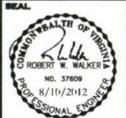
- ▲ PEDESTRIAN ENTRANCE
- \* VEHICULAR ENTRANCE



3 ELEVATION- NORTHWEST (VIEW FROM NORTHERN LEG OF CAPITAL ONE DRIVE)  
1" = 20'

0' 20'

William H. Gordon Associates, Inc.  
4501 Oak Drive  
Chesapeake, VA 23040  
PH: 703-283-0768  
FAX: 703-283-0768  
**WHA**  
ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



REVISIONS

07-16-11	City Comments
03-12-12	Pre-staffing Comments
04-25-12	City Comments
05-24-12	City Comments
06-15-12	City Comments
08-15-12	City Comments

ARCHITECTURAL BUILDING ELEVATIONS  
**CAPITAL ONE MASTERPLAN**  
FINAL DEVELOPMENT PLAN  
FDP 2010-PR-021  
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

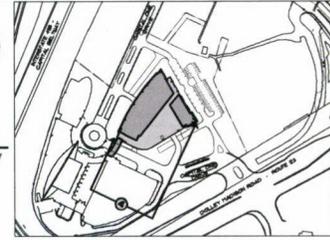
SCALE	Not to Scale
DATE	JUNE 30, 2011
DRAWN	OS/PA/MP/IK
CHECKED	OS/RW
JOB #	1798-1101
CAD FILE	1101F-ELEV.dwg
SHEET #	25 of 30

Bonstra Haresign  
ARCHITECTS

BUILDING ELEVATIONS ARE PROVIDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE BUILDING MASSING, SCALE, FAÇADE ARTICULATION, GENERAL BUILDING ENVELOPE AND FENESTRATION TREATMENT, MATERIALITY AND MATERIAL QUALITY OF THE PROPOSED DEVELOPMENT, AS WELL AS THE POROSITY, MATERIALITY AND ENTRY LOCATIONS AT THE GROUND FLOOR OF THE BUILDING. OTHER DETAILS OF BUILDING DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN (SUCH AS SPECIFIC MATERIAL OR COLOR SELECTIONS, FENESTRATION DETAILS, ETC.) ARE SUBJECT TO CHANGE IN FINAL ARCHITECTURAL AND SITE PLANS.



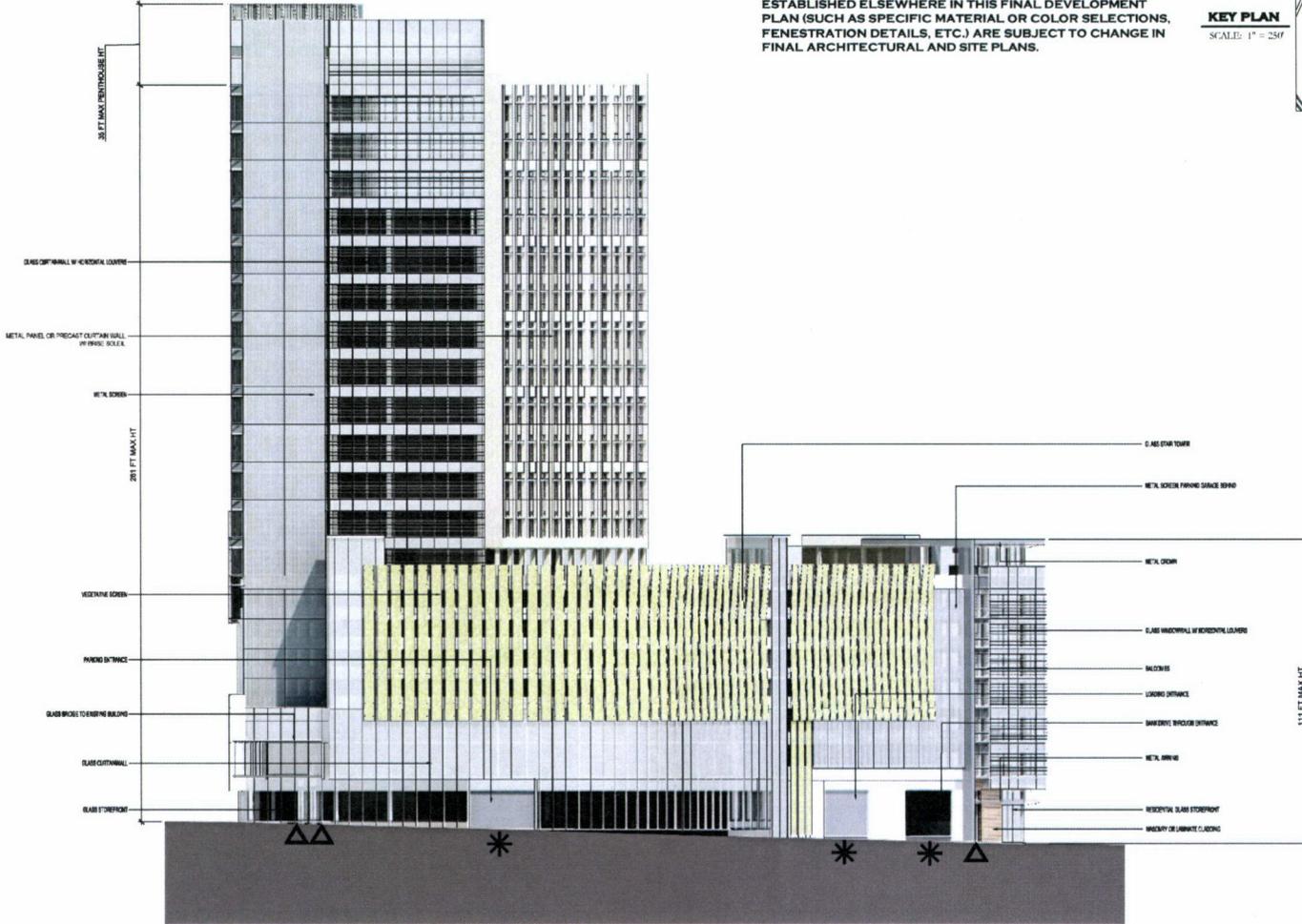
KEY PLAN  
SCALE: 1" = 250'



LEGEND

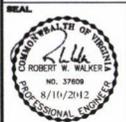
- ▲ FEDESTRIAN ENTRANCE
- \* VEHICULAR ENTRANCE

NOTE:  
SEE SHEET 10C FOR DETAILS OF VEGETATIVE SCREEN AND DESIGN INTENT FOR ALTERNATIVE PARKING STRUCTURE SCREENING SYSTEMS.



4 ELEVATION- SOUTHWEST (VIEW FROM EXISTING PARKING GARAGE & SOUTHERN LEG OF EXISTING CAPITAL ONE DRIVE)  
1" = 20'

William H. Gordon Associates, Inc.  
4501 Oak Dale Dr. Suite 200  
Chesapeake, VA 23030  
PH: 757-533-7300  
FAX: 757-283-0766  
**WHA**  
ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

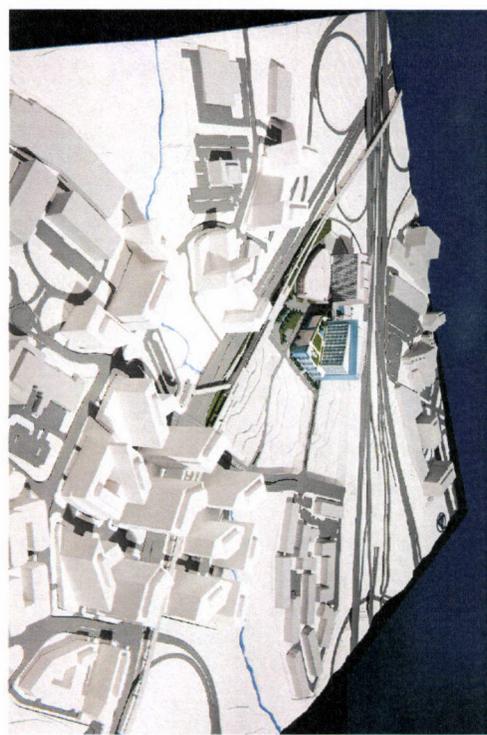


- REVISIONS
- 09-16-11 City Comments
  - 03-12-12 Prestaffing
  - 04-23-12 City Comments
  - 05-24-12 City Comments
  - 06-15-12 City Comments
  - 08-13-12 City Comments

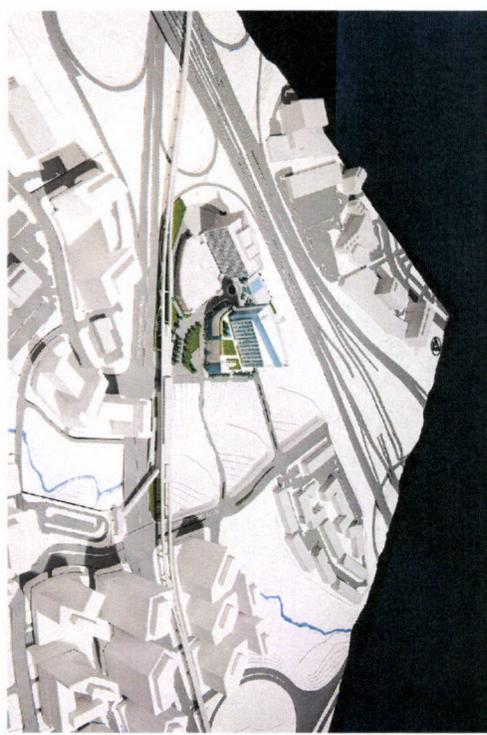
ARCHITECTURAL BUILDING ELEVATIONS  
**CAPITAL ONE MASTERPLAN**  
FINAL DEVELOPMENT PLAN  
FDP 2010-PR-021  
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	Not to Scale
DATE	JUNE 30, 2011
DRAWN	OS/JPW/MP/IK
CHECKED	OS/RW
JOB #	1798.1101
CAD FILE	1101F-ELEV.dwg
SHEET #	26 of 30

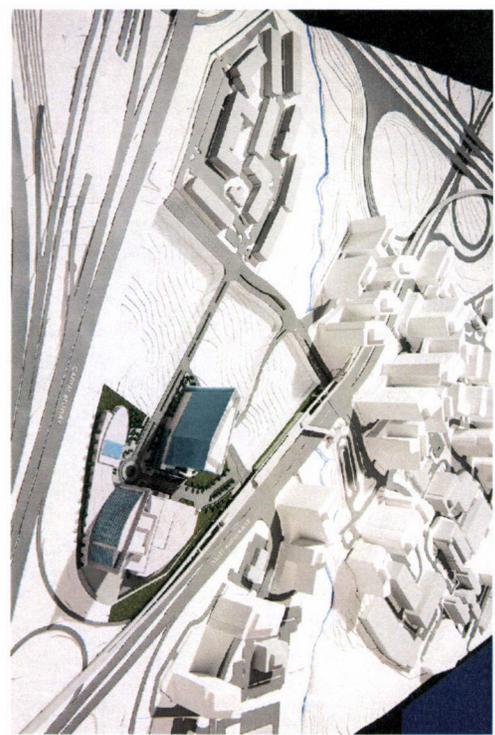
MODEL PHOTOGRAPHS ARE PROVIDED TO ILLUSTRATE THE GENERAL CHARACTER, SCALE, AND BUILDING MASSING OF THE DEVELOPMENT. IN PARTICULAR, THEY ARE INTENDED TO SHOW THE PROPOSED DEVELOPMENT IN THE CONTEXT OF ADJACENT PLANNED BUILDING AND TRANSPORTATION DEVELOPMENT IN THE TYSONS EAST AREA. OTHER DETAILS OF BUILDING AND LANDSCAPE DESIGN SHOWN HERE THAT HAVE NOT BEEN ESTABLISHED ELSEWHERE IN THIS FINAL DEVELOPMENT PLAN ARE SUBJECT TO CHANGE IN FINAL ARCHITECTURAL PLANS.



VIEW LOOKING NORTHWEST



VIEW LOOKING NORTH THROUGH OLD MEADOW ROAD



VIEW LOOKING SOUTHEAST



VIEW LOOKING WEST

Bonfield | Horestign

**William H. Gordon Associates, Inc.**  
 4511 Bay Drive  
 Chesley, VA 20151  
 PHONE: 703-263-1800  
 FAX: 703-263-0766  
 ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



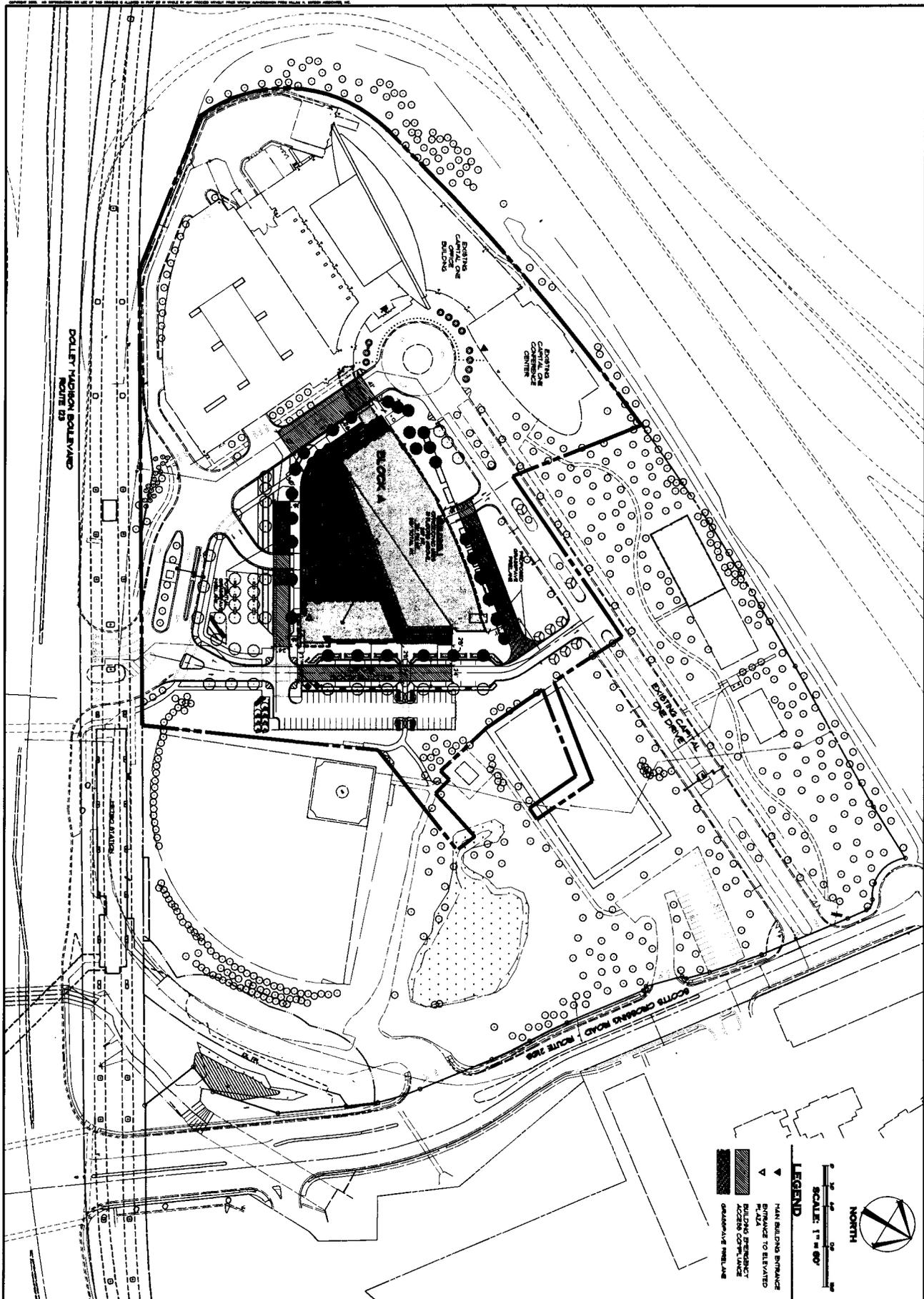
**REVISIONS**

05-24-12	Rev. Comments
04-23-12	Rev. Comments
05-24-12	Rev. Comments
06-15-12	Rev. Comments
08-13-12	Rev. Comments

3D SITE MODEL

**CAPITAL ONE MASTERPLAN**  
**FINAL DEVELOPMENT PLAN**  
**FDP 2010-PR-021**  
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

<b>SCALE</b>	N.T.S.
<b>DATE</b>	JUNE 30, 2011
<b>DRAWN</b>	OS/IM/AM/JS
<b>CHECKED</b>	OS/RV
<b>JOB #</b>	1798.1101
<b>DATE FILE</b>	110118-3D.dwg
<b>SHEET #</b>	27 of 30



**LEGEND**

- ▴ MAIN BUILDING ENTRANCE
- ▾ ENTRANCE TO ELEVATED PLAZA
- ▧ BUILDING PERIMETER
- ▨ SCENIC CORRIDOR
- ▩ GRASSY MEADOWS

SCALE: 1" = 80'

NORTH

DATE: LINE M. 2011  
 DRAWN: S/L/D/A/P IN  
 CHECKED: CS RW  
 1/28/11  
 PROJECT: 28 of 30

**EMERGENCY ACCESS PLAN**

**CAPITAL ONE MASTERPLAN**

**FINAL DEVELOPMENT PLAN**

**FDP 2010-PR-021**

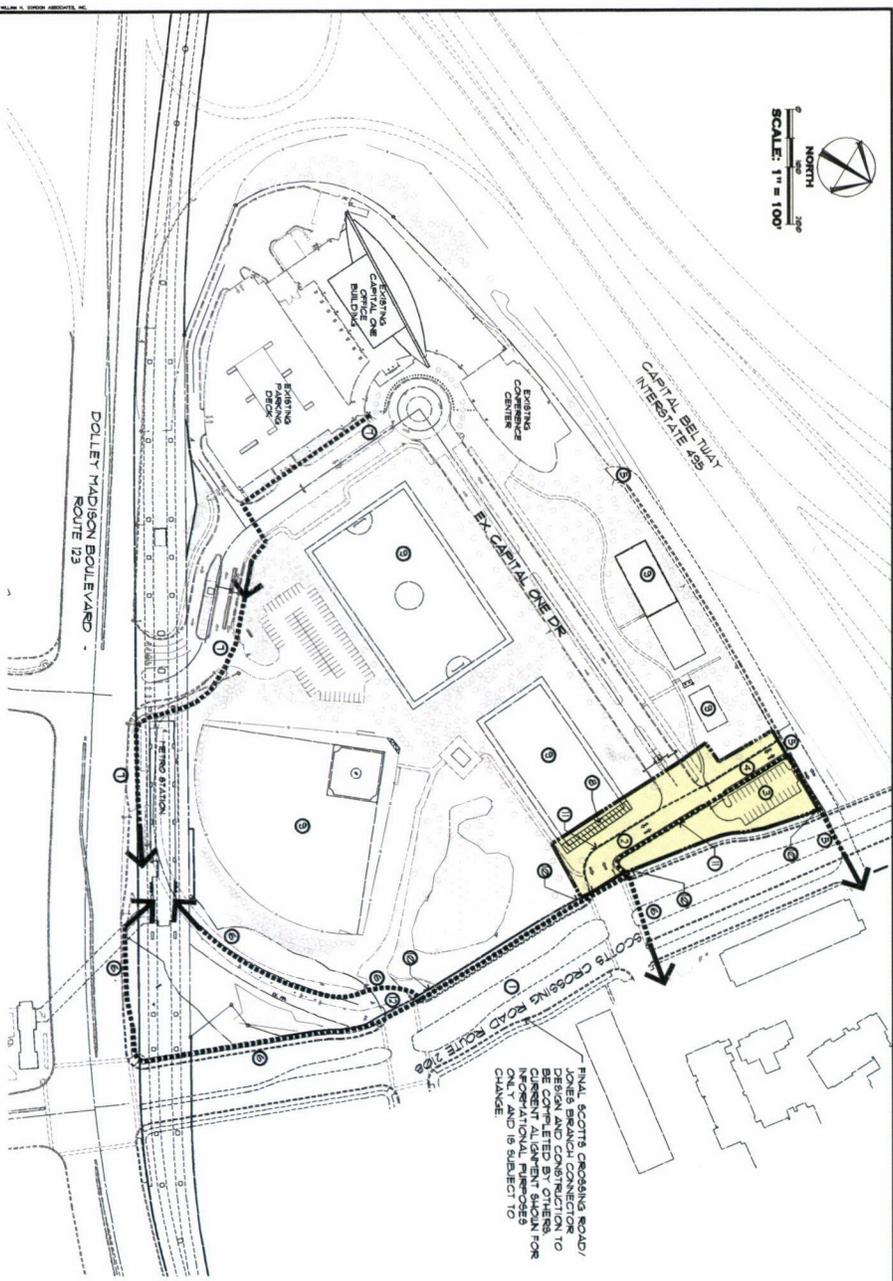
PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

07/16/11 Cn. Comments 05/12/12 Revisited 04/21/12 Cn. Comments 05/24/12 Cn. Comments 06/13/12 Cn. Comments 07/11/12 Cn. Comments	07/16/11 Cn. Comments 05/12/12 Revisited 04/21/12 Cn. Comments 05/24/12 Cn. Comments 06/13/12 Cn. Comments 07/11/12 Cn. Comments	07/16/11 Cn. Comments 05/12/12 Revisited 04/21/12 Cn. Comments 05/24/12 Cn. Comments 06/13/12 Cn. Comments 07/11/12 Cn. Comments	07/16/11 Cn. Comments 05/12/12 Revisited 04/21/12 Cn. Comments 05/24/12 Cn. Comments 06/13/12 Cn. Comments 07/11/12 Cn. Comments
---	---	---	---

**William H. Gordon Associates, Inc.**

4501 Dohy Drive  
 Chesley, VA 20151  
 PHONE 703-283-1800  
 FAX 703-283-0766

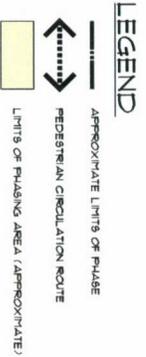
ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS



**INTERIM CONDITION: TEMPORARY CONNECTION TO SCOTT'S CROSSING ROAD**

THIS PHASE IS TO BE COMPLETED ONCE JONES BRANCH CONNECTOR IS FULLY CONSTRUCTED.

NOTE: IN SUCH CASE AS THE BENTLEY OF CAPITAL ONE DRIVE IS NOT RECALIGNED WITH THE FINAL CONCEPTS, THE BENTLEY DRIVE SHOULD BE CONCEPTUALLY SHOWN TO CONNECT CAPITAL ONE DRIVE TO THE GATES OF HOLLEAN SECONDARY ACCESS ROAD.

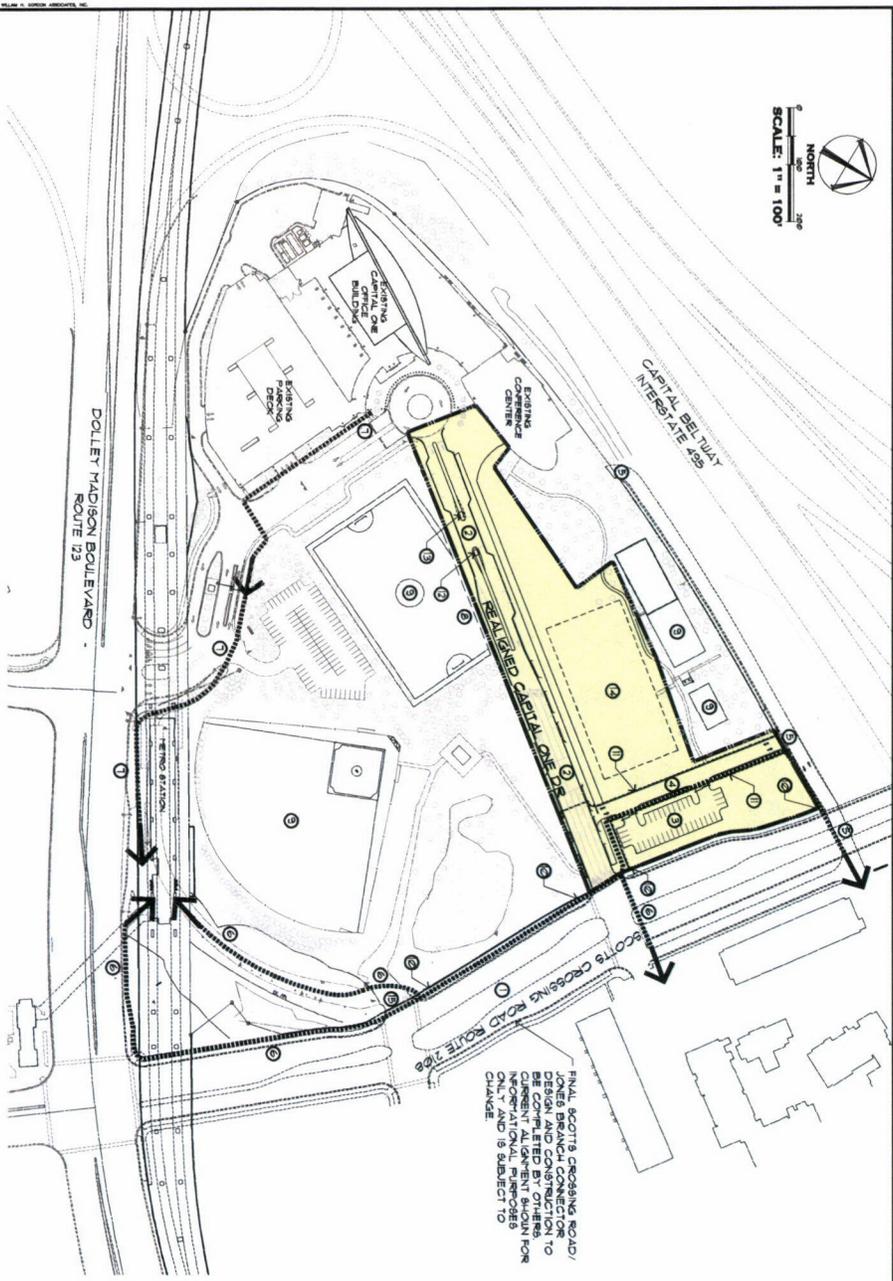


- 1 SCOTT'S CROSSING ROAD RE-ALIGNMENT TO JONES BRANCH
- 2 CONSTRUCTION OF TEMPORARY RE-ALIGNMENT OF CAPITAL ONE DRIVE INCLUDES 5' WIDE CONCRETE WALK ON THE EAST SIDE OF THE ROAD.
- 3 CONSTRUCTION OF TEMPORARY PARKING AREA WITH POSSIBLE CONSTRUCTION OF TEMPORARY SPORTS FIELD.
- 4 ACCESS ROAD WITH PUBLIC ACCESS EASEMENT TO GATES OF HOLLEAN.
- 5 GATES OF HOLLEAN ACCESS ROAD WITH 5' WIDE WALK UNDER GATES OF HOLLEAN PEDESTRIAN ACCESS TO HETRO STATION BUILDING.
- 6 POTENTIAL IMPACT TO SPORTS FIELD.
- 7 TEMPORARY SPORTS FIELD SPORT COURTS AND SPORTS PAVILION MAY BE MAINTAINED BY CAPITAL ONE POST CONSTRUCTION.
- 8 CONSTRUCTION OF TEMPORARY RETAINING WALL ALONG LIMITS OF RIGHT OF WAY.
- 9 PUBLIC ACCESS EASEMENT TO BE PROVIDED FOR REVIEW AND APPROVAL BY COUNTY AGENCIES.
- 10 THIS ENTRANCE MAY BE ADJUSTED WITH THE CONSTRUCTION OF THE JONES BRANCH CONNECTOR PROJECT (BY OTHERS).

**NOTE:**

- 1 THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION BY THE DEVELOPER AND ARCHITECT. THE PHASING IS TO BE CONCEPTUALLY SHOWN TO CONNECT CAPITAL ONE DRIVE TO THE GATES OF HOLLEAN SECONDARY ACCESS ROAD.
- 2 PARKS AND OPEN SPACE AREAS SHALL BE CONSTRUCTED WITH EACH PHASE AS THE SITE DEVELOPER, REFER TO PUBLIC UTILITIES PLAN ON SHEET 10 FOR DETAILS.
- 3 PHASING OF PUBLIC UTILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED BASED ON FINAL ENGINEERING.
- 4 LIMITS OF PHASING IS APPROXIMATE SHALL BE ADJUSTED TO BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.

<p>JONES BRANCH CONNECTOR PHASE</p> <p><b>CAPITAL ONE MASTERPLAN</b></p> <p>FINAL DEVELOPMENT PLAN</p> <p>FDP 2010-PR-021</p> <p>PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA</p>		<p><b>William H. Gordon Associates, Inc.</b></p> <p>4001 Dolly Drive Dorset, VA 20151 PHONE: 703-263-1900 FAX: 703-263-0786</p> <p>ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS</p>
<p><b>SCALE:</b> 1"=100'</p> <p><b>DATE:</b> JUNE 16, 2011</p> <p><b>DRAWN:</b> GSK/JM/WBP/IN</p> <p><b>CHECKED:</b> GSK</p> <p><b>JOB #:</b> 138.1101</p> <p><b>DATE PLOTTED:</b> 1/11/2012</p> <p><b>SHEET #:</b> 29 of 30</p>	<p><b>REVISIONS:</b></p> <p>04.24.12: City Comments</p> <p>05.24.12: City Comments</p> <p>06.13.12: City Comments</p> <p>08.13.12: City Comments</p> <p>05.16.11: City Comments</p> <p>05.16.11: City Comments</p>	



**INTERIM CONDITION: ULTIMATE CONNECTION TO SCOTT'S CROSSING ROAD**

This phase is to be completed once Jones Branch Connector is fully constructed.

FINAL SCOTT'S CROSSING ROAD/JONES BRANCH CONNECTOR DESIGN AND CONSTRUCTION TO BE COMPLETED BY OTHERS FOR OPERATIONAL PURPOSES ONLY AND IS SUBJECT TO CHANGE.

**LEGEND**

- APPROXIMATE LIMITS OF PHASE
- FEDERIALIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)

- 1 SCOTT'S CROSSING ROAD REALIGNED TO JONES BRANCH CONNECTOR OVER BELTWAY (BY OTHERS).
- 2 CONSTRUCTION OF REALIGNMENT OF CAPITAL ONE DRIVE.
- 3 SECURITY GATES TO SERVE TEMPORARY SPORTS FIELDS.
- 4 CONSTRUCTION OF TEMPORARY CONNECTION TO GATES OF MCELAN ACCESS ROAD WITH PUBLIC ACCESS EASEMENT.
- 5 GATES OF MCELAN ACCESS ROAD WITH 5' WIDE WALK UNDER SCOTT'S CROSSING ROAD (BY OTHERS).
- 6 GATES OF MCELAN ACCESS TO VETRO STATION BUILDINGS.
- 7 IMPACT TO TEMPORARY SPORTS FIELD. MAY BE RECONFIGURED.
- 8 TEMPORARY SPORTS FIELD SPORT COURTS AND SPORTS PAVILION MAY BE MAINTAINED BY CAPITAL ONE POST CONSTRUCTION.
- 9 CONSTRUCTION OF TEMPORARY RETAINING WALL ALONG LIMITS OF PUBLIC ACCESS EASEMENT TO BE PROVIDED FOR REVIEW AND APPROVAL BY COUNTY ATTORNEY.
- 10 SECURITY GATE LOCATION WITH EXPANDED MEDIAN.
- 11 FUTURE SECURITY GATE LOCATION WITH EXPANDED MEDIAN.
- 12 POTENTIAL LOCATION OF NEW TEMPORARY SPORTS FIELD. THIS ENTRANCE MAY BE ADJUSTED WITH THE CONSTRUCTION OF THE JONES BRANCH CONNECTOR PHASE (BY OTHERS).

**NOTE:**

- 1 THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE DEVELOPER AND ENGINEER TO ACCOMMODATE CURRENT AND FUTURE MARKET DEMANDS.
- 2 PARKS AND OPEN SPACE AREAS SHALL BE CONSTRUCTED WITH EACH PHASE AS THE SITE DEVELOPS. REFER TO PUBLIC FACILITIES PLAN ON SHEET 10 FOR DETAILS.
- 3 PHASING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED BASED ON FINAL ENGINEERING.
- 4 LIMITS OF PHASING IS APPROXIMATE SHALL BE ADJUSTED TO ACCOMMODATE MARKET DEMANDS AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FPPs.

<b>SCALE</b>	1" = 100'
<b>DATE</b>	JUNE 20, 2011
<b>DRAWN</b>	NS/IN/AR/JS
<b>CHECKED</b>	ON/RW
<b>JOB #</b>	138-1101
<b>CLIENT</b>	WILMINGTON
<b>PROJECT</b>	30 of 30

JONES BRANCH CONNECTOR PHASE ALT

## CAPITAL ONE MASTERPLAN

**FINAL DEVELOPMENT PLAN**  
FDP 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

**PROVIDENCE DISTRICT**

07/16/11 Cvs. Comments

01/13/12 Resubmittal

04/21/12 Cvs. Comments

05/24/12 Cvs. Comments

06/15/12 Cvs. Comments

08/15/12 Cvs. Comments

09/11/12 Cvs. Comments

10/11/12 Cvs. Comments

11/14/12 Cvs. Comments

12/14/12 Cvs. Comments

01/17/13 Cvs. Comments

02/14/13 Cvs. Comments

03/14/13 Cvs. Comments

04/11/13 Cvs. Comments

05/14/13 Cvs. Comments

06/14/13 Cvs. Comments

07/14/13 Cvs. Comments

08/14/13 Cvs. Comments

09/14/13 Cvs. Comments

10/14/13 Cvs. Comments

11/14/13 Cvs. Comments

12/14/13 Cvs. Comments

01/15/14 Cvs. Comments

02/15/14 Cvs. Comments

03/15/14 Cvs. Comments

04/15/14 Cvs. Comments

05/15/14 Cvs. Comments

06/15/14 Cvs. Comments

07/15/14 Cvs. Comments

08/15/14 Cvs. Comments

09/15/14 Cvs. Comments

10/15/14 Cvs. Comments

11/15/14 Cvs. Comments

12/15/14 Cvs. Comments

01/16/15 Cvs. Comments

02/16/15 Cvs. Comments

03/16/15 Cvs. Comments

04/16/15 Cvs. Comments

05/16/15 Cvs. Comments

06/16/15 Cvs. Comments

07/16/15 Cvs. Comments

08/16/15 Cvs. Comments

09/16/15 Cvs. Comments

10/16/15 Cvs. Comments

11/16/15 Cvs. Comments

12/16/15 Cvs. Comments

01/17/16 Cvs. Comments

02/17/16 Cvs. Comments

03/17/16 Cvs. Comments

04/17/16 Cvs. Comments

05/17/16 Cvs. Comments

06/17/16 Cvs. Comments

07/17/16 Cvs. Comments

08/17/16 Cvs. Comments

09/17/16 Cvs. Comments

10/17/16 Cvs. Comments

11/17/16 Cvs. Comments

12/17/16 Cvs. Comments

01/18/17 Cvs. Comments

02/18/17 Cvs. Comments

03/18/17 Cvs. Comments

04/18/17 Cvs. Comments

05/18/17 Cvs. Comments

06/18/17 Cvs. Comments

07/18/17 Cvs. Comments

08/18/17 Cvs. Comments

09/18/17 Cvs. Comments

10/18/17 Cvs. Comments

11/18/17 Cvs. Comments

12/18/17 Cvs. Comments

01/19/18 Cvs. Comments

02/19/18 Cvs. Comments

03/19/18 Cvs. Comments

04/19/18 Cvs. Comments

05/19/18 Cvs. Comments

06/19/18 Cvs. Comments

07/19/18 Cvs. Comments

08/19/18 Cvs. Comments

09/19/18 Cvs. Comments

10/19/18 Cvs. Comments

11/19/18 Cvs. Comments

12/19/18 Cvs. Comments

01/20/19 Cvs. Comments

02/20/19 Cvs. Comments

03/20/19 Cvs. Comments

04/20/19 Cvs. Comments

05/20/19 Cvs. Comments

06/20/19 Cvs. Comments

07/20/19 Cvs. Comments

08/20/19 Cvs. Comments

09/20/19 Cvs. Comments

10/20/19 Cvs. Comments

11/20/19 Cvs. Comments

12/20/19 Cvs. Comments

01/21/20 Cvs. Comments

02/21/20 Cvs. Comments

03/21/20 Cvs. Comments

04/21/20 Cvs. Comments

05/21/20 Cvs. Comments

06/21/20 Cvs. Comments

07/21/20 Cvs. Comments

08/21/20 Cvs. Comments

09/21/20 Cvs. Comments

10/21/20 Cvs. Comments

11/21/20 Cvs. Comments

12/21/20 Cvs. Comments

01/22/21 Cvs. Comments

02/22/21 Cvs. Comments

03/22/21 Cvs. Comments

04/22/21 Cvs. Comments

05/22/21 Cvs. Comments

06/22/21 Cvs. Comments

07/22/21 Cvs. Comments

08/22/21 Cvs. Comments

09/22/21 Cvs. Comments

10/22/21 Cvs. Comments

11/22/21 Cvs. Comments

12/22/21 Cvs. Comments

01/23/22 Cvs. Comments

02/23/22 Cvs. Comments

03/23/22 Cvs. Comments

04/23/22 Cvs. Comments

05/23/22 Cvs. Comments

06/23/22 Cvs. Comments

07/23/22 Cvs. Comments

08/23/22 Cvs. Comments

09/23/22 Cvs. Comments

10/23/22 Cvs. Comments

11/23/22 Cvs. Comments

12/23/22 Cvs. Comments

01/24/23 Cvs. Comments

02/24/23 Cvs. Comments

03/24/23 Cvs. Comments

04/24/23 Cvs. Comments

05/24/23 Cvs. Comments

06/24/23 Cvs. Comments

07/24/23 Cvs. Comments

08/24/23 Cvs. Comments

09/24/23 Cvs. Comments

10/24/23 Cvs. Comments

11/24/23 Cvs. Comments

12/24/23 Cvs. Comments

01/25/24 Cvs. Comments

02/25/24 Cvs. Comments

03/25/24 Cvs. Comments

04/25/24 Cvs. Comments

05/25/24 Cvs. Comments

06/25/24 Cvs. Comments

07/25/24 Cvs. Comments

08/25/24 Cvs. Comments

09/25/24 Cvs. Comments

10/25/24 Cvs. Comments

11/25/24 Cvs. Comments

12/25/24 Cvs. Comments

01/26/25 Cvs. Comments

02/26/25 Cvs. Comments

03/26/25 Cvs. Comments

04/26/25 Cvs. Comments

05/26/25 Cvs. Comments

06/26/25 Cvs. Comments

07/26/25 Cvs. Comments

08/26/25 Cvs. Comments

09/26/25 Cvs. Comments

10/26/25 Cvs. Comments

11/26/25 Cvs. Comments

12/26/25 Cvs. Comments

01/27/26 Cvs. Comments

02/27/26 Cvs. Comments

03/27/26 Cvs. Comments

04/27/26 Cvs. Comments

05/27/26 Cvs. Comments

06/27/26 Cvs. Comments

07/27/26 Cvs. Comments

08/27/26 Cvs. Comments

09/27/26 Cvs. Comments

10/27/26 Cvs. Comments

11/27/26 Cvs. Comments

12/27/26 Cvs. Comments

01/28/27 Cvs. Comments

02/28/27 Cvs. Comments

03/28/27 Cvs. Comments

04/28/27 Cvs. Comments

05/28/27 Cvs. Comments

06/28/27 Cvs. Comments

07/28/27 Cvs. Comments

08/28/27 Cvs. Comments

09/28/27 Cvs. Comments

10/28/27 Cvs. Comments

11/28/27 Cvs. Comments

12/28/27 Cvs. Comments

01/29/28 Cvs. Comments

02/29/28 Cvs. Comments

03/29/28 Cvs. Comments

04/29/28 Cvs. Comments

05/29/28 Cvs. Comments

06/29/28 Cvs. Comments

07/29/28 Cvs. Comments

08/29/28 Cvs. Comments

09/29/28 Cvs. Comments

10/29/28 Cvs. Comments

11/29/28 Cvs. Comments

12/29/28 Cvs. Comments

01/30/29 Cvs. Comments

02/30/29 Cvs. Comments

03/30/29 Cvs. Comments

04/30/29 Cvs. Comments

05/30/29 Cvs. Comments

06/30/29 Cvs. Comments

07/30/29 Cvs. Comments

08/30/29 Cvs. Comments

09/30/29 Cvs. Comments

10/30/29 Cvs. Comments

11/30/29 Cvs. Comments

12/30/29 Cvs. Comments

01/31/30 Cvs. Comments

02/31/30 Cvs. Comments

03/31/30 Cvs. Comments

04/31/30 Cvs. Comments

05/31/30 Cvs. Comments

06/31/30 Cvs. Comments

07/31/30 Cvs. Comments

08/31/30 Cvs. Comments

09/31/30 Cvs. Comments

10/31/30 Cvs. Comments

11/31/30 Cvs. Comments

12/31/30 Cvs. Comments

**William H. Gordon Associates, Inc.**

4501 Daly Drive  
Chantilly, VA 20151  
PHONE 703-263-1900  
FAX 703-263-0766

ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS