

July 23, 2012

CITYLINE PARTNERS LLC
PROFFERED CONDITION AMENDMENT APPLICATION
PCA 88-D-005-7
(CONCURRENT WITH RZ/CDP 2011-PR-023)

STATEMENT OF JUSTIFICATION

INTRODUCTION

Cityline Partners LLC ("Applicant") is requesting approval of Proffered Condition Amendment application PCA 88-D-005-7 ("PCA-7") for certain properties consisting of approximately 85.93 acres located in Land Bay A and Land Bay B of the West*Park development. Those properties are currently zoned to the C-3 District and are subject to the proffers accepted in RZ 88-D-005, as subsequently amended as recently as 2007. The intent of this PCA-7 is to create a new Land Bay G - containing approximately 27.24 acres and consisting of West*Park Land Bays A-1 (Hanover portion only), A-2 and A-4 - and to remove this new Land Bay G and existing Land Bay B from the proffers for West*Park, so those properties can be rezoned to the new Planned Tysons Corner Urban ("PTC") District.

PCA-7 will reaffirm the proffers previously accepted by the Board in PCA 88-D-005-6 ("PCA-6") for the properties included in this PCA application that are not being removed for rezoning. It will also confirm the floor areas currently approved and allocated to certain properties and provide updated, consistent measurement of actual gross floor area for some of the existing buildings in the tabulation. By confirming the accurate intensity allocated to those parcels, this PCA-7 will enable those properties to pursue PCA and rezoning applications on their respective parcels without adversely impacting the intensity on the other properties remaining in West*Park, and thus, should eliminate the need for other owners in West*Park to join or consent to the filing of future applications that otherwise comply with Section 18-204(6) of the Zoning Ordinance.

This PCA-7 has been filed pursuant to Section 18-204 of the Zoning Ordinance based on a determination by the County Zoning Administrator that this application may be filed on a portion of the property in accordance with the requirements of Paragraph 6. Owners consent documentation for the properties included in this PCA-7 has been provided with the application package.

LOCATION

The West*Park development is located within the Tysons Corner Urban Center south of the Dulles Toll Road and north of Tysons Boulevard, with frontage along West Park, Westbranch and Jones Branch Drives. The subject property consists only of Land Bay A and Land Bay B of West*Park, which are identified by the following Fairfax County Tax Map Parcels (West*Park building names also are provided for reference): Land Bay A Tax Map

Parcels 29-2-((15))-B2 (Hanover) and -A6 (Fairfax); 29-4-((7))-A4 (Russell), -1A1 (Rappahannock), -1A2 (Warren), -C1 (Lancaster), -C2 (Northhampton), -6 (Amherst), -7A1 (Culpepper), -7B (Brunswick), -8 (Dickenson), -11A (Gloucester), -1 (Franklin), -2 (Grayson), -3 (Campbell and Scott), -9 (Essex), and -10 (Frederick); and Land Bay B Tax Map Parcel 29-4-((7))-5A (the "Application Property"). Land Bay B is owned and occupied by the American Manufacturers Technology Association ("AMT").

ZONING HISTORY

West*Park originally was zoned and developed in the 1960s and 1970s under the I-3 and I-4 industrial zoning districts. On October 15, 1990, the Board of Supervisors approved RZ 88-D-005 to rezone the 193-acre West*Park development from I-3 and I-4 to the C-3 District, permitting a maximum total FAR of 0.54 or a maximum total of 4.69 million square feet of gross floor area subject to proffers. Subsequent proffered condition amendment approvals permitted revisions to the Generalized Development Plan ("GDP") and proffers, including removal of certain parcels from the applicable proffers and changes to land bays, FAR, heights, and transportation demand management strategies. The most recently approved PCA-6 pertained solely to Land Bay A and was approved by the Board of Supervisors on September 24, 2007, subject to proffers dated August 9, 2007. The sole purpose of the latest approved PCA-6 was the creation of new Land Bay F. It is these 2007 proffers that the Applicant intends to reaffirm in this PCA-7 application for the properties that will remain within Land Bay A. PCA-6, which involved no new construction and did not include a proffered GDP, permits in Proffer Paragraph I.A. an overall intensity for all of the remaining Land Bays in West*Park (approximately 98 acres) of up to 4,707,292 square feet of non-residential gross floor area ("GFA") or a maximum 0.58 FAR. Parcels 29-4-((7))-A4 (Russell) and -5A (AMT) were not included in the PCA-6 application and, therefore, currently are subject to proffers dated July 18, 2002 and accepted by the Board in PCA 88-D-005-5 on January 6, 2003.

In RZ/CDP 2011-PR-023, which has been filed concurrently with this PCA-7, Cityline Partners LLC seeks to rezone approximately 19.40 acres referred to as West*Park Land Bay A-2, Land Bay A-4 and Land Bay B to the new PTC District in conformance with the newly adopted Comprehensive Plan recommendations for the Tysons Central 123 Metro Station area. A separate Statement of Justification has been filed for the concurrent PTC rezoning.

GENERALIZED DEVELOPMENT PLAN

In the enclosed PCA-7 application, the Applicant has filed an amended GDP, dated April 26, 2011 and prepared by Bowman Consulting Group Ltd., consisting of five sheets nearly identical to those approved in PCA-6. On Sheet 1 of the revised GDP, two new GDP notes have been added to clearly identify this PCA-7 application area and the new Land Bay G to be removed from West*Park. The new Land Bay G is delineated on Sheet 1 as well.

The GDP approved with PCA-6 included two tabulation charts on Sheet 5. First, there is a Floor Area Ratio Computation Tabulation, which identifies the gross floor area and FAR for West*Park Land Bay A, Land Bay B, Land Bay D, Land Bay E and Land Bay F. It also shows the combined gross floor areas and FAR for all of the Land Bays to reflect the 4,707,292 square

feet of non-residential GFA and the .58 FAR. The Applicant has included on the revised GDP for historic, informational purposes a copy of this first tabulation from PCA-6, which is labeled Current Tab, Approved 9/24/2007. A copy of this tabulation also is attached to this Statement of Justification as **Exhibit A**.

In order to accomplish the purpose of this PCA-7, Sheet 5 on the revised GDP includes three additional "Floor Area Ratio Computation Tabulation" charts. These charts illustrate the steps involved to separate the portions of West*Park that will be rezoned to the new PTC District with the concurrent rezoning application. The first - New Tab 1 - reflects the creation of new Land Bay G. It shows the 244,854 square feet of GFA currently allocated to the parcels in new Land Bay G, and reduces the GFA numbers in Land Bay A by that amount. The FAR numbers are recalculated for Land Bay A and new Land Bay G to reflect that change as well. The total GFA and FAR numbers for all of the combined Land Bays at the bottom of this chart remain identical to the approved PCA-6 tabulation - 4,707,292 square feet of GFA and .58 FAR. A copy of New Tab 1 is attached as **Exhibit B**.

The second chart - New Tab 2 - shows the removal of Land Bay B and new Land Bay G. The numbers for all of the other Land Bays remain the same. Only the combined total numbers at the bottom of the chart change to reflect the deletion of the GFA for Land Bay B and Land Bay G. A copy of New Tab 2 is attached as **Exhibit C**.

The final chart - New Tab 3 - updates the GFA for those properties that remain in Land Bay A to reflect an updated consistent measurement of actual GFA for the existing buildings. A copy of New Tab 3 is attached as **Exhibit D**. With the exception of 9,756 square feet of unbuilt GFA allocated to the Russell parcel (29-4-((7))-A4), all of the GFA shown for Land Bay A on the Floor Area Ratio Computation Tabulation has been constructed. However, the total GFA numbers identified on that chart are based on old calculations of the GFA for the existing buildings, many of which were built in the early 1970s. Sheet 5 of the current GDP for PCA-6, includes a second larger matrix that identifies floor areas for the existing buildings. Those numbers were identified in connection with the original approval of RZ 88-D-005 and were based on the best available information at that time. Some appear to be based on as-built site plans. Others likely reflect old calculations of GFA that did not include certain elements that are included in the current Zoning Ordinance definition of GFA. In connection with this PCA-7, the Applicant has applied the current Zoning Ordinance definition of GFA to each of the existing buildings to determine consistent, actual GFA numbers for all of the existing buildings. Those numbers are provided on the Master Tabulation chart attached to this Statement of Justification as **Exhibit E**. The numbers in the Master Tabulation are the basis for the new numbers for Land Bay A and for the combined totals for all Land Bays in the final New Tab 3. New Tab 3 then will represent the applicable Floor Area Ratio Computation Tabulation for those properties that remain in Land Bay A. With approval of this PCA-7, a total maximum of 4,486,652 square feet of GFA will continue to be permitted in Land Bays A, D, E and F of West*Park. These numbers reflect the existing GFA for West*Park after the removal of Land Bay B and new Land Bay G. No additional gross floor area is being requested nor will any be approved with this PCA-7 application.

Pursuant to Paragraph 6 of Section 18-204 of the Zoning Ordinance and because this is a "tabs-only" application with no new construction, the Applicant requests waiver of the GDP submission requirements listed in Paragraph 10 of Section 18-202 other than all the information previously shown on the GDP accepted and approved in the "tabs-only" GDP for PCA-6 and carried forward in this application.

A Draft Proffer Statement reaffirming the proffers dated August 2007 and accepted in PCA-6 and committing to elements of the GDP as proffered previously in West*Park has been filed with the County for PCA 88-D-005-7 and is dated September 14, 2011.

A handwritten signature in black ink, appearing to read "John C. McGranahan, Jr.", written over a horizontal line.

John C. McGranahan, Jr.
Attorney for the Applicant, Cityline Partners LLC

**PCA 88-D-005-6
FLOOR AREA RATIO COMPUTATION TABULATION**

LAND BAY A				
FLOOR AREA RATIO COMPUTATION				
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)	
LAND BAY A(1)(5)(6)	88.6906	1,341,626		
FAR TRANSFERRED PURSUANT TO RZ 95-P-011 FROM LAND UNIT L-4 TYSONS CORNER URBAN CENTER PLAN		503,223		
DENSITY CREDIT FOR LAND DEDICATED TO PUBLIC USE PURSUANT TO PCA 92-P-001-1		102,349		
SITE MOVED FROM LAND BAY C	8.7000	185,696		
TOTAL	97.3906	1,572,861	0.37	
(1) 1.9788 ACRES FOR PRIOR DEDICATION OF WESTPARK AND WESTBRANCH DRIVES INCLUDED				
LAND BAY B				
FLOOR AREA RATIO COMPUTATION				
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)	
LAND BAY B	1.8366	39,201	0.49	
LAND BAY D				
FLOOR AREA RATIO COMPUTATION				
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)	
LAND BAY D		1,460,194		
LAND BAY D(2)(3)(4)(5)	45.8350	1,460,194	0.73	
(2) 0.6216 ACRES FOR PRIOR DEDICATION OF JONES BRANCH DRIVE				
(3) 3.1957 ACRES FOR PRIOR DEDICATION OF INTERNATIONAL DRIVE AND DULLES ACCESS ROAD				
(4) 4.2 ACRES FOR PRIOR DEDICATION OF FUTURE DESTINATION STATION				
LAND BAY E				
FLOOR AREA RATIO COMPUTATION				
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)	
LAND BAY E	30.0097	1,307,223	1.00	
LAND BAY F				
FLOOR AREA RATIO COMPUTATION				
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)	
LAND BAY F (Shenandoah, Stafford)	10.8660	327,813	0.69	
NOTE: IT IS UNDERSTOOD THAT THE 30.0097 ACRES THAT COMPRISE LAND BAY E MAY BE SUBDIVIDED INTO TWO (2) OR MORE LOTS OF RECORD, WITH ONE (1) LOT CONSISTING OF APPROXIMATELY 5.0 ACRES CONTAINING ONLY A STORMWATER MANAGEMENT FACILITY. IT IS FURTHER UNDERSTOOD THAT THE ENTIRE AMOUNT OF GROSS FLOOR AREA (1,307,223 SQUARE FEET ATTRIBUTED TO THIS LAND BAY) MAY BE LOCATED ON THE REMAINING +/-25 ACRES OF THE SITE, NOTWITHSTANDING THE FACT THAT THIS MAY RESULT IN AN FAR THAT EXCEEDS 1.0 WHEN CALCULATED ONLY ON THE +/-25 ACRES.				
LAND BAYS A, B, D, E AND F (COMBINED)				
GRAND TOTAL FOR A, B, D, E, F		185.9369	4,707,292	0.58
TOTAL LAND AREA LAND BAYS A, B, D, E, F		175.9408 AC		
+TOTAL LAND AREA DESTINATION STATION		4.0542 AC		
TOTAL LAND AREA		179.9950 AC		
+TOTAL PRIOR ROW DEDICATION		5.9419 AC = 185.9369 AC		
TOTAL ACREAGE FOR FAR COMPUTATION OF GRAND TOTAL = 185.9369 AC or 8,099,411 SF				
(5) THE OWNERS OF LAND BAY A EXCHANGED A 10.8679 ACRE SITE FOR A 13.5453 ACRE SITE IN LAND BAY D WITH NO CHANGE IN GROSS FLOOR AREA BY EITHER PARTY.				
(6) Land Bay A-6, 13.5453 Acres / 590,033 GFA was deleted from Land Bay A.				

PCA-88D-005-6 Revision to the tabs on sheet 5 for the sole purpose of creating Land Bay F.

**PCA 88-D-005-7 – CREATE NEW LAND BAY G
FLOOR AREA RATIO COMPUTATION TABULATION**

LAND BAY A WITH NEW LAND BAY G REMOVED FLOOR AREA RATIO COMPUTATION				
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)	
LAND BAY A(1)(5)(6)	63.2796	1,096,772		
FAR TRANSFERRED PURSUANT TO RZ 95-P-011 FROM LAND UNIT L-4 TYSONS CORNER URBAN CENTER PLAN		503,223		
DENSITY CREDIT FOR LAND DEDICATED TO PUBLIC USE PURSUANT TO PCA 92-P-001-1		102,349		
SITE MOVED FROM LAND BAY C	8.7000	185,696		
TOTAL	71.9796	1,328,007	0.42	
(1) 1.9788 ACRES FOR PRIOR DEDICATION OF WESTPARK AND WESTBRANCH DRIVES INCLUDED				
LAND BAY B FLOOR AREA RATIO COMPUTATION				
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)	
LAND BAY B	1.8366	39,201	0.49	
LAND BAY D FLOOR AREA RATIO COMPUTATION				
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)	
LAND BAY D		1,460,194		
LAND BAY D(2)(3)(4)(5)	45.8350	1,460,194	0.73	
(2) 0.6216 ACRES FOR PRIOR DEDICATION OF JONES BRANCH DRIVE				
(3) 3.1957 ACRES FOR PRIOR DEDICATION OF INTERNATIONAL DRIVE AND DULLES ACCESS ROAD				
(4) 4.2 ACRES FOR PRIOR DEDICATION OF FUTURE DESTINATION STATION				
LAND BAY E FLOOR AREA RATIO COMPUTATION				
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)	
LAND BAY E	30.0097	1,307,223	1.00	
LAND BAY F FLOOR AREA RATIO COMPUTATION				
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)	
LAND BAY F (Shenandoah, Stafford)	10.8660	327,813	0.69	
CREATION OF LAND BAY G (ESSEX BLOCK, FREDERICK AND HANOVER) FLOOR AREA RATIO COMPUTATION				
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)	
LAND BAY G (Essex Block, Frederick, Hanover)	25.4110	244,854	0.22	
NOTE: IT IS UNDERSTOOD THAT THE 30.0097 ACRES THAT COMPRISE LAND BAY E MAY BE SUBDIVIDED INTO TWO (2) OR MORE LOTS OF RECORD, WITH ONE (1) LOT CONSISTING OF APPROXIMATELY 5.0 ACRES CONTAINING ONLY A STORMWATER MANAGEMENT FACILITY. IT IS FURTHER UNDERSTOOD THAT THE ENTIRE AMOUNT OF GROSS FLOOR AREA (1,307,223 SQUARE FEET ATTRIBUTED TO THIS LAND BAY) MAY BE LOCATED ON THE REMAINING +/-25 ACRES OF THE SITE, NOTWITHSTANDING THE FACT THAT THIS MAY RESULT IN AN FAR THAT EXCEEDS 1.0 WHEN CALCULATED ONLY ON THE +/-25 ACRES.				
LAND BAYS A, B, D, E, F AND G (COMBINED)				
GRAND TOTAL FOR A, B, D, E, F, G		185.9369	4,707,292	0.58
TOTAL LAND AREA LAND BAYS A, B, D, E, F, G		175.9408 AC		
+TOTAL LAND AREA DESTINATION STATION		4.0542 AC		
TOTAL LAND AREA		179.9950 AC		
+TOTAL PRIOR ROW DEDICATION		5.9419 AC = 185.9369 AC		
TOTAL ACREAGE FOR FAR COMPUTATION OF GRAND TOTAL = 185.9369 AC or 8,099,411 SF				
(5) THE OWNERS OF LAND BAY A EXCHANGED A 10.8679 ACRE SITE FOR A 13.5453 ACRE SITE IN LAND BAY D WITH NO CHANGE IN GROSS FLOOR AREA BY EITHER PARTY.				
(6) Land Bay A-6, 13.5453 Acres / 590,033 GFA was deleted from Land Bay A.				

PCA-88D-005-7 Revision to the tabs on sheet 5 for the sole purpose of creating Land Bay G and removing Land Bays B and G to allow a rezoning to the PTC District.

**PCA 88-D-005-7 – REMOVE LAND BAYS B AND G
FLOOR AREA RATIO COMPUTATION TABULATION**

LAND BAY A WITH NEW LAND BAY G REMOVED			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY A(1)(5)(6)	63.2796	1,096,772	
FAR TRANSFERRED PURSUANT TO RZ 95-P-011 FROM LAND UNIT L-4 TYSONS CORNER URBAN CENTER PLAN		503,223	
DENSITY CREDIT FOR LAND DEDICATED TO PUBLIC USE PURSUANT TO PCA 92-P-001-1		102,349	
SITE MOVED FROM LAND BAY C	8.7000	185,696	
TOTAL	71.9796	1,328,007	0.42
(1) 1.9788 ACRES FOR PRIOR DEDICATION OF WESTPARK AND WESTBRANCH DRIVES INCLUDED			
LAND BAY D			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY D		1,460,194	
LAND BAY D(2)(3)(4)(5)	45.8350	1,460,194	0.73
(2) 0.6216 ACRES FOR PRIOR DEDICATION OF JONES BRANCH DRIVE			
(3) 3.1957 ACRES FOR PRIOR DEDICATION OF INTERNATIONAL DRIVE AND DULLES ACCESS ROAD			
(4) 4.2 ACRES FOR PRIOR DEDICATION OF FUTURE DESTINATION STATION			
LAND BAY E			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY E	30.0097	1,307,223	1.00
LAND BAY F			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY F (Shenandoah, Stafford)	10.8660	327,813	0.69
NOTE: IT IS UNDERSTOOD THAT THE 30.0097 ACRES THAT COMPRISE LAND BAY E MAY BE SUBDIVIDED INTO TWO (2) OR MORE LOTS OF RECORD, WITH ONE (1) LOT CONSISTING OF APPROXIMATELY 5.0 ACRES CONTAINING ONLY A STORMWATER MANAGEMENT FACILITY. IT IS FURTHER UNDERSTOOD THAT THE ENTIRE AMOUNT OF GROSS FLOOR AREA (1,307,223 SQUARE FEET ATTRIBUTED TO THIS LAND BAY) MAY BE LOCATED ON THE REMAINING +/-25 ACRES OF THE SITE, NOTWITHSTANDING THE FACT THAT THIS MAY RESULT IN AN FAR THAT EXCEEDS 1.0 WHEN CALCULATED ONLY ON THE +/-25 ACRES.			
LAND BAYS A, D, E, AND F (COMBINED)			
GRAND TOTAL FOR A, D, E, F		158.6893	4,423,237
TOTAL LAND AREA LAND BAYS A, D, E, F		148.6932 AC	
+TOTAL LAND AREA DESTINATION STATION		4.0542 AC	
TOTAL LAND AREA		152.7474 AC	
+TOTAL PRIOR ROW DEDICATION		5.9419 AC = 158.6893 AC	
TOTAL ACREAGE FOR FAR COMPUTATION OF GRAND TOTAL = 158.6893 AC or 6,912,506 SF			
(5) THE OWNERS OF LAND BAY A EXCHANGED A 10.8679 ACRE SITE FOR A 13.5453 ACRE SITE IN LAND BAY D WITH NO CHANGE IN GROSS FLOOR AREA BY EITHER PARTY.			
(6) Land Bay A-6, 13.5453 Acres / 590,033 GFA was deleted from Land Bay A.			

PCA-88D-005-7 Revision to the tabs on sheet 5 for the sole purpose of creating Land Bay G and removing Land Bays B and G to allow a rezoning to the PTC District.

**PCA 88-D-005-7 – UPDATED GROSS FLOOR AREAS
FLOOR AREA RATIO COMPUTATION TABULATION**

LAND BAY A WITH NEW LAND BAY G REMOVED AND UPDATED GFA				
FLOOR AREA RATIO COMPUTATION				
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)	
LAND BAY A(1)(5)(6)(7)	63.2796	1,205,726		
SITE MOVED FROM LAND BAY C(8)	8.7000	185,696		
TOTAL(7)	71.9796	1,391,422	0.45	
(1) 1.9788 ACRES FOR PRIOR DEDICATION OF WESTPARK AND WESTBRANCH DRIVES INCLUDED				
LAND BAY D				
FLOOR AREA RATIO COMPUTATION				
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)	
LAND BAY D		1,460,194		
LAND BAY D(2)(3)(4)(5)	45.8350	1,460,194	0.73	
(2) 0.6216 ACRES FOR PRIOR DEDICATION OF JONES BRANCH DRIVE				
(3) 3.1957 ACRES FOR PRIOR DEDICATION OF INTERNATIONAL DRIVE AND DULLES ACCESS ROAD				
(4) 4.2 ACRES FOR PRIOR DEDICATION OF FUTURE DESTINATION STATION				
LAND BAY E				
FLOOR AREA RATIO COMPUTATION				
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)	
LAND BAY E	30.0097	1,307,223	1.00	
LAND BAY F				
FLOOR AREA RATIO COMPUTATION				
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)	
LAND BAY F (Shenandoah, Stafford)	10.8660	327,813	0.69	
NOTE: IT IS UNDERSTOOD THAT THE 30.0097 ACRES THAT COMPRISE LAND BAY E MAY BE SUBDIVIDED INTO TWO (2) OR MORE LOTS OF RECORD, WITH ONE (1) LOT CONSISTING OF APPROXIMATELY 5.0 ACRES CONTAINING ONLY A STORMWATER MANAGEMENT FACILITY. IT IS FURTHER UNDERSTOOD THAT THE ENTIRE AMOUNT OF GROSS FLOOR AREA (1,307,223 SQUARE FEET ATTRIBUTED TO THIS LAND BAY) MAY BE LOCATED ON THE REMAINING +/-25 ACRES OF THE SITE, NOTWITHSTANDING THE FACT THAT THIS MAY RESULT IN AN FAR THAT EXCEEDS 1.0 WHEN CALCULATED ONLY ON THE +/-25 ACRES.				
LAND BAYS A, D, E, AND F (COMBINED)				
GRAND TOTAL FOR A, D, E, F		158.6893	4,486,652	0.65
TOTAL LAND AREA LAND BAYS A, D, E, F		148.6932 AC		
+TOTAL LAND AREA DESTINATION STATION		4.0542 AC		
TOTAL LAND AREA		152.7474 AC		
+TOTAL PRIOR ROW DEDICATION		5.9419 AC = 158.6893 AC		
TOTAL ACREAGE FOR FAR COMPUTATION OF GRAND TOTAL = 158.6893 AC or 6,912,506 SF				
(5) THE OWNERS OF LAND BAY A EXCHANGED A 10.8679 ACRE SITE FOR A 13.5453 ACRE SITE IN LAND BAY D WITH NO CHANGE IN GROSS FLOOR AREA BY EITHER PARTY.				
(6) Land Bay A-6, 13.5453 Acres / 590,033 GFA was deleted from Land Bay A.				
(7) GFA INCLUDES CORRECTIONS TO REFLECT UPDATED CONSISTENT MEASUREMENT OF GFA FOR EXISTING BUILDINGS.				
(8) ACTUAL GFA BUILT IS 175,940; UNBUILT AVAILABLE GFA IS 9,756.				

PCA-88D-005-7 Revision to the tabs on sheet 5 for the sole purpose of creating Land Bay G and removing Land Bays B and G to allow a rezoning to the PTC District.

SITE	PARCEL NUMBER	SITE AREA (SQ. FT.)	APPROVED GFA BY PROFFER (SQ. FT.)	GFA BUILT (SQ. FT.) (CELLAR NOT INCLUDED BASED ON AS-BUILTS)	CELLAR BUILT (SQ. FT.) (BASED ON AS-BUILTS)	TOTAL FLOOR AREA (SQ. FT.) (INCLUDING CELLAR)	AVAILABLE GFA BY PROFFER (SQ. FT.)
LAND BAY A							
Amherst	29-4-((7))-6	217,800	111,430 / 76,800 *	111,430	18,570	130,000 ***	-34,630 / 0 *
Brunswick	29-4-((7))-7B	178,727	63,020	72,082 ***	12,325	84,407 **/***	-9,062
Culpeper	29-4-((7))-7A1	178,204	65,900	74,548 ***	12,058	86,606	-8,648
Northampton	29-4-((7))-C2	363,116	157,800	157,800	0	157,800 ***	0
Lancaster	29-4-((7))-C1	305,164	111,430	111,430	18,570	130,000 ***	0
Gloucester	29-4-((7))-11A	343,553	111,430	111,430	18,570	130,000 ***	0
Dickenson	29-4-((7))-8	120,713	46,562	53,092 ***	8,708	61,800 ***	-6,530
PS TOTAL:		1,707,277	667,572 / 632,942 *	691,812	88,801	780,613	0
Warren	29-4-((7))-1A2	235,067	138,694	138,694 ***	400	139,094 ***	0
Rappahannock	29-4-((7))-1A1	235,072	153,895	158,440 ***	26,140	184,580	-4,545
Fairfax	29-2-((15))-A6	492,790	216,780	216,780	0	216,780 ***	0
Russell	29-4-((7))-A4	378,972	185,696	175,940	68,494	244,434	9,756
Essex Block	29-4-((7))-1, 2, 3, 9	526,649	170,833	170,833	23,600	194,433	0
Frederick	29-4-((7))-10	234,732	63,930	74,548 ***	12,058	86,606	-10,618
Hanover/LB A Bank	29-2-((15))-B2	345,522	10,091	0	0	0	0
CITYLINE TOTAL:		1,106,903	244,854	245,381	35,658	281,039	0
Density Credit		86,197	0				
TOTAL LAND BAY A:		97.3906 acres / 4,242,334	1,607,491 / 1,572,861 *	1,627,047	219,493	1,846,540	-64,277 / -29,647 *
LAND BAY B							
AMT	29-4-((7))-5A	1.8366 acres / 80,002	39,201	32,000 ***	7,201	39,201	7,201
LAND BAY D							
West*Mac	29-2-((15))-4B2, B1, B2	45.8350 acres / 1,996,573	1,460,194	1,225,195/234,395	Built/Site Plan NONE REPORTED	1,225,195/234,395	Built/Site Plan 604
				1,459,590 Total SF		1,459,590 Total SF	
LAND BAY E							
Gannett MRP	29-2-((15))-C1	30.0097 acres /		769,704	Built 41,550	811,254	Built
	29-2-((15))-C2	1,307,223	1,307,223	537,519	Site Plan	537,519	Site Plan
TOTAL LAND BAY E:				1,307,223 Total SF		1,348,773 Total SF	0
LAND BAY F							
Shenandoah Stafford	29-4-((7))-6A	10.8660 acres /		204,321	Built 0	204,321	
	29-4-((7))-A5	473,279	327,813	123,492	Built 12,000	135,492	0
TOTAL LAND BAY F:				327,813 Total SF		339,813	***
TOTAL			4,741,922 / 4,707,292 *	4,753,673			-56,472 / -21,842 *

*AMHERST CORRECTION FROM 76,800 SF TO 111,430 SF. SEE ATTACHED MEMO.

**DOESN'T INCLUDE TEMPORARY TRAILERS.

***BUILDING SF PROVIDED BASED UPON ARCHITECTS MEASUREMENT