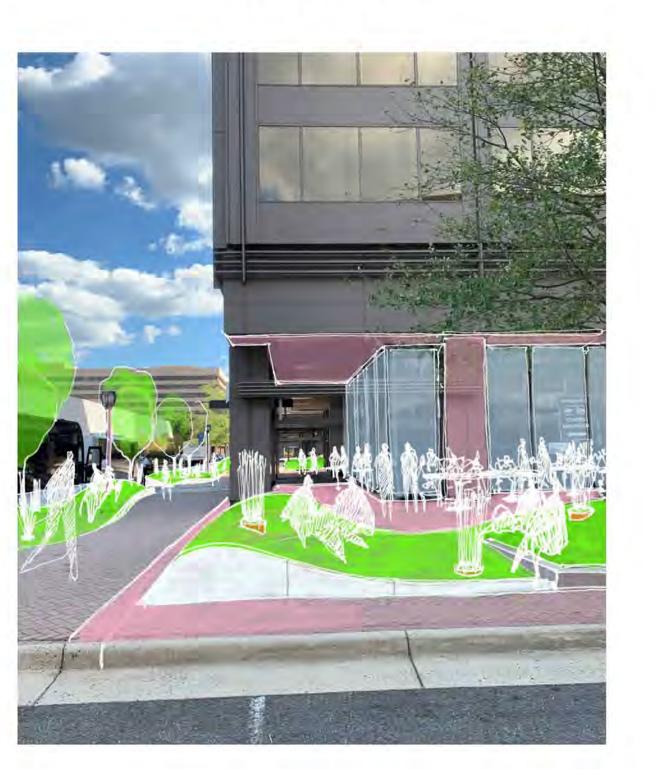
# PLANNING\PLANNING DRAWINGS\5629ZZ\_Cover Sheet.dwg USER: johnson DATE: May, 14 2020 TIME: 09:07 am

# SKYLINE CENTER BUILDINGS 1, 2 AND 3

PCA C-052-09 CDPA C-052-02 FDPA C-052-15

MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

> JANUARY 21, 2020 APRIL 10, 2020 MAY 13, 2020





# SHEET INDEX:

CIVIL **COVER SHEET** SITE AND PARKING TABULATIONS CDPA/FDPA/PCA OVERALL AREA PLAN PROPOSED OVERALL CONTEXT PLAN **EXISTING CONDITIONS PLAN EXISTING VEGETATION MAP** EXISTING TREE CONSERVATION PLAN **EXISTING TREE CONSERVATION INVENTORY EXISTING TREE CONSERVATION INVENTORY EXISTING TREE CONSERVATION INVEMTORY** EXISTING TREE CONSERVATION DETAILS THEORETICAL 10-YEAR TREE COVER CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT VEHICULAR CIRCULATION PLAN **EXISTING FIRE PLAN** FUNCTIONAL UTILITY PLAN

# ARCHITECTURE

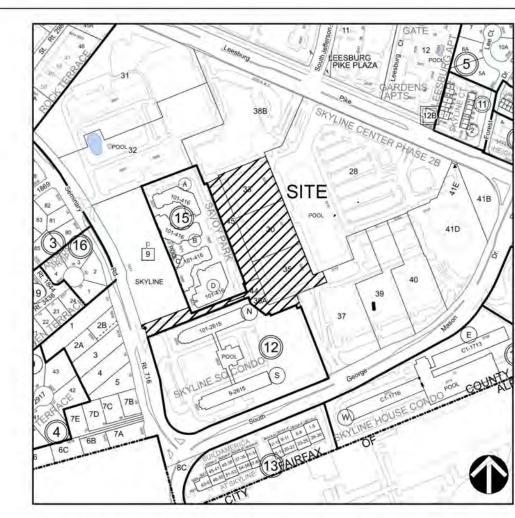
A.01 COMPARISON BEFORE / AFTER ELEVATION
 A.02 OVERALL PROJECT ELEVATIONS
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# LANDSCAPE ARCHITECTURE

22. L0.00 THE VIEW TODAY 23. L0.01 A LAYERED LANDSCAPE CONDITION TOMORROW ILLUSTRATIVE SITE PLAN AND NARRATIVE 25. L1.01 ILLUSTRATIVE DIAGRAMS 26. L1.02 ILLUSTRATIVE DIAGRAMS 27. L1.03 ILLUSTRATIVE DIAGRAMS 28. L1.04 ILLUSTRATIVE DIAGRAMS 29. L1.05 LANDSCAPE LAYERS 1 LANDSCAPE LAYERS 2 31. L2.00 SITE PLAN 32. L2.01 SITE SECTIONS 33. L2.01B SITE SECTIONS PERSPECTIVE VIGNETTE 2 PERSPECTIVE VIGNETTE 3 PERSPECTIVE VIGNETTE 4 PERSPECTIVE VIGNETTE 5 CHARACTER ZONE: THE MARKET PLACE CHARACTER ZONE: THE KITCHEN CHARACTER ZONE: THE WRAPPER CHARACTER ZONE: THE LAWN 42. L4.00 PLANTING MATERIAL PLAN

# SUPPLEMENTAL

43. S-01 SKYLINE VISION



TAX MAP / VICINITY MAP

SCALE: 1" = 500'

# **OWNER / APPLICANT**

KIW 1 SKYLINE LLC / KIW 2 SKYLINE LLC / KIW 3 SKYLINE LLC 6710 E. CAMELBACK RD. SUITE 100 SCOTTSDALE, AZ 85251 MARK KAMINSKI 480.406.6818

# **AGENT**

HIGHLAND SQUARE HOLDINGS 4101 LORCOM LANE ARLINGTON, VA 22207 ROBERT SELDIN 678.428.6889

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GREGORY A. RIEGLE
703.712.5000

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LESSARD DESIGN 8521 LEESBURG PIKE, SUITE 700 VIENNA, VA 22182 CHRIS LESSARD, AIA 571.830.1800

# **ENGINEER**

VIKA VIRGINIA, LLC 8180 GREENSBORO DRIVE, SUITE 200 TYSONS, VA 22102 JOHN F. AMATETTI, P.E. 703,442,7800

# LANDSCAPE ARCHITECT

LANDWORKS STUDIO, INC.
83 NORTH STREET
SALEM, MA 01970
MICHAEL BLIER, FASLA, RLA, HON BSA
617.426.3030

# TRANSPORTATION

GOROVE SLADE
3914 CENTREVILLE ROAD, SUITE 330
CHANTILLY, VA 20151
MARIA LASHINGER, P.E.
703.787.9915

TAX MAP NOS. (2019) 62-3 ((1)) PARCELS 30, 33, 35, 35A & 45

# **ENTITLEMENT NOTES**

- THE SUBJECT PROPERTIES ARE IDENTIFIED ON FAIRFAX COUNTY, VIRGINIA TAX MAP AS 62-3 ((1)) PARCES 30, 33, 35, 35A & 45 ("SITE"). SEE LAND AREA SUMMARY CHART FOR OWNERSHIF ÎNFORMATION. THE PROPERTY WAS ORIGINALLY REZONED PLANNED DEVELOPMENT COMMERCIAL (PDC) PURSUANT TO RZ C-052 AS ORIGINALLY APPROVED ON DECEMBER 17, 1969 AND AS AMENDED. THIS APPLICATION REAFFIRMS THE PREVIOUS REZONING TO PDC. THE PCA MODIFIES THE PROFFERS AND SECONDARY USES AND PERCENTAGES TO ENABLE THE PROPOSED PRJOECT. THE PURPOSE OF THIS APPLICATION IS TO CHANGE THE USE OF THE EXISTING BUILDINGS AND TO DEVELOP THE LANDSCAPE PLAZAS AS SHOWN ON THIS
- 2. THE PROPERTY IS LOCATED WITHIN THE BAILEYS CROSSROADS COMMERCIAL REVITALIZATION (CRD), THE HIGHWAY CORRIDOR (H-C) AND THE SIGN CONTROL (SC) OVERLAY DISTRICTS.
- 3. THE PROPERTY IS LOCATED IN THE BAILEYS EAST SUB-DISTRICT OF THE BAILEYS CROSSROADS COMMUNITY BUSINESS CENTER OF THE BAILEYS PLANNING DISTRICT OF AREA 1 OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
- 4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA VIRGINIA, LLC. SEE EXISTING CONDITION SOURCE NOTES ON SHEET C-06.
- 5. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS '83). SEE EXISTING CONDITION SOURCE NOTES ON SHEET C-06.
- 6. THE TOPOGRAPHY SHOWN HEREON WAS FIELD VERIFIED BY VIKA VIRGINIA, LLC. THE VERTICAL DATUM IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). THE CONTOUR INTERVAL IS TWO (2) FEET. SEE EXISTING CONDITION SOURCE NOTES ON SHEET
- THERE ARE NO AREAS OF OR ENCROACHMENTS INTO MAJOR FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) ON THIS SITE. THIS SITE IS IN A RESOURCE MANAGEMENT AREA (RMA). SEE EXISTING CONDITION SOURCE NOTES ON SHEET C-06.
- 8. NO DRY SWM POND FACILITIES ARE PROPOSED.
- 9. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND MAY BE MODIFIED TO SERVE THE
- 10. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
- 11. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION. THE SITE DOES NOT HAVE ANY ENVIRONMENTAL QUALITY CORRIDORS (EQC) PER THE COMPREHENSIVE PLAN DEFINITION.
- 12. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT SITE.
- 13. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- 14. SEE EXISTING BUILDING CHART FOR EXISTING STRUCTURES AND CONSTRUCTION DATES. ALL EXISTING STRUCTURES ARE TO REMAIN. THERE ARE NO EXISTING RESIDENTIAL STRUCTURES CURRENTLY ON THE SUBJECT PROPERTY
- 15. THE DEVELOPMENT PROPOSED WITH THIS APPLICATION CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
- 16. DEVELOPMENT WILL COMMENCE FOLLOWING COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. ADDITIONALLY, THE TIMING OF THE DEVELOPMENT REMAINS SUBJECT TO CHANGE DUE TO PROPERTY/REAL ESTATE MARKET FACTORS. PHASING AND/OR SUBDIVISION MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER.
- 17. ANY HAZARDOUS OR TOXIC SUBSTANCES--AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS, PARTS 116.4, 302.4 AND 355; ALL HAZARDOUS WASTE--AS SET FORTH IN VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40. CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON SITE WILL BE HANDLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE APPLICANT IS NOT AWARE OF ANY EXISTING OR PROPOSED UNDERGROUND STORAGE TANKS OR CONTAINERS.
- 18. THE PROPERTY IS NOT LOCATED WITHIN OR CONTIGUOUS TO A HISTORIC OVERLAY DISTRICT 19. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE
- ZONING ORDINANCE OR PURSUANT TO AN APPROVED COMPREHENSIVE SIGN PLAN, AS MAY BE APPROVED BY THE PLANNING COMMISSION.

# AFFORDABLE DWELLING UNIT NOTE

IN ACCORDANCE WITH ARTICLE 2 OF THE ZONING ORDINANCE, AFFORDABLE DWELLING UNITS ARE NOT REQUIRED BASED ON THE PROPOSED CONSTRUCTION TYPE.

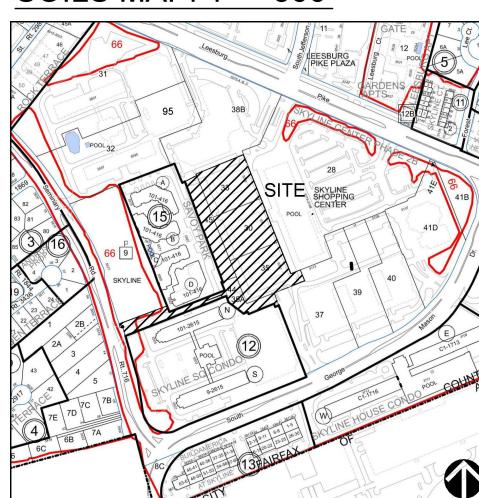
# **OPEN SPACE NOTE**

- 1. A MINIMUM OF 15% AS REQUIRED PER RZ C-052 TO BE PROVIDED ON SUBJECT APPLICATION.
- 2. THE PROVIDED OPEN SPACE IS TABULATED ON SHEET C-08 AND DEMONSTRATED ON SHEETS L1.01, L1.02 & L2.00.

# PUBLIC R.O.W. NOTE

THERE IS A PROPOSED SIX FOOT (6') DEDICATION AND POTENTIAL CROSSWALK IMPROVEMENT TO PUBLIC ROW. (SEMINARY RD. RT. 716)

# SOILS MAP: 1" = 500"



SOILS MAP DATA KINGSTOWNE SANDY CLAY LOAM

**URBAN LAND** 

# **CDPA ELEMENT NOTES**

- 1. THIS APPLICATION IS A COMBINED CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT (CDPA/FDPA). IT IS UNDERSTOOD THAT THE PROFFERED ELEMENTS OF THE CDPA ARE LIMITED TO THE, GENERAL LOCATION OF THE POINTS OF ACCESS, GENERAL LOCATION OF THE BUILDING, GENERAL MIX OF USES, MAXIMUM GROSS FLOOR AREA (GFA), MAXIMUM BUILDING HEIGHTS, BUILD-TO-LINES, AMOUNT AND GENERAL LOCATION AND CHARACTER OF URBAN PARK LAND AND GENERAL QUALITY AND CHARACTER OF THE STREETSCAPE. THE APPLICANT HAS THE OPTION TO REQUEST A FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) FOR ELEMENTS OTHER THAN THE PROFFERED ELEMENTS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 16-402 OF THE ZONING ORDINANCE.
- BUILDING FOOTPRINTS AND GARAGES SHOWN HEREON MAY BE ALTERED WITH FUTURE FDP AMENDMENTS AS OUTLINED IN THE PROFFERS PROVIDED THAT THE MINIMUM PARKING AND MAXIMUM DEVELOPMENT TABULATIONS SHOWN HEREON AND AS PROFFERED ARE MAINTAINED. BUILDING FOOTPRINTS SHOWN HEREON ARE THE OUTERMOST PERMIETER FROMT HE SECOND FLOOR S=EXTENDED DOWN TO MEET GRADE
- ACCESSORY FEATURES AND USES AS IDENTIFIED UNDER ARTICLES 2 AND 10 OF THE ZONING ORDINANCE MAY BE PROVIDED. THESE FEATURES AND USES MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: **FEATURES** 
  - A. CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES. B. OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOOPS. C. AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS, TRANSFORMERS AND
  - OTHER SIMILAR UTILITY EQUIPMENT. D. BAY WINDOWS, ORIELS AND CHIMNEYS. E. ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE FRONTING ON THE
  - PROPOSED BUILDINGS. F. OUTDOOR DECKS/PATIOS AND OTHER SUPPLEMENTAL LANDSCAPE FEATURES
- A. ACCESSORY STRUCTURES
- B. FLAG POLES
- D. DECORATIVE WALLS FOR LANDSCAPING

# FDPA ELEMENT NOTES

- 1. FINAL DESIGN(S) ARE SUBJECT TO THE MINOR MODIFICATIONS BELOW SO LONG AS THE CHANGES ARE DEEMED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE SUBJECT PLAN AS DETERMINED BY THE ZONING ADMINISTRATOR PER SECTION 16-403 OF THE ZONING
- 2. THE LOCATION, SHAPE AND SIZE OF THE EXISTING BUILDING(S) AND PARKING AREAS SHOWN ON THIS APPLICATION ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL DESIGN WITHOUT THE NEED FOR A ZONING INTERPRETATION.
- FINAL LIMITS OF CLEARING AND GRADING SHALL BE DETERMINED AT TIME OF FINAL DESIGN. LIMITS OF CLEARING AND GRADING MAY NOT NECESSARILY INCLUDE WORK WITHIN THE RIGHT-OF-WAY, IF SEPARATE PUBLIC IMPROVEMENT(PI) PLAN(S) ARE SUBMITTED. RETAINING WALL LOCATIONS AND HEIGHT LIMITS SHALL BE DETERMINED AT FINAL DESIGN(S). SEE LAND DISTURBANCE NOTE BELOW.
- 4. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 13 OF THE Z.O. UNLESS MODIFIED OR WAIVED AS SHOWN ON THIS SHEET. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AND FURTHER REFINED, IN CONFORMANCE WITH ASSOCIATED PROFFERS, AT TIME OF FINAL DESIGN. THE LEVEL OF QUALITY AND GENERAL CHARACTER WILL REMAIN CONSISTENT WITH THAT SHOWN HEREON AND AS SET FORTH IN THE PROFFERS.
- 5. THE NUMBER OF PARKING SPACES PROVIDED HEREON MAY BE ADJUSTED BASED ON THE ACTUAL AMOUNT OF GROSS FLOOR AREA (GFA) FOR PRIMARY AND/OR SECONDARY USES. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER AND/OR LOCATION OF PARKING SPACES AT TIME OF FINAL DESIGN AND PROVIDE THE QUANTITY OF SPACES IS IN ACCORDANCE WITH THE Z.O. AND EXISTING AND PROPOSED PARKING REDUCTIONS WITH THIS APPLICATION. APPLICANT ALSO RESERVES THE RIGHT TO ADJUST THE NUMBER AND/OR LOCATION OF ACCESSIBLE SPACES AT TIME OF FINAL DESIGN IN ACCORDANCE WITH THE ADA STANDARDS BASED ON THE ACTUAL AMOUNT OF PROVIDED SPACES.
- 6. THE APPLICANT RESERVES THE RIGHT TO PROVIDE INTERNAL LOADING SPACES (WITHIN BUILDINGS). IN ADDITION TO THOSE SHOWN ON THE FDPA, PROVIDED THEY DO NOT SUBSTANTIALLY IMPACT THE MINIMUM REQUIRED PARKING SHOWN HEREON.
- 7. THE GRADING AND UTILITIES SHOWN HEREON MAY BE REFINED AT TIME OF FINAL DESIGN.
- THE LOCATION AND TYPE OF SIDEWALK/STREETSCAPE SHOWN HEREON MAY BE REFINED AT ΓΙΜΕ OF FINAL DESIGN.
- 9. ELECTRICAL TRANSFORMER, VAULT AND SWITCH LOCATIONS AND DESIGNS SHALL BE REFINED AT TIME OF FINAL DESIGN.
- 10. THE SUBJECT PROPERTIES MAY BE CONSOLIDATED OR SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING, PER SECTION 101-2-1 OF THE SUBDIVISION ORDINANCE, THIS FINAL DEVELOPMENT PLAN AMENDMENT SERVES AS A PRELIMINARY

# SITE SPECIFIC / PDC NOTES

- NOTWITHSTANDING THE USES LISTED OR DEPICTED ON THE SUBJECT APPLICATION. THE APPLICANT RESERVES THE RIGHT TO ESTABLISH ANY USE PERMITTED IN THE PDC DISTRICT (Z.O. SECTIONS 6-202&203). IN ADDITION, ANY USES ALLOWED BY A SUBSEQUENT SPECIAL PERMIT (6-204) OR ALLOWED IN THE PDC DISTRICT BY A SUBSEQUENT SPECIAL EXCEPTION (6-205) MAY BE ESTABLISHED WITHOUT THE NEED FOR AN AMENDMENT TO THE CDPA OR PROFFERS SO LONG AS THE CHANGES ARE DEEMED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE SUBJECT PLAN AS DETERMINED BY THE ZONING ADMINISTRATOR PER SECTION
- THE APPLICANT RESERVES THE RIGHT TO PROVIDE THE MINIMUM PARKING REQUIREMENTS AS SET FORTH IN THE PDC ZONE PER THE PREVIOUSLY APPROVED PARKING REDUCTION AND AS FURTHER APPROVED FOR REDUCTION IN THE CRD. THE MINIMUM SPACES IDENTIFIED SHALL BE PROVIDED IN A COMBINATION OF PARKING STRUCTURES. THE MINIMUM NUMBER OF PARKING SPACES REQUIRED HEREON WILL BE ADJUSTED BASED ON THE ACTUAL AMOUNT OF GFA FOR PRIMARY USE AND/OR OTHER SECONDARY USES (RETAIL/RESTAURANT), AS REFINED AT FINAL DESIGN. THE DISTRIBUTION OF THESE SPACES WILL BE ESTABLISHED AT FINAL DESIGN WITH ADA COMPLIANCE. SEE SHEET C-03 FOR MINIMUM REQUIRED AND PROVIDED PARKING WITH REFERENCED REDUCTIONS.
- APPLICANT RESERVES THE RIGHT TO LOCATE A TEMPORARY SALES TRAILER(S) ON THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD IN ACCORDANCE WITH SECTION
- A GRAPHICAL DEPICTION OF THE ANGLE OF BULK PLANE FOR THE PROPERTY IS NOT REQUIRED AS THIS DEVELOPMENT IS THE REUSE OF EXISTING BUILDINGS AND IS NOT LOCATED NEAR THE PERIPHERY OF THE COMMERCIAL REVITALIZATION DISTRICT PER SECTION 16-102 OF THE Z.O. HOWEVER, AN EXHIBIT HAS BEEN PROVIDED ON THIS SHEET FOR COMPARISON PURPOSES
- RECREATIONAL AMENITIES PROVIDED FOR THE PROPOSED DEVELOPMENT MAY INCLUDE, BUT ARE NOT LIMITED TO PARKS, PLAZAS, LANDSCAPED DECKS, COURTYARD GARDENS, OUTDOOR ENTERTAINMENT, WATER FEATURES, OUTDOOR EATING AREAS, PEDESTRIAN/BICYCLE CIRCULATION SYSTEM (INCLUDING SPECIALTY PAVING AND PEDESTRIAN CROSSWALKS) AND LANDSCAPING THROUGHOUT THE SITE (INCLUDING PERENNIAL BEDS, LAWN AND SEATING AREAS). SEE LANDSCAPE SHEETS FOR APPROXIMATE USES. RECREATIONAL AMENITIES MAY BE REFINÉD AT TIME OF FINAL DESIGN BASED ON INFRASTRUCTURE AND STRUCTURAL LIMITATIONS.

# LAND DISTURBANCE NOTE

THE PROJECT PROPOSES THE REUSE AND REDEVELOPMENT OF THREE EXISTING BUILDINGS AND INFRASTRUCTURE ON TOP OF AN ABOVE "GRADE" GARAGE STRUCTURE. THEREFORE, THIS REDEVELOPMENT IS INSIDE THE PROJECT LIMITS AND NOT CONSIDERED "LAND DISTURBANCE" AND THERE WILL BE LESS THAN 2,500 SQUARE FEET OF GROUND DISTURBING ACTIVITY ASSOCIATED WITH THE SUBJECT IMPROVEMENTS

# **ZONING ORDINANCE (ZO) WAIVERS / MODIFICATIONS** APPLICANT REQUESTS AND BOARD ACTION ANTICIPATED

### **ZONING ORDINANCE ARTICLE 6 - PLANNED DEVELOPMENT DISTRICT REGULATIONS**

A MODIFICATION OF PARAGRAPH 5 OF ARTICLE 6-206 TO PERMIT THE GROSS FLOOR AREA OF DWELLINGS AS A SECONDARY USE IN THE PDC DISTRICT TO EXCEED 50 PERCENT (50%) OF THE GROSS FLOOR AREA OF ALL PRINCIPAL USES. SPECIFICALLY, THE APPLICANTS' REQUEST THE ABILITY TO USE UP TO 100 PERCENT OF THE NON-GROUND FLOORS OF THE BUILDINGS FOR SECONDARY USES AT ALL TIMES TO INCLUDE RESIDENTIAL, OFFICE AND LIVE/WORK SPACE AND TO PERMIT THE ABILITY TO SHIFT BETWEEN USE TYPES WITHOUT THE NEED FOR A FINAL DEVELOPMENT PLAN AMENDMENT OR SITE PLAN.

### **ZONING ORDINANCE ARTICLE 11 - OFF-STREET PARKING AND LOADING**

- A MODIFICATION OF ARTICLE 11-102 TO ALLOW FOR A REDUCED NUMBER OF PARKING SPACES IN FAVOR OF MAINTAINING THE EXISTING APPROVED PARKING REDUCTION (PCA C-52-3) AS DEMONSTRATED ON THIS APPLICATION AND ADDITIONAL CRD REDUCTIONS AS PROFFERED. CONSISTENT WITH BOTH THE APPROVED PARKING REDUCTION AND CALCULATIONS (SEE SHEET C-03).
- A MODIFICATION OF ARTICLE 11-203 TO ALLOW FOR A REDUCED NUMBER OF LOADING SPACES IN FAVOR OF MAINTAINING THE EXISTING AS DEMONSTRATED ON THIS APPLICATION AND AS PROFFERED.
- 4. A WAIVER FROM PARAGRAPH 2 OF ARTICLE 11-302 TO ALLOW PRIVATE STREETS IN EXCESS OF SIX HUNDRED
- A WAIVER FROM ARTICLE 11-303 TO ALLOW PRIVATE STREETS AND GARAGE AISLES LESS THAN TWENTY-FOUR (24) FEET IN WIDTH.

# ZONING ORDINANCE ARTICLE 13 - LANDSCAPING AND SCREENING

- 6. A MODIFICATION OF ARTICLE 13-300 FOR TRANSITIONAL SCREENING AND BARRIER USES WITHIN THE SITE AND BETWEEN ADJACENT PROPERTY LINES IN FAVOR OF MAINTAINING THE EXISTING AS DEMONSTRATED ON THIS APPLICATION. THIS MODIFICATION IS ALLOWED PER PARAGRAPH 1 DUE TO THE COMMON DEVELOPMENT NATURE OF THIS APPLICATION.
- A WAIVER FROM PARAGRAPH 1 OF ARTICLE 13-202 FOR INTERIOR PARKING LOT LANDSCAPING IN FAVOR OF MAINTAINING THE EXISTING AS DEMONSTRATED ON THIS APPLICATION. THIS WAIVER IS ALLOWED PER PARAGRAPH 6 AND JUSTIFIED BY STRUCTURAL ISSUES.
- A WAIVER FROM PARAGRAPHS 1 AND 2 OF ARTICLE 13-203 FOR PERIPHERAL LANDSCAPING OF ABOVE GRADE PARKING STRUCTURES IN FAVOR OF MAINTAINING THE EXISTING AS DEMONSTRATED ON THIS APPLICATION. THIS WAIVER IS ALLOWED PER PARAGRAPH 3.
- A WAIVER FROM ARTICLE 13-401 REQUIRING TREE CONSERVATION IN ACCORDANCE WITH THE COUNTY CODE AND PUBLIC FACILITIES MANUAL. THIS INCLUDES TREE PRESERVATION AND CANOPY COVERAGE DUE TO THE NATURE OF THE SITE AND RETAINING THE EXISTING BUILDINGS, GARAGES AND ALL SURFACE AREAS BEING LOCATED ATOP AN ABOVE GRADE GARAGE EXCEPT FOR A MINOR ALLEY ACCESS TO THE SOUTHWEST. SEE LETTER OF JUSTIFICATION ON SHEET C-07.

### **ZONING ORDINANCE ARTICLE 17 - SITE PLANS**

- A MODIFICATION OF PARAGRAPH 2 OF ARTICLE 17-201 REQUIRING THE CONSTRUCTION OF A MINOR (4-5 FOOT) TRAILWALKWAY ALONG SEMINARY ROAD IN ACCORDANCE WITH THE GENERAL LOCATION PROVIDED IN THE COMPREHENSIVE PLAN IN FAVOR OF MAINTAINING THE EXISTING SIDEWALK AS DEMONSTRATED ON THIS APPLICATION.
- 11. A MODIFICATION OF PARAGRAPH 3 OF ARTICLE 17-201 REQUIRING ANY ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS BEYOND THAT INDICATED ON THIS APPLICATION AND AS PROFFER.
- A MODIFICATION OF PARAGRAPH 4 OF ARTICLE 17-201 REQUIRING FURTHER DEDICATION AND CONSTRUCTION (OR WIDENING) OF SEMINARY ROAD BEYOND THAT INDICATED IN FAVOR OF MAINTAINING DEDICATION ONLY FOR THE ON-ROAD BIKE TRAIL ALONG SEMINARY ROAD DUE TO THE LIMITED FRONTAGE OF THE SITE.
- 13. A MODIFICATION OF PARAGRAPH 7 OF ARTICLE 17-201 REQUIRING "NO PARKING" SIGNS ALONG TRAVEL WAYS AT A DISTANCE OF NO MORE THAN FIFTY (50) FEET APART IN FAVOR OF THAT DEMONSTRATED ON THIS APPLICATION. SIGNAGE WILL REMAIN AND MEET THE OFFICE OF THE FIRE MARSHAL REQUIREMENT OF A MAXIMUM DISTANCE BETWEEN SIGNS OF ONE-HUNDRED (100) FEET.

# PUBLIC FACILITIES MANUAL (PFM) WAIVERS / MODIFICATIONS

APPLICANT REQUESTS AND BOARD ACTION ANTICIPATED

# PFM SECTION 7 - STREETS, PARKING AND DRIVEWAYS

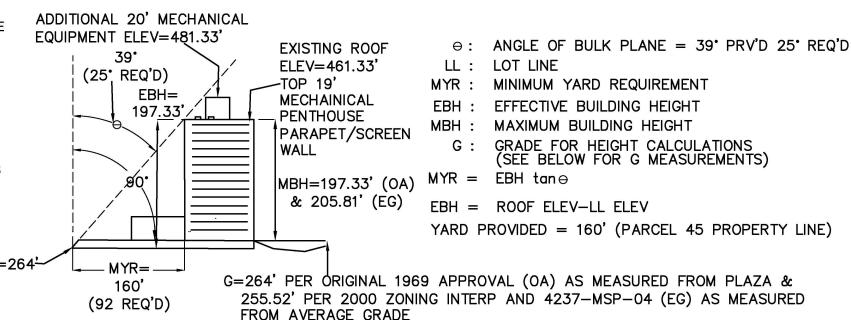
A MODIFICATION OF PARAGRAPH 2 OF SECTION 7-0802 FOR PARKING GEOMETRIC STANDARDS TO 1.) ALLOW FOR UP TO A 4% PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA AND 2.) TO PERMIT MAINTAINING SPACES THAT MET THE PRE 1978 AND COMPACT PARKING SPACE GEOMETRY. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS AND COMPACT DIMENSIONS SHALL COUNT TOWARD THE NUMBER OF PROVIDED PARKING SPACES. DRIVE AISLES SHALL REMAIN AS EXISTING AND SHOWN IN WIDTH

# PFM SECTION 8 - SIDEWALKS, TRAILS AND RECREATION

2. IN CONCERT WITH ZONING ORDINANCE ARTICLE 17 MODIFICATION ABOVE, A MODIFICATION OF PARAGRAPH 3 OF PFM SECTION 8-0201 REQUIRING BOTH A MINOR TRAIL AND BIKE TRAIL ALONG SEMINARY ROAD AS SHOWN ON THE COMPREHENSIVE TRAILS AND BICYCLE PLANS IN FAVOR OF MAINTAINING THE EXISTING SIDEWALK AND DEDICATION AS DEMONSTRATED ON THIS APPLICATION AND AS PROFFERED.

# **PFM SECTION 12 - TREE CONSERVATION**

- A WAIVER FROM PFM SECTION 12-0300 REQUIRING TREE CONSERVATION DUE TO THE NATURE OF THE SITE AND THE EXISTING BUILDINGS TO REMAIN BEING LOCATED ATOP AN ABOVE GRADE GARAGE STRUCTURE THAT CANNOT SUPPORT 4' OF SATURATED SOIL DEPTH.
- 4. A WAIVER FROM PFM SECTION 12-308 REGARDING TREE PRESERVATION TARGET, AS ALLOWED AND DESCRIBED IN PARAGRAPHS 3A.1-3A.3. SHE SHEET C-07.



# **R-30 BULK PLANE ILLUSTRATION**

THERE IS NO ANGLE OF BULK PLANE SPECIFIED FOR THE PDC DISTRICT. BULK PLANE EXHIBIT FOR COMPARISON PURPOSE ONLY

FRONT LOT LINE

# STORMWATER MANAGEMENT NARRATIVE

THE SUBJECT SITE IS 6.536 ACRES AND IS FULLY DEVELOPED. THE SITE CONSISTS OF 3 EXISTING BUILDINGS WITH AN ABOVE GRADE GARAGE. THE EXISTING USE IS BEING CONVERTED FROM OFFICE TO LIVE/WORK USE. RUNOFF FROM THE ROOFTOP, PLAZAS AND PARKING DECK ARE DRAINED VIA EXISTING PRIVATE LATERAL THROUGH THE SHARED GARAGE AND OUTFALLS VIA A CLOSED CONDUIT SYSTEM TOWARDS SOUTH GEORGE MASON DRIVE. EXISTING DRAINAGE DIVIDES WILL BE HONORED AND THERE WILL BE NO INCREASE IN IMPERVIOUS AREA WITH THE PROPOSED IMPROVEMENTS. LAND DISTURBING ACTIVITES AT GRADE WILL BE LIMITED TO 2,500 SQUARE FEET AND THEREFORE, NO STORMWATER MANAGEMENT QUANTITY CONTROLS ARE RÉQUIRED. SEE SHEET C-11 FOR SWM NARRATIVE AND "LID" PROVISIONS.

# WATER QUALITY NARRATIVE

THE DISTURBED AREA ASSOCIATED WITH THE PROPOSED DEVELOPMENT IS LIMITED TO THE TOP LEVEL OF THE EXISTING ABOVE GRADE GARAGE TO REMAIN. ACTUAL "LAND DISTURBANCE" AT GRADE WILL BE LIMITED TO 2,500 SQAUARE FEET. THERE WILL BE NO ADVERSE IMPACT ON THE WATER QUALITY IN THE POST-DEVELOPED CONDITION COMPARED TO THE EXISTING CONDITION. SEE SHEET C-11 FOR SWM NARRATIVE AND "LID" PROVISIONS.

# ADEQUATE OUTFALL NARRATIVE

THE PROPOSED IMPROVEMENTS DO NOT CHANGE THE IMPERVIOUS AREA NOR INCREASE THE AMOUNT OF RUNOFF; THEREFORE, THERE WILL BE NO ADVERSE IMPACT ON THE ADEQUACY OF OUTFALL FOR THE EXISTING SITE. ALL OUTFALLS ARE EXISTING CLOSED CONDUIT SYSTEMS. SEE SHEET C-11 FOR SWM NARRATIVE AND "LID" PROVISIONS.

### MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION. SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

# This information is required under the following Zoning Ordinance Sections:

Special Permits (Sect. 8-011 2J & 2L) Cluster Subdivision (Sect. 9-615 1G & 1N) Development Plans PRC District (Sect. 16-302 3 & 4L) FDP P Districts (Sect. 16-502 1A (6) & (17))

Special Exceptions (Sect. 9-011 2J & 2L) Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14)) PRC Plan (Sect. 16-303 1E & 1 O) Amendments (Sect. 18-202 10F & 10I)

1. Plat is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100') 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater

management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) N/A - SEE NOTE If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility

Totals:						
		SEE SHEET C-	-11 FOR SWM NARRA	ativ <mark>e adn "lid" pr</mark>	OVISIONS	
			-			
vauit, etc)						
Type & No. (E.g. dry pond, infiltration trench, underground vault, etc)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond dam height (ft.)
Facility Name/	0 "	0" 1				10

- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) C-06. Pond inlet and outlet pipe systems are
- shown on Sheet(s) \_\_\_N/A\_\_\_. 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s)
- Type of maintenance access road surface noted on the plat is \_\_\_\_\_\_N/A 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) N/A X 7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention
- and best management practices requirements will be met are provided on Sheet(s) C-11 X 8. A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) C-11 . If the outfall is proposed to be improved off-site it should be specifically noted.
- × 9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered
- outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) C-11 X 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) C-06
- 11. A submission waiver is required for X 12. Stormwater management is not required because

Parcel

62-3 ((1)) 30

62-3 ((1)) 35

62-3 ((1) 35A

62-3 ((1)) 45

Parcel Area

**Total Existing** 

THE RETROFITTING OF THE THREE (3) EXISTING BUILDINGS ON TOP OF AN ABOVE "GRADE" GARAGE STRUCTURE IS NOT CONSIDERED "LAND DISTURBANCE". AT GRADE GROUND DISTURBING ACTIVITIES ASSOCIATED WITH THE SUBJECT IMPROVEMENTS WILL BE MINIMAL AND LIMITED TO 2,500 SQUARE FEET. SEE SHEET C-11 FOR SWM NARRATIVE AND "LID" PROVISIONS.

### LAND AREA SUMMARY All of Tax Map Nos. 62-3 ((1)) 30, 33, 35, 35A & 45 6.536 AC 284,709 SQ FT Parcel Area Ownership and Deed Information 62-3 ((1)) 30 KIW Skyline 2 LLC Deed 25966 Page 1620 Page 1615 62-3 ((1)) 33 KIW Skyline 1 LLC Deed 25966 Page 1625 62-3 ((1)) 35 KIW Skyline 3 LLC Deed 25966 62-3 ((1) 35A KIW Skyline 3 LLC Deed 25966 Page 1625 62-3 ((1)) 45 KIW Skyline 2 LLC Deed 25966 Page 1620 **EXISTING BUILDLING CHART**

62-3 ((1)) 33	Commercial Office	1972	Yes
62-3 ((1)) 35	Commercial Office	1980	Yes
62-3 ((1) 35A	Vacant / Parking	1980	Yes
62-3 ((1)) 45	Vacant / Parking	1980	Yes
SITE	AREA FOR OVERALL DENSITY	CALCULATION	
	AREA FOR OVERALL DENSITY	CALCULATION	Existing Zone
SITE Total Existing Parcel Area	AREA FOR OVERALL DENSITY	CALCULATION	Existing Zone to Remain
Total Existing	AREA FOR OVERALL DENSITY 64,800 SQ FT	CALCULATION  1.488 AC	•

68,400 SQ FT

46,975 SQ FT

39,734 SQ FT

284,709 SQ FT

Year Built

1979

1.570 AC

1.078 AC

0.912 AC

 $6.536~AC~\pm$ 

To Remain?

Yes

PDC

PDC

PDC

Building

Commercial Office

VIKA VIRGINIA, LLC 8180 Greensboro Dr., Suite 200 **Tysons, VA 22102** 

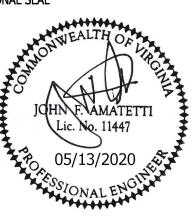
703.442.7800 | vika.com

Our Site Set on the Future.

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	IA, L.L.C.
PLAN STATUS	_I_DATE
Acceptance Sub.	12/19/2019
1st. Sub.	01/21/2020
2nd. Sub.	04/10/2020
3rd. Sub.	05/13/2020
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POST-APPROVAL	
SHEET STATUS	DATE
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SKYLINE CENTER BUILDINGS 1, 2 AND 3

> MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

**NOTES AND WAIVERS** 

DRAWN BY: STF DESIGNED BY: 05/13/2020 DATE ISSUED: SCALE: VIKA VV 5629ZZ NO. SHEET C-02

AYOUT: C-02 NOTES, Plotted By: johnson

# UPDATED OVERALL SKYLINE CENTER PARKING TABULATION COMPLIANCE

SEE THIS SHEET FOR PARKING REDUCITON UNDER PCA C-52-03

FOR CONVERSION OF SKYLINE 1, 2 & 3 (OB-3) TO LIVE/WORK UNITS. GROUND FLOORS
TO BE A COMBINATION OF LIVE/WORK AMENITY SPACE AND RETAIL/RESTAURANT

ARKING STUDY AS UPDATED FOR PCA C-052-09									May 13, 2
USE/ADDRESS/BLOCK	BUILDILNG	GSF OR UNITS			REQUIRED WITH 25% PARKING PROVIDE	NG PROVIDED	(****8)	PARKING	
			(****SEE COUNT	TY REQUIRED PARKING SPACES BY USE BELOW)	REDUCTION	GARAGE	SURFACE	TOTAL	COMPLIANC
			OB-1	- 5275 LEESBURG PIKE - SEVEN SKYLINE		-			
FFICE (GREATER THAN 125,000 GSF)	OB-1	324,836	845	****1 NOT INCL 71,597 SF CELLAR					
STAURANT (GREATER THAN 5,000 GSF)	OB-1	6,500	72	****2 OUTDOOR DINING LESS THAN 32 SEATS					
STAURANT (GREATER THAN 5,000 GSF)	OB-1	6,700	74	****2 OUTDOOR DINING LESS THAN 32 SEATS					
CTAIL	OB-1	19,125	91	****3					
ESTAURANT (LESS THAN 5,000 GSF)	OB-1	3,050	31	****4 OUTDOOR DINING LESS THAN 20 SEATS					
EALTH CLUB	OB-1	29,495	25	****5 CELLAR FOR PARKING NOT FAR					
UB-TOTAL OB-1 INCLUDING ACCESSORY USES	OB-1	389,706	1,138		854	698 ****9	213	911	YES
SS HEALTH CLUB CELLAR SPACE		29,495		EX. 42,102 SF DOES NOT INCLUDE STORAGE					
OTAL OB-1 GFA FOR F.A.R. PURPOSES		360,211	OR O. F.	113-5109 LEESBURG PIKE - SKYLINE 4,5&6					
FICE (GREATER THAN 125,000 GSF)	OB-2	856,168	2,227	****1	1				1
TAIL	OB-2 OB-2	29,667	142	****3					
TOTAL OB-2 GFA FOR F.A.R. PURPOSES	0B-2	885,835	2,369	3	1,777	1,736	157	1,893	YES
101AL OB-2 GFA FOR F.A.R. FURFOSES	UB-2	885,835		205-5201 LEESBURG PIKE - SKYLINE 1,2&3	1,777	1,736	157	1,893	IES
YLINE 1 LIVE/WORK	OB-3	270,370	703	****1 240 UNITS PARKED AT OFFICE RATE					1
YLINE 2 LIVE WORK	OB-3	270,370	703	****1 240 UNITS PARKED AT OFFICE RATE					
YLINE 3 LIVE/WORK	OB-3	270,370	703	****1 240 UNITS PARKED AT OFFICE RATE					
OUND FLOOR (LIVE/WORK AMENITY)	OB-3	28,570	75	****1 PARKED AT OFFICE RATE					
TAIL/RESTAURANT	OB-3	8,000	88	****2 OUTDOOR DINING LESS THAN 32 SEATS					
TOTAL OB-3 GFA FOR F.A.R. PURPOSES	OB-3	847,680	2,272	INCLUDES GARAGE LOBBY SQUARE FOOTAGE	1,704	1,216 ****9	180 ****10	1,396	SEE OTHER
				107 LEESBURG PIKE - ONE SKYLINE TOWER					
07 LEESBURG PIKE - ONE SKYLINE TOWER	OB-4	524,988	1,365	****1					1
TOTAL OB-4 GFA FOR F.A.R. PURPOSES	OB-4	524,988	1,365		1,024	1,287	0	1,287	YES
SUB-TOTAL FOR OB-1,2,3&4	02 7	2,648,209	7,144	INCLUDES CELLAR FOR PARKING	5,359	4,937	550	5,487	YES
ESS CELLAR SPACE IN BUILDING GROUP O-1	OB-1	29,495	7,177	EXISTING ADDITIONAL 42,102 SF OF STORAGE	0,009	7,307	330	0,407	123
RAND TOTAL GFA OB-1-4 FOR F.A.R. PURPOSES		2,618,714	2,618,714	EXISTING ADDITIONAL 42,102 SF OF STORAGE					
CAND TOTAL GFA OB-1-4 FOR F.A.R. TORTOSES	<u> </u>	2,018,714	2,018,714	RETAIL - TARGET STORE					<u></u>
A DOET GLIODDING CENTED	0.1	160,600	770	****3		220	422	765	1
ARGET SHOPPING CENTER ARGET LOADING DOCK AND ACCESSWAY	C-1 C-1	160,600 12,938	770 52	****6 CELLAR FOR PARKING		332	433	765	
ECREATIONAL USE - FITNESS CLUB	C-1	82,500	62	****5		61	0	61	
SUB-TOTAL COMMERCIAL - TARGET/GYM	C-1	<b>256,038</b>	884	INCLUDES CELLAR FOR PARKING NOT FAR	663	393 ****9	433	826	YES
ESS CELLAR SPACE IN TARGET STORE		12,938	004	INCLUDES CELLAR FOR PARKING NOT FAR	003	3939	433	820	IES
TOTAL GFA OF RETAIL FOR F.A.R. PURPOSES		243,100							
OTHE CITE OF RETINE FOR FINIAL FOR CODE		240,100		RESIDENTIAL					
	A-1	936		RESIDENTIAL					1
	A-1a	936							
	A-1b	395							
	A-1c	455							
	A-2	275							
	A-2a	275							
	A-3	LOBBY							
	A-4a	63							
	A-4b	63							
	A-4c	66							
	A-4d	63							
SUB-TOTAL RESIDENTIAL		3,527	5,644	****7	4,233	4,717	0	4,717	YES
TOTAL PARKING			13,672		10,255	10,047	983	11,030	YES
HE APPLICATION TO ALLOW A PARKING REDU									
AS GRANTED BY THE BOARD ON MAY 10, 1993									
TWENTY-FIVE PERCENT (25%) REDUCTION OR		OF THE REQUIRE							
NOTE: THE OFFICE USE HAS NOT DEVELOPED TO				· · · · · · · · · · · · · · · · · · ·					
2,642   SPACES OR   19.32% VAILABLE PARKING REDUCTION REMAINING FOR			776 SPACES OR	IE REQUIRED PARKING COUNT. 5.68% OF THE REQUIRED PARKING COUNT.					
VAILABLE PARKING REDUCTION REMAINING FOR		GE OF USE	770 SPACES OR	5.00% OF THE REQUIRED PARKING COUNT.					
OTES:									
*** REQUIRED PARKING RATES FOR ALL USES AS SPE	⊥ CIFIED IN THE Z	ONING ORDINANCE:							
1. OFFICE USE - 2.6 SPACES PER 1,00			OR GREATER)						
2. RESTAURANT - 11 SPACES PER 1,00	00 GSF(FOR RES	TAURANTS OF 5,000 G	SF OR GREATER)						
3. RETAIL - 1 SPACE PER 200 NET SF I	FOR FIRST 1,000	SF, PLUS 6 SPACES I	FOR EACH ADDITION	AL 1,000 NET SF <i>(NOT INCLUDING 12,938 SF CELLAR STOR</i>	PAGE)				
4. RESTAURANT - 10 SPACES PER 1,00	00 GSF <i>(FOR RES</i>	TAURANTS OF LESS TH	HAN 5,000 GSF)						
5. RECREATIONAL USE - PARKING FOR	R THIS USE NOT	LISTED IN ZONING O	RDINANCE AND WAS	ESTABLISHED BY THE ZONING					
ADMINISTRATOR WITH THE APPRO									
6. LOADING DOCK / ACCESSWAY - PA			GSF PER APPROVED	PLAN NO. 4237-MSP-004.					
				PPROVED PCA 52-C-3 PARKING REDUCTION OFFICE OPTI	ON.				
7. DWELLING, MULTI-FAMILY - 1.6 SPA									1
7. DWELLING, MULTI-FAMILY - 1.6 SPA 8. BASED ON A COMBINATION OF 200		SLADE PARKING STU	JDY AND 2019/2020	VIKA FIELD VISITS.					
8. BASED ON A COMBINATION OF 200	7/2019 GOROVE			VIKA FIELD VISITS. CATED FROM TARGET PER AGREEMENT BETWEEN OWNE	ERS).				
8. BASED ON A COMBINATION OF 200 9. SKYLINE 1, 2 & 3 (OB-3) HAS 1,616 I 400 OF THESE SPACES HAS BEEN	7/2019 GOROVE EXISTING GARAG ALLOCATED TO	GE SPACES (INCLUDIN ADJACENT SEVEN SK	NG 15 SPACES ALLOC YLINE.	CATED FROM TARGET PER AGREEMENT BETWEEN OWNE	ERS).				
8. BASED ON A COMBINATION OF 200 9. SKYLINE 1, 2 & 3 (OB-3) HAS 1,616 I 400 OF THESE SPACES HAS BEEN 10.SKYLINE 1, 2 & 3 (OB-3) HAS 299 EX	7/2019 GOROVE EXISTING GARAG ALLOCATED TO XISTING SURFAG	GE SPACES (INCLUDIN ADJACENT SEVEN SK CE SPACES (INCLUDIN	IG 15 SPACES ALLOC YLINE. IG 35 SPACES ADJAC	CATED FROM TARGET PER AGREEMENT BETWEEN OWNE					

# 20% REDUCTION PER APPENDIX 7 OR THE ZONING ORDINANCE FOR COMMERCIAL REVITALIZATION DISTRICTS (CRD) (SEE NOTE ABELOW)

PARKING STUDY AS UPDATED FOR PCA C-052-09 A	ND INCLUDING	BAILEY'S CROSSRO	ADS COMMERCIA	AL REVITILIZATION DISTRICT 20% REDUCTION						May 14, 2020
USE/ADDRESS/BLOCK	BUILDILNG	GSF OR UNITS		REQUIRED BY ORDINANCE	REQUIRED WITH	MINIMUM REQUIRED WITH 20% CRD	PAR	KING PROVIDE	D (****8)	PARKING COMPLIANCE
			(****SEE COU	INTY REQUIRED PARKING SPACES BY USE BELOW)	25% REDUCTION	REDUCTION	GARAGE	SURFACE	TOTAL	COMPLIANCE
				OB-3 - 5205-5201 LEESBURG PIKE - SKYLINE 1,2&	<b>3</b>					
SKYLINE 1 LIVE/WORK	OB-3	270,370	703	****1 240 UNITS PARKED AT OFFICE RATE						
SKYLINE 2 LIVE WORK	OB-3	270,370	703	****1 240 UNITS PARKED AT OFFICE RATE						
SKYLINE 3 LIVE/WORK	OB-3	270,370	703	****1 240 UNITS PARKED AT OFFICE RATE						
GROUND FLOOR (LIVE/WORK AMENITY)	OB-3	28,570	75	****1 PARKED AT OFFICE RATE						
RETAIL/RESTAURANT	OB-3	8,000	88	****2 OUTDOOR DINING LESS THAN 32 SEATS						
TOTAL OB-3 GFA FOR F.A.R. PURPOSES	OB-3	847,680	2,272	INCLUDES GARAGE LOBBY SQUARE FOOTAGE	1,704	1,363 🛕	1,216	180	1,396 🛕	YES

SEE SITE SPECIFIC/PDC NOTE #2 ON SHEET C-02 AND PROFFERS.

RESULTANT PARKING RATE OF ±1.9 SPACES PER LIVE/WORK UNIT (INCLUDING RETAIL/RESTAURANT)

THE APPLICANT RESERVES THE RIGHT TO PROVIDE THE MINIMUM PARKING REQUIREMENTS AS APPROVED FOR REDUCTION IN THE CRD. THE MINIMUM NUMBER OF PARKING SPACES REQUIRED SHALL BE ADJUSTED BASED ON THE ACTUAL AMOUNT OF GFA FOR PRIMARY USE AND/OR OTHER SECONDARY USES, AS REFINED AT FINAL DESIGN. APPLICANT ALSO RESERVES THE RIGHT TO ADJUST THE NUMBER AND/OR LOCATION OF ACCESSIBLE SPACES AT TIME OF FINAL DESIGN IN ACCORDANCE WITH THE ADA STANDARDS BASED ON THE ACTUAL AMOUNT OF PROVIDED SPACES.

		BUILDING I	DATA CHART			
BUILDING	EX. BLDG.	PR. BLDG.	NUMBER OF	GROSS FLOOR AREA	DWELLLING	LOADING
BOILDING	HEIGHT [1]	HEIGHT [2]	STORIES [3]	(GFA) [4][5]	UNITS	SPACES
BUILDING 1 (5205)	205.81'	225.81'	16	282,560		[6]
LIVE/WORK (FLOORS 2-15)				UP TO 270,370	UP TO 240	
BUILDING 2 (5203)	205.81'	225.81'	16	282,560		[6]
LIVE/WORK (FLOORS 2-15)				UP TO 270,370	UP TO 240	
BUILDING 3 (5201)	205.81'	225.81'	16	282,560		[6]
LIVE/WORK (FLOORS 2-15)				UP TO 270,370	UP TO 240	
BUILDINGS 1, 2 & 3 (GROUND FLOO	RS)					
LIVE/WORK (AMENITY SPACE)				UP TO 28,570		
RETAIL				UP TO 8,000		
TOTAL				847,680	720	[6]
LNE/WORK				UP TO 839,680	UP TO 720	
RETAIL				UP TO 8,000		

NOTES
<ul> <li>[1] The height shown is existing. Building height measured from average grade to existing mechanical penthouse (per 2000 zoning interp and 4237-MSP-04). When measured from the plaza (per RZ C-052) existing building heights equal 197.33'. See Bulk Plane on C-02.</li> <li>[2] Maximum allowable height shown. Additional 20' mechanical equipment proposed covering more than 25% roof area.</li> <li>[3] The stories shown are existing. Stories does not include penthouse.</li> </ul>
[4] GFA does not include garage or cellar areas, existing or accesory, for FAR purposes. Additionally, GFA does not include the exisitng full floopenthouse enclosing mechanical equipment.  [5] Retail use as indicated in this tabulation includes retail sales establishments and a variety of other commercial uses such as restaurants a
personal service establishment . See proffers.  [6] Loading spaces shall remain as existing in existing garage.

[7] See Sheet C-08	for Open Space Break Down Tabulation.			
	LAND	USE MIX, GFA	AND FAR	
	USE	GFA	PERCENTAGE	FAR
	LIVE/WORK	839,680	99.06%	2.95
	RETAIL	8,000	0.94%	0.03
	TOTAL (SITE AREA OF 284,709 SF	847,680	100.00%	2.98

APPENDIX 7





OFFICE OF THE CLERK BOARD OF SUPERVISORS 000 Government Center Parkway, Suite 533 Fairfax, Virginia 22035-0072

Telephone: 703-32

APPENDIX 7

119 OF THESE SPACES ARE PROPOSED TO BE REMOVED AS PART OF THE LANDSCAPE IMPROVMENTS SHOWN ON THIS APPLICATION, INCLUDING RESTIRPING OF ACCESSIBLE SPACES.

Lynne J. Strobel, Esquire Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C. 2200 Clarendon Boulevard Thirteenth Floor Arlington, Virginia 22201

> Re: Proffered Condition Amendm Number PCA C-52-3

(Parking Reduction)

Dear Ms. Strobel:

At a regular meeting of the Board of Supervisor held on May 10, 1993, the Board approved the "Parking Reduction for Skyline Center," subject to the attached conditions and parking tabulations.

The public hearing for Proffered Condition Amendment Application PCA C-52-3, in the name of Sixteenth Skyline Associates Limited Partnership, was held on April 26, 1993 at which time the Board approved this application, deferring decision of the "Parking Reduction" until the May 10, 1993 meeting.

Sincerely,

Mancy Vehro

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

Attachment

cc: John M. Yeatman, Director, Real Estate Dvsn., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP
Robert Moore, Trnsprt'n. Planning Dvsn., Office of Transportation
Kathy Ichter, Trnsprt'n. Road Bond Dvsn., Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acq. & Planning Dvsn., Park Authority

# CONDITIONS "PARKING REDUCTION FOR SKYLINE CENTER"

April 29, 1993

1. The owner(s) of the Skyline Center complex shall submit a parking space utilization study for review and approval by the Board of Supervisors, at any time in the future that the Zoning Administrator determines that parking at the complex may be inadequate to serve the use(s). Following review of that study, the Board and the owner(s) shall use reasonable efforts to reduce parking demand in accordance with said study.

No parking spaces shall be sold or reserved for a use not specifically allowed by the Zoning Ordinance and proffers for the subject site.

 All parking shall be constructed in accordance with the applicable requirements of Article II of the Fairfax County Zoning Ordinance and the applicable requirements of the Fairfax County Public Facilities Manual.

4. All new parking spaces on the Skyline Center site shall be universal parking spaces unless other space conforming to current Fairfax County requirements is specifically authorized.

5. If the residential option is selected for Building "O-1", a minimum of 1.125 parking spaces per unit shall be provided on the 5.25-acre site. The remaining parking spaces necessary to provide 1.2 parking spaces per unit may, at the applicant's option, be provided either on site or on adjacent Skyline Center parking facilities by easement in a form acceptable to the County Attorney. The off-site spaces, if provided, shall be available for use by Skyline residents and guests from 6:00 p.m. to 5:00 a.m. on weekdays and all day on Saturdays and Sundays on the north and south side of Building "O-2" and on the west side of Building "O-3".

6. A revised Parking Tabulation shall be submitted to the Director of the Department of Environmental Management (DEM) when a change in use is proposed on the Skyline Center site. A change in use that increases the overall parking requirement for Skyline Center above the 25% cumulative reduction permitted for the site shall not be permitted without the submission of an amendment to the Parking Tabulations. Such amendment shall be prepared in accordance with the applicable requirements of Fairfax County and shall be subject to the Board of Supervisors' approval. An amendment to the Parking Tabulations shall not require the filing of a Proffered Condition Amendment for the Skyline Center site. A change in use that does not increase the overall parking requirement for Skyline Center above and beyond the 25% cumulative reduction permitted shall be submitted to the Director of the Department of Environmental

7. Prior to site plan approval all conditions of this approval shall be incorporated into the site plan(s) for Skyline

# SKYLINE CENTER PARKING TABULATION-SIXTEENTH SKYLINE OFFICE OPTION REQUIRED PARKING BY CURRENT ORDINANCE VS PARKING PROVIDED DECEMBER 1992 - REVISED APRIL 29, 1993

Use	Building	GSF or Units	Parking Spaces Required By Current Zoning Ordinance	Parking Provided	Requested Parking Reduction
Office	0-1	504,000			
	0-2	873,358			
	0-3	831,600			
	0-4	503,736	7,053		
Accessory Uses	Retail Bank	29,667 4,175	177 18		
Subtotal	in the second	2,746,536	7,248	6,287	961
Shopping & Recreation			•		
	C-1 shops	160,600	1,367	471	
	Recreation	82,500	62	62	
Subtotal		243,100	1,429**	533	896
Residential				į.	
	A-1	936			
	A-1a	936			
	A-1b	395			
	A-1c	455			
	A-2	275			
	A-2a	275			
	A-3	Lobby			
	A-4a	63			
	A-4b	63		7-7-7-7	
	A-4c	66			
	A-4d	63			
Subtotal		3,527	5,643""	4,714	929
TOTAL			14,320	11,534	2,786 19.46% 25% reduction requested

# FFICE DADKING

Parking rate for office of 125,000 square feet of gross floor area or more: 2.6 spaces per 1,000 square feet of gross floor area.

 Accessory uses may be included on the first floor of the office buildings and are parked separately.

\*\*SHOPPING AND RECREATION PARKING

Parking rate for shopping center: One (1) space per 200 square feet of net floor area for the first 1,000 square feet, plus 6 spaces per each additional 1,000 square feet, plus additional spaces as required herein, for associated offices, theaters and eating establishments.

2. Parking rate for theaters: 0.3 space per seat.

3. Parking rate for eating establishments: One (1) space per 4 seats where seating is at tables; 1 space per 2 seats where seating is at a counter; and 1 space per 2 employees.

4. Parking rate for health club determined previously to be 62 spaces.

5. It is assumed that the net square footage of the shopping center is equivalent to 80% of the gross square footage. 160,600 GSF x .8 = 128,480 NSF

6. Of the 128,480 NSF:

a. 38,438 NSF is in theater space with a total of 2,600 seats. 2,600 seats @ 0.3 spaces/seat = 780 spaces.

b. 10,709 NSF is in three eating establishments with a total of 330 table seats, 32 counter seats and 26 employees. Parking required by Zoning Ordinance would be 112 spaces.

Balance of 79,333 NSF at shopping center parking rate. Even though offices are allowed in shopping centers, none are assumed since parking for office is less than retail.

Theaters
Eating Establishments
Shops
Recreation

\*\*\*RESIDENTIAL PARKING

Multi-family residential parking rate: 1.6 spaces per unit. 4,038 units at 1.6 spaces/unit = 6,461 spaces.

2. If the residential option is selected for Building "0-1," a minimum of 1.125 parking spaces per unit shall be provided on the 5.25 acre site. The remaining parking spaces necessary to provide 1.2 parking spaces per unit may, at the applicant's option, be provided either on-site or on adjacent Skyline parking facilities by easement in a form approved by the County Attorney.

APPENDIX 7

PLEASE NOTE

It is not intended that this tabulation be used to define or limit uses at Skyline. While it was necessary to identify specific uses (such as number of theater seats, or number and sizes of eating establishments.), in order to accurately calculate required parking, the number and sizes of such uses as well as the mix of uses overall can and will vary over time. It is further not intended that this tabulation be used to limit the number of parking spaces that may be built at Skyline. The property owner reserves the right to exceed the minimum parking requirement based upon market conditions, tenant demand, and parking requirements of approved secondary uses.

:\skyline.tab



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PLAN STATUS	DATE
Acceptance Sub.	12/19/201
1st. Sub.	01/21/202
2nd. Sub.	04/10/202
3rd. Sub.	05/13/202
POST-APPROVAL SHEET STATUS	DATE
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JOHN F. AMATETTI Lic. No. 11447

PROFESSIONAL SEAL

SKYLINE CENTER
BUILDINGS 1, 2 AND 3

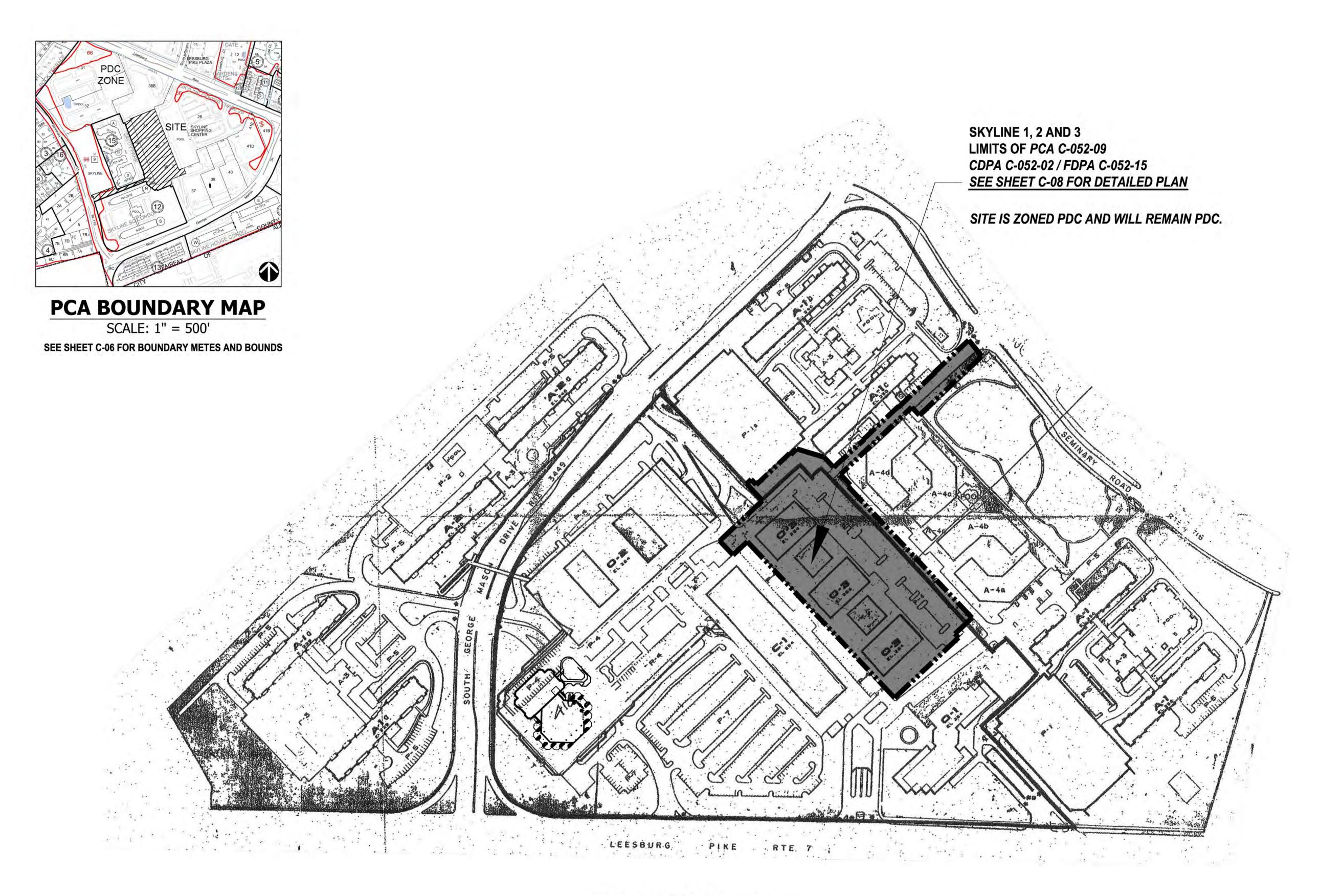
MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

SITE AND PARKING TABULATIONS

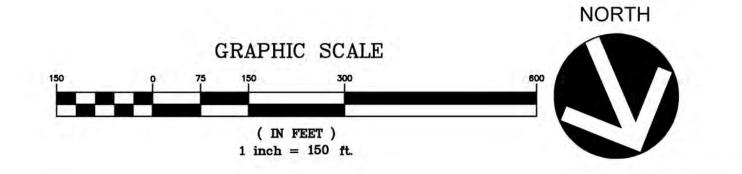
DRAWN BY:	JJ	
DESIGNED BY:	STF	
DATE ISSUED:	05/13/2020	
DIMO		
DWG.		
SCALE:		
VIKA	VV_5629ZZ	
NO.	V V_302322	
SHEET		_
NO		

EXISTING APPROVED PARKING REDUCTION (SKYLINE TOTAL) UNDER PCA C-52-3

APPENDIX 7



PER ORIGINAL LAND BAY DESIGNATIONS
THE SUBJECT SITE WAS CALLED O-3 OR OB-3.
CURRENT DESIGNATION IS SKYLINE 1, 2 AND 3.
ALSO KNOWN AS LOTS 30, 33 AND 35.





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PLAN STATUS  Acceptance Sub.  1st. Sub.  2nd. Sub.	DATE 12/19/2019
1st. Sub. 2nd. Sub.	12/13/2013
2nd. Sub.	01/21/2020
	04/10/2020
3rd. Sub.	05/13/2020
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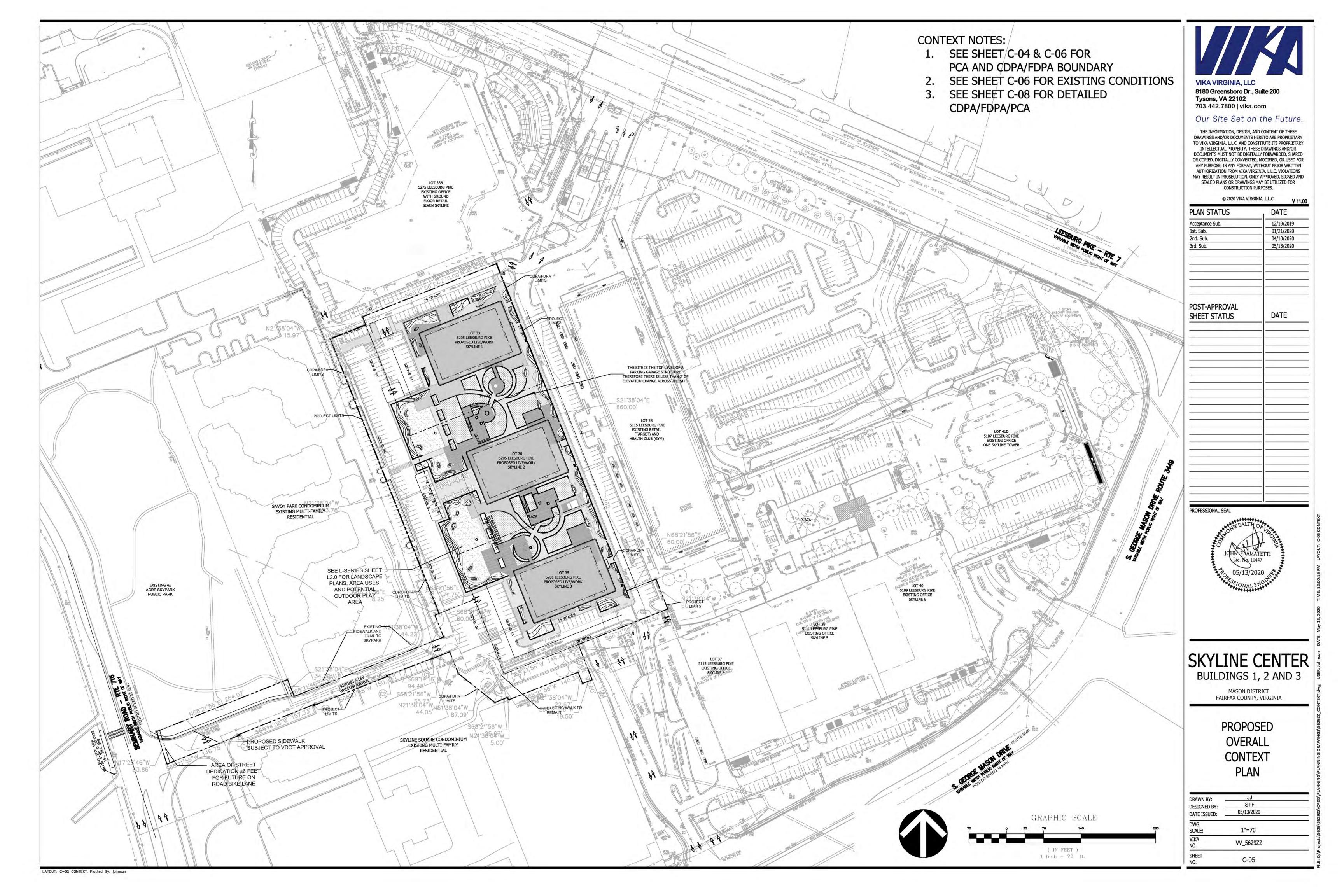


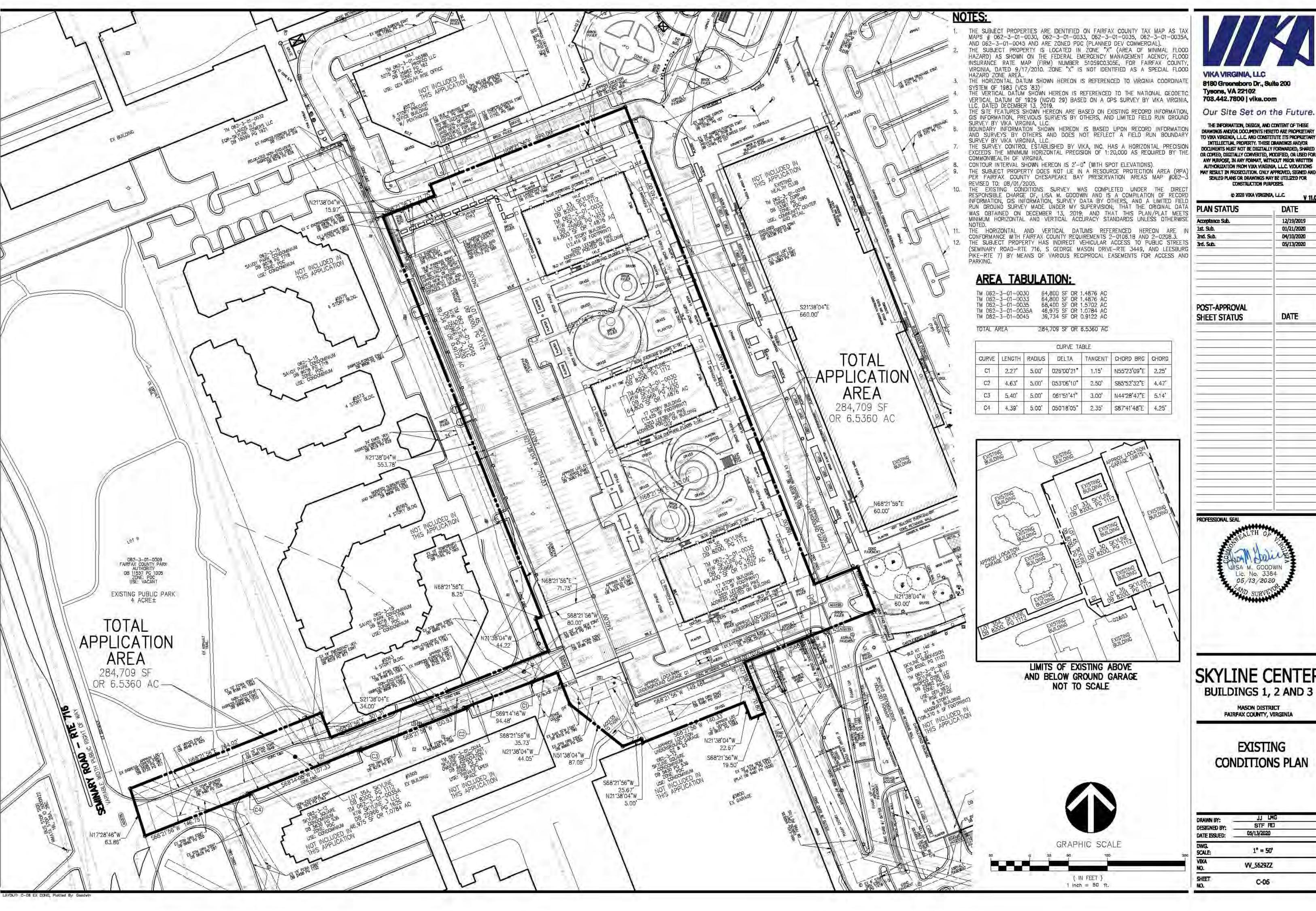
# SKYLINE CENTER BUILDINGS 1, 2 AND 3

MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

CDPA/FDPA/PCA OVERALL AREA PLAN

DRAWN BY:	JJ	
DESIGNED BY:	STF	
DATE ISSUED:	05/13/2020	
DWG. SCALE:		
VIKA NO.	W_5629ZZ	
SHEET NO.	C-04	





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2nd. Sub.	04/10/2020
3rd. Sub.	05/13/2020
POST-APPROVAL SHEET STATUS	DATE

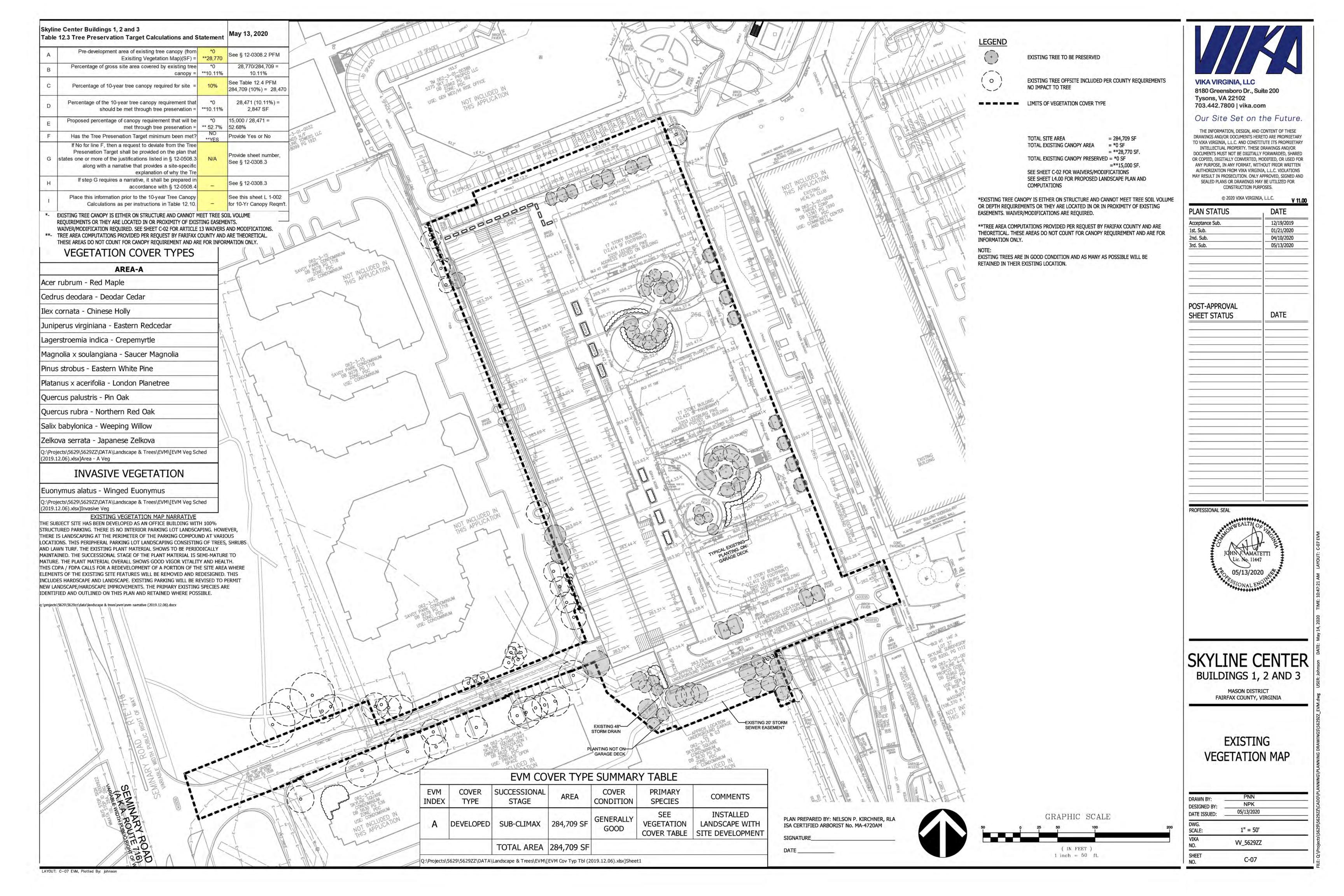
Lic. No. 3364 05/13/2020

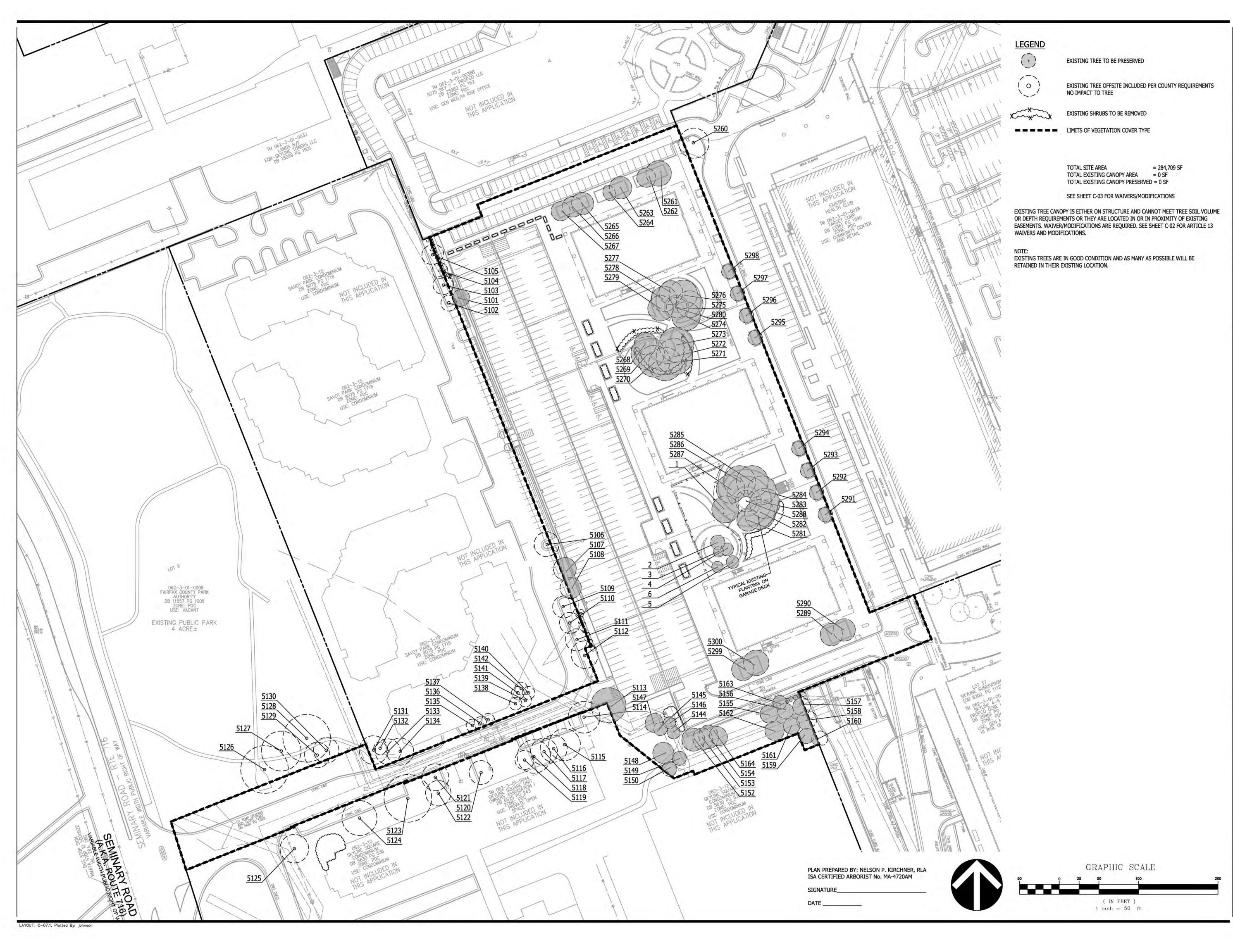
SKYLINE CENTER **BUILDINGS 1, 2 AND 3** 

MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS PLAN

DRAWN BY:	JJ LMG	
DESIGNED BY:	STF FEI	
DATE ISSUED:	05/13/2020	
DWG. SCALE:	1" = 50"	
VIKA NO.	VV_5629ZZ	
SHEET:	C-06	- 1.





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2nd. Sub.	04/10/2020				
3rd. Sub.	05/13/2020				
POST-APPROVAL					
SHEET STATUS	DATE				
-					



# SKYLINE CENTER BUILDINGS 1, 2 AND 3

MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

# EXISTING TREE CONSERVATION PLAN

DRAWN BY:	PNN	
DESIGNED BY:	NPK	
DATE ISSUED:	05/13/2020	
DWG. SCALE:	1" = 50'	
VIKA NO.	W_5629ZZ	
SHEET NO.	C-07.1	

Tree No.	Species	Size	CRZ	Condition	Canopy Position	Crown Desnsity	Average Crown Radius	Status	Existing Conditions / Observations
		*DBH (in)	R (ft)	%		%	R (ft)		
1	Zelkova serrata, Japanese zelkova	12.0	12	0.68	Dominant	0.60	17.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. GOOD CANOPY RATIO.
2	Lagerstroemia indica, Crapemyrtle	8-Multi- Stem (2"-4")	8	0.65	Intermediate	0.55	9.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. GOOD CANOPY RATIO.
3	Lagerstroemia indica, Crapemyrtle	4-Multi- Stem (2"-4")	8	0.65	Intermediate	0.45	6.5	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. GOOD CANOPY RATIO.
4	Lagerstroemia indica, Crapemyrtle	6-Multi- Stem (2"-4")	8	0.65	Intermediate	0.50	8.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. GOOD CANOPY RATIO.
5	Prunis serrulata, Kwanzan Cherry	6.5	8	0.65	Intermediate	0.50	8.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. GOOD CANOPY RATIO.
6	Prunis serrulata, Kwanzan Cherry	6.5	8	0.65	Intermediate	0.60	7.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. GOOD CANOPY RATIO.
5101	Pinus strobus, Eastern White Pine	13.0	13	0.56	Codominant	0.70	15 (1- SIDE TO NORTH)	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. ASYMMETRIC CANOPY.
5102	Quercus palustris, Pin Oak	13.3	14	0.58	Codominant	0.60	20.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.
5103	Quercus palustris, Pin Oak	12.0	12	0.45	Codominant	0.45	18.0	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. F/G STRUCTURE. DEADWOOD IN CANOPY.
5104	Quercus palustris, Pin Oak	11.4	12	0.40	Codominant	0.40	16.0	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. F/G STRUCTURE. DEADWOOD IN CANOPY. SHOWS SLIGHT STRESS.
5105	Quercus palustris, Pin Oak	13.6	14	0.43	Codominant	0.55	16.0	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. F/G STRUCTURE. DEADWOOD IN CANOPY. SHOWS SLIGHT STRESS.
5106	Quercus palustris, Pin Oak	17.0	17	0.60	Codominant	0.55	20.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.
5107	Quercus palustris, Pin Oak	16.2	17	0.60	Codominant	0.60	20.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.
5108	Quercus palustris, Pin Oak	15.2	16	0.53	Codominant	0.45	19.0	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. F/G STRUCTURE. LOW CANOPY RATIO.
5109	Quercus palustris, Pin Oak	14.6	15	0.56	Codominant	0.55	20.0	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. F/G STRUCTURE (LOWER & MID DEADWOOD IN CANOPY).
5110	Quercus palustris, Pin Oak	15.8	16	0.60	Dominant	0.55	21.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.
5111	Quercus palustris, Pin Oak	13.7	14	0.60	Dominant	0.50	21.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.
5112	Quercus palustris, Pin Oak	21.4	22	0.60	Dominant	0.50	23.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.
5113	Quercus palustris, Pin Oak	24.7	25	0.60	Dominant	0.55	22.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.
5114	Quercus palustris, Pin Oak	18.0	18	0.60	Dominant	0.50	20.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.
5115	Pinus strobus, Eastern White Pine	13.0	13	0.53	Codominant	0.45	20 (1- SIDE TO NORTH)	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. F/G STRUCTURE. ASYMMETRIC CANOPY. F/P SCAFFOLD BRANCHING.
5116	Pinus strobus, Eastern White Pine	11.5	12	0.50	Codominant	0.50	17 (1- SIDE TO NORTH)	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. F/G STRUCTURE. ASYMMETRIC CANOPY. F/P SCAFFOLD BRANCHING.

Tree No.	Species	Size	CRZ	Condition	Canopy Position	Crown Desnsity	Average Crown Radius	Status	Existing Conditions / Observations		
		*DBH (in)	R (ft)	%		%	R (ft)				
5117	Pinus strobus, Eastern White Pine	12.0	12	0.52	Codominant	0.55	17 (1- SIDE TO NORTH)	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO & VITALITY. F/G STRUCTURE. ASYMMETRIC CANOPY. F/P SCAFFOLD BRANCHING.		
5118	Pinus strobus, Eastern White Pine	12.0	12	0.52	Codominant	0.55	21 (1- SIDE TO NORTH)	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO & VITALITY. F/G STRUCTURE. ASYMMETRIC CANOPY. F/P SCAFFOLD BRANCHING.		
5119	Pinus strobus, Eastern White Pine	12.7	13	0.50	Codominant	0.55	12 (1- SIDE TO NORTH)	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO & VITALITY. F/G STRUCTURE. ASYMMETRIC CANOPY. V- POOL SCAFFOLD BRANCHING.		
5120	Pinus strobus, Eastern White Pine	12.6	13	0.49	Codominant	0.60	15.0	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO & VITALITY. F/G STRUCTURE.		
5121	Prunis serrulata, Kwanzan Cherry	9.0	9	0.63	Intermediate	0.55	17.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO VITALITY & STRUCTURE.		
5122	Tsuga canadensis, Eastern Hemlock	13.0	13	0.58	Codominant	0.70	16 (1- SIDE TO NORTH)	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO & VITALITY. ASYMMETRIC CANOPY.		
5123	Quercus rubra, Northern Red Oak	19.0	19	0.54	Dominant	0.45	30 (1- SIDE TO NORTH)	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO & VITALITY. F/G STRUCTURE. ASYMMETRIC CANOPY.		
5124	Quercus rubra, Northern Red Oak	17.3	18	0.60	Dominant	0.55	22.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO VITALITY & STRUCTURE.		
5125	Quercus rubra, Northern Red Oak	20.4	21	0.65	Dominant	0.50	18.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO VITALITY & STRUCTURE.		
5126	Quercus phellos, Willow Oak	30.7	31	0.65	Dominant	0.60	30.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO VITALITY & STRUCTURE.		
5127	Quercus phellos, Willow Oak	22.0	22	0.62	Dominant	0.70	25.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO VITALITY & STRUCTURE.		
5128	Quercus phellos, Willow Oak	24.0	24	0.65	Dominant	0.65	30.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO VITALITY & STRUCTURE.		
5129	Pinus thunbergii, Japanese Black Pine	10.0	10	0.57	Intermediate	0.60	16.0	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO & VITALITY. F/G STRUCTURE.		
5130	Pinus thunbergii, Japanese Black Pine	8.3	9	0.57	Intermediate	0.40	16.0	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO & VITALITY. F/G STRUCTURE.		
5131	Acer rubrum, Red Maple	10.8	11	0.65	Codominant	0.60	18.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO VITALITY & STRUCTURE.		
5132	Ilex opaca, American Holly	7.3	8	0.65	Intermediate	0.60	8.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO VITALITY & STRUCTURE.		
5133	Acer rubrum, Red Maple	10.7	11	0.65	Codominant	0.60	16.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO VITALITY & STRUCTURE.		
5134	Acer rubrum, Red Maple	10.7	11	0.65	Codominant	0.60	17.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO VITALITY & STRUCTURE.		
5135	Ilex opaca, American Holly	6.5	8	0.63	Intermediate	0.60	8.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO VITALITY & STRUCTURE.		
5136	Ilex opaca, American Holly	7.2	8	0.63	Intermediate	0.60	8.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO VITALITY & STRUCTURE.		
5137	Ilex opaca, American Holly	9.2	10	0.63	Intermediate	0.60	8.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO VITALITY & STRUCTURE.		
5138	Ilex opaca, American Holly	7.4	8	0.63	Intermediate	0.60	8.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO VITALITY & STRUCTURE.		
5139	Ilex opaca, American Holly	6.7	8	0.63	Intermediate	0.60	8.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO VITALITY & STRUCTURE.		
5140	Ilex opaca, American Holly	6.7	8	0.63	Intermediate	0.60	8.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO VITALITY & STRUCTURE.		



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# SKYLINE CENTER BUILDINGS 1, 2 AND 3

MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

EXISTING TREE CONSERVATION INVENTORY

	DRAWN BY:	PNN	
	DESIGNED BY:	NPK	
	DATE ISSUED:	05/13/2020	
·	DWG. SCALE:	N/A	
	VIKA NO.	W_5629ZZ	
	SHEET	C-07.2	

Tree No.	Species	Size	CRZ	Condition	Canopy Position	Crown Desnsity	Average Crown Radius	Status	Existing Conditions / Observations
		*DBH (in)	R (ft)	%		%	R (ft)		
5141	Ilex opaca, American Holly	5.0	8	0.63	Intermediate	0.60	8.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5142	Ilex opaca, American Holly	9.4	10	0.63	Intermediate	0.60	8.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5143	Acer rubrum, Red Maple	9.7	10	0.65	Codominant	0.60	15.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5144	Lagerstroemia indica, Crapemyrtle	5.5, 6.5, 5	8	0.58	Intermediate	0.40	14.0	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. F/G STRUCTURE. SLIGHT DEADWOOD.
5145	Lagerstroemia indica, Crapemyrtle	8, 6, 7	8	0.60	Intermediate	45.00	17.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5146	Lagerstroemia indica, Crapemyrtle	9, 6	9	0.60	Intermediate	0.45	15.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5147	Cedrus deodara, Deodar Cedar	18.0	18	0.63	Dominant	0.99	14.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE. ASYMMETRIC CANOPY.
5148	Platanus occidentalis, American Sycamore	19.4	20	0.65	Dominant	0.65	18.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5149	Lagerstroemia indica, Crapemyrtle	Multi- stem (3"-6")	8	0.63	Intermediate	0.55	16.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5150	Picea pungens, Blue Spruce	10.7	11	0.00	Intermediate	=	2	Preserve	NECROTIC
5151	Platanus occidentalis, American Sycamore	18.2	19	0.65	Dominant	0.65	18.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5152	Cedrus deodara, Deodar Cedar	20.5	21	0.65	Dominant	1.00	18.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5153	Cedrus deodara, Deodar Cedar	16.7	17	0.65	Dominant	0.70	22.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5154	Cedrus deodara, Deodar Cedar	25.3	26	0.65	Dominant	0.80	22.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5155	Platanus occidentalis, American Sycamore	14.7	15	0.65	Dominant	0.80	18.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5156	Platanus occidentalis, American Sycamore	13.0	13	0.62	Dominant	0.55	15.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5157	Acer rubrum, Red Maple	15.5	16	0.65	Codominant	0.65	19.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5158	Acer rubrum, Red Maple	11.2	12	0.65	Codominant	0.65	12.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5159	Acer rubrum, Red Maple	9.0	9	0.65	Codominant	0.60	11.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5160	Acer rubrum, Red Maple	8.0	8	0.65	Codominant	0.60	17.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5161	Platanus occidentalis, American Sycamore	11.3	12	0.65	Dominant	0.50	15.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5162	Platanus occidentalis, American Sycamore	8.0	8	0.65	Dominant	0.50	13.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5163	Cupressus × leylandii	15.0	15	0.56	Codominant	0.80	11 (CANOPY FLAT AT WALL)	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. F/G STRUCTURE ROOTED DIRECTLY AT STRUCTURE GARAGE WALL W/
5164	Salix babylonica, Weeping Willow	9.4	10	0.10	Intermediate	0.60	18 (1- SIDE TO NORTH)	Preserve	ORIGINAL 2-STEM TREE. ONE STEM HAS COLLAPSED. TREE SHOWS DECLINE THOUGH SHOWS GOOD COLOR & VITALITY.
5260	Zelkova serrata, Japanese zelkova	12.0	12	0.63	Codominant	0.55	19.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE. SLIGHT ROOT GIRDLE.

Tree No.	Species	Size	CRZ	Condition	Canopy Position	Crown Desnsity	Average Crown Radius	Status	Existing Conditions / Observations
		*DBH (in)	R (ft)	%		%	R (ft)		
5261	Acer rubrum, Red Maple	8.0	8	0.60	Codominant	0.60	16.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE.
5262	Acer rubrum, Red Maple	9.0	9	0.49	Codominant	0.70	12 (1- SIDE TO NORTH)	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. FAIR/GOOD (F/G) STRUCTURE. FAIR/POOR (F/P)SCAFFOLD BRANCHING.
5263	Acer rubrum, Red Maple	9.7	10	0.47	Codominant	0.70	14 (1- SIDE TO NORTH)	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. F/P STRUCTURE & SCAFFOLD BRANCHING. ROOT GIRDLE. ASYMMETRIC CANOPY.
5264	Acer rubrum, Red Maple	8.4	9	0.40	Codominant	0.70	8.0	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. VERY POOR SCAFFOLD BRANCHING W/ DEADWOOD. F/P SCAFFOLD BRANCHING.
5265	Acer rubrum, Red Maple	9.7	10	0.45	Codominant	0.70	14.0	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. F/G STRUCTURE. ROOT GIRDLE. ASYMMETRIC CANOPY.
5266	Acer rubrum, Red Maple	8.8	9	0.25	Codominant	0.60	13.0	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. F/P SCAFFOLD BRANCHING. ASYMMETRIC CANOPY. ROOT GIRDLE. TREE PREVIOUSLY TOPPED.
5267	Acer rubrum, Red Maple	9.7	10	0.15	Codominant	0.30	12.0	Preserve	TREE IN DECLINE THOUGH SHOWS GREEN CANOPY W/ POOR SCAFFOLD BRANCHING & ROOT GIRDLE. HYPOXYLON CANKER ON TRUNK STEM.
5268	Zelkova serrata, Japanese zelkova	8.5	9	0.60	Dominant	0.75	14.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & STRUCTURE.
5269	Zelkova serrata, Japanese zelkova	15.5	16	0.65	Dominant	0.75	21.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & STRUCTURE.
5270	Zelkova serrata, Japanese zelkova	12.7	13	0.65	Dominant	0.70	20.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & STRUCTURE.
5271	Zelkova serrata, Japanese zelkova	11.2	12	0.63	Dominant	0.70	21.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & STRUCTURE.
5272	Zelkova serrata, Japanese zelkova	14.0	14	0.65	Dominant	0.75	23.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & STRUCTURE.
5273	Zelkova serrata, Japanese zelkova	13.0	13	0.65	Dominant	0.75	22.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & STRUCTURE.
5274	Lagerstroemia indica, Crapemyrtle	8.5, 6, 6.1	9	0.60	Codominant	0.55	18.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. GOOD CANOPY RATIO.
5275	Lagerstroemia indica, Crapemyrtle	6, 6, 7, 5, 4	8	0.65	Codominant	0.55	17.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. GOOD CANOPY RATIO.
5276	Lagerstroemia indica, Crapemyrtle	6.5, 6.5, 6.5, 5	8	0.65	Codominant	0.60	18.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. GOOD CANOPY RATIO.
5277	Lagerstroemia indica, Crapemyrtle	5.5, 5, 8	8	0.63	Codominant	0.50	15.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. GOOD CANOPY RATIO.
5278	Lagerstroemia indica, Crapemyrtle	5.5, 5.5, 5.5, 6.5	8	0.63	Codominant	0.55	16.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. GOOD CANOPY RATIO.
5279	Lagerstroemia indica, Crapemyrtle	7, 5.5, 8, 8	8	0.65	Codominant	0.55	16.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. GOOD CANOPY RATIO.
5280	Magnolia x soulangiana, Saucer magnolia	6.5, 5.5, 5.5, 5	8	0.60	Codominant	0.30	13.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. GOOD CANOPY RATIO.
5281	Zelkova serrata, Japanese zelkova	11.3	12	0.60	Dominant	0.60	17.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. GOOD CANOPY RATIO.
5282	Zelkova serrata, Japanese zelkova	9.8	10	0.60	Dominant	0.60	19.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. GOOD CANOPY RATIO.
5283	Zelkova serrata, Japanese zelkova	11.4	12	0.65	Dominant	0.65	19.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. GOOD CANOPY RATIO.



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1st. Sub.	01/21/2020
2nd. Sub.	04/10/2020
3rd. Sub.	05/13/2020
POST-APPROVAL	
SHEET STATUS	DATE

PROFESSIONAL SEAL

# SKYLINE CENTER BUILDINGS 1, 2 AND 3

MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

EXISTING TREE CONSERVATION INVENTORY

DRAWN BY:	PNN	
DESIGNED BY:	NPK	
DATE ISSUED:	05/13/2020	
DWG. SCALE:	N/A	
VIKA NO.	W_5629ZZ	
SHEET NO.	C-07.3	

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA ISA CERTIFIED ARBORIST No. MA-4720AM

Tree No.	Species	Size	CRZ	Condition	Canopy Position	Crown Desnsity	Average Crown Radius	Status	Existing Conditions / Observations
		*DBH (in)	R (ft)	%		%	R (ft)		
5284	Zelkova serrata, Japanese zelkova	10.0	10	0.65	Dominant	0.65	18.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE. GOOD CANOPY RATIO.
5285	Zelkova serrata, Japanese zelkova	13.5	14	0.65	Dominant	0.65	20.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE. GOOD CANOPY RATIO.
5286	Zelkova serrata, Japanese zelkova	11.5	12	0.63	Dominant	0.65	20.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE. GOOD CANOPY RATIO.
5287	Zelkova serrata, Japanese zelkova	11.3	12	0.65	Dominant	0.65	18.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE. GOOD CANOPY RATIO.
5288	Acer palmatum, Japanese Maple	8.3*	9	0.68	Intermediate	0.90	14.0	Preserve	NO PPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE. GOOD CANOPY RATIO, SYMMETRY, DENSITY & FOCAL POINT.
5289	Acer rubrum, Red Maple	9.7	10	0.58	Codominant	0.70	14.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5290	Acer rubrum, Red Maple	9.7	10	0.58	Codominant	0.70	14.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5291	Acer rubrum, Red Maple	6.7	8	0.58	Codominant	0.70	8.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5292	Acer rubrum, Red Maple	6.6	8	0.53	Codominant	0.55	10.0	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE. SLIGHT DEADWOOD. ROOT GIRDLE.
5293	Acer rubrum, Red Maple	6.8	8	0.57	Codominant	0.55	11.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE.
5294	Acer rubrum, Red Maple	7.1	8	0.52	Codominant	0.55	11.0	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO & VITALITY. F/G STRUCTURE. DEADWOOD IN CANOPY.
5295	Acer rubrum, Red Maple	6.6	8	0.48	Codominant	0.55	12.0	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR. F/G VIGOR & VITALITY. F/P STRUCTURE (DEADWOOD IN MII & UPPER CANOPY) ROOT GIRDLE
5296	Acer rubrum, Red Maple	6.6	8	0.48	Codominant	0.55	11.0	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR. F/G VIGOR & VITALITY. F/P STRUCTURE (DEADWOOD IN MII & UPPER CANOPY) ROOT GIRDLE
5297	Acer rubrum, Red Maple	6.5	8	0.43	Codominant	0.55	12.0	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR. F/G VIGOR & VITALITY. F/P STRUCTURE (DEADWOOD IN MII & UPPER CANOPY) ROOT GIRDLE
5298	Acer rubrum, Red Maple	7.0	8	0.43	Codominant	0.55	12.0	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR. F/G VIGOR & VITALITY. F/P STRUCTURE (DEADWOOD IN MII & UPPER CANOPY) ROOT GIRDLE
5299	Acer rubrum, Red Maple	9.3	10	0.45	Codominant	0.55	14 (1- SIDE TO SOUTH)	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR & VIGOR. F/G STRUCTURE & VITALITY. ASYMMETRIC CANOPY ROOT GIRDLE. SLIGHT STRESS.
5300	Acer rubrum, Red Maple	11.0	11	0.45	Codominant	0.55	16 (1- SIDE TO NORTH)	Preserve	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGO & VITALITY. F/P STRUCTURE, ROOT GIRDLE & DEADWOOD. ASYMMETRIC CANOPY.

DBH = Dameter at Breast Height (measured 4.5 feet above ground).

CRZ =Critical Root Zone (1 foot of radius per inch of tree diameter). CRZ for trees with multiple stems are calculated based on the diameter of a tree with the basal area equal to the sum of the basal areas for all stems measured.

\* = Indicates that low branching precludes trunk caliper measurement at 4.5 feet. Measurement is from smallest circumference below the lowest branching.

Conditions Ratings are provided as percentages and are based on methods outlined in the "Guide for Plant Appraisal", 9th edition, published by the International Socielty of Arboriculture.

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PROFESSIONAL SEAL



# SKYLINE CENTER BUILDINGS 1, 2 AND 3

MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

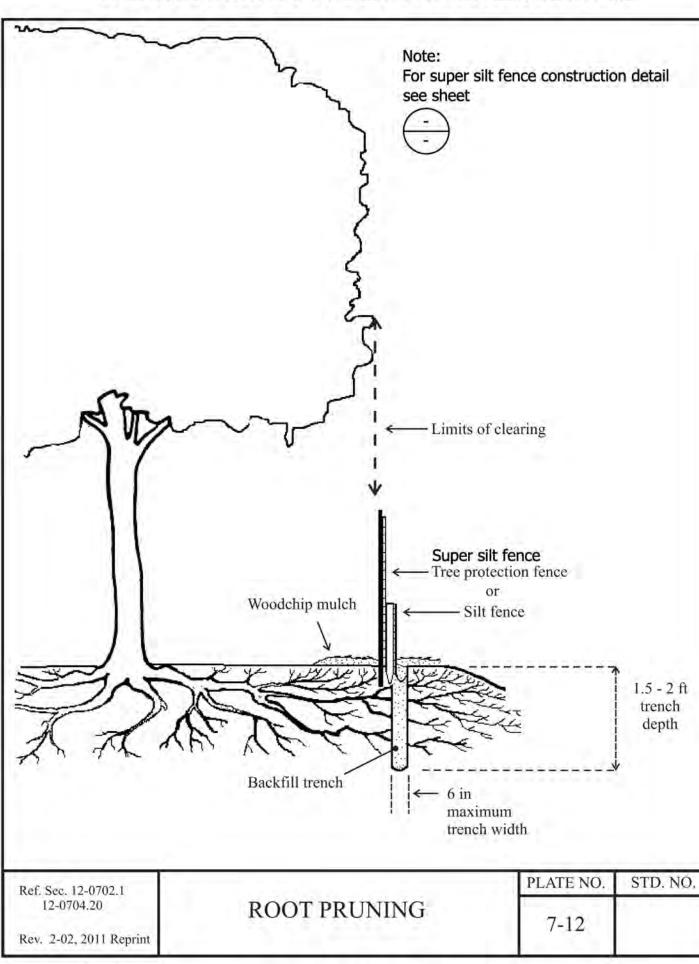
EXISTING TREE CONSERVATION INVENTORY

DRAWN BY:	PNN	
DESIGNED BY:	NPK	
DATE ISSUED:	05/13/2020	
DWG. SCALE:	N/A	
VIKA NO.	W_5629ZZ	
SHEET NO.	C-07.4	

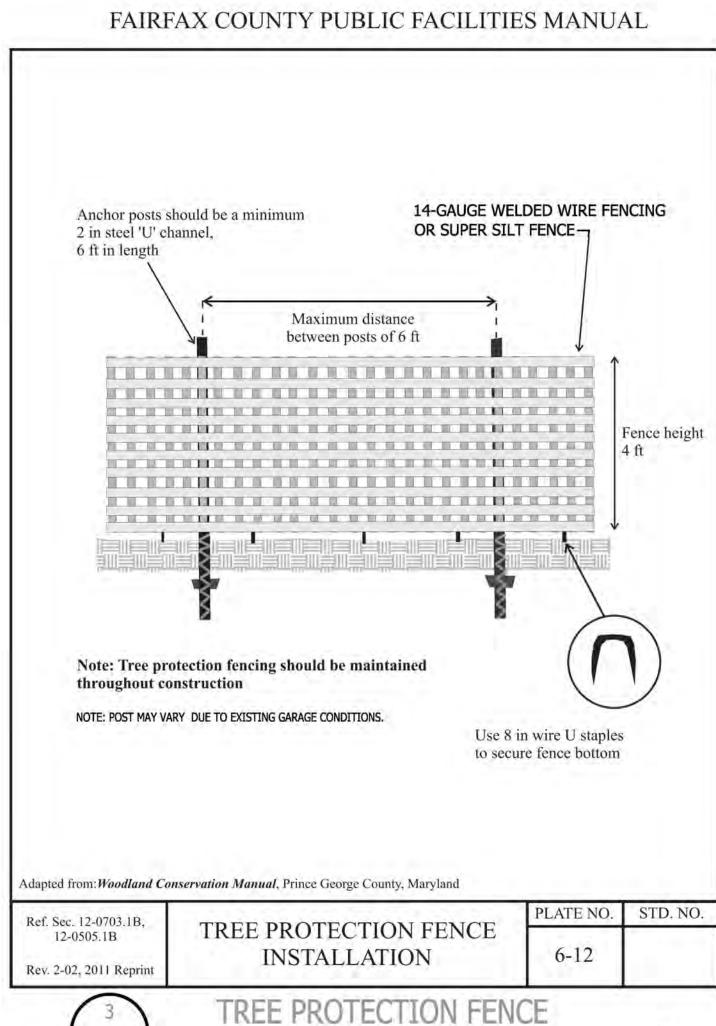
PLAN PREPARED BY: NELSON P. KIRCHNER, RLA ISA CERTIFIED ARBORIST No. MA-4720AM

SIGNATURE\_\_\_\_\_

# FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



ROOT PRUNE DETAIL



# TREE PROTECTION ZONE KEEP OUT

OFF LIMITS TO CONSTRUCTION EQUIPMENT, MATERIALS AND WORKERS. NO EQUIPMENT OR MATERIALS ARE TO BE STORED OR DEPOSITED IN THIS AREA

(COMPANY NAMES AND CONTACT NUMBERS)

PENALTY FOR VIOLATIONS STRICTLY ENFORCED

SPECIFICATIONS:

-SIGN DIMENSIONS: WIDTH: 11 INCHES MINIMUM HEIGHT: 8 INCHES MINIMUM

-SIGN BACKGROUND COLOR: YELLOW

-SIGN LETTER SIZE: LARGE: .48 INCHES MINIMUM

SMALL: .26 INCHES MINIMUM

CONTACTOR SHALL POST AND MAINTAIN BILINGUAL SIGN (ENGLISH & SPANISH). SIGNAGE SHALL COMPLY WITH REQUIREMENTS AS OUTLINED IN FAIRFAX COUNTY PFM REQUIREMENT 12-0703.3.

# TREE PRESERVATION SIGN DETAIL

# NOTE:

BILINGUAL (ENGLISH & SPANISH) SIGNAGE SHALL BE POSTED AND MAINTAINED AT THE LIMITS OF CLEARING AND GRADING AT A MINIMUM OF 50-FT INTERVALS (PFM 12-703.3)



REE PRESERVATION SIGNAGE

# ROOT PRUNE NARRATIVE

THE GRAPHIC LOCATION OF THE ROOT PRUNE ACTIVITIES SPECIFIED ARE DEPICTED AND INSIDE AND OFFSET FROM THE LIMITS OF CLEARING. HOWEVER, THE INTENT IS TO SPECIFY THE LOCATION, LENGTH AND EXTENT OF THE ROOT PRUNING ACTIVITIES ALONG THE LIMITS OF CLEARING AT A SPECIFIC LOCATION. IN FACT, THE ROOT PRUNING ACTIVITIES SPECIFIED SHALL BE COMPLETED DIRECTLY AND ALONG THE LIMITS OF CLEARING TO THE EXTENT IT IS GRAPHICALLY DEPICTED. THIS TREE PRESERVATION REQUIREMENT SHALL BE CLEARLY DISCUSSED AT THE ON-SITE PRE-CONSTRUCTION MEETING AND NOTED IN MENORANDUM BY THE PROJECT ARBORIST SUBSEQUENT TO THE PRE-CONSTRUCTION MEETING.

# SUPER SILT FENCE / TREE PRESERVATION FENCE

PER THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM) 12-0503.1.B, SUPER SILT FENCE MAY BE USED AS A DEVICE TO PROTECT TREES AND FORESTED AREAS. WITH THIS APPLICATION THE DOUBLE ROW OF SUPER SILT FENCE SPECIFIED AT THE LIMITS OF CLEARING ALONG THE EAST PRESERVATION AREA IS TO QUALIFY AS THE TREE PRESERVATION

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# EXISTING VEGETATION MAP NARRATIVE

THE SUBJECT SITE HAS BEEN DEVELOPED AS AN OFFICE BUILDING WITH SURFACE AND BELOW GRADE PARKING. THERE IS NO INTERIOR PARKING LOT LANDSCAPING. HOWEVER, THERE IS LANDSCAPING AT THE PERIMETER OF THE PARKING COMPOUND AT VARIOUS LOCATIONS. THIS PERIPHERAL PARKING LOT LANDSCAPING CONSISTING OF TREES, SHRUBS AND LAWN TURF. THE EXISTING PLANT MATERIAL SHOWS TO BE PERIODICALLY MAINTAINED. THE SUCCESSIONAL STAGE OF THE PLANT MATERIAL IS SEMI-MATURE TO MATURE. THE PLANT MATERIAL OVERALL SHOWS GOOD VIGOR VITALITY AND

THIS COPA / FOPA CALLS FOR A REDEVELOPMENT OF A PORTION OF THE SITE AREA WHERE ELEMNTS OF THE EXISTING SITE FEATURES WILL BE REMOVED AND REDESIGNED. THIS INCLUDES HARDSCAPE AND LANDSCAPE. EXISTING SURFACE PARKING WILL BE OUTLINED WITH THE NEW IMPROVEMENTS. THE PRIMARY EXISTING SPECIES ARE IDENTIFIED AND OUTLINED ON THIS PLAN.

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# TREE CONSERVATION / PRESERVATION NOTES

- 1. ALL WORK PERFORMED SHALL MEET OR EXCEED INDUSTRY STANDARDS AS MOST RECENTLY PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), OR THE TREE CARE INDUSTRY ASSOCIATION (TCIA). IN THE EVENT TREATMENTS PRESCRIBED ARE NOT COVERED BY AN EXISTING STANDARD, WORK SHALL MEET OR EXCEED STANDARDS APPROVED BY FAIRFAX URBAN FOREST MANAGEMENT DIVISION (UFMD).
- 2. THE APPLICANT SHALL WALK THE PROPOSED LIMITS OF CLEARING AND GRADING WITH A REPRESENTATIVE OF UFMD TO DETERMINE IF SUCH LIMITS CAN, AND SHOULD, BE ADJUSTED TO MINIMIZE DISTURBANCE TO TREES LOCATED OFF - SITE ON ADJACENT
- 3. ALL TREE PRESERVATION RELATED WORK OCCURRING IN OR ADJACENT TO TREE PRESERVATION AREAS SHALL BE ACCOMPLISHED IN A MANNER THAT MINIMIZES DAMAGE TO VEGETATION TO BE PRESERVED INCLUDING ANY WOODY, HERBACEOUS OR VINE PLANT SPECIES THAT OCCUR IN THE LOWER CANOPY ENVIRONMENT, AND TO THE EXISTING TOP SOIL AND LEAF LITTER LAYERS THAT PROVIDE NOURISHMENT AND PROTECTION TO THAT VEGETATION. ANY REMOVAL OF ANY VEGETATION OR SOIL DISTURBANCE IN TREE PRESERVATION AREAS INCLUDING THE REMOVAL OF PLANT SPECIES THAT MAY BE PERCEIVED AS NOXIOUS OR INVASIVE, SUCH AS PORCELIANBERRY, WILD GRAPE, HONEYSUCKLE, ETC. SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF UFMD.
- 4. THE USE OF MOTORIZED EQUIPMENT IN TREE PRESERVATION AREAS SHALL BE LIMITED TO HAND - OPERATED EQUIPMENT SUCH AS CHAINSAWS, WHEEL BARROWS, RAKE AND SHOVELS. ANY WORK THAT REQUIRES THE USE OF MOTORIZED EQUIPMENT, SUCH AS TREE TRANSPLANTING SPADES, SKID LOADERS, TRACK-HOES, BOBCATS, TRACTORS, TRUCKS, STUMP - GRINDERS, ETC., OR ANY ACCESSORY OR ATTACHMENT CONNECTED TO THIS TYPE OF EQUIPMENT SHALL NOT OCCUR UNLESS PRE - APPROVED BY UFMD.
- TREE PROTECTION FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL. BILINGUAL SIGNAGE SHALL BE POSTED IN ACCORDANCE WITH PFM 12-0703.3 AND SHALL INDICATE "TREE PROTECTION ZONE - KEEP OUT - OFF LIMITS TO CONSTRUCTION EQUIPMENT, MATERIALS AND WORKERS". SIGNAGE SHALL BE POSTED IN ENGLISH AND SPANISH AND SHALL BE ATTACHED TO FENCING AT A MINIMUM OF FIFTY (50) FOOT INTERVALS (PFM 12-0503.3).
- 6. ALL TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY CLEARING AND GRADING ACTIVITIES, INCLUDING THE COMPLETE DEMOLITION OF ANY EXISTING STRUCTURES. THE INSTALLATION OF ALL TREE PROTECTION FENCE TYPES SHALL BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST, AND ACCOMPLISHED IN A MANNER THAT DOES NOT HARM EXISTING VEGETATION THAT IS TO BE PRESERVED. THREE (3) DAYS PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR LANDSCAPE DEMOLITION ACTIVITIES, BUT SUBSEQUENT TO THE INSTALLATION OF THE TREE PROTECTION DEVICES, UFMD SHALL BE NOTIFIED AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ASSURE THAT ALL TREE PROTECTION DEVICES HAVE BEEN CORRECTLY INSTALLED.
- 7. MONITORING OF TREE PRESERVATION & INVASIVE VETGETATION MANAGEMENT THE PROJECT ARBORIST WILL ACTIVELY MONITOR THE CONSTRUCTION ACTIVITIES TO ENSURE THE PROPER TREE PRESERVATION TECHNIQUES ARE BEING EMPLOYED. THE FREQUENCY OF THIS MONITORING WILL VARY DURING THE LIFE OF THE PROJECT. INVASIVE SPECIES MONITORING SHALL BE REPORTED WHEN TREATMENTS ARE PROVIDED AND QUARTELY / YEAR WHEN TREE PRESERVATION MONITORING IS CONDUCTED. SEE PROFFERS.

- DEMOLITION: INITIAL INSTALLATION OF ALL TREE PRESERVATION MEASURES & PHASE-I PERIMETER SEDIMENT AND EROSION CONTROL MEASURES
- NOTIFICATION: SITE INSPECTOR AND UFMD STAFF WILL RECEIVE A MONITORING REPORT OF THE DAILY ACTIVITIES BY COB OF THE FOLLOWING MONDAY FOR THE PREVIOUSLY WEEKLY MONITORING.

# PHASE-II PROJECT ARBORIST MONITORING

### SITE WORK & INVASIVE VEGETATION MANAGEMENT FREQUENCY:

- TREE PRESERVATION FOUR TIMES ANNUALLY UNTIL THE FIRST
- RESIDENTIAL USE PERMIT (RUP) IS ISSUED FOR THE LAST BUILDING CONSTRUCTED ON THE SITE, AND/OR USE PERMIT IS ISSUED. INVASIVE SPECIES TREATMENTS - DAILY WHEN TREATMENTS ARE MOBILIZED AND APPLIED AND QUARTELY WHEN THE TREE PRESERVATION MONITORING
- IS CONDUCTED. NOTIFICATION: SITE INSPECTOR AND UFMD STAFF WILL RECEIVE A MONITORING REPORT OF THE QUARTLEY ACTIVITIES BY COB OF THE LAST FRIDAY OF THE SUBJECT MONTH OF THE CURRENT MONITORING MONTH.
- 8. A FOUR INCH LAYER OF MULCH SHALL BE APPLIED IN A TEN FOOT STRIP ALONG LIMITS OF CLEARING AND GRADING WITHIN TREE PROTECTION AREAS WHERE ROOT PRUNING HAS BEEN SPECIFIED. MULCH SHALL COVER AS MUCH OF THE CRITICAL ROOT ZONES OF TREES TO BE PRESERVED AS POSSIBLE, PLACING MULCH DIRECTLY AGAINST THE ROOT CROWN BASE OF EXISTING TREES TO BE PRESERVED SHALL BE AVOIDED. CHIPS OR GRINDINGS GENERATED FROM CLEARING OPERATIONS MAY BE USED AS MULCH.
- 9. TREES ON THE "TREE INVENTORY AND CONDITION ANALYSIS" PLAN (SHEETS 16.02 AND 16.03) THAT MAY BE DESIGNATED TO BE CROWN CLEANED SHALL CONSIST OF REMOVAL OF DEADWOOD 1.5" AND GREATER IN DIAMETER, REMOVAL OF WATERSPROUTS, DISEASED WOOD AND CROSSING AND HAZARDOUS BRANCHING FROM THE TREE CANOPY. ALL PRUNING OPERATIONS SHOULD CONFORM TO ANSI A300 (PART 1)-2001 PRUNING STANDARDS. THE INTERIORS OF THE TREES SHALL NOT BE STRIPPED OF SUCKERS, EPICORMIC BRANCHES, OR OTHER LIVE TISSUE. CROSSING, RUBBING, OR DISEASED LIVE BRANCHES MAY BE REMOVED. DEBRIS FROM TREE PRUNING OPERATIONS MAY BE CHIPPED USED AS MULCH MATERIAL OR SHALL BE REMOVED FROM THE SITE.
- THE INSTALLATION OF TREE PROTECTION FENCING, INCLUDING SUPER SILT FENCE, IF IT IS TO BE USED AS TREE PROTECTION FENCING, SHALL BE INSTALLED UNDER THE SUPERVISION OF THE PROJECT ARBORIST, WHO SHALL BE A CERTIFIED ARBORIST, AND ACCOMPLISHED IN A MANNER AS OUTLINED IN THE PROFFERS.

Q:\projects\5629zz\2020.05.05 fld mk-up's\sample\tree preserve notes (2020.05.06).docx



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PROFESSIONAL SEAL



# SKYLINE CENTER BUILDINGS 1, 2 AND 3

MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

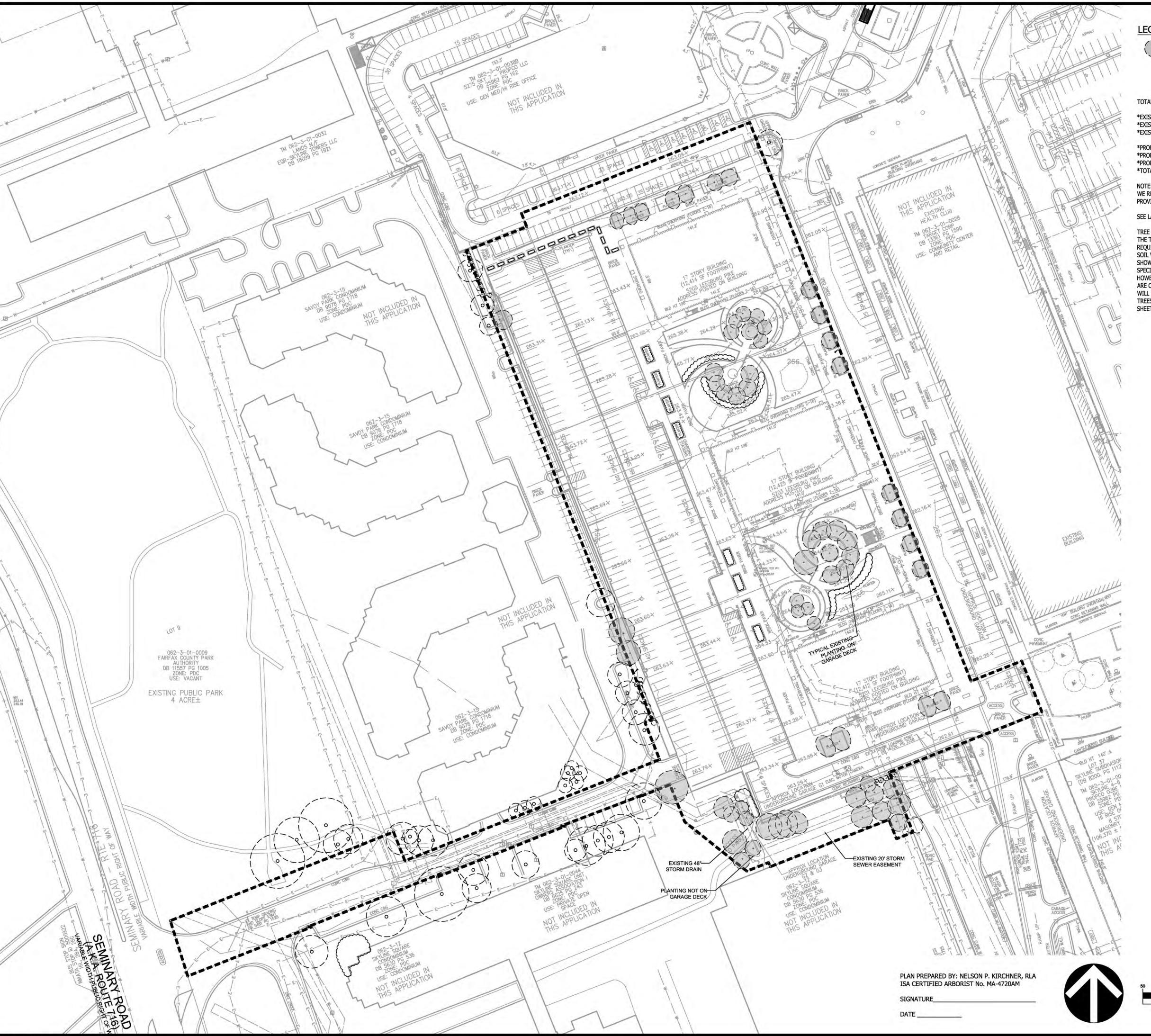
**EXISTING TREE** CONSERVATION **DETAILS** 

DRAWN BY:	JJ	
DESIGNED BY: _	STF	
DATE ISSUED:	05/13/2020	
DWG. SCALE:	N/A	
VIKA NO.	W_5629ZZ	
SHEET NO.	C-07.5	

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA ISA CERTIFIED ARBORIST No. MA-4720AM

SIGNATURE:

DATE: 02/14/2020



EXISTING TREE CANOPY COVER

TOTAL SITE AREA = 284,709 SF

\*EXISTING NON COMPLIANT CANOPY AREA = 28,770 SF \*EXISTING NON COMPLIANT CANOPY REQUIRED TO BE PRESERVED = 2,847 SF \*EXISTING NON COMPLIANT CANOPY TO BE PRESERVED = 15,000 SF

\*PROPOSED NON COMPLIANT 10 YEAR TREE CANOPY REQUIRED = 28,470 SF \*PROPOSED NON COMPLIANT CANOPY TO BE PRESERVED = 15,000 SF \*PROPOSED NON COMPLIANT 10 YEAR CANOPY PROVIDED WITH NEW PLANTINGS = 2,250 SF \*TOTAL PROPOSED NON COMPLIANT 10 YEAR CANOPY PROVIDED = 17,250 SF

WE RESERVE THE RIGHT TO PROVIDE ADDITIONAL TREE PRESERVATION TO MEET THE FULL PROVIDED TREE COVER IN LIEU OF PLANTED MATERIAL.

SEE LANDSCAPE SHEET L4.0 FOR THE PROPOSED NON COMPLIANT TREE CANOPY PROVIDED

THE TREES SHOWN DO NOT COUNT TOWARD THE FAIRFAX COUNTY 10 YEAR TREE COVERAGE REQUIREMENT DUE TO THE LOCATIONS ON STRUCTURE, IN EASEMENTS AND THE AVAILABLE SOIL VOLUMES. THE COMPUTATIONS SHOWN ARE NON COMPLIANT IN NATURE AND ADDED TO SHOW WHAT WOULD HAVE BEEN AVAILABLE IF THE TREES DID MEET THE REQUIRED SPECIFICATIONS. EVERY EFFORT WILL BE MADE TO SAVE THE EXISTING TREES ON SITE HOWEVER DUE TO CONSTRUCTION THERE IS THE POTENTIAL TO LOOSE SEVERAL TREES. WE ARE COMMITTING TO PROVIDE 17,250 SF OF PROPOSED NON COMPLIANT TREE COVER AND WILL MEET THIS EITHER WITH EXISTING NON COMPLIANT TREE SAVE OR THE PLANTING OF TREES ON STRUCTURE THAT WOULD THEORETICALLY MEET THE 10 YEAR TREE CANOPY. SEE SHEET C-03 FOR WAIVERS AND MODIFICATIONS.

GRAPHIC SCALE

( IN FEET ) 1 inch = 50 ft.



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SHEET STATUS	DATE
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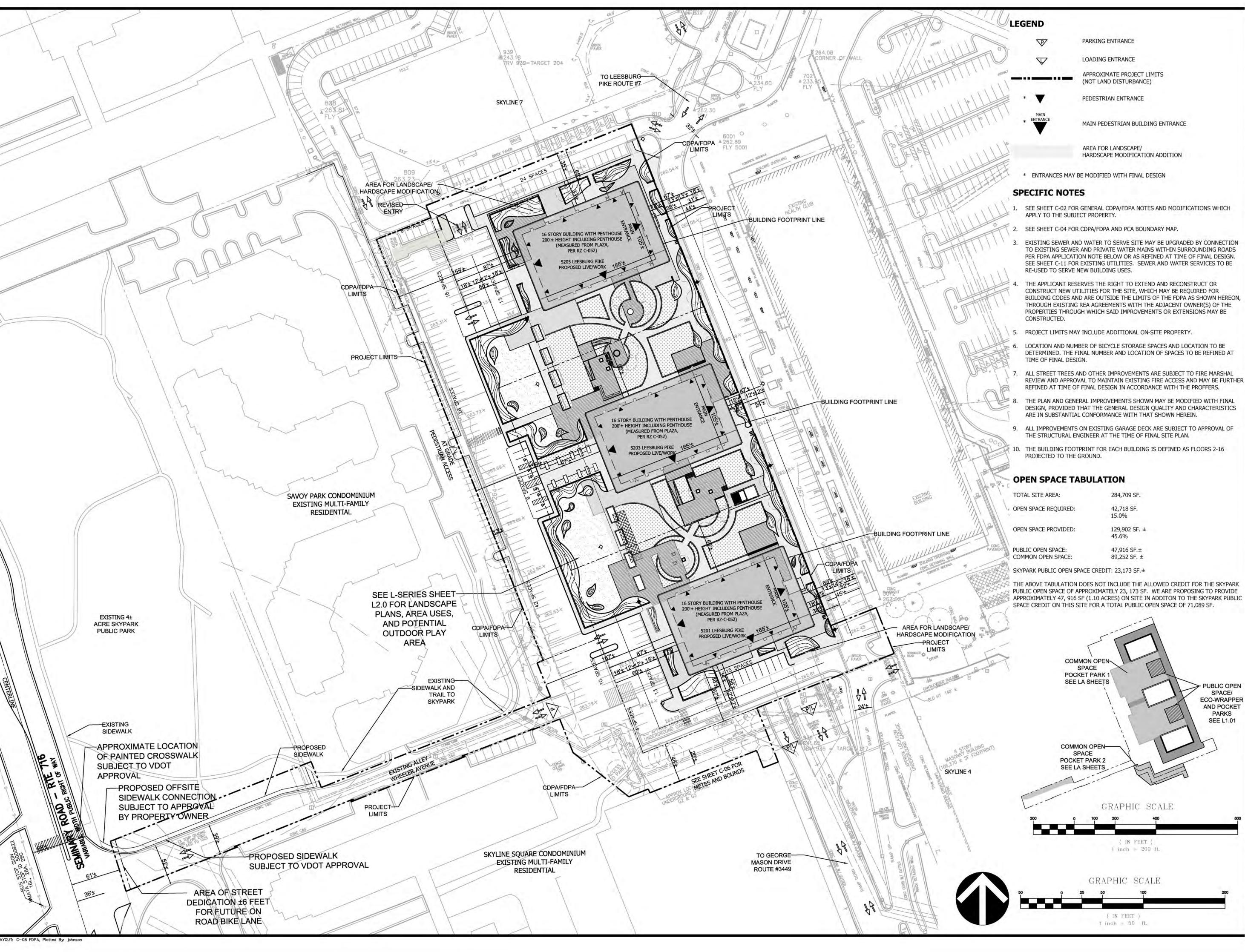


# SKYLINE CENTER BUILDINGS 1, 2 AND 3

MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

**EXISTING NON** COMPLIANT 10-YEAR TREE COVER

DRAWN BY:	PNN
DESIGNED BY:	NPK
DATE ISSUED:	05/13/2020
DWG. SCALE:	1" = 50'
VIKA NO.	VV_5629ZZ
SHEET NO.	C-07.6





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3rd. Sub.	05/13/2020
POST-APPROVAL	
SHEET STATUS	DATE
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JOHN F AMATETTI Lic. No. 11447

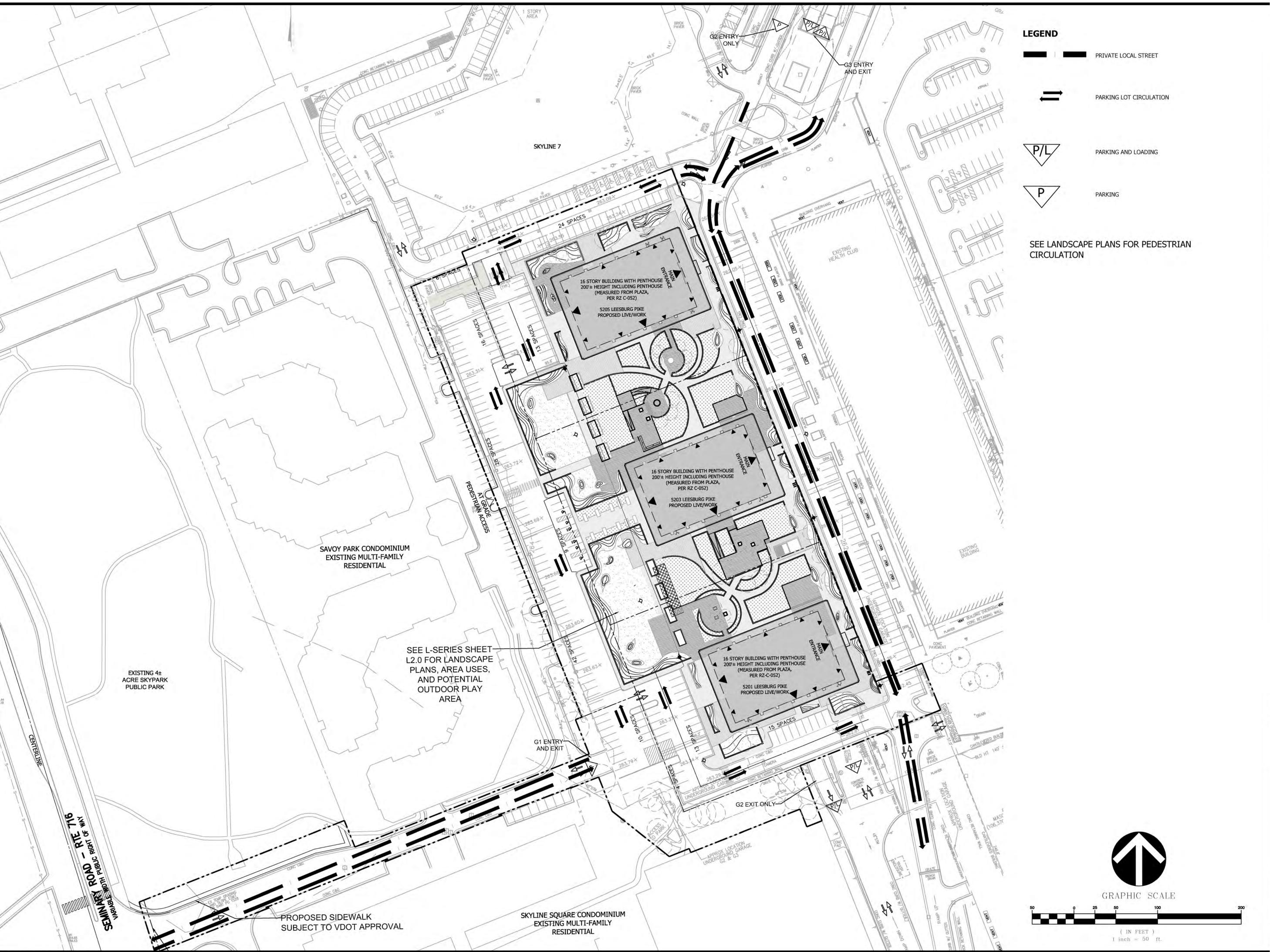
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SKYLINE CENTER
BUILDINGS 1, 2 AND 3

MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL /
FINAL
DEVELOPMENT
PLAN
AMENDMENT

DRAWN BY:	JJ	
DESIGNED BY:	STF	
DATE ISSUED:	05/13/2020	
DWG. SCALE:	1"=50'	
VIKA NO.	W_5629ZZ	
SHEET NO.	C-08	





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POST-APPROVAL SHEET STATUS	DATE
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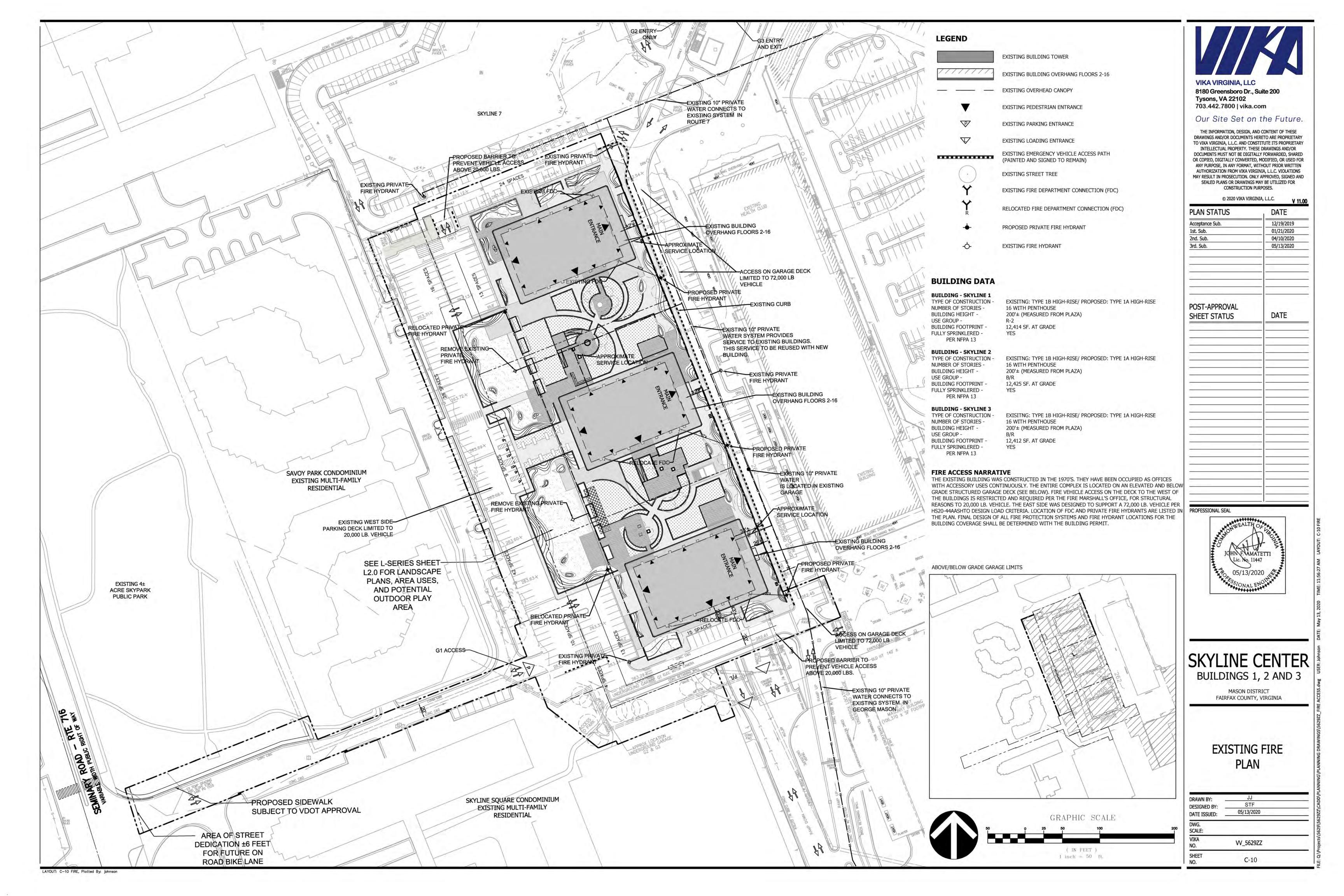


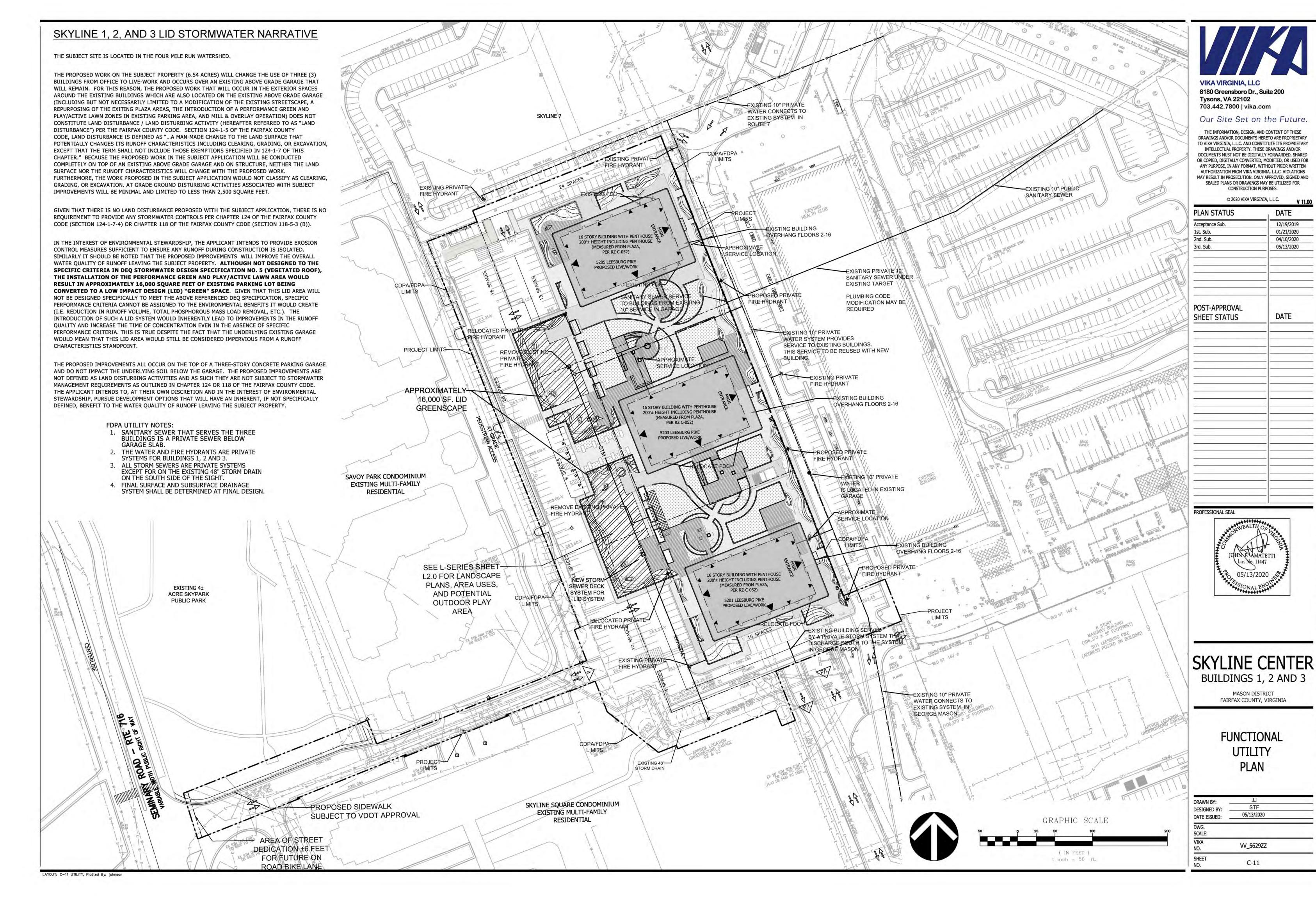
# SKYLINE CENTER BUILDINGS 1, 2 AND 3

MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

# VEHICULAR CIRCULATION PLAN

DRAWN BY:	JJ	
DESIGNED BY:	STF	
DATE ISSUED:	05/13/2020	
DWG. SCALE:	1"=50'	
VIKA NO.	W_5629ZZ	
SHEET NO.	C-09	





# **Building Elevation Narrative**

The existing building elevations are clad with metal panels and standard window bays centered between columns.

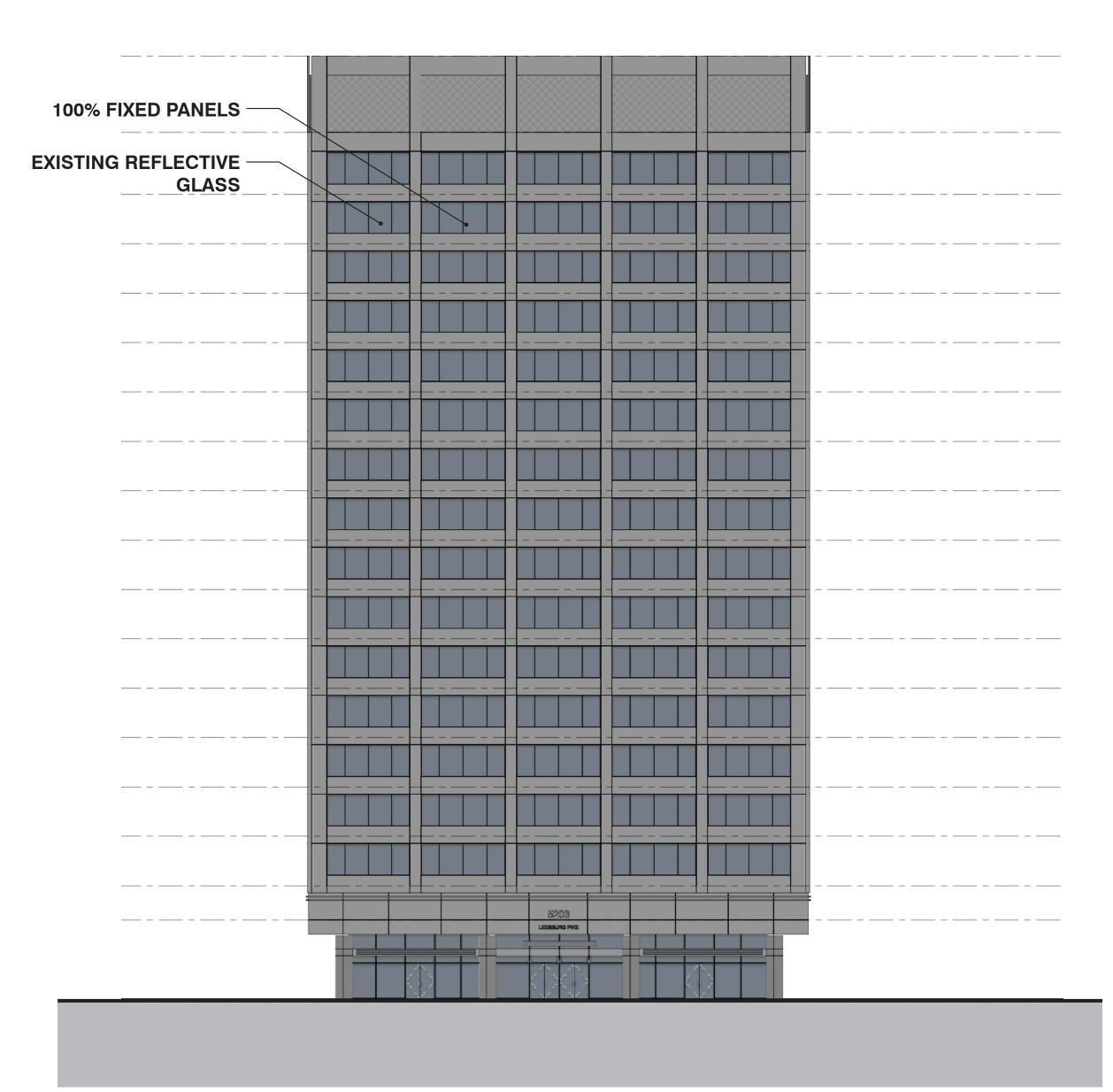
The window bays are comprised of four panels of two different glazing sizes. The glazing within these window bays is a coated glass that reflects its surroundings.

# Goals:

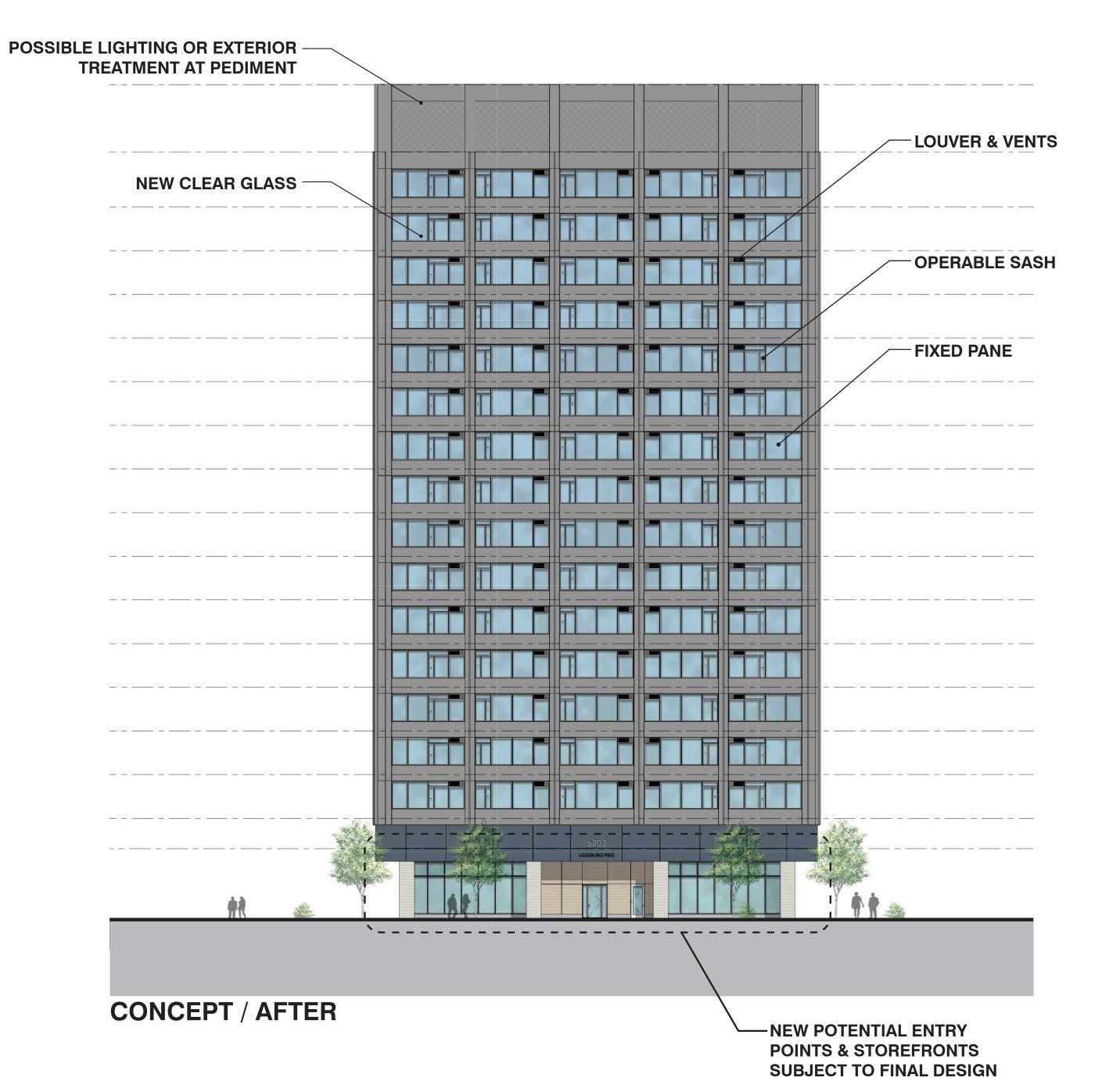
- 1. Generate diverse elevations for each of the buildings while still maintaining aesthetic harmony
- 2. Create flexibility of uses internally through integrated ventilation and operable parts
- 3. Provide sources of natural ventilation and light

# Concept: Diversity by means of Adaptable Standardization

We achieve aesthetic diversity by creating a kit of parts, which allows for flexibility in the composition of the window bay and storefront systems. Each bay has the option to include fixed glazing, operable fenestration and fixed ventilation panels. By alternating the placement and orientation of these elements, we will create diverse and interesting patterns while providing the functionality necessary for a live/work building program. Utilization of clear glazing both enhances the natural light within the space and creates a lighter aesthetic on the elevations. Operable windows enhance the interior spaces through natural ventilation while creating visual movement along the elevations by means of placement within the bay.



**EXISTING / BEFORE** 



\*CONCEPT ELEVATIONS FOR ILLUSTRATIVE PURPOSES ONLY, SUBJECT TO CHANGE.



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# SKYLINE CENTER

BUILDINGS 1, 2 AND 3

MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

# COMPARISON BEFORE / AFTER ELEVATION

DRAWN BY: DESIGNED BY: DATE ISSUED:	05/13/20	
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PENTHOUSE



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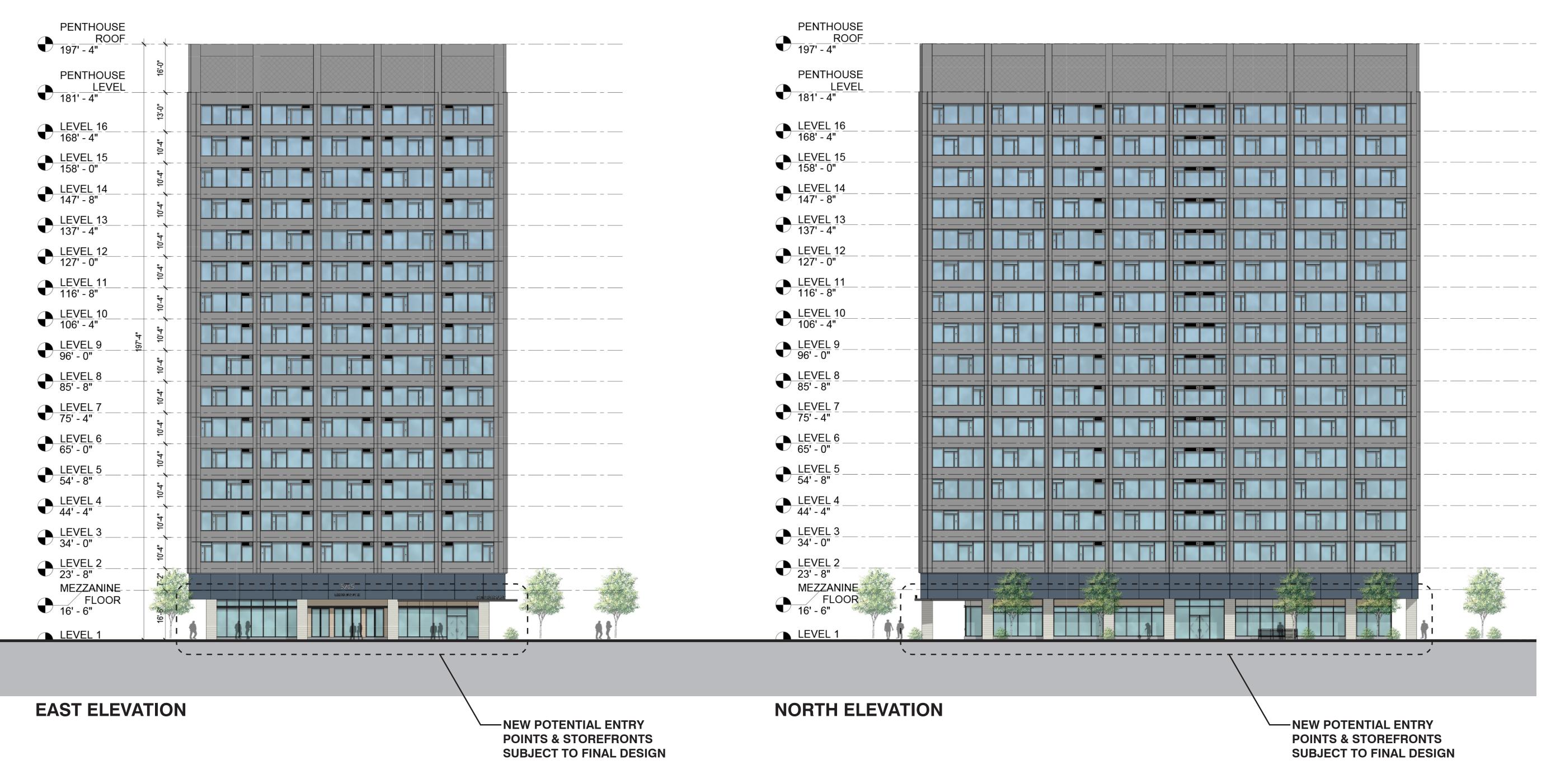
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# SKYLINE CENTER BUILDINGS 1, 2 AND 3

MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

OVERALL PROJECT ELEVATIONS

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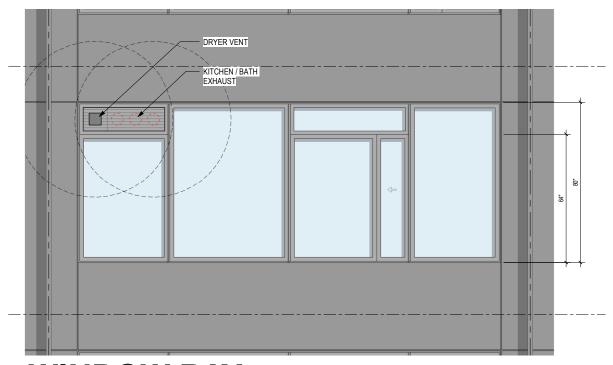
# SKYLINE CENTER

BUILDINGS 1, 2 AND 3

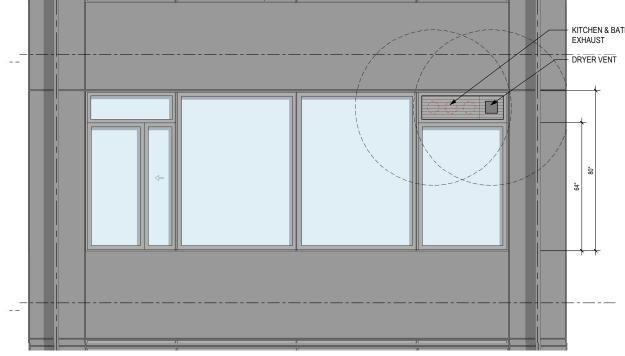
MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

ENLARGED CONCEPT ELEVATION

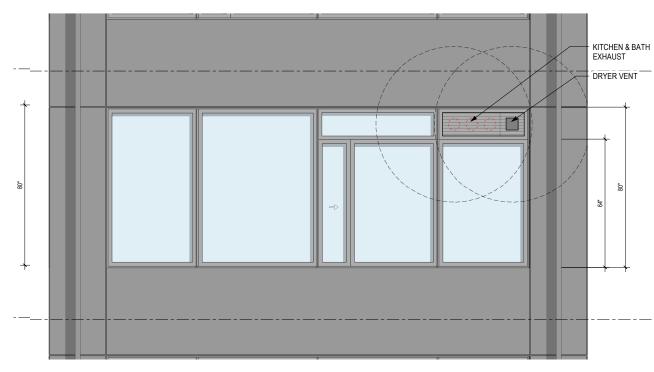
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VIKA NO.	VV_5629ZZ	
SHEET	A.03	



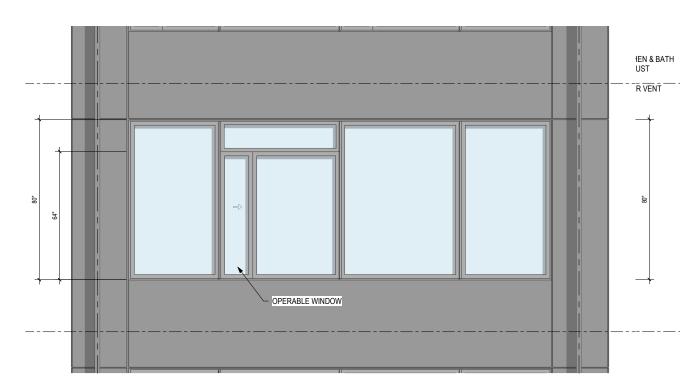
**WINDOW BAY 01** 



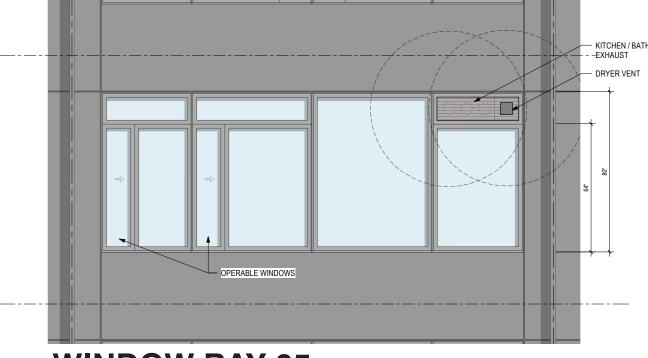
**WINDOW BAY 02** 



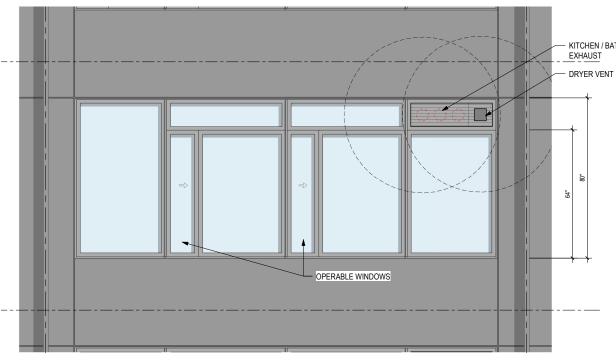
WINDOW BAY 03



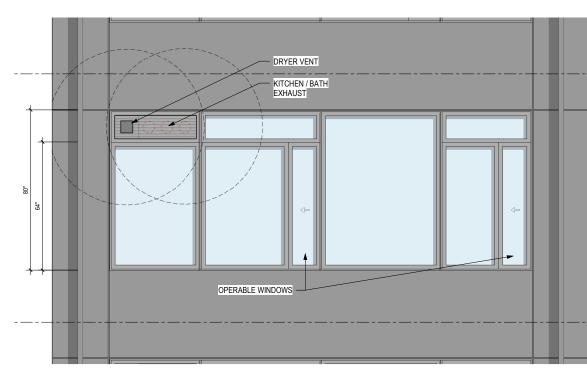
**WINDOW BAY 04** 



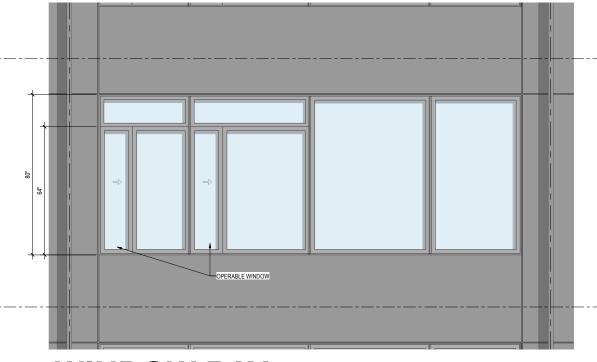
WINDOW BAY 05



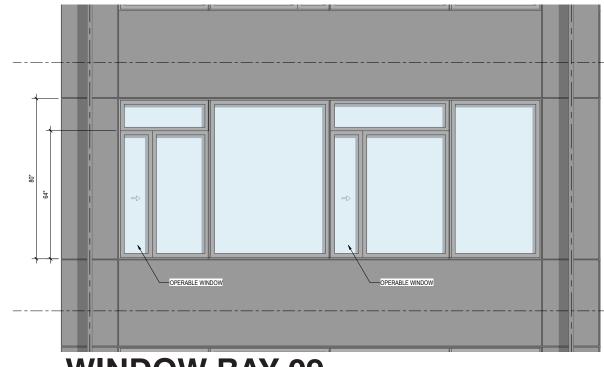
**WINDOW BAY 06** 



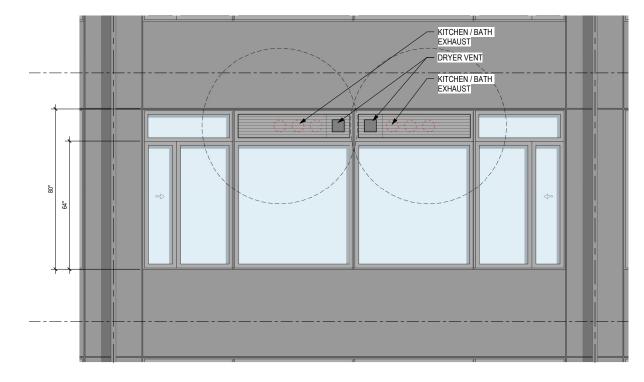
**WINDOW BAY 07** 



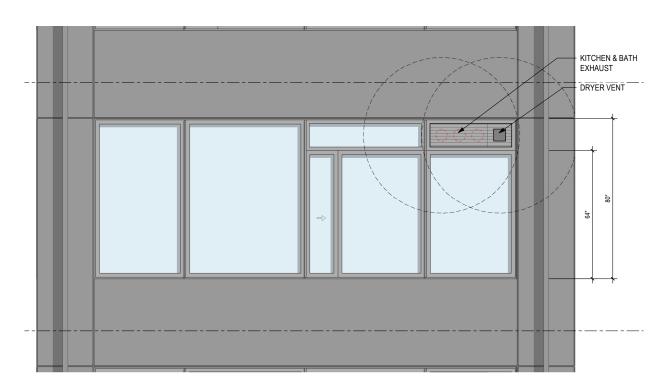
WINDOW BAY 08



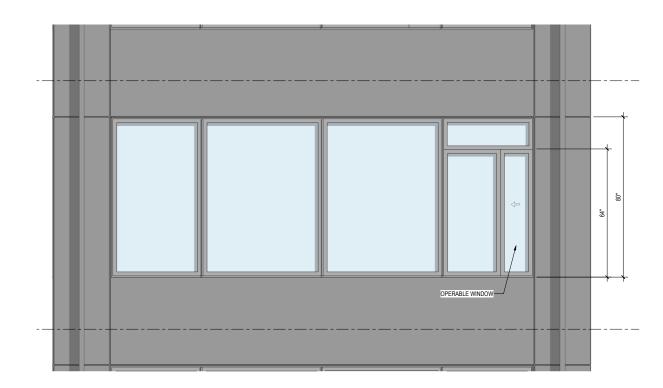
**WINDOW BAY 09** 



**WINDOW BAY 10** 



**WINDOW BAY 11** 



**WINDOW BAY 12** 

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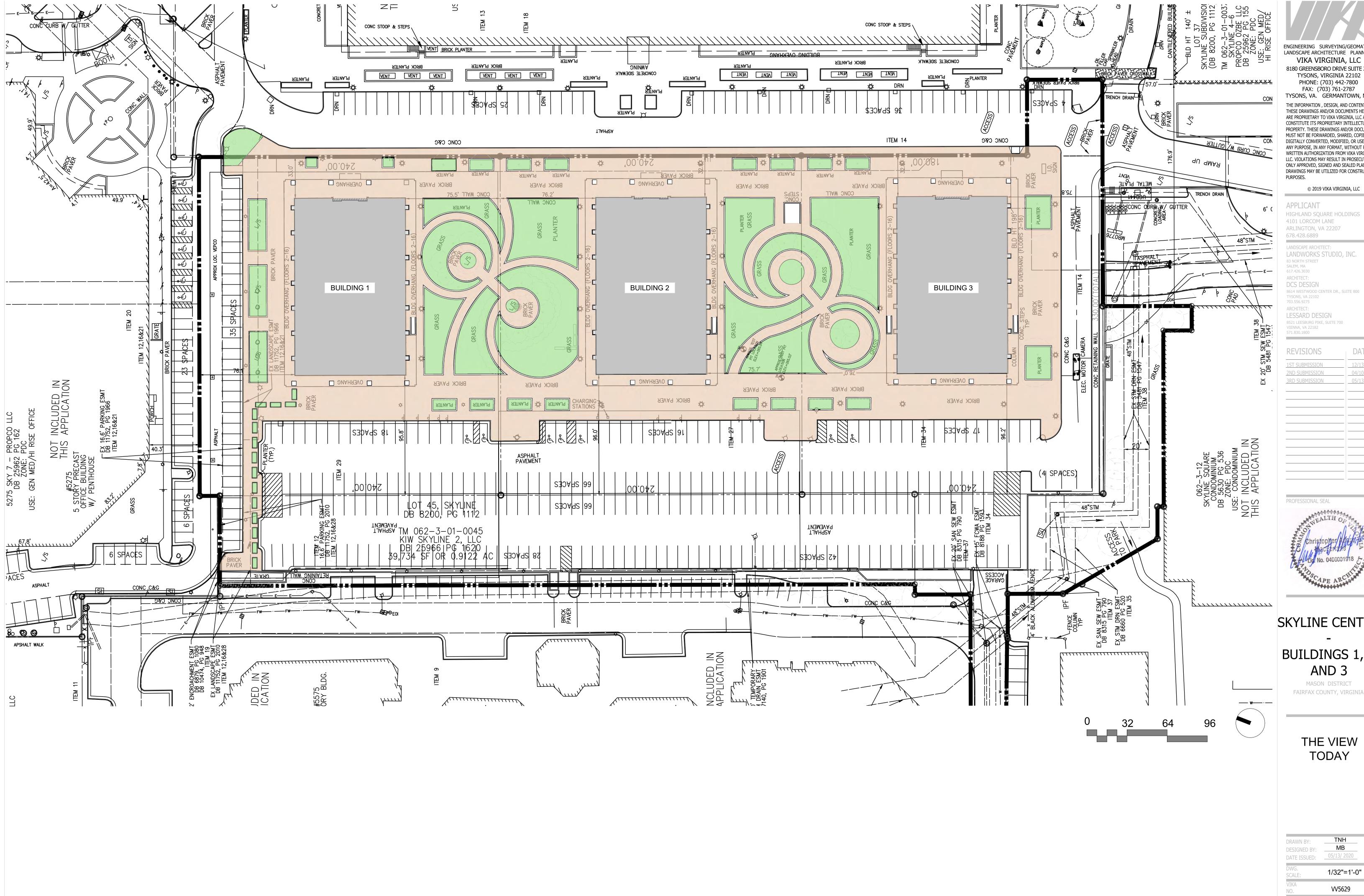
# SKYLINE CENTER

BUILDINGS 1, 2 AND 3

MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

POTENTIAL
"KIT OF PARTS"
WINDOW
MODULES

DRAWN BY: DESIGNED BY: DATE ISSUED:	05/13/20	
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LANDSCAPE ARCHITECT: LANDWORKS STUDIO, INC.

8614 WESTWOOD CENTER DR., SUITE 800 TYSONS, VA 22102

LESSARD DESIGN 8521 LEESBURG PIKE, SUITE 700 VIENNA, VA 22182 571.830.1800

REVISIONS	DATE
1ST SUBMISSION 2ND SUBMISSION 3RD SUBMISSION	12/13/19 04/10/20 05/13/20



SKYLINE CENTER

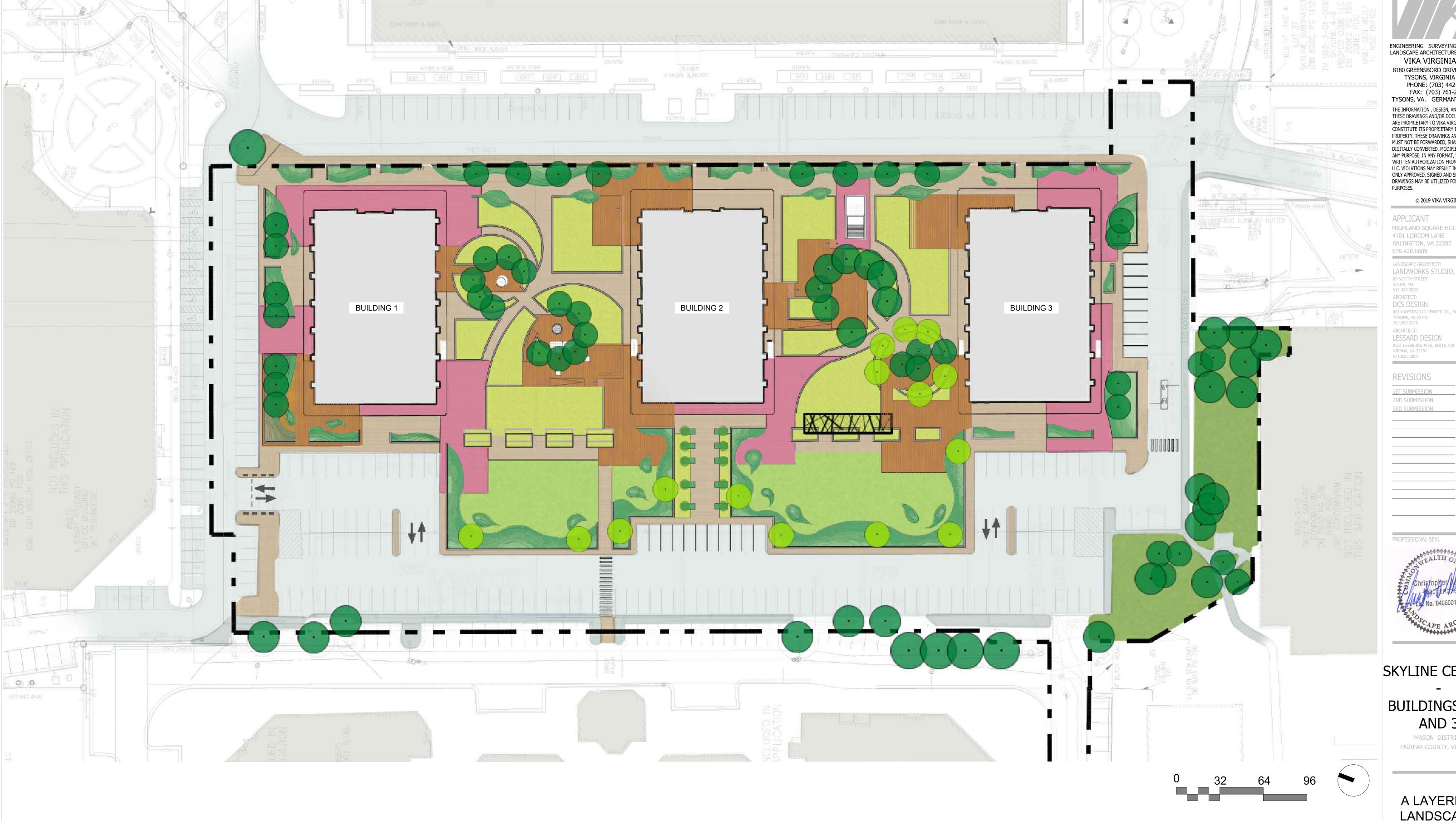
BUILDINGS 1, 2 AND 3

FAIRFAX COUNTY, VIRGINIA

THE VIEW TODAY

DRAWN BY: DESIGNED BY: DATE ISSUED:	TNH MB 05/13/ 2020
DWG. SCALE:	1/32"=1'-0"
VIKA NO.	VV5629

L0.00



LANDSCAPE ARCHITECTURE PLANNING VIKA VIRGINIA, LLC

8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787 TYSONS, VA. GERMANTOWN, MD.

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APPLICANT

HIGHLAND SQUARE HOLDINGS 4101 LORCOM LANE

678.428.6889

LANDSCAPE ARCHITECT: LANDWORKS STUDIO, INC. 83 NORTH STREET

SALEM, MA 617.426.3030 ARCHITECT:

DCS DESIGN 8614 WESTWOOD CENTER DR., SUITE 800 TYSONS, VA 22102

ARCHITECT: LESSARD DESIGN

8521 LEESBURG PIKE, SUITE 700 VIENNA, VA 22182 571.830.1800

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2ND SUBMISSION	04/10/20
3RD SUBMISSION	05/13/20
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PROFESSIONAL SEAL



# SKYLINE CENTER

# BUILDINGS 1, 2 AND 3

MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

A LAYERED LANDSCAPE CONDITION TOMORROW

DRAWN BY: DESIGNED BY:	TNH MB 05/13/ 2020
DATE ISSUED:  DWG. SCALE:	1/32"=1'-0"

VV5629

L0.01



# 'Skyline Center' Landscape Narrative - A Layered Landscape

The primary design objective for the pedestrian realm at Skyline Center is to create a cohesive, robust, interactive and attractive urban park experience for the enjoyment for both the general public, private tenants and their guests. The proposed urban park will replace a currently rigid and underutilized courtyards and streetscape. The design of the park will maintain the existing, well established trees and provide supplemental new planting while massaging and defining any number of spaces to compliment the new mixed-use establishments and urban neighborhood.

The basic structure of this new urban park is a series of overlapping amenities and visual forms, as a means to provide a range of diverse experiences. In turn, and in addition to providing context for active uses, these various layers will foster a publicly accessible open space, allowing for leisure pursuits, socializing, exercising, and enjoyment of the designed landscape.

Skyline Center urban park is a compilation of the five park types identified in the Fairfax County Comprehensive Plan (2017). Containing aspects of Pocket Parks, Common Greens, Civic Plazas, Recreation Focused Parks, and Linear Parks, this park offers opportunities to partake in various usages associated with each park type. Character zones are identified with specific images and uses but will likely morph into systems as defined by the urban user.

# **Character Zones**

CZ 1: The Wrapper- A Linear Park

By extending the inner courtyards to the property's edge, the opportunity to create a vibrant linear park now surrounds the entire site. New greenscape material extends the use and longevity of the earth form. Multiple entries address connectivity to existing and newly designated arteries and invite visitors to the park. The design of The Wrapper considers the biker, the walker, those waiting for the bus, the stroller, the neighborhood, all as equal participants. Benches and bicycle racks mixed with furniture from adjacent character zones complete the urban model and offer respite to visitors.

# CZ 2: The Marketplace

Mixed use expectations include the addition of restaurants and markets with spill-out to the adjacent park. Varietal seating allows for group coffee and lunches or private meetings. Terraced decks with built-in seating accommodate functions and larger gatherings around fire elements. Existing trees provide a shaded terrace for seasonal use.

# CZ 3: The Kitchens

From within the towers, social kitchens provide dining expectations for residents and guests who similarly will extend to the outdoor patios. Tables and chairs, chaise lounges, prep tables and flower planters provide a private touch to this bustling urban system. Spill-over from The Marketplace further activates the zone. Cold frames allow for seasonal display and gardening to be used by residents and local restaurants. Existing large planters may also be repurposed for additional gardening opportunities.

# CZ 4: Social Gathering

The Social Gathering zone has been designed to provide a variety of 'outdoor' spaces of varying sizes for flexible and adaptable uses. The overriding goal of the formal logic is to create rhythm and variation within a recognizably irregular and playful system of movement. Built in furniture and informal lawn seating provide opportunities for different likes. Lawns can accommodate additional gaming when The Lawn reaches capacity.

# CZ 4: The Lawn

The Lawn is defined by active outdoor uses routinely associated with urban domestic bliss. It is different from 'The Wrapper' by juxtaposing Natural Vs Man-made landscape. Hammocks, croquet, bocce, Adirondack chairs, ping pong, and swings play a role in providing ranging opportunities for all to visit and interact. The 'active' ground plane will consist of both pervious and impervious surfaces to reinforce use areas as well as the larger ecological story embedded within the park design. Other ground plane materials will consist of mown lawn areas as well as various ground covers, spring bulbs and small woody shrubs. Selective tree plantings will provide shade while contributing to the larger sense of nature, which defines the overall park character.

# Z 5: Special Event

The parking deck represents a vast area for use if not occupied by cars. Special event days allow for shuffling of vehicles and opening of the upper most level to allow for events including food trucks, dance floor, court games, roller skating, and other hard surface activities. Evening events may include movies if popularity over burdens the lawn areas.

The entire site sits atop a multi-story parking deck. The current finished grade is just inches above the structural slab in some locations and never more than 16". Existing trees are surprisingly healthy considering they are growing in raised planters or on tall mounds. Our intent is to design around the existing trees and preserve as many as possible. Additional plantings will supplement existing trees however we propose using more native species that need far less irrigation and provide a more ecologically aware landscape (see attached plant list). We will explore opportunities to develop details that collect and hold storm water.

IGINEERING SURVEYING/GEOMAT

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LANDSCAPE ARCHITECTURE PLANNING
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200
TYGONG, VIRGINIA 22102

TYSONS, VIRGINIA 22102
PHONE: (703) 442-7800
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SALEM, MA

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703.556.9275

ARCHITECT:

LESSARD DESIGN

8521 LEESBURG PIKE, SUITE 700
VIENNA, VA 22182

TYSONS, VA 22102

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 1ST SUBMISSION
 12/13

 2ND SUBMISSION
 04/10



# SKYLINE CENTER

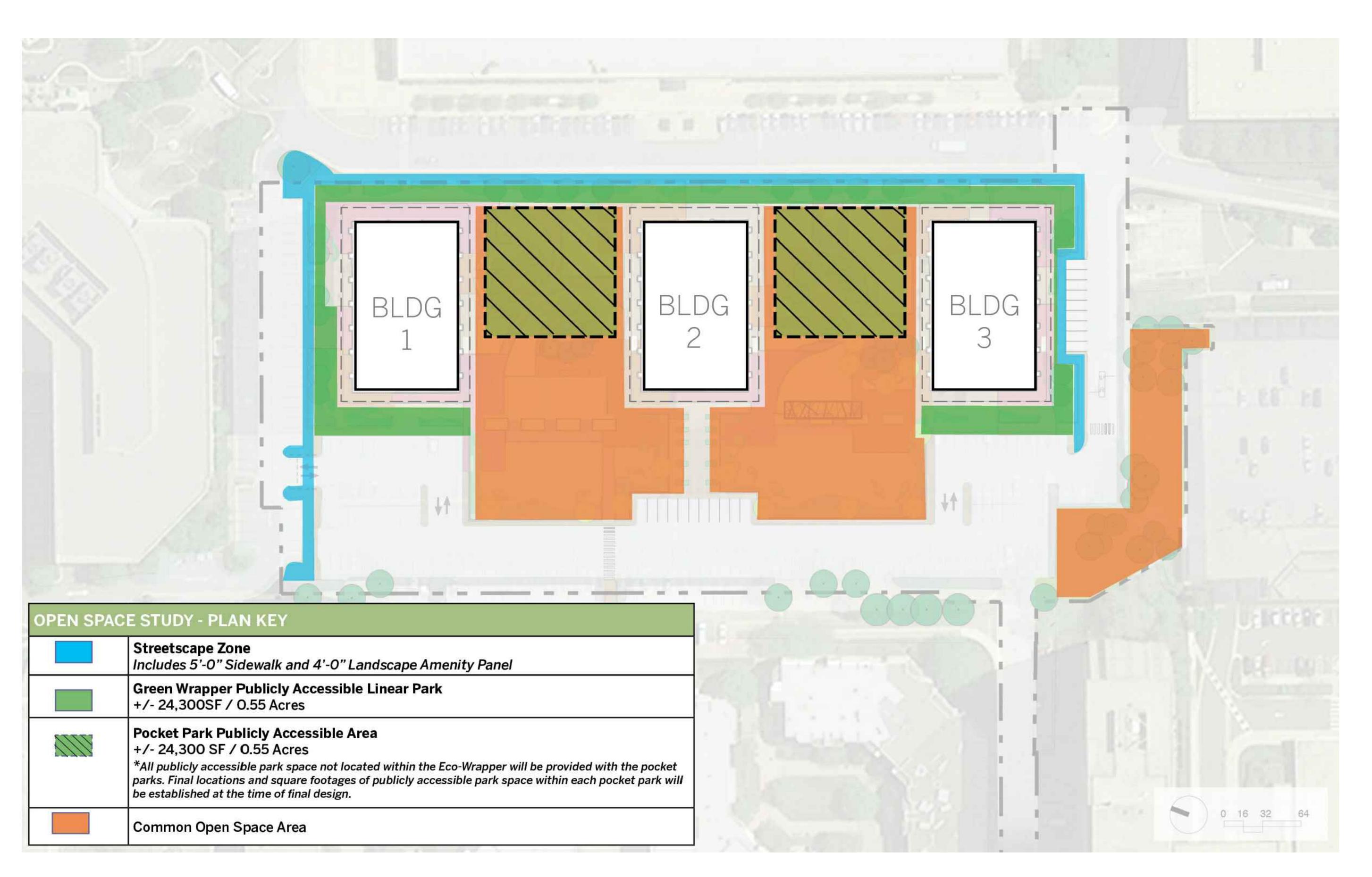
# BUILDINGS 1, 2 AND 3

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

ILLUSTRATIVE SITE PLAN AND NARRATIVE

DRAWN BY:	TNH
DESIGNED BY:	MB
DATE ISSUED:	05/13/ 2020
DWG. SCALE:	SEE PLAN

VV5629



PUBLIC ACCESS OPEN SPACE STUDY

LANDSCAPE ARCHITECTURE PLANNING VIKA VIRGINIA, LLC 8180 GREENSBORO DRIVE SUITE 200

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SALEM, MA 617.426.3030 ARCHITECT:

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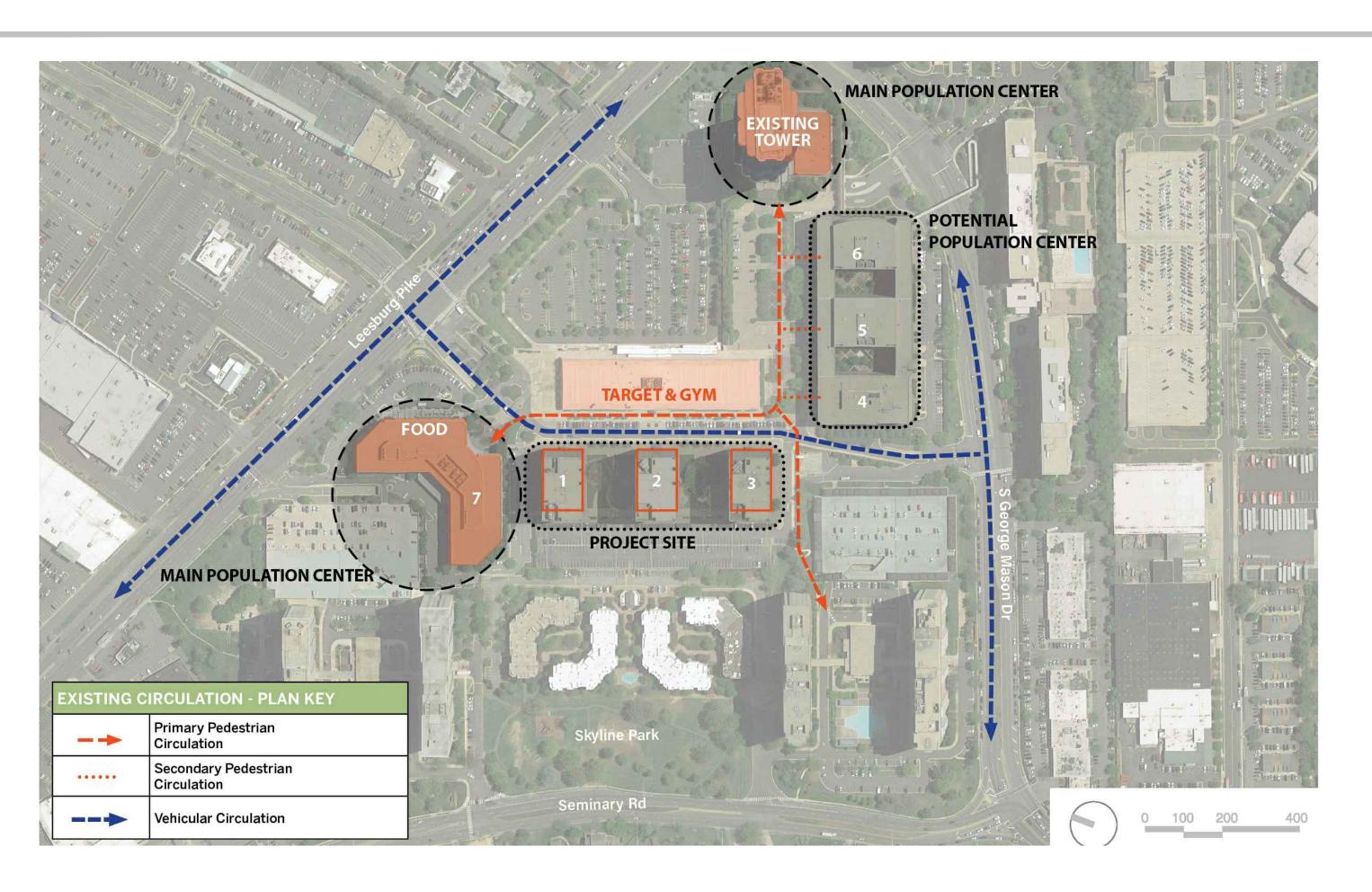


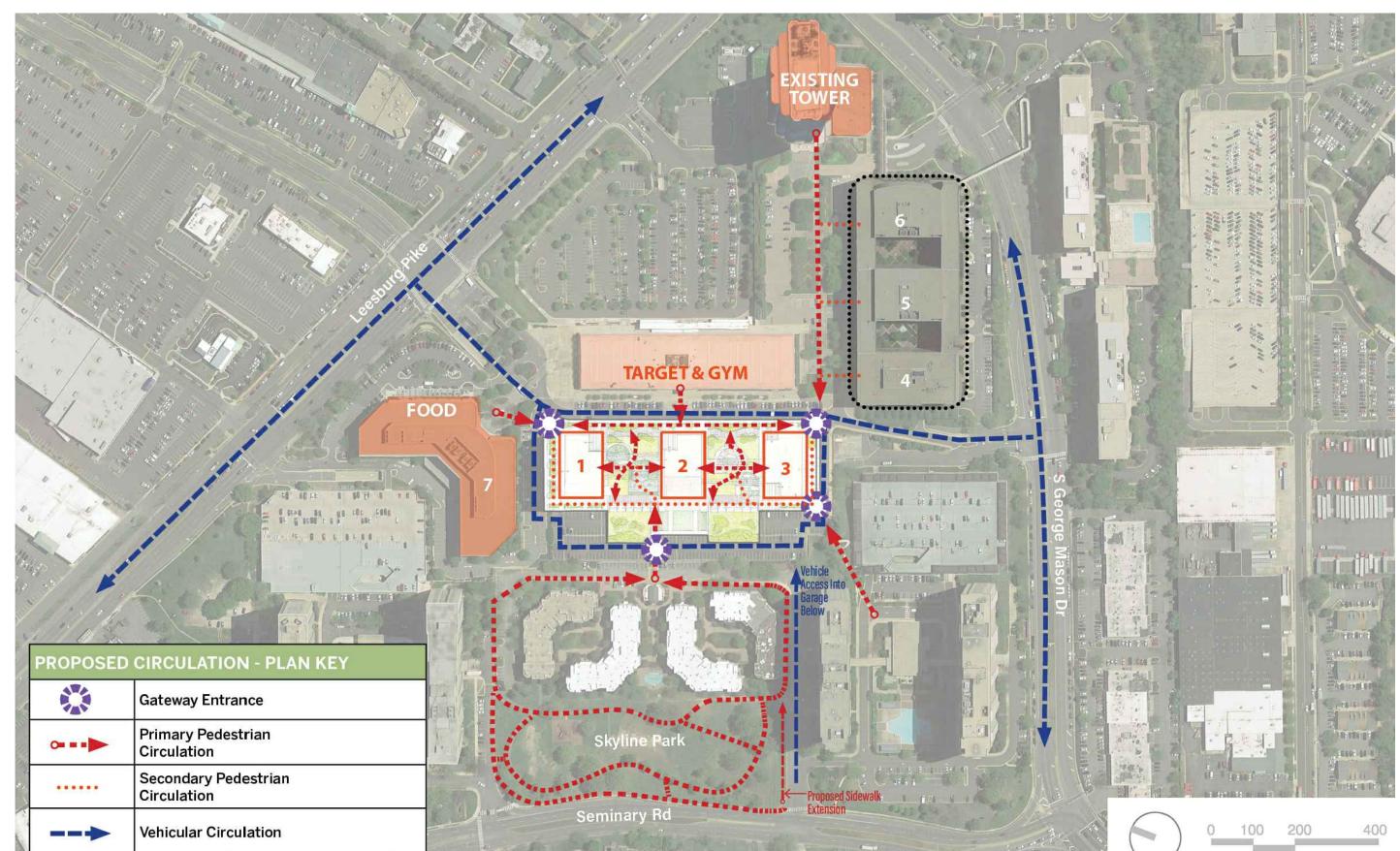
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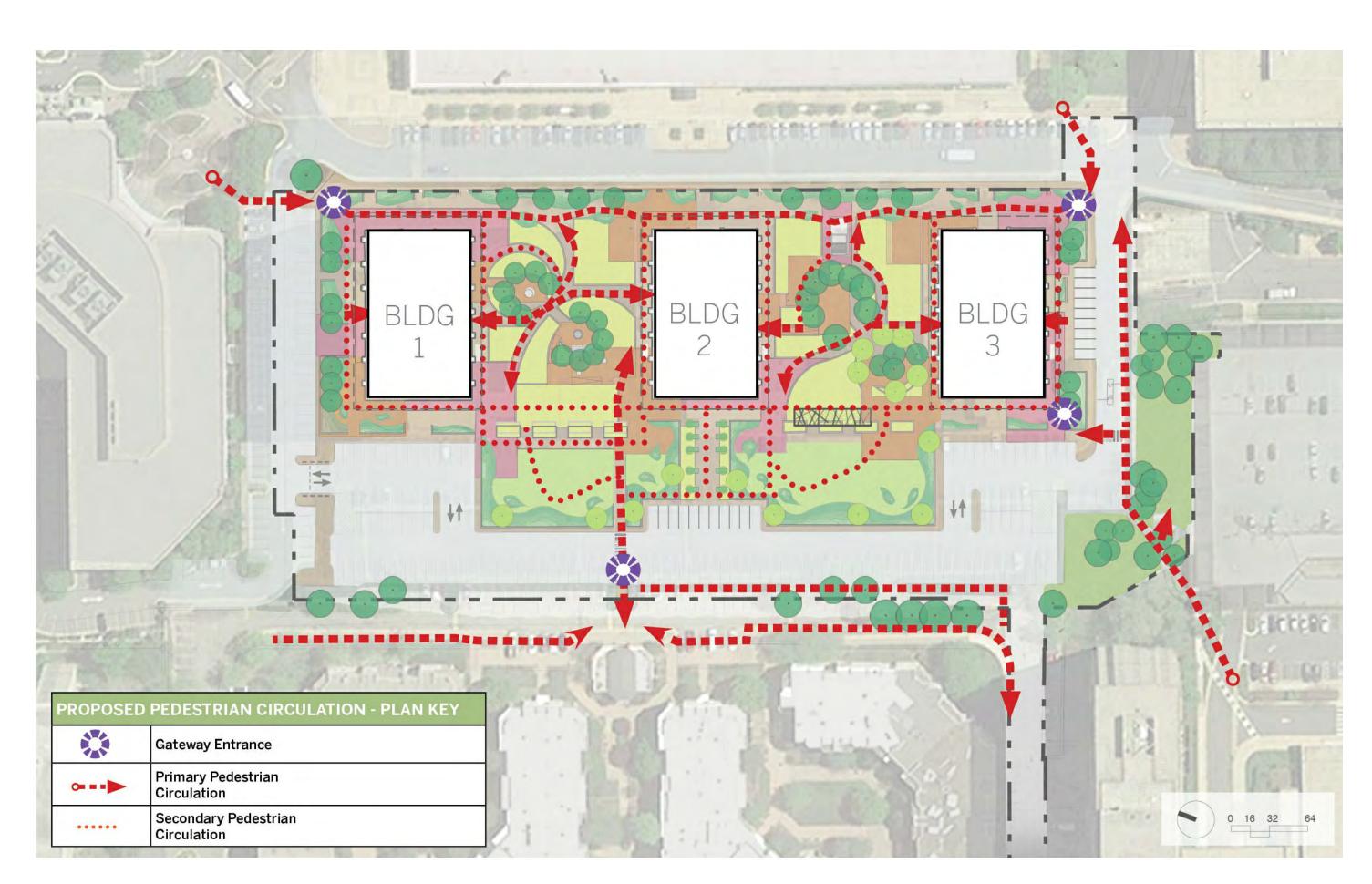
FAIRFAX COUNTY, VIRGINIA

ILLUSTRATIVE DIAGRAMS





# SITE CONTEXT CIRCULATION STUDY



PEDESTRIAN CIRCULATION STUDY

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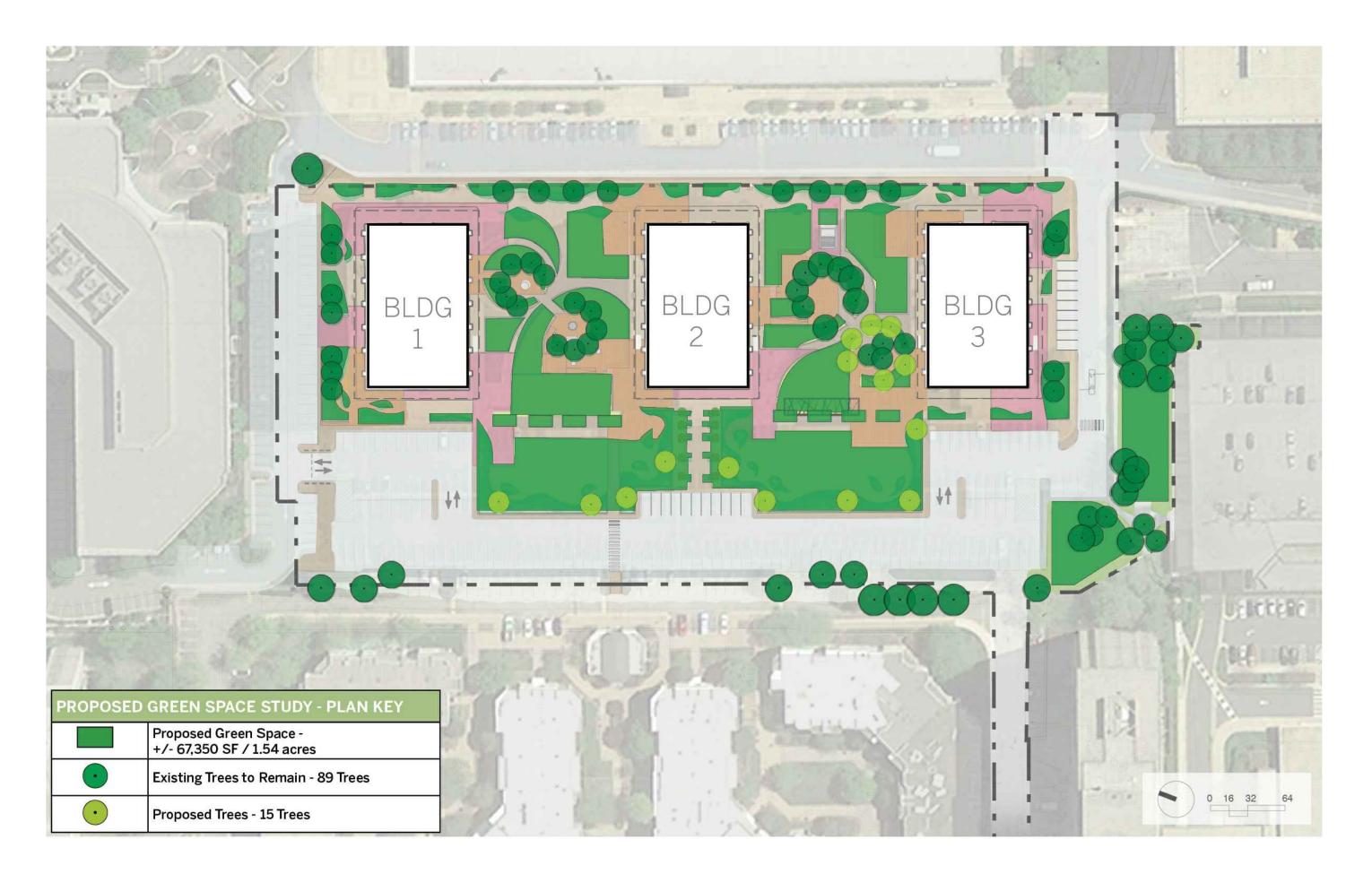
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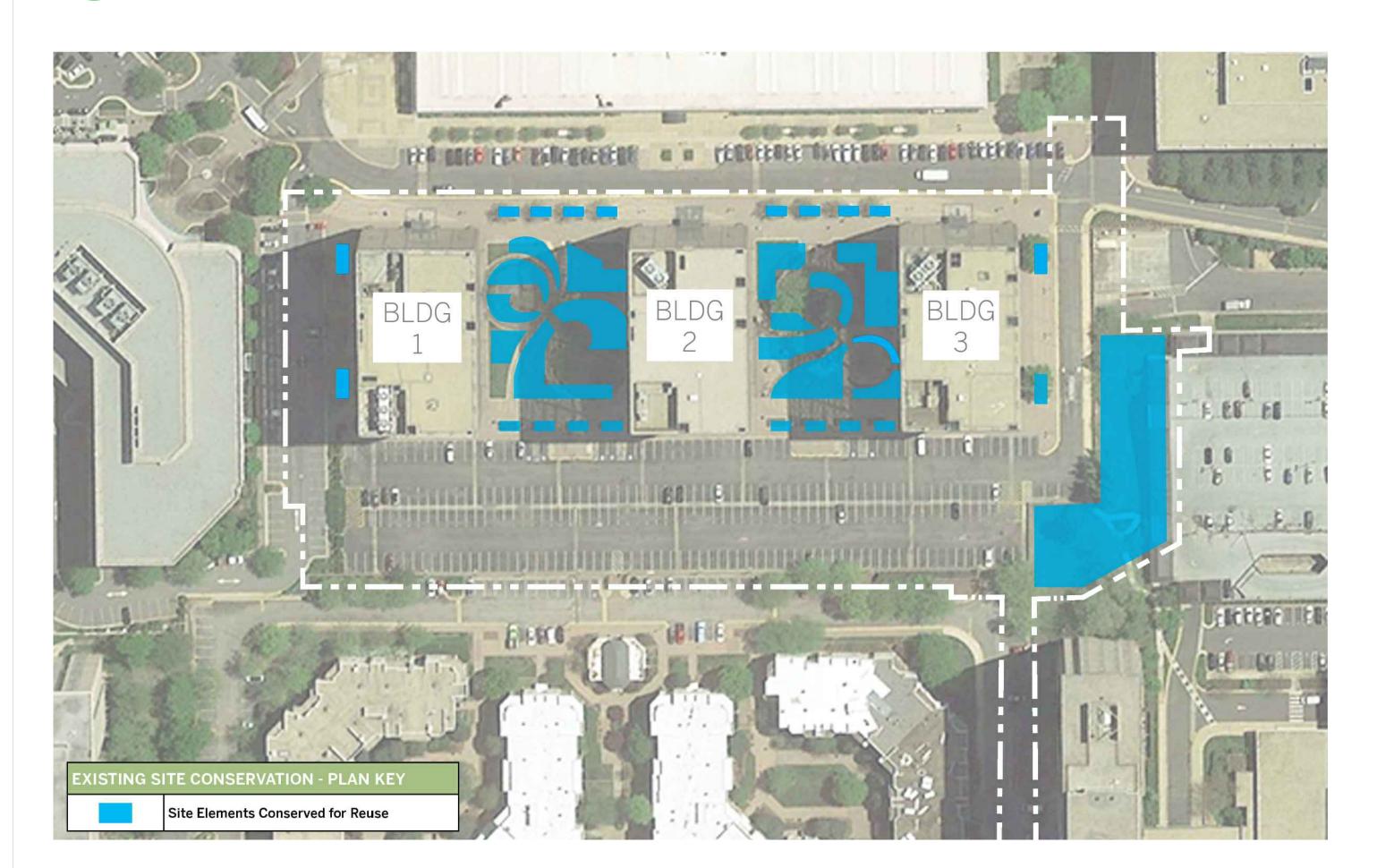
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DWG.	SEE PLAN





# GREEN SPACE STUDY





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# SKYLINE CENTER

# BUILDINGS 1, 2 AND 3

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ACTIVE VS. PASSIVE RECREATION STUDY



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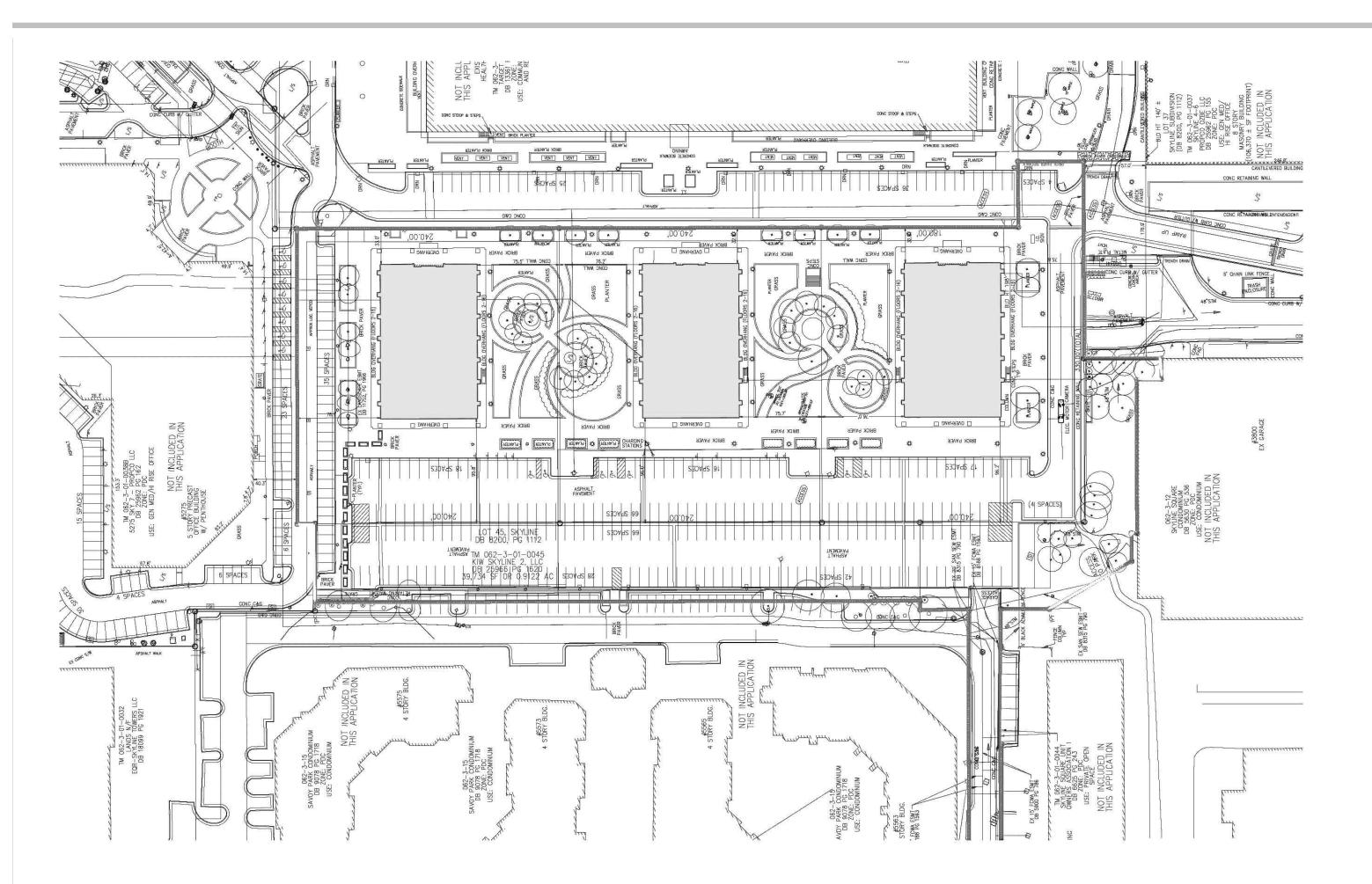
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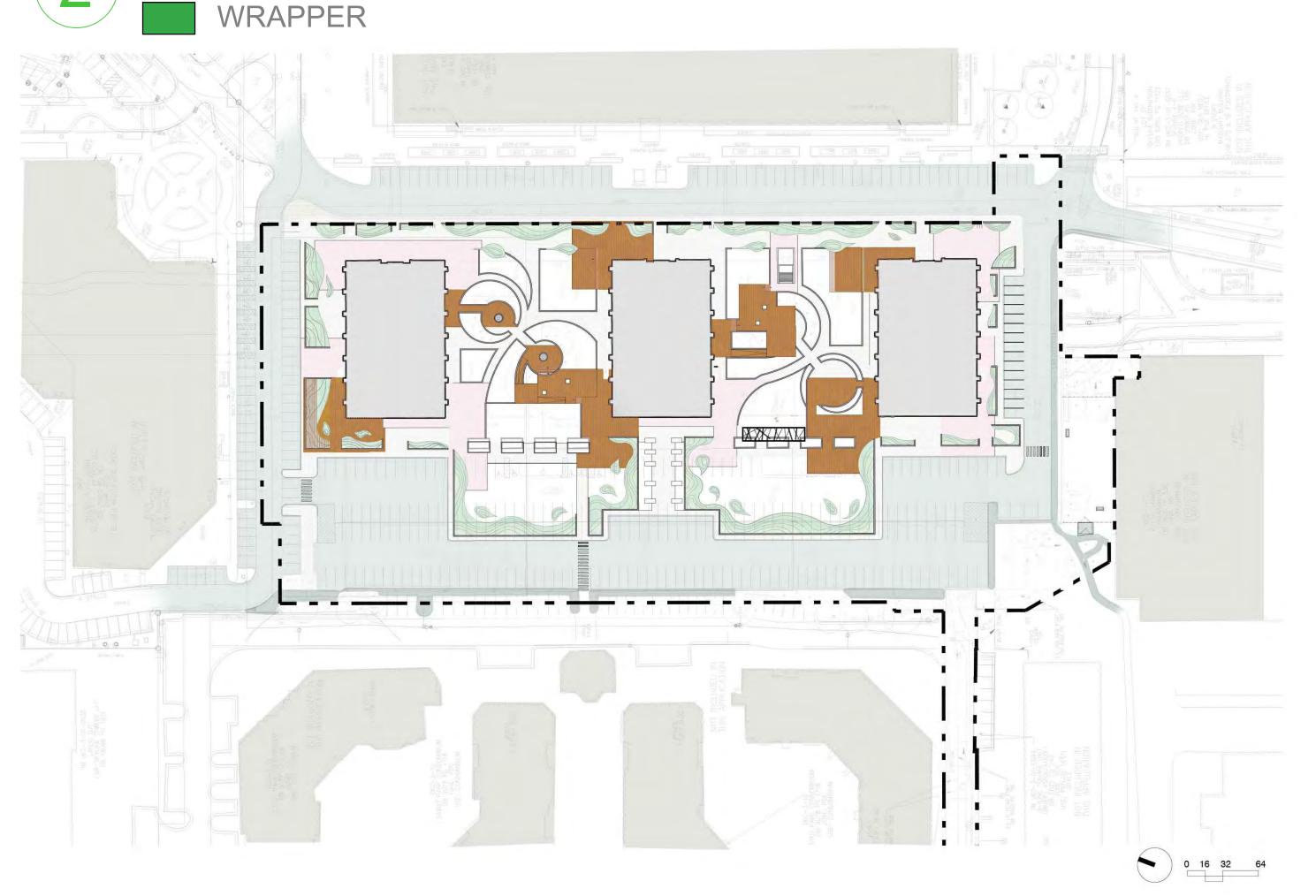
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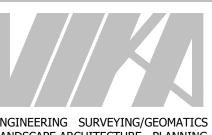
"GREEN WRAPPER" LINEAR PARK LAYER



3 WOOD DECK LAYER

WOOD DECK

Artist Rendition subject to change and final design



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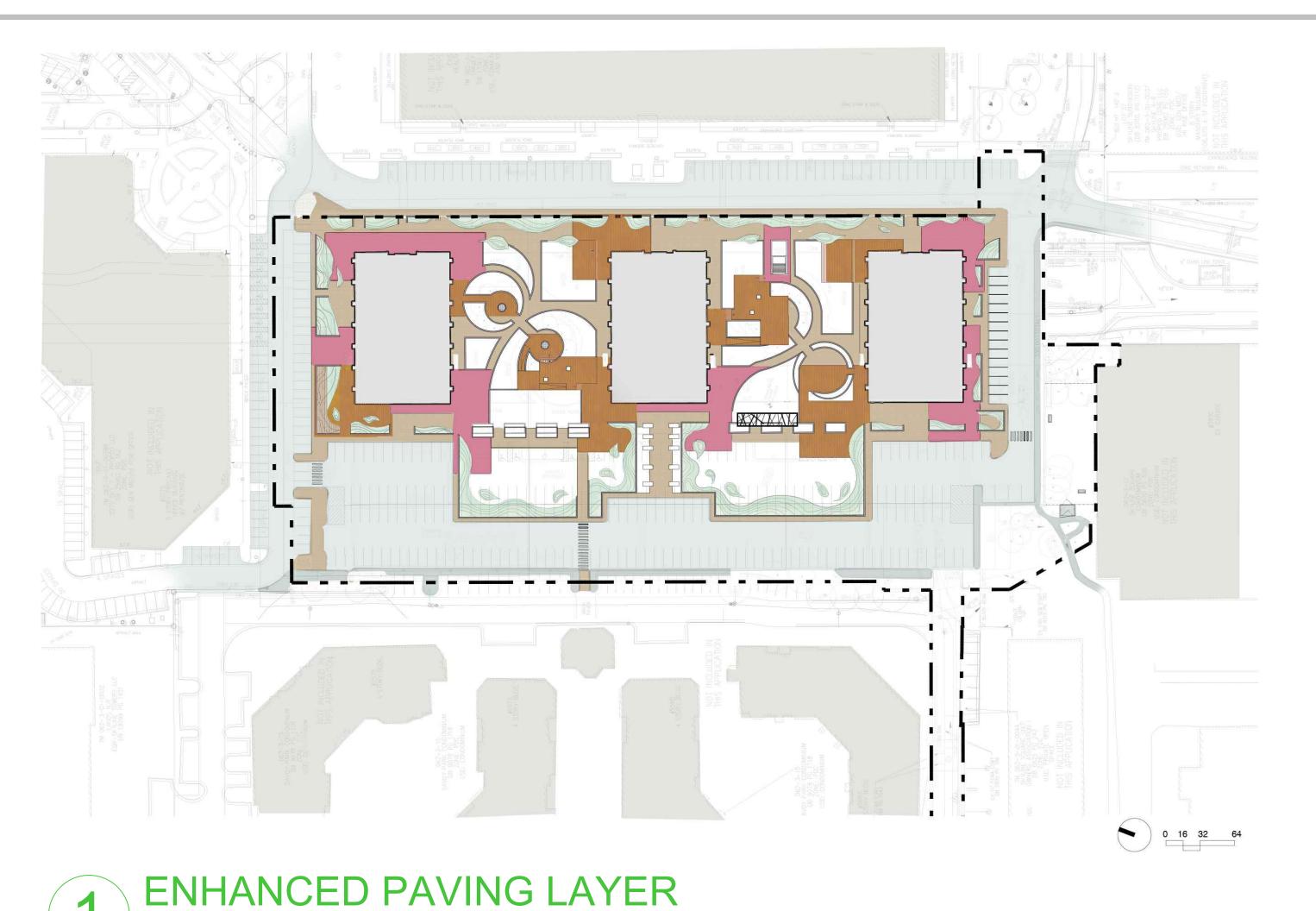
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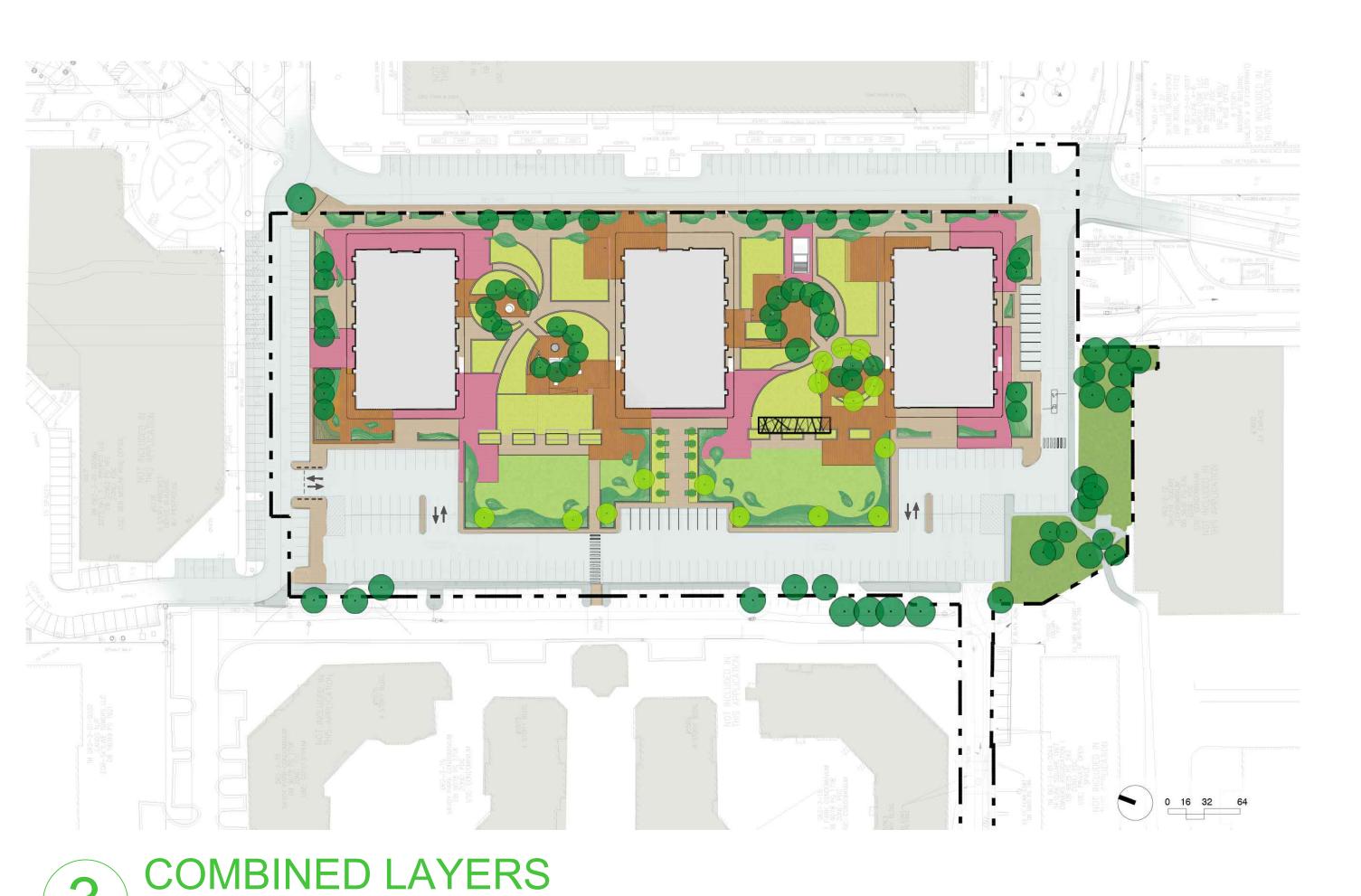
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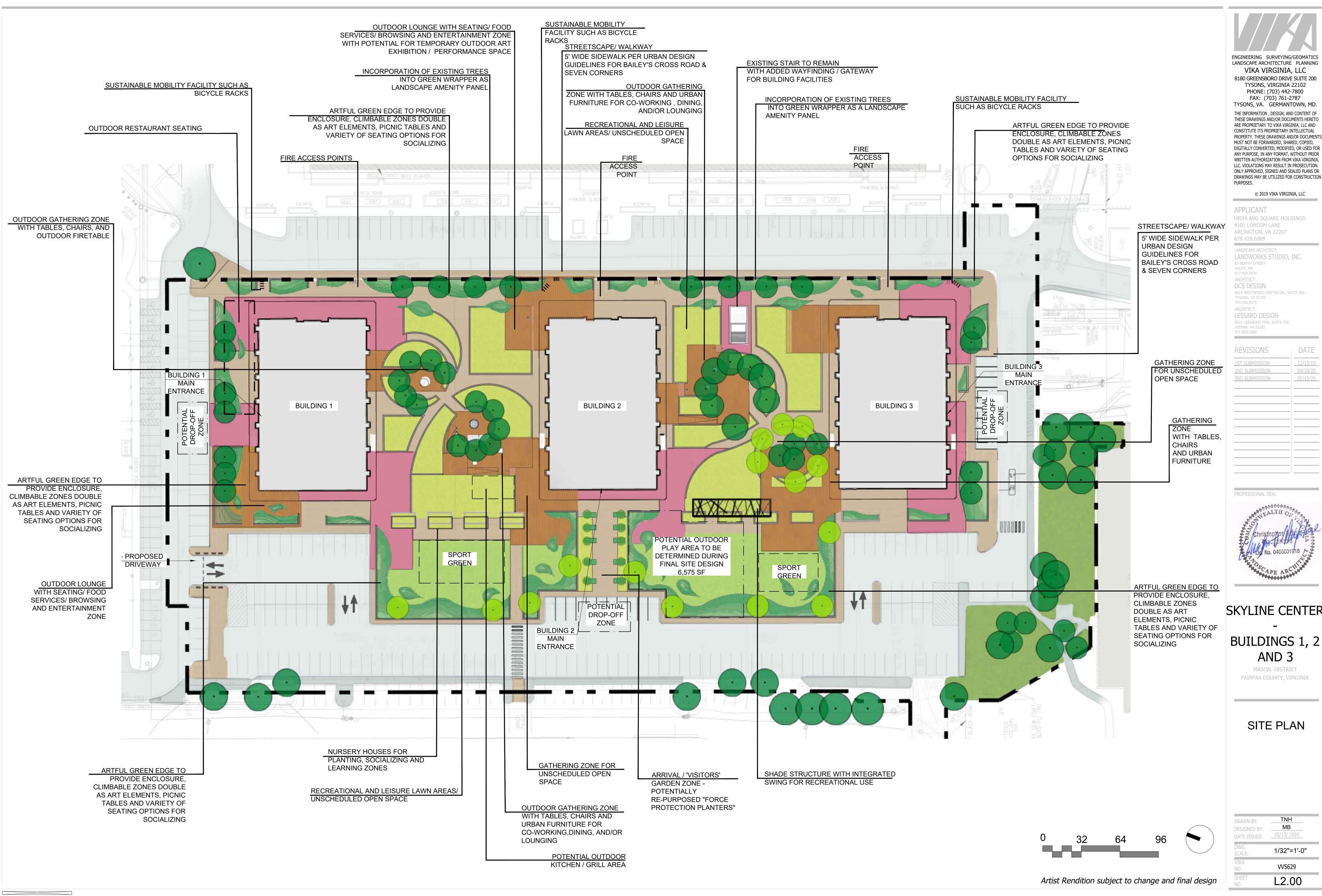
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# BUILDINGS 1, 2 AND 3

MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

LANDSCAPE LAYERS 2

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VIKA NO.	VV5629



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LANDWORKS STUDIO, INC.

8614 WESTWOOD CENTER DR., SUITE 800

8521 LEESBURG PIKE, SUITE 700

DATE 04/10/20



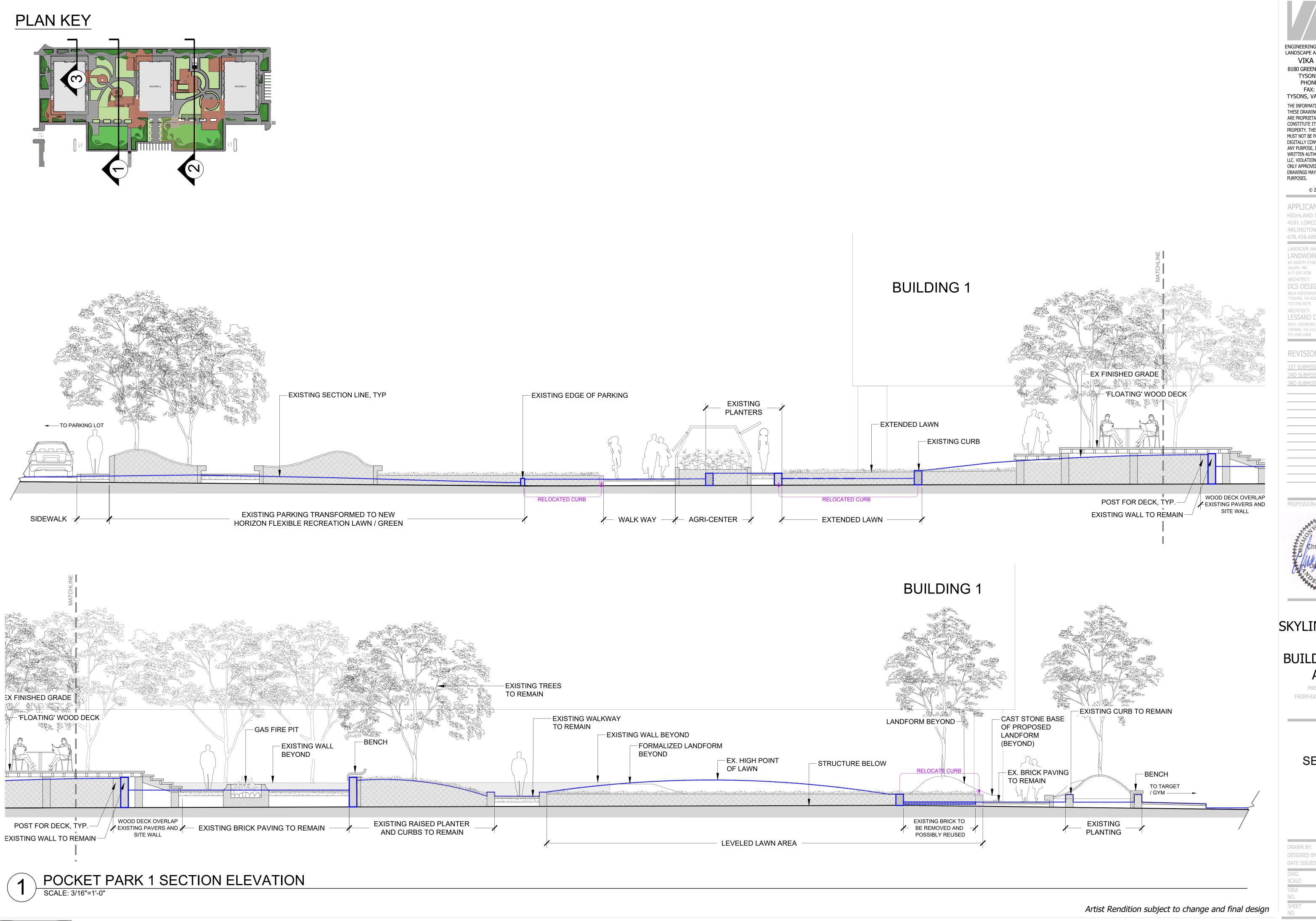
SKYLINE CENTER

BUILDINGS 1, 2 AND 3

> MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

SITE PLAN

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ARLINGTON, VA 22207 678.428.6889

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REVISIONS DATE



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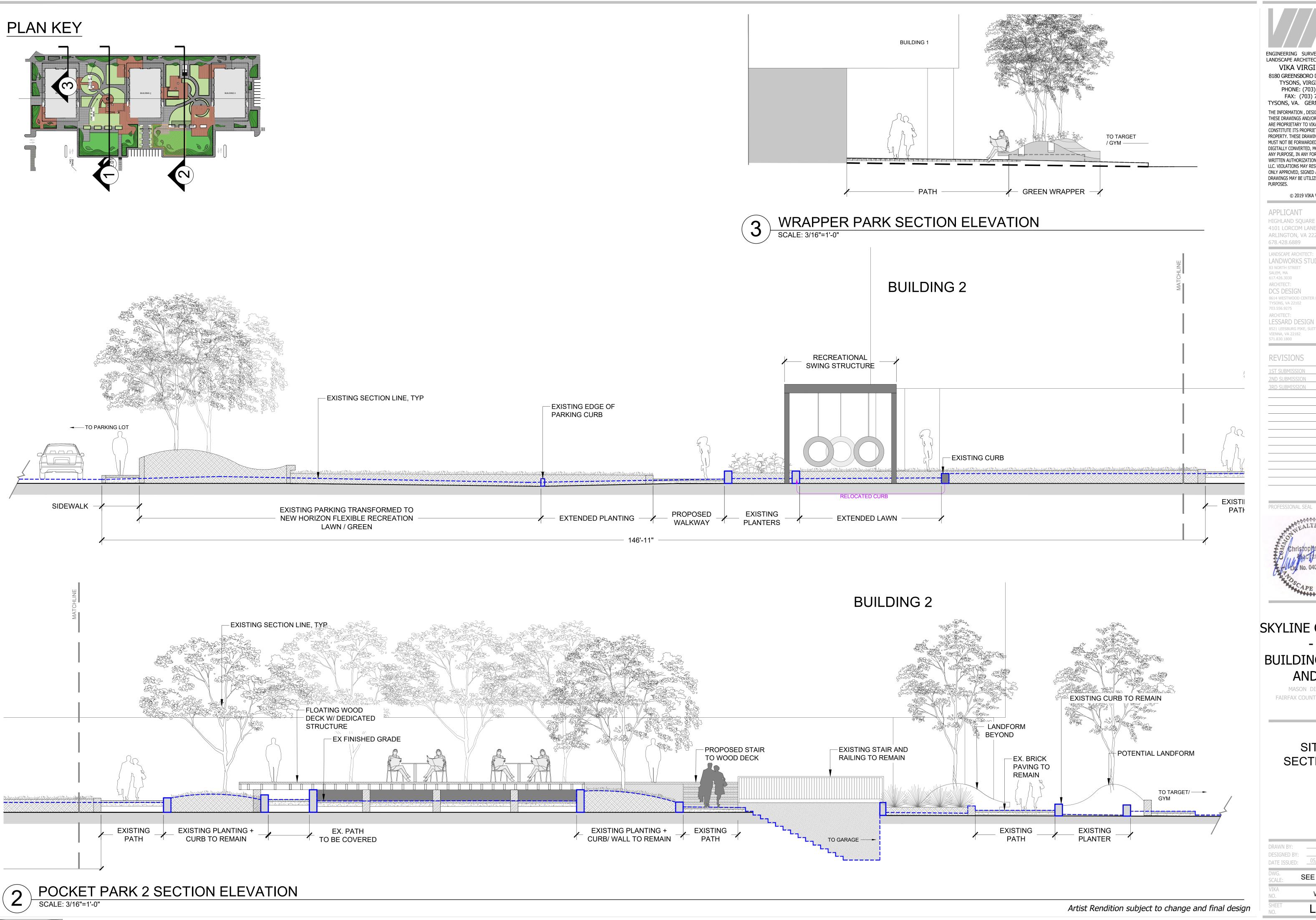
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FAIRFAX COUNTY, VIRGINIA

SITE SECTIONS

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FAIRFAX COUNTY, VIRGINIA

SITE SECTIONS

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# 2

# SKYLINE URBAN PARK: A VIEW FROM ABOVE

PERSPECTIVE VIGNETTE 2 BEFORE AND AFTER





(1.0) GREEN 'WRAPPER'

PLANTERS

 $\langle 1.1 \rangle$  EXTENDED SPORT GREEN

RECREATIONAL SWING
STRUCTURE AT RE-PURPOSED

1.3 OUTDOOR LOUNGE

(1.4) EXTENDED GREEN

(1.5) ENHANCED DINING

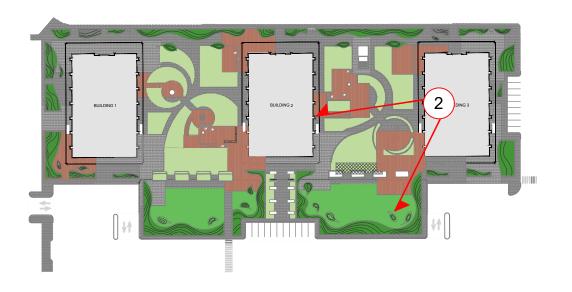
 $\langle 1.6 \rangle$  EXISTING GROVE TO REMAIN

1.7 BAR DECK AND LOUNGE

(1.8) EXISTING STAIR

(1.9) GREEN WRAPPER

KEY



Note:The mounding/greenscape may be natural planting, artifical turf or other method TBD

Artist Rendition subject to change and final design



ENGINEERING SURVEYING/GEOMATICS
LANDSCAPE ARCHITECTURE PLANNING
VIKA VIRGINIA, LLC
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# SKYLINE CENTER

BUILDINGS 1, 2 AND 3

> MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

PERSPECTIVE VIGNETTE 2

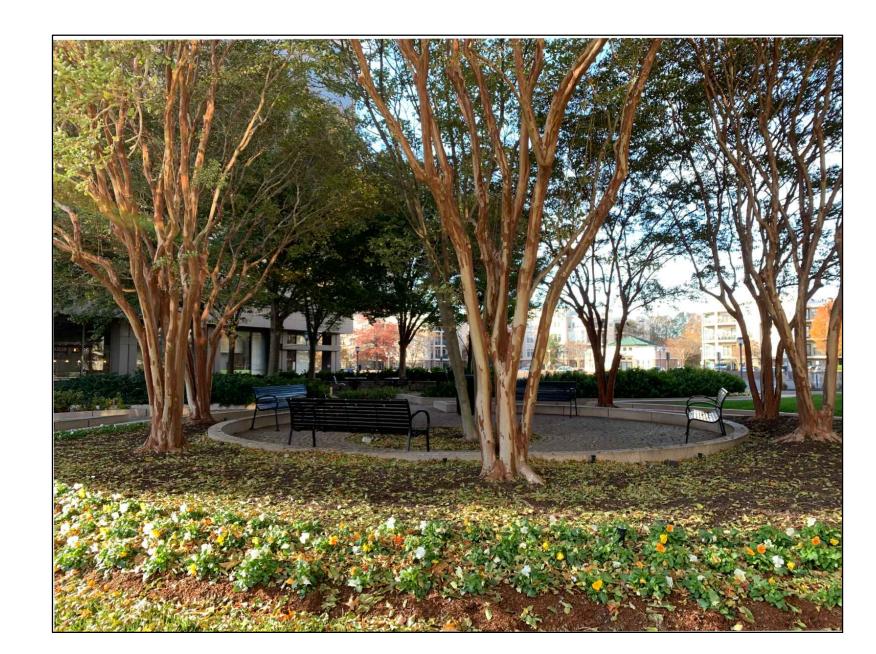
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SHEET L2.03

# 3

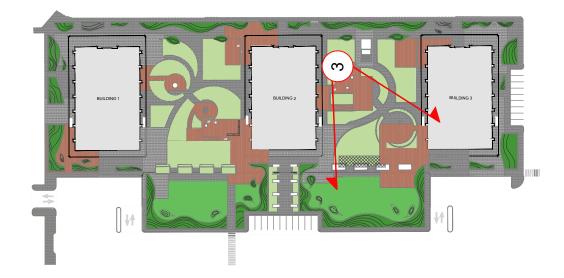
# A VIEW ACROSS AN ACTIVATED SKYLINE URBAN PARK

PERSPECTIVE VIGNETTE 3 BEFORE AND AFTER





KEY



 $\langle 1.0 \rangle$  GREEN 'WRAPPER'

1.1 EXISTING CRAPE MYRTLE TO BE PROTECTED

.2 CO-WORKING MULTI-LEVEL DECK SPACE

1.3 OUTDOOR FIREPIT AREA

RECREATIONAL SWING PERGOLA (BEYOND)

(1.5) ENHANCED DINING

(1.6) EXTENDED GREEN

CINEEDING CUDIEVING/CEOMATICS

ENGINEERING SURVEYING/GEOMATICS LANDSCAPE ARCHITECTURE PLANNING VIKA VIRGINIA, LLC

8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787

TYSONS, VA. GERMANTOWN, MD.

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PPLTCANT

HIGHLAND SQUARE HOLDINGS 4101 LORCOM LANE ARLINGTON, VA 22207

LANDWORKS STUDIO, INC.
83 NORTH STREET

SALEM, MA
617.426.3030
ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DR., SUITE 800

TYSONS, VA 22102 703.556.9275 ARCHITECT: LESSARD DESIGN 8521 LEESBURG PIKE, SUITE 700

VIENNA, VA 22182 571.830.1800

REVISIONS

DATE

1ST SUBMISSION
2ND SUBMISSION
3RD SUBMISSION
05/13/20

DDOEECCIONAL C



# SKYLINE CENTER

BUILDINGS 1, 2 AND 3

> MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

PERSPECTIVE VIGNETTE 3

DRAWN BY:	TNH
DESIGNED BY:	MB
DATE ISSUED:	05/13/ 2020

VV5629

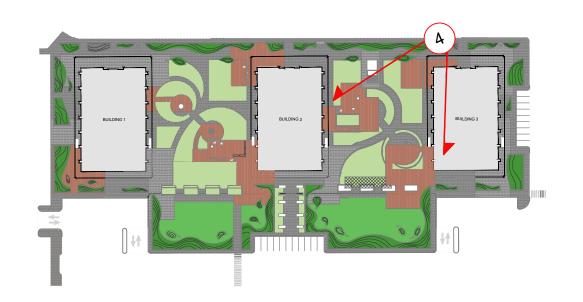
L2.04

# A VIEW FROM AN INTEGRATED DINING TERRACE AT SKYLINE URBAN PARK PERSPECTIVE VIGNETTE 4 BEFORE AND AFTER





KEY



 $\langle 1.0 \rangle$  BAR DECK + LOUNGE

GREEN 'WRAPPER'

CO-WORKING MULTI-LEVEL DECK SPACE

(1.3) OUTDOOR FIREPIT AREA

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678.428.6889

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LANDSCAPE ARCHITECT: LANDWORKS STUDIO, INC. 83 NORTH STREET

8614 WESTWOOD CENTER DR., SUITE 800

617.426.3030 ARCHITECT: DCS DESIGN

703.556.9275 ARCHITECT: LESSARD DESIGN

8521 LEESBURG PIKE, SUITE 700 VIENNA, VA 22182 571.830.1800

TYSONS, VA 22102

REVISIONS	DATE
1ST SUBMISSION	12/13/1
2ND SUBMISSION	04/10/2
3RD SUBMISSION	05/13/2
	_
	_

PROFESSIONAL SEAL



# SKYLINE CENTER

BUILDINGS 1, 2 AND 3

FAIRFAX COUNTY, VIRGINIA

# PERSPECTIVE VIGNETTE 4

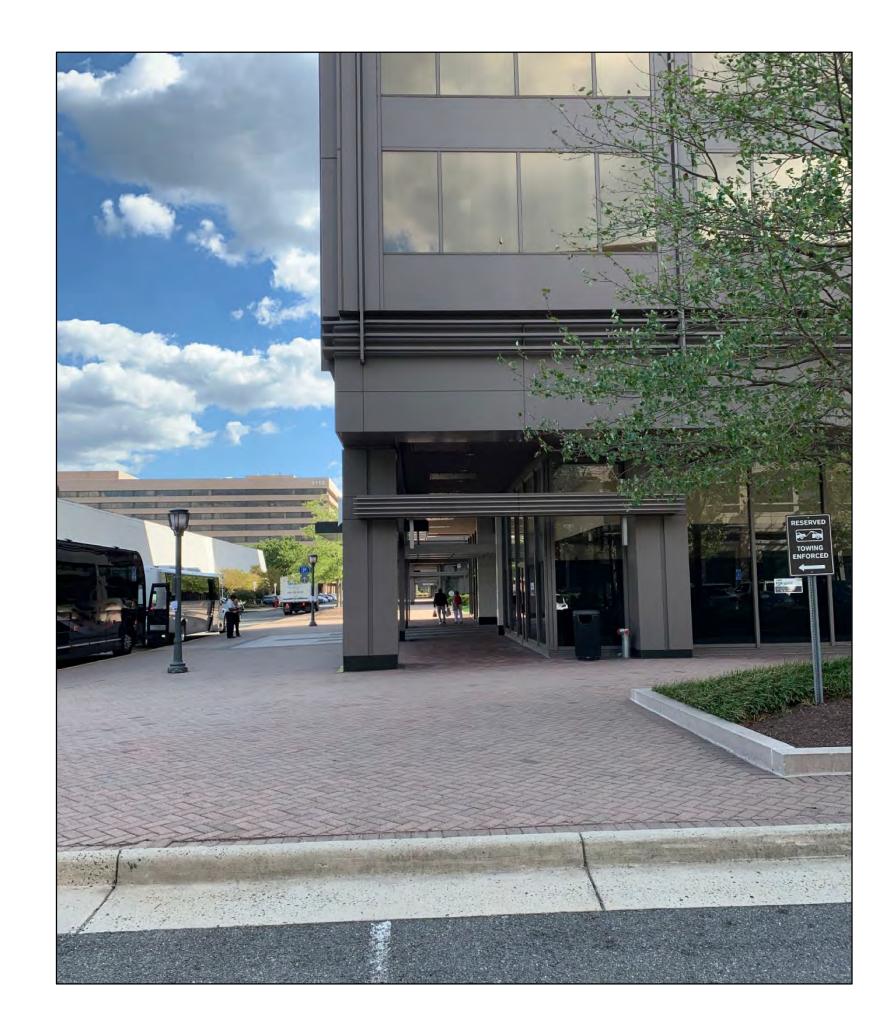
DRAWN BY:	TNH
DESIGNED BY:	MB
DATE ISSUED:	05/13/ 2020

VV5629

L2.05

# A THRESHOLD AT "THE WRAPPER" | AN ECOLOGICALLY AND SOCIALLY INTERACTIVE LINEAR PARK

PERSPECTIVE VIGNETTE 5 BEFORE AND AFTER







(1.2) EXTENDED GREEN

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ARLINGTON, VA 22207 678.428.6889

VIKA VIRGINIA, LLC 8180 GREENSBORO DRIVE SUITE 200

TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787 TYSONS, VA. GERMANTOWN, MD.

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ARCHITECT: LESSARD DESIGN 8521 LEESBURG PIKE, SUITE 700

VIENNA, VA 22182 571.830.1800

2ND SUBMISSION 04/1	10/2
3RD SUBMISSION 05/1	13/2



# SKYLINE CENTER

# BUILDINGS 1, 2 AND 3

FAIRFAX COUNTY, VIRGINIA

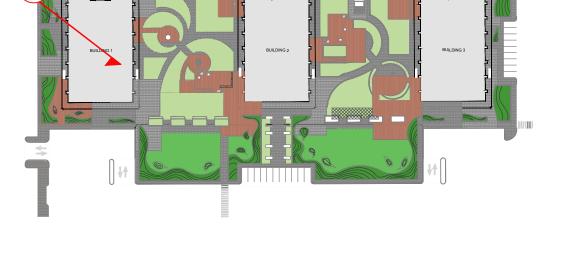
PERSPECTIVE VIGNETTE 5

DRAWN BY:	TNH
DESIGNED BY:	MB
DATE ISSUED:	05/13/ 2020

Note:The mounding/greenscape may be natural planting, artifical turf or other method TBD

Artist Rendition subject to change and final design

VV5629 L2.06



KEY



Ergonomically formed interactive



Green Wrapper as an artful edge



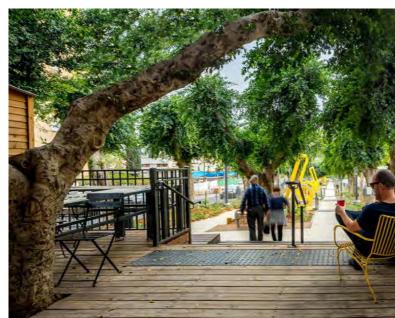
Outdoor seating for co-working space



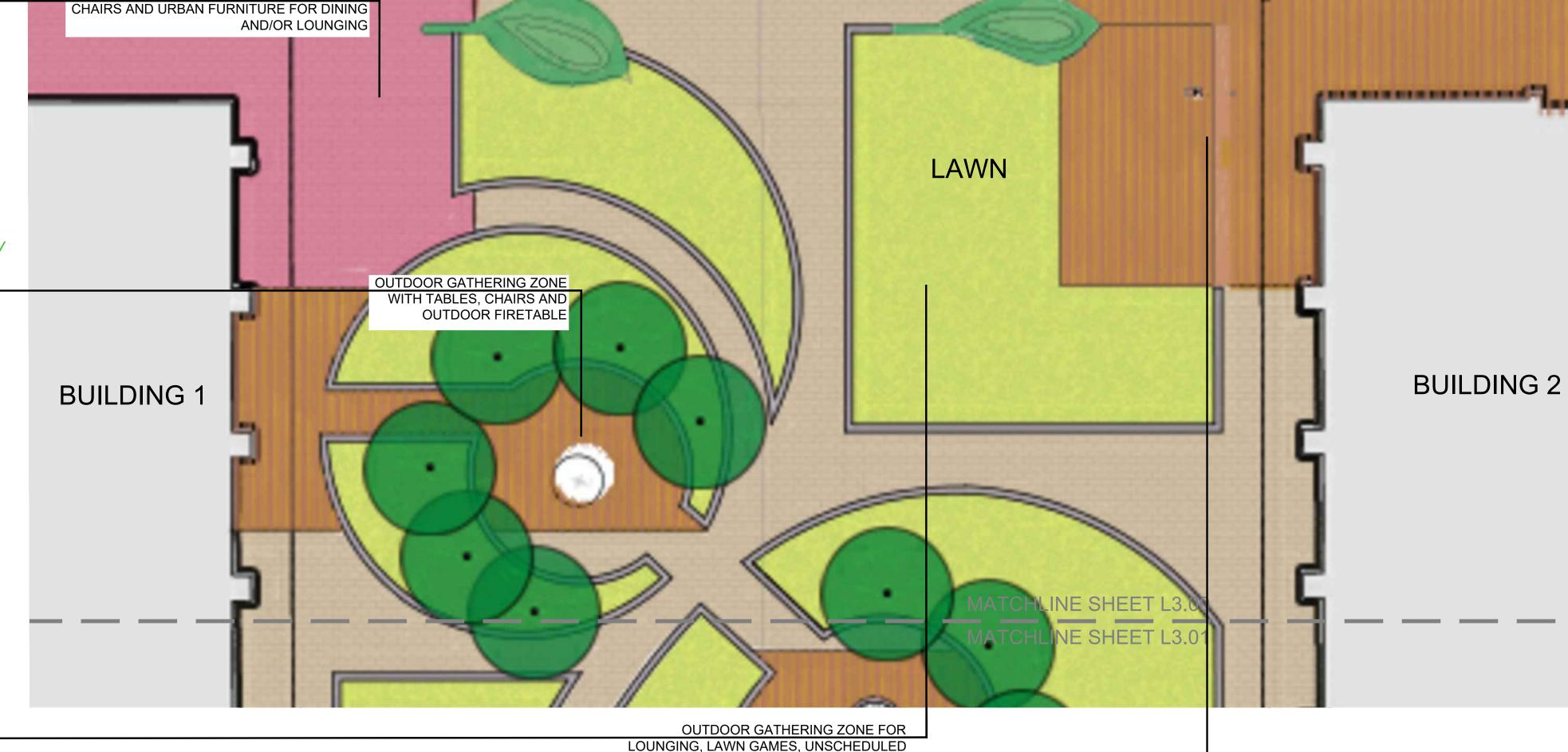
Outdoor dining and socializing opportunity



Outdoor firepit for group gatherings



Multi-level deck seating with existing tree canopy





Small gatherings for a variety of lawn games



Outdoor lawn chairs for casual socializing



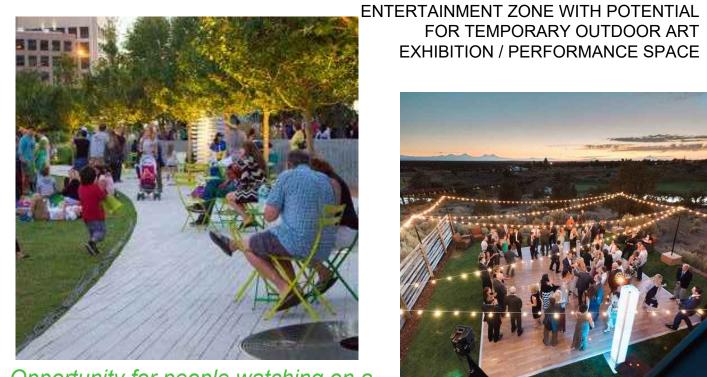
ARTFUL EDGE

TO PROVIDE ENCLOSURE, CLIMBABLE

DOUBLE AS ART ELEMENTS, PICNIC TABLES AND VARIETY OF SEATING OPTIONS FOR SOCIALIZING

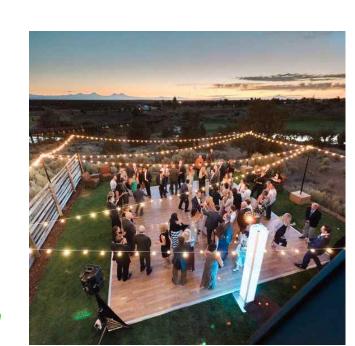
OUTDOOR GATHERING ZONE WITH TABLES,

Variety of seating options for co-working, dining, and gatherings



SOCIAL INTERACTION OPPORTUNITY

Opportunity for people watching on a social corridor



OUTDOOR LOUNGE WITH SEATING / FOOD

EXHIBITION / PERFORMANCE SPACE

SERVICES/ BROWSING AND

Gatherings for small events and performances



as a large-scale chalk



# THE MARKETPLACE

Mixed use expectations include the addition of restaurants and markets with spill-out to the adjacent park. Varietal seating allows for group coffee and lunches or private meetings. Terraced decks with built-in seating accommodate functions and larger gatherings around fire elements. Existing trees provide a shaded terrace for seasonal use.



LANDSCAPE ARCHITECTURE PLANNING VIKA VIRGINIA, LLC

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7 11 1 == 07 11 1 1	

HIGHLAND SQUARE HOLDINGS 4101 LORCOM LANE ARLINGTON, VA 22207

678.428.6889 LANDSCAPE ARCHITECT: LANDWORKS STUDIO, INC. 83 NORTH STREET

SALEM, MA 617.426.3030

ARCHITECT: DCS DESIGN 8614 WESTWOOD CENTER DR., SUITE 800 TYSONS, VA 22102

ARCHITECT: LESSARD DESIGN 8521 LEESBURG PIKE, SUITE 700 VIENNA, VA 22182

PROFESSIONAL SEAL



# SKYLINE CENTER

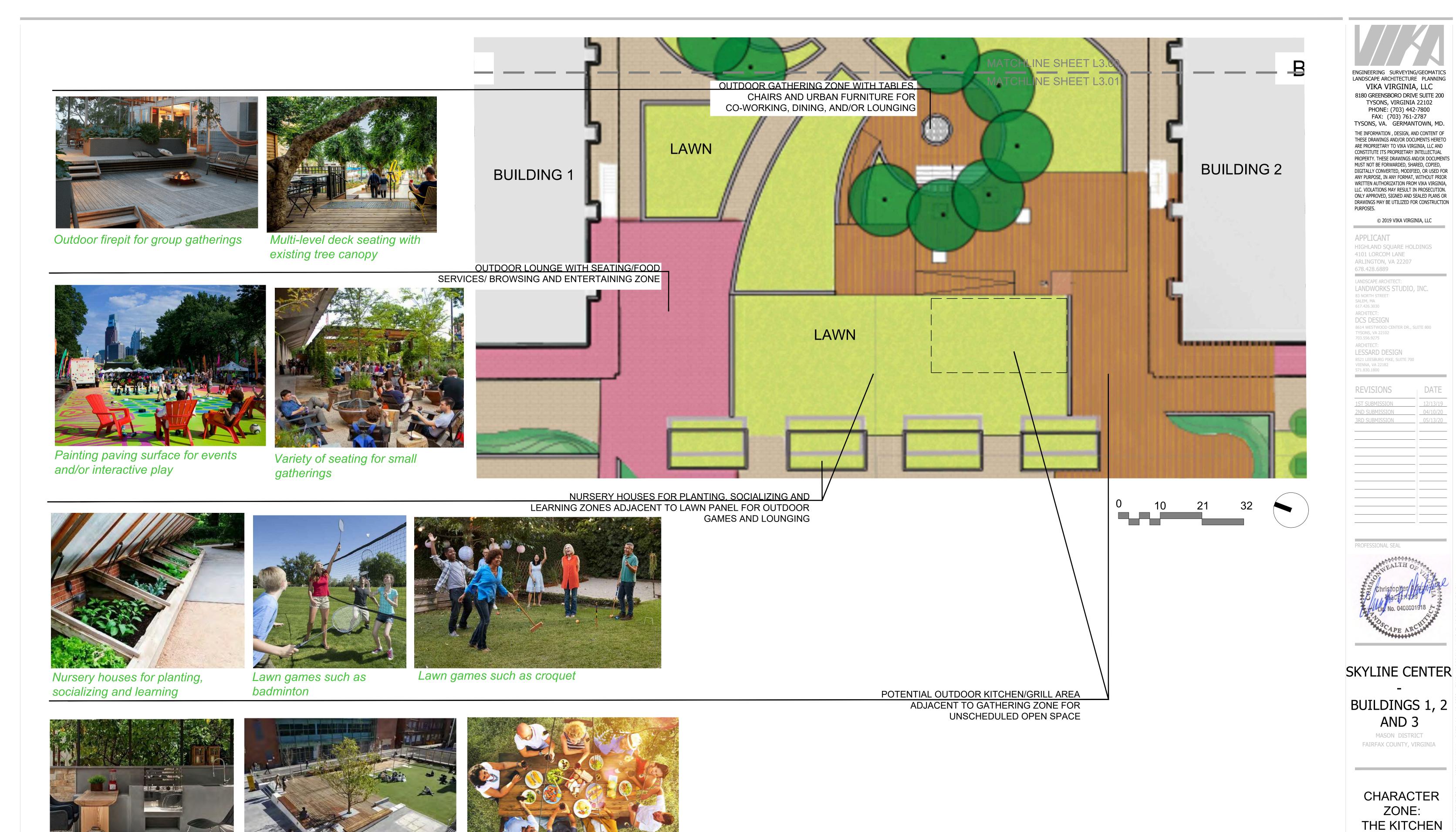
# BUILDINGS 1, 2 AND 3

FAIRFAX COUNTY, VIRGINIA

CHARACTER ZONE: THE MARKET **PLACE** 

DRAWN BY:	TNH
DESIGNED BY:	MB
DATE ISSUED:	05/13/ 2020
DWG.	
SCALE:	3/32"=1'-0"
VIKA	\\/E620
NO	VV5629

L3.00



CHARACTER ZONE: THE KITCHEN

AND 3

FAIRFAX COUNTY, VIRGINIA

VIKA VIRGINIA, LLC

TYSONS, VIRGINIA 22102

PHONE: (703) 442-7800 FAX: (703) 761-2787

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3/32"=1'-0"

VV5629

L3.01

Artist Rendition subject to change and final design

THE KITCHEN

Modern outdoor kitchen

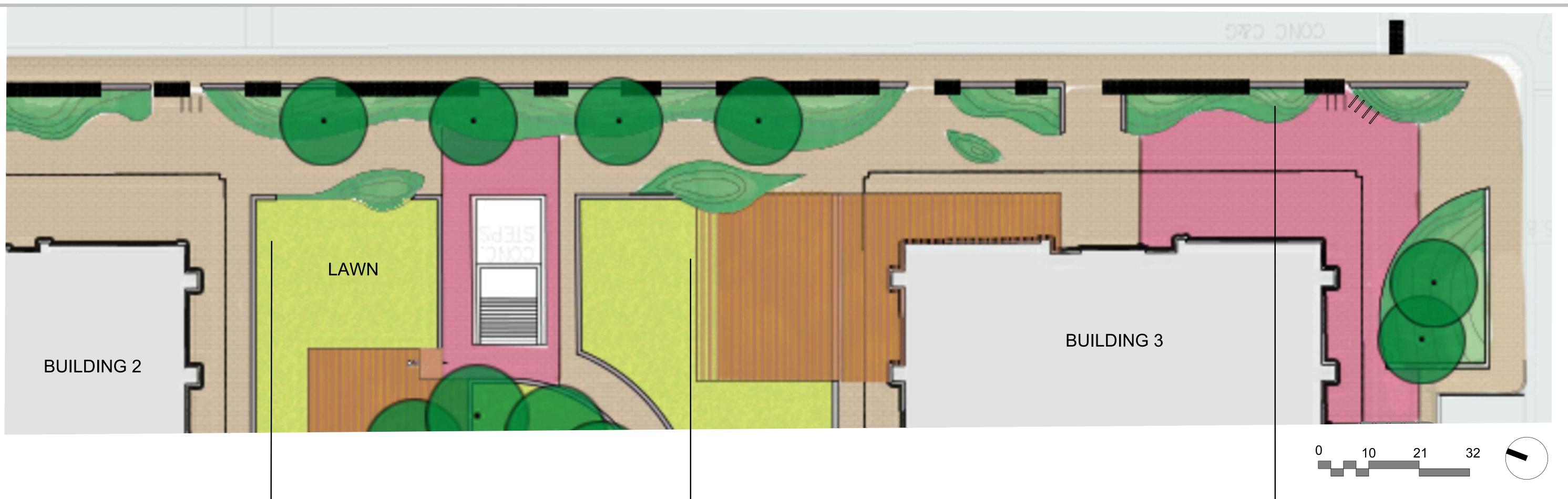
Integrated spaces with wood deck

and lawn spaces

From within the towers, social kitchens provide dining expectations for residents and guests who similarly will extend to the outdoor patios. Tables and chairs, chaise lounges, prep tables and flower planters provide a private touch to this bustling urban system. Spill-over from The Marketplace further activates the zone. Cold frames allow for seasonal display and gardening to be used by residents and local restaurants. Existing large planters may also be repurposed for additional gardening opportunities.

Community table for picnics and

outdoor dining



RECREATIONAL AND LEISURE LAWN AREAS/ UNSCHEDULED OPEN



Flexible lawn space for programmed activities or daily passive use



Topography at lawn space Opportunity for group events.

OUTDOOR GATHERING ZONE WITH TABLES, CHAIRS AND URBAN FURNITURE FOR CO-WORKING , DINING, AND/OR LOUNGING





Streetscape furnishing creating an outdoor living room experience

ARTFUL EDGE TO PROVIDE ENCLOSURE, CLIMBABLE PANELS DOUBLE AS ART ELEMENTS, PICNIC TABLES AND VARIETY OF SEATING OPTIONS FOR





"The Green Wrapper" along perimeter of site enhance views and visitor's experience



LANDSCAPE ARCHITECTURE PLANNING VIKA VIRGINIA, LLC

8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787

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APPLICANT

HIGHLAND SQUARE HOLDINGS 4101 LORCOM LANE ARLINGTON, VA 22207

678.428.6889 LANDSCAPE ARCHITECT: LANDWORKS STUDIO, INC.

83 NORTH STREET SALEM, MA 617.426.3030 ARCHITECT:

DCS DESIGN 8614 WESTWOOD CENTER DR., SUITE 800 TYSONS, VA 22102 703.556.9275 ARCHITECT:

LESSARD DESIGN 8521 LEESBURG PIKE, SUITE 700 VIENNA, VA 22182

13/19
10/20
13/20
1



# SKYLINE CENTER

# BUILDINGS 1, 2 AND 3

FAIRFAX COUNTY, VIRGINIA

CHARACTER ZONE: THE WRAPPER

N BY:	TNH	
	MB	_
NED BY:	טועו	_

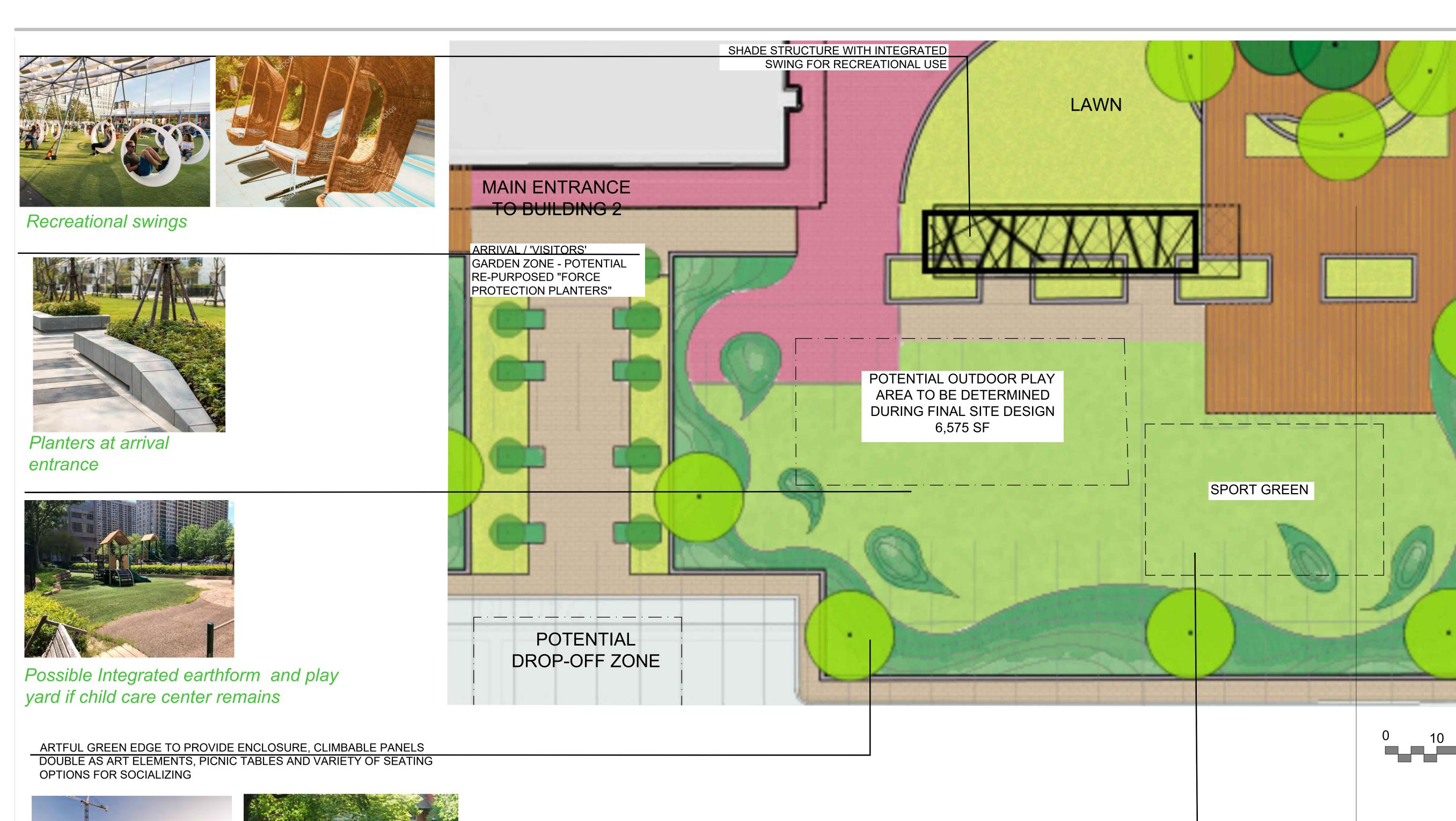
3/32"=1'-0"

VV5629

L3.02

# THE GREEN WRAPPER

By extending the inner courtyards to the property's edge, the opportunity to create a vibrant linear park now surrounds the entire site. Multiple entries address connectivity to existing and newly designated arteries and invite visitors to the park. The design of The Wrapper considers the biker, those waiting for the bus, the stroller, the neighborhood, all as equal participants. Benches and bicycle racks mixed with furniture from adjacent character zones complete the urban model and offer respite to visitors.





Variety of seating types

THE LAWN

Performance space





Recreational sport green





Outdoor furniture for social gatherings

CHARACTER ZONE:
THE LAWN

': TNH

BY: MB

L3.03

LANDSCAPE ARCHITECTURE PLANNING
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200
TYSONS, VIRGINIA 22102
PHONE: (703) 442-7800
FAX: (703) 761-2787
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LANDWORKS STUDIO, INC.

4101 LORCOM LANE ARLINGTON, VA 22207

678.428.6889

83 NORTH STREET

8614 WESTWOOD CENT TYSONS, VA 22102 703.556.9275

LESSARD DESIGN
8521 LEESBURG PIKE, SUITE 70

PROFESSIONAL SEAL

SKYLINE CENTER

BUILDINGS 1, 2

AND 3

FAIRFAX COUNTY, VIRGINIA

617.426.3030

ARCHITECT:
DCS DESIGN

ARCHITECT:

VIENNA, VA 22182

LANDSCAPE ARCHITECT:

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**BUILDING 3** 

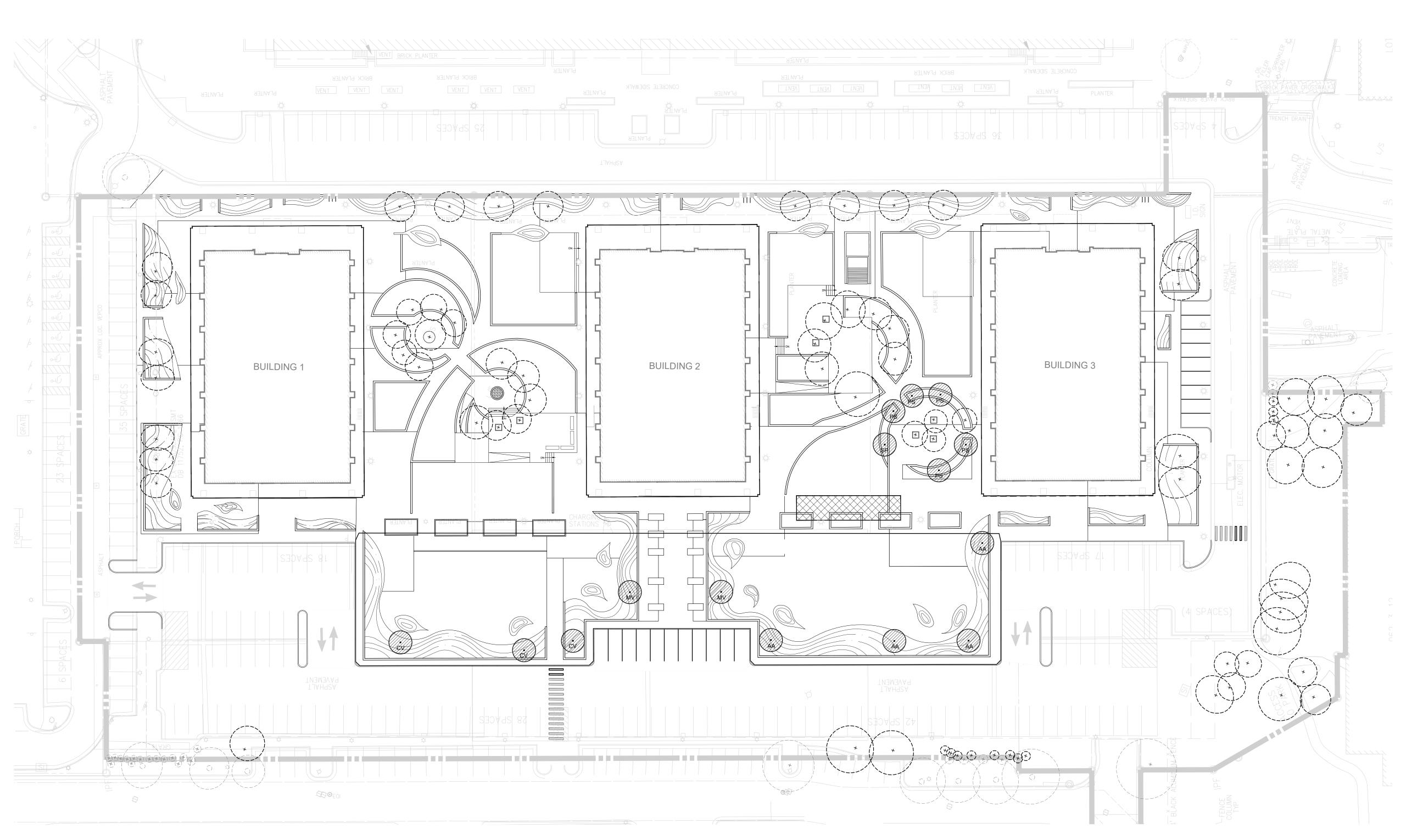
DATE ISSUED: 05/13/ 2020

DWG. SCALE: 3/32"=1'-0"

VIKA NO VV5629

The Lawn is defined by active outdoor uses routinely associated with urban domestic bliss. Hammocks, croquet, bocce, Adirondack chairs, ping pong, and swings play a role in providing ranging opportunities for all to visit and interact. The 'active' ground plane will consist of both pervious and impervious surfaces to reinforce use areas as well as the larger ecological story embedded within the park design. Large canopy tree plantings will provide ample shade while contributing to the larger sense of nature, which defines the overall park character.

Artist Rendition subject to change and final design



Proposed Non-Compliant 10-yr Canopy (sq. ft.)

1.5

1.5

1.5

Total

600.0

450.0

300.0

900.0

2,250.0

category unit multiplier

100

100

150

see plan

B&B see plan

ENGINEERING SURVEYING/GEOMATICS
LANDSCAPE ARCHITECTURE PLANNING
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200

8180 GREENSBORO DRIVE SUITE : TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787

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678.428.6889

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SALEM, MA
617.426.3030
ARCHITECT:

DCS DESIGN

8614 WESTWOOD CENTER DR., SUITE 800
TYSONS, VA 22102
703.556.9275

ARCHITECT:

LESSARD DESIGN 8521 LEESBURG PIKE, SUITE 700 VIENNA, VA 22182

571.830.1800

REVISIONS	DATE
1ST SUBMISSION	12/13/19
2ND SUBMISSION	04/10/20
3RD SUBMISSION	05/13/20

DDOFFCCIONA



# SKYLINE CENTER

# BUILDINGS 1, 2 AND 3

MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

# PROPOSED LANDSCAPE PLAN

DRAWN BY: DESIGNED BY: DATE ISSUED:	TNH MB 05/13/ 2020
DWG. SCALE:	1/32"=1'-0"
VIKA NO.	VV5629
SHEET NO.	L4.00

Artist Rendition subject to change and final design

NON-COMPLIANT 10 YEAR CANOPY CALCULATIONS - SUMMARY

Non-Compliant 10 Year Canopy- Existing Trees	28,770 s.f.
Non-Compliant 10 Year Canopy- Preserved	15,000 s.f.
Non-Compliant 10 Year Canopy- New Trees	2,250 s.f.
Non-Compliant 10 Year Canopy- Total (Preserved + New)	17,250 s.f.

NOTE: ALL PROPOSED TREES TO BE PLANTED IN 30" SOIL DEPTH OR LESS AND, THEREFORE THEY DO NOT MEET CRITERIA OF A 10 YEAR CANOPY TREE, AND WILL BE PLANTED AS 2" CALIPER.

2" cal.

2" cal.

2" cal.

2" cal.

B&B

PROPOSED NON-COMPLIANT 10 YEAR CANOPY CALCULATIONS - NEW TREES

Fringetree

Downey Serviceberry

Sweetbay magnolia

TREES

4 AA Amelanchier arborea

2 | MV | *M*agnolia virginiana

3 CV Chionanthus virginicus

6 PS *Prunus serrulata* 'Kwasan' Kwasan cherry

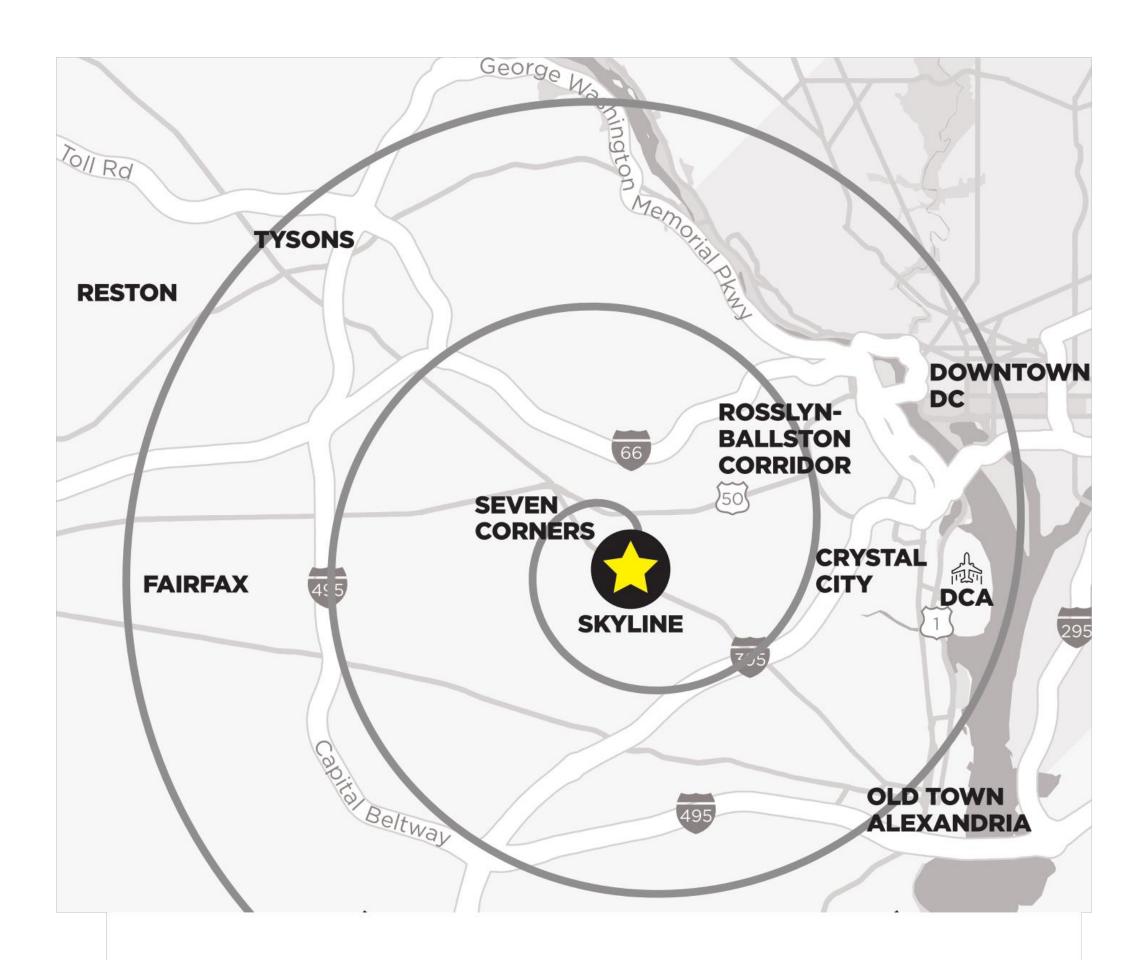
GROUND COVER

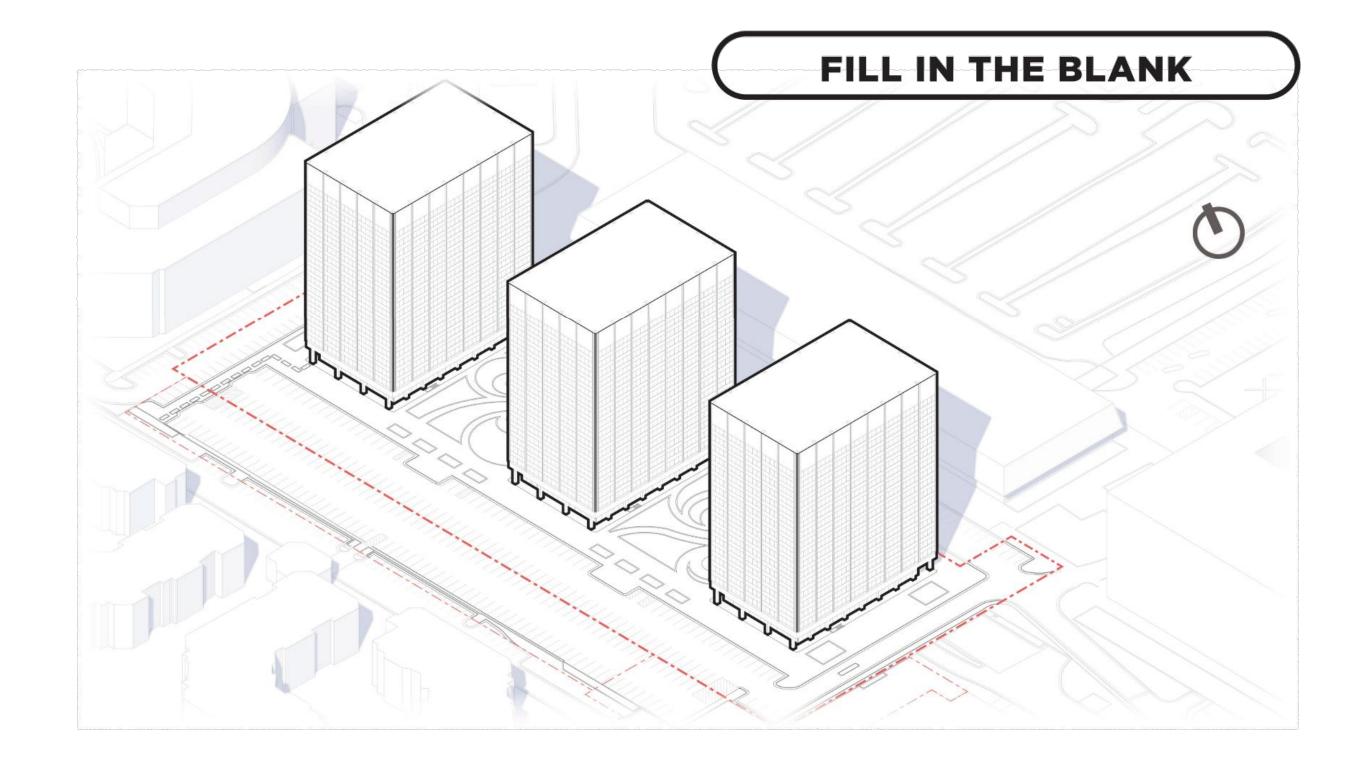
LAWN

# SKYLINE 2.0: HISTORIC GATEWAY, NEW NEXUS

At the heart of historic Baileys Crossroads stands Skyline 1, 2, and 3, a soaring trio of office buildings that is being thoughtfully reimagined and reintroduced back to its rightful position of prominence as Northern Virginia's focal point. With a visionary planning strategy that functionally and philosophically redefines "mixeduse," Skyline is being reawakened as a critical hub of innovation and opportunity for the DC region that further enhances Fairfax County's reputation as a thought leader on the national stage.

# THE CONTEXT IS CENTRAL





# THE TIME IS NOW

GUIDING EXPERIENCE PRINCIPLES



REGIONAL LEADERSHIP

in live-work integration,

Continue to demonstrate

Fairfax County's leadership

and as early supporters of

new planning paradigms

Signal the site's unique

story channeled through

wayfinding, signage, and

environmental branding

DESTINATION APPEAL —

Define and design a novel

experience with intuitive

cues for all user types,

from locals to visitors

• BOLD PRESENCE —

energy with a clear

# **VISIBILITY & PROMINENCE**

# **CREATIVITY & FLEXIBILITY**

- CURATED MIX Introduce a deep mix of uses that is synergistic with the overall site today and tomorrow
- **BLURRED LINES** Create porosity between public and private zones, breaking boundaries between commercial and common areas
- FUTURE FOCUS Design buildings to be adaptable in both form and function, allowing for a range of programming and use types to optimize longterm sustainability



# VISIONARY APPROACH — Integrate spaces and uses

in a way not yet achieved

**INNOVATION &** 

**OPPORTUNITY** 

- elsewhere in the DC MSA DIVERSITY AT EVERY LEVEL Uphold the legacy of inclusion that Baileys has as a regional cultural epicenter
- by redefining "mixed-use" and embodying a unique approach to what it means to be multigenerational
- CATALYTIC IMPACT Lean into the revelatory nature of the project, spurring positive impact for Fairfax and providing users with choices not available elsewhere



# **CIRCULATION &** CONNECTIVITY

- EXTROVERTED STANCE Capitalize upon and interact with existing retail anchors Onelife Fitness and Target, as well as current office users
- ENERGIZED GROUND **PLANE** — Coordinate and program open spaces so that they are no longer disconnected and desolate
- SEAMLESS FLUIDITY Promote vertical and horizontal connection internally and externally, i.e., at grade and in the parking garage, as well as at key points of ingress/egress



8180 Greensboro Dr., Suite 200 **Tysons, VA 22102** 

703.442.7800 | vika.com

Our Site Set on the Future.

. Sub. 05/13/2020 05/13/2020 0ST-APPROVAL	. Sub. 05/13/2020 05/13/2020	eptance Sub.	DATE  12/19/2019 01/21/2020
POST-APPROVAL SHEET STATUS  DATE  DATE	SHEET STATUS DATE	2nd. Sub.	04/10/2020
			DATE

PROFESSIONAL SEAL



SKYLINE CENTER BUILDINGS 1, 2 AND 3

FAIRFAX COUNTY, VIRGINIA

SKYLINE VISION

DRAWN BY:	JJ	
DESIGNED BY:	STF	
DATE ISSUED: _	05/13/2020	
DWG. SCALE:		
VIKA	VV 5629ZZ	
NO.	V V_JUZ9ZZ	
SHEET	S-01	

YOUT: STREETSENSE, Plotted By: johnsor