

SKYLINE CENTER BUILDINGS 1, 2 AND 3

PCA C-052-09

CDPA C-052-02

FDPA C-052-15

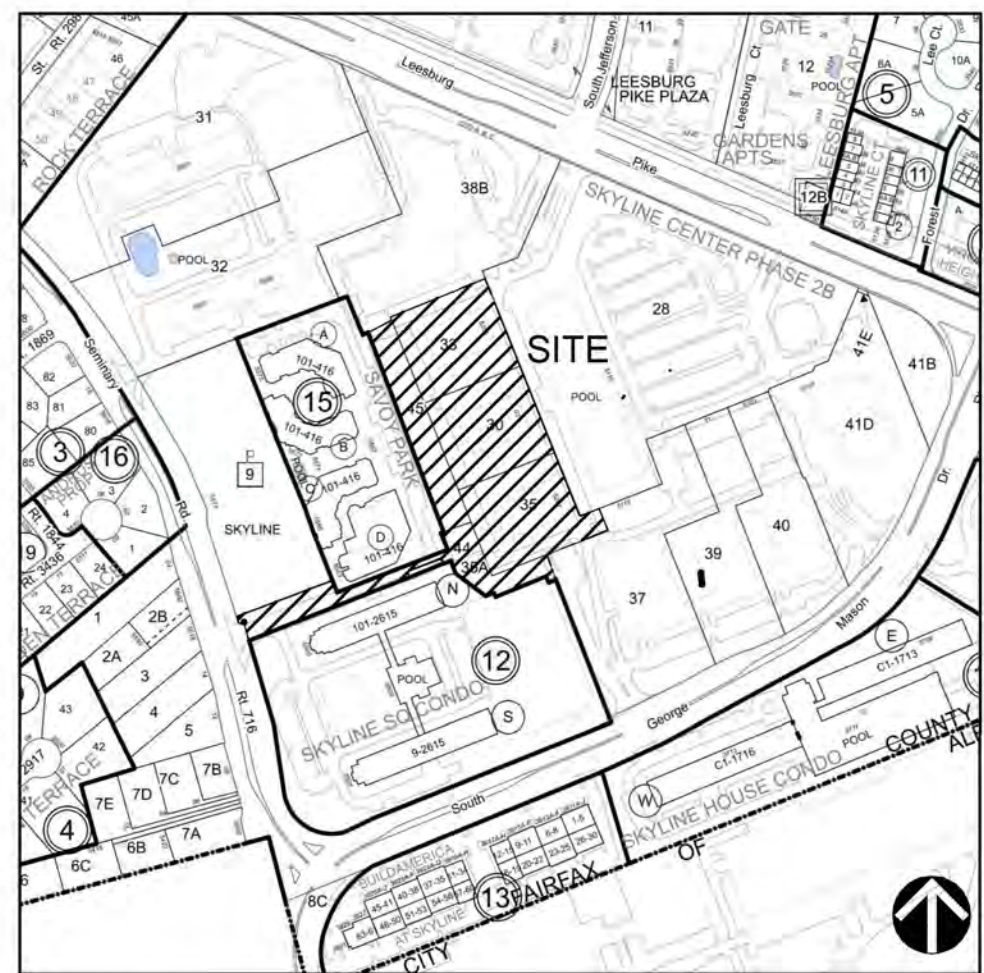
MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

JANUARY 21, 2020

APRIL 10, 2020

MAY 13, 2020



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

ATTORNEY

McGUIREWOODS LLP.
1750 TYSONS BOULEVARD, SUITE 1800
TYSONS, VA 22102
GREGORY A. RIEGLE
703.712.5000

ARCHITECT

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

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VIKA #VV5629ZZ
SHEET C-01

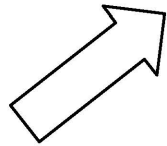
FILE Q: \Projects\5629\5629ZZ\CADD\PLANNING\DRAWINGS\5629ZZ_Cover_Sheet.dwg USER: johnson DATE: May, 14 2020 TIME: 09:07 am

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.

PARKING STUDY AS UPDATED FOR PCA C-052-09										May 13, 2020
USE/ADDRESS/BLOCK	BUILDING	GSF OR UNITS	REQUIRED BY ORDINANCE		REQUIRED WITH 25% REDUCTION	PARKING PROVIDED (****8)			PARKING COMPLIANCE	
			*****SEE COUNTY REQUIRED PARKING SPACES BY USE BELOW			GARAGE	SURFACE	TOTAL		
OB-1 - 5275 LEESBURG PIKE - SEVEN SKYLINE										
OFFICE (GREATER THAN 125,000 GSF)	OB-1	324,836	845	****1 NOT INCL 71,597 SF CELLAR						
RESTAURANT (GREATER THAN 5,000 GSF)	OB-1	6,500	72	****2 OUTDOOR DINING LESS THAN 32 SEATS						
RESTAURANT (GREATER THAN 5,000 GSF)	OB-1	6,700	74	****2 OUTDOOR DINING LESS THAN 32 SEATS						
RETAIL	OB-1	19,125	91	****3						
RESTAURANT (LESS THAN 5,000 GSF)	OB-1	3,050	31	****4 OUTDOOR DINING LESS THAN 20 SEATS						
HEALTH CLUB	OB-1	29,495	25	****5 CELLAR FOR PARKING NOT FAR						
SUB-TOTAL OB-1 INCLUDING ACCESSORY USES	OB-1	389,706	1,138		854	698 ****9	213	911	YES	
LESS HEALTH CLUB CELLAR SPACE		29,495		EX. 42,102 SF DOES NOT INCLUDE STORAGE						
TOTAL OB-1 GFA FOR F.A.R. PURPOSES		360,211								
OB-2 - 5113-5109 LEESBURG PIKE - SKYLINE 4,5&6										
OFFICE (GREATER THAN 125,000 GSF)	OB-2	856,168	2,227	****1						
RETAIL	OB-2	29,667	142	****3						
TOTAL OB-2 GFA FOR F.A.R. PURPOSES	OB-2	885,835	2,369		1,777	1,736	157	1,893	YES	
OB-3 - 5205-5201 LEESBURG PIKE - SKYLINE 1,2&3										
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	1,216 ****9	180 ****10	1,396	SEE OTHER TAB	
OB-4 - 5107 LEESBURG PIKE - ONE SKYLINE TOWER										
5107 LEESBURG PIKE - ONE SKYLINE TOWER	OB-4	524,988	1,365	****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		2,648,209	7,144	INCLUDES CELLAR FOR PARKING	5,359	4,937	550	5,487	YES	
LESS CELLAR SPACE IN BUILDING GROUP O-1	OB-1	29,495		EXISTING ADDITIONAL 42,102 SF OF STORAGE						
GRAND TOTAL GFA OB-1-4 FOR F.A.R. PURPOSES		2,618,714	2,618,714							
RETAIL - TARGET STORE										
TARGET SHOPPING CENTER	C-1	160,600	770	****3		332	433	765		
TARGET LOADING DOCK AND ACCESSWAY	C-1	12,938	52	****6 CELLAR FOR PARKING						
RECREATIONAL USE - FITNESS CLUB	C-1	82,500	62	****5		61	0	61		
SUB-TOTAL COMMERCIAL - TARGET/GYM		256,038	884	INCLUDES CELLAR FOR PARKING NOT FAR	663	393 ****9	433	826	YES	
LESS CELLAR SPACE IN TARGET STORE		12,938								
TOTAL GFA OF RETAIL FOR F.A.R. PURPOSES		243,100								
RESIDENTIAL										
	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								
	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	
THE APPLICATION TO ALLOW A PARKING REDUCTION OF 25% WAS GRANTED BY THE BOARD ON MAY 10, 1993 WITH PCA C-052-03.										
A TWENTY-FIVE PERCENT (25%) REDUCTION OR 3,418 OF THE REQUIRED PARKING SPACES WAS GRANTED.										
(NOTE: THE OFFICE USE HAS NOT DEVELOPED TO THE MAXIMUM ALLOWABLE GFA APPROVED UNDER THE PARKING REDUCTION.)										
2,642 SPACES OR 19.32% OF THE GRANTED 25% PARKING REDUCTION OF THE REQUIRED PARKING COUNT.										
AVAILABLE PARKING REDUCTION REMAINING FOR FUTURE CHANGE OF USE 776 SPACES OR 5.68% OF THE REQUIRED PARKING COUNT.										
NOTES:										
***** REQUIRED PARKING RATES FOR ALL USES AS SPECIFIED IN THE ZONING ORDINANCE:										
1. OFFICE USE - 2.6 SPACES PER 1,000 GSF FOR OFFICES OF 125,000 GSF OR GREATER										
2. RESTAURANT - 11 SPACES PER 1,000 GSF FOR RESTAURANTS OF 5,000 GSF OR GREATER										
3. RETAIL - 1 SPACE PER 200 NET SF FOR FIRST 1,000 SF, PLUS 6 SPACES FOR EACH ADDITIONAL 1,000 NET SF (NOT INCLUDING 12,938 SF CELLAR STORAGE)										
4. RESTAURANT - 10 SPACES PER 1,000 GSF FOR RESTAURANTS OF LESS THAN 5,000 GSF										
5. RECREATIONAL USE - PARKING FOR THIS USE NOT LISTED IN ZONING ORDINANCE AND WAS ESTABLISHED BY THE ZONING ADMINISTRATOR WITH THE APPROVAL OF PCA C-052-03.										
6. LOADING DOCK / ACCESSWAY - PARKING RATE OF 4 SPACES PER 1,000 GSF PER APPROVED PLAN NO. 4237-MSP-004.										
7. DWELLING, MULTI-FAMILY - 1.6 SPACES PER UNIT. NUMBER OF UNITS AND SPACES FROM APPROVED PCA 52-C-3 PARKING REDUCTION OFFICE OPTION.										
8. BASED ON A COMBINATION OF 2007/2019 GROVE SLADE PARKING STUDY AND 2019/2020 VIKI FIELD VISITS.										
9. SKYLINE 1, 2 & 3 (OB-3) HAS 1,616 EXISTING GARAGE SPACES (INCLUDING 15 SPACES ALLOCATED FROM TARGET PER AGREEMENT BETWEEN OWNERS).										
400 OF THESE SPACES HAS BEEN ALLOCATED TO ADJACENT SEVEN SKYLINE.										
10. SKYLINE 1, 2 & 3 (OB-3) HAS 299 EXISTING SURFACE SPACES (INCLUDING 35 SPACES ADJACENT TO SKYLINE 1).										
119 OF THESE SPACES ARE PROPOSED TO BE REMOVED AS PART OF THE LANDSCAPE IMPROVEMENTS SHOWN ON THIS APPLICATION, INCLUDING RESTIRPING OF ACCESSIBLE SPACES.										



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

PARKING STUDY AS UPDATED FOR PCA C-052-09 AND INCLUDING BAILEY'S CROSSROADS COMMERCIAL REVITALIZATION DISTRICT 20% REDUCTION									May 14, 2020		
USE/ADDRESS/BLOCK	BUILDING	GSF OR UNITS	REQUIRED BY ORDINANCE		REQUIRED WITH 25% REDUCTION	MINIMUM REQUIRED WITH 20% CRD REDUCTION		PARKING PROVIDED (****8)			PARKING COMPLIANCE
			(****SEE COUNTY REQUIRED PARKING SPACES BY USE BELOW)			GARAGE	SURFACE	TOTAL			
OB-3 - 5205-5201 LEESBURG PIKE - SKYLINE 1,2&3											
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 DATA CHART						
BUILDING	EX. BLDG. HEIGHT [1]	PR. BLDG. HEIGHT [2]	NUMBER OF STORIES [3]	GROSS FLOOR AREA (GFA) [4][5]	DWELLING UNITS	LOADING SPACES
BUILDING 1 (5205) LIVE/WORK (FLOORS 2-15)	205.81'	225.81'	16	282,560	UP TO 270,370	UP TO 240 [6]
BUILDING 2 (5203) LIVE/WORK (FLOORS 2-15)	205.81'	225.81'	16	282,560	UP TO 270,370	UP TO 240 [6]
BUILDING 3 (5201) LIVE/WORK (FLOORS 2-15)	205.81'	225.81'	16	282,560	UP TO 270,370	UP TO 240 [6]
BUILDINGS 1, 2 & 3 (GROUND FLOORS) LIVE/WORK (AMENITY SPACE) RETAIL				UP TO 28,570 UP TO 8,000		
TOTAL LIVE/WORK RETAIL				847,680	720	[6]

NOTES			
[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.			
[2] Maximum allowable height shown. Additional 20' mechanical equipment proposed covering more than 25% roof area.			
[3] The stories shown are existing. Stories does not include penthouse.			
[4] GFA does not include garage or cellar areas, existing or accessory, for FAR purposes. Additionally, GFA does not include the existing full floor penthouse 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 and 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

FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Telephone: 703-324-3151

May 26, 1993

Re: Proffered Condition Amendment
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,
Nancy Wilers
Nancy Wilers
Clerk to the Board of Supervisors

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

- CONDITIONS
- "PARKING REDUCTION FOR SKYLINE CENTER"
- April 29, 1993
- 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 users. 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 11 of the Fairfax County Zoning Ordinance and the applicable requirements of the Fairfax County Public Facilities Manual.
 - 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.
 - 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 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 "0-2" and on the west side of Building "0-3".
 - 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 Management (DEM) for review and approval.
 - Prior to site plan approval all conditions of this approval shall be incorporated into the site plan(s) for Skyline Center.

APPENDIX 7

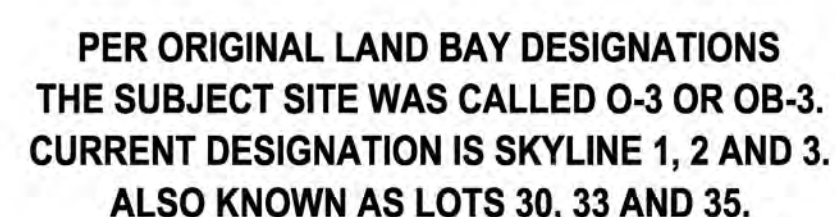
SKYLINE CENTER
PARKING TABULATION-SIXTEENTH SKYLINE OFFICE OPTION
REQUIRED PARKING BY CURRENT ORDINANCE VS PARKING PROVIDED

DECEMBER 1992 - REVISED APRIL 29, 1993

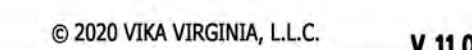
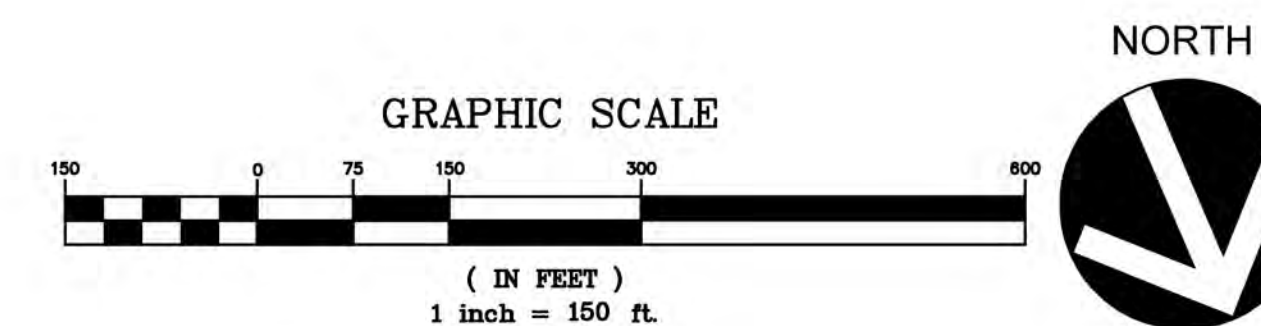
Use	Building	GSF or Units	Parking Spaces Required By Current Zoning Ordinance	Parking Provided	Requested Parking Reduction	
Office	0-1	504,000				
	0-2	873,338				
	0-3	831,600				
	0-4	503,726	7,023			
Accessory Uses	Retail	29,667	177			
	Back	4,175	18			
Subtotal		2,746,536	7,248	6,287	961	
Shopping & Recreation						
	C-1 shops	160,600	1,367	471		
	Recreation	82,500	62	62		
Subtotal		243,100	1,429	533	896	
Residential						
	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				
	A-4c	66				
	A-4d	63				
Subtotal		5,537	569	474	929	
TOTAL			14,330	11,534	2,796 19.46% 25% reduction required	



SITE IS ZONED PDC AND WILL REMAIN PDC.



THIS SHEET FOR INFORMATION PURPOSES ONLY



POST-APPROVAL SHEET STATUS	DATE
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PROFESSIONAL SEAL



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.	WV_5629ZZ
SHEET NO.	C-04



NOTES:

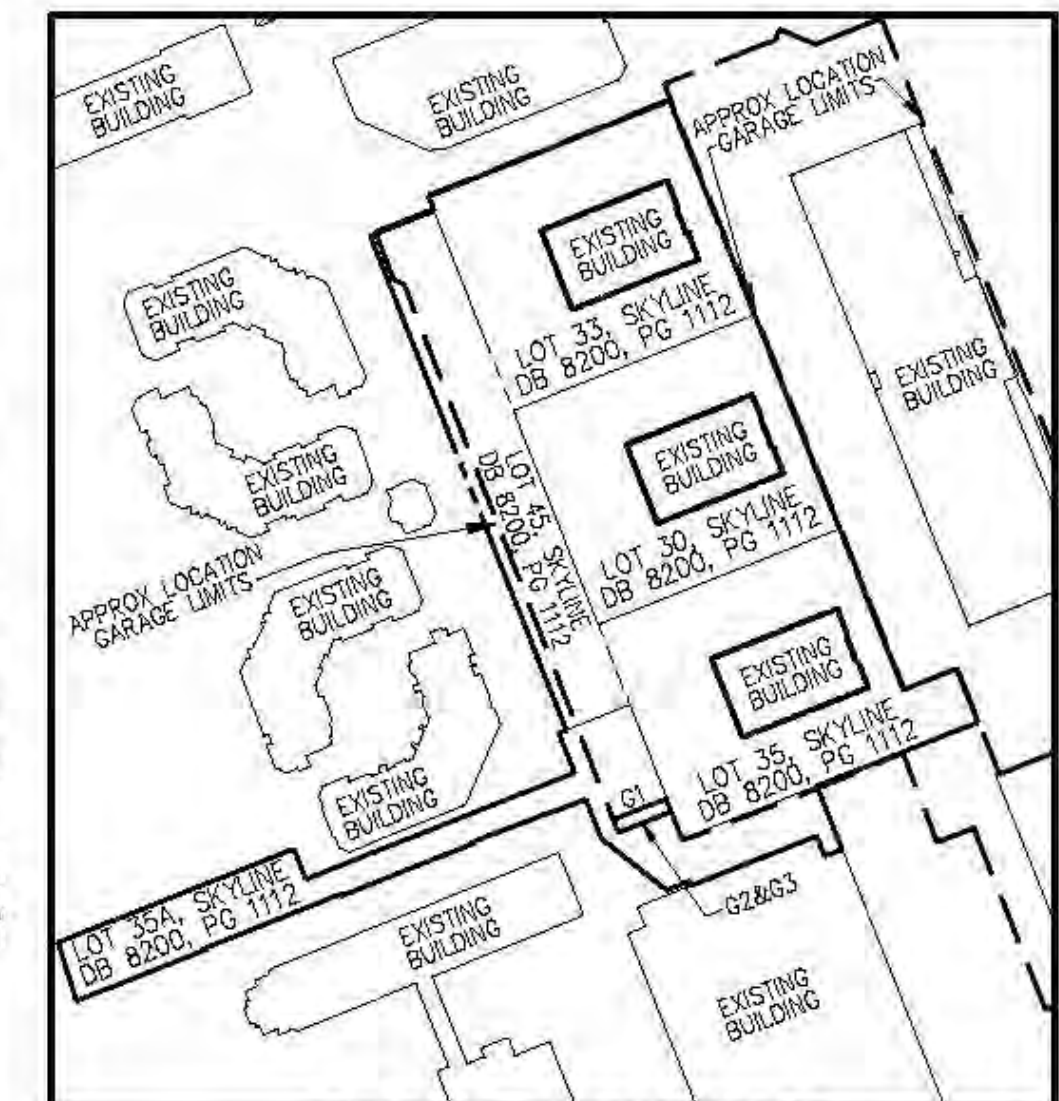
1. THE SUBJECT PROPERTIES ARE IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS TAX MAPS # 062-3-01-0030, 062-3-01-0033, 062-3-01-0035, 062-3-01-0035A, AND 062-3-01-0045 AND ARE ZONED PDC (PLANNED DEV COMMERCIAL).
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 510590305E, FOR FAIRFAX COUNTY, VIRGINIA, DATED 9/17/2010. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS '83).
4. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) BASED ON A GPS SURVEY BY VIKI VIRGINIA, LLC, DATED DECEMBER 13, 2019.
5. THE SITE FEATURES SHOWN HEREON ARE BASED ON EXISTING RECORD INFORMATION, GIS INFORMATION, PREVIOUS SURVEYS BY OTHERS, AND LIMITED FIELD RUN GROUND SURVEY BY VIKI VIRGINIA, LLC.
6. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON RECORD INFORMATION AND SURVEYS BY OTHERS AND DOES NOT REFLECT A FIELD RUN BOUNDARY SURVEY BY VIKI VIRGINIA, LLC.
7. THE SURVEY CONTROL ESTABLISHED BY VIKI, INC. HAS A HORIZONTAL PRECISION EXCEEDS THE MINIMUM HORIZONTAL PRECISION OF 1:20,000 AS REQUIRED BY THE COMMONWEALTH OF VIRGINIA.
8. CONTOUR INTERVAL SHOWN HEREON IS 2'-0" (WITH SPOT ELEVATIONS).
9. THE SUBJECT PROPERTY DOES NOT LIE IN A RESOURCE PROTECTION AREA (RPA) PER FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREAS MAP #062-3 REVISED TO: 08/01/2005.
10. THE EXISTING CONDITIONS SURVEY WAS COMPLETED UNDER THE DIRECT RESPONSIBLE CHARGE OF, LISA M. GOODWIN AND IS A COMPILED OF RECORD INFORMATION, GIS INFORMATION, SURVEY DATA BY OTHERS, AND A LIMITED FIELD RUN GROUND SURVEY MADE UNDER MY SUPERVISION. THAT THE ORIGINAL DATA WAS OBTAINED ON DECEMBER 13, 2019, AND THAT THIS PLAN/PLAT MEETS MINIMUM HORIZONTAL AND VERTICAL ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
11. THE HORIZONTAL AND VERTICAL DATUMS REFERENCED HEREON ARE IN CONFORMANCE WITH FAIRFAX COUNTY REQUIREMENTS 2-010619 AND 2-0208.3.
12. THE SUBJECT PROPERTY HAS INDIRECT VEHICULAR ACCESS TO PUBLIC STREETS (SEMINARY ROAD-RTE 716, S GEORGE MASON DRIVE-RTE 3449, AND LEESBURG PIKE-RTE 7) BY MEANS OF VARIOUS RECIPROCAL EASEMENTS FOR ACCESS AND PARKING.

AREA TABULATION:

TM 062-3-01-0030	64,800 SF OR 1.4876 AC
TM 062-3-01-0033	64,800 SF OR 1.4876 AC
TM 062-3-01-0035	68,400 SF OR 1.5702 AC
TM 062-3-01-0035A	46,975 SF OR 1.0784 AC
TM 062-3-01-0045	39,734 SF OR 0.9122 AC

TOTAL AREA 284,709 SF OR 6.5360 AC

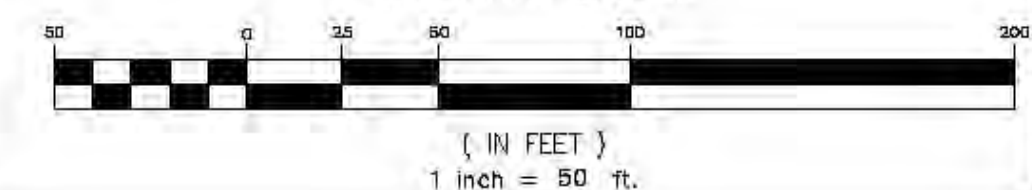
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	2.27'	5.00'	026°00'21"	1.15'	N55°23'08"E	2.25'
C2	4.63'	5.00'	053°06'10"	2.50'	S85°52'32"E	4.47'
C3	5.40'	5.00'	061°51'41"	3.00'	N44°28'47"E	5.14'
C4	4.39'	5.00'	050°18'05"	2.35'	S87°41'48"E	4.25'



LIMITS OF EXISTING ABOVE AND BELOW GROUND GARAGE NOT TO SCALE



GRAPHIC SCALE



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

POST-APPROVAL SHEET STATUS	DATE
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PROFESSIONAL SEAL



SKYLINE CENTER BUILDINGS 1, 2 AND 3

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS PLAN

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

VEGETATION COVER TYPES
AREA-A
Acer rubrum - Red Maple
Cedrus deodara - Deodar Cedar
Ilex cornata - Chinese Holly
Juniperus virginiana - Eastern Redcedar
Lagerstroemia indica - Crepemyrtle
Magnolia x soulangiana - Saucer Magnolia
Pinus strobus - Eastern White Pine
Platanus x acerifolia - London Planetree
Quercus palustris - Pin Oak
Quercus rubra - Northern Red Oak
Salix babylonica - Weeping Willow
Zelkova serrata - Japanese Zelkova
Q:\Projects\5629\5629ZZ\DATA\Landscape & Trees\EVM\EVM Veg Sched (2019.12.06).xlsx\Area - A Veg
INVASIVE VEGETATION
Euonymus alatus - Winged Euonymus
Q:\Projects\5629\5629ZZ\DATA\Landscape & Trees\EVM\EVM Veg Sched (2019.12.06).xlsx\Invasive Veg

Euonymus alatus - Winged Euonymus

EXISTING VEGETATION MAP NARRATIVE

THE SUBJECT SITE HAS BEEN DEVELOPED AS AN OFFICE BUILDING WITH 100% STRUCTURED 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 DOES NOT SHOW ANY DISEASE, INJURY AND HEALTH. THIS CDPA / FDPA CALLS FOR A REDEVELOPMENT OF A PORTION OF THE SITE AREA WHERE ELEMENTS OF THE EXISTING SITE FEATURES WILL BE REMOVED AND REDESIGNED. THIS INCLUDES HARDCAPE AND LANDSCAPE. EXISTING PARKING WILL BE REVISED TO PERMIT NEW LANDSCAPE/HARDCAPE IMPROVEMENTS. THE PRIMARY EXISTING SPECIES ARE IDENTIFIED AND OUTLINED ON THIS PLAN AND RETAINED WHERE POSSIBLE.

q:\projects\5629\5629zz\data\landscape & trees\evm\evm narrative (2019.12.06).docx

EVM COVER TYPE SUMMARY TABLE						
EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED	SUB-CLIMAX	284,709 SF	GENERALLY GOOD	SEE VEGETATION COVER TABLE	INSTALLED LANDSCAPE WITH SITE DEVELOPMENT
		TOTAL AREA	284,709 SF			

Q:\Projects\5629\5629ZZ\DATA\Landscape & Trees\EVM\[EVM Cov Typ Tbl (2019.12.06).xlsx]Sheet1

LEGEND



EXISTING TREE TO BE PRESERVED



EXISTING TREE OFFSITE INCLUDED PER COUNTY REQUIREMENTS
NO IMPACT TO TREE

LIMITS OF VEGETATION COVER TYPE

TOTAL SITE AREA = 284,709 SF
TOTAL EXISTING CANOPY AREA = *0 SF

TOTAL EXISTING CANOPY PRESERVED = *0 SF
=**15,000 SF.

SEE SHEET C-02 FOR WAIVERS/MODIFICATIONS
SEE SHEET L4.00 FOR PROPOSED LANDSCAPE PLAN AND
COMPUTATIONS

*EXISTING TREE CANOPY IS EITHER ON STRUCTURE AND CANNOT MEET TREE SOIL VOLUME OR DEPTH REQUIREMENTS OR THEY ARE LOCATED IN OR IN PROXIMITY OF EXISTING EASEMENTS. WAIVER/MODIFICATIONS ARE REQUIRED.

**TREE AREA COMPUTATIONS PROVIDED PER REQUEST BY FARIFAX COUNTY AND ARE THEORETICAL. THESE AREAS DO NOT COUNT FOR CANOPY REQUIREMENT AND ARE FOR INFORMATION ONLY.

NOTE:
EXISTING TREES ARE IN GOOD CONDITION AND AS MANY AS POSSIBLE WILL BE
RETAINED IN THEIR EXISTING LOCATION.

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05/13/2020

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DATE

PROFESSIONAL SEA



SKYLINE CENTER

BUILDINGS 1, 2 AND 3

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

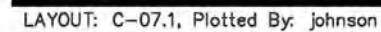
EXISTING VEGETATION MAP

DRAWN BY: PNN
DESIGNED BY: NPK
DATE ISSUED: 05/13/2020

DWG. SCALE: 1" = 50'

SCALE:	1	50
VTKA		

SHEET NO. C-07



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, VIGOR & 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, VIGOR & 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, VIGOR & VITALITY. F/G STRUCTURE. ASYMMETRIC CANOPY. V- POOR 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, VIGOR & VITALITY. F/G STRUCTURE.
5121	Prunus serrulata, Kwanzan Cherry	9.0	9	0.63	Intermediate	0.55	17.0	Preserve	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, 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, VIGOR & 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, VIGOR & 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, VIGOR, 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, VIGOR, 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, VIGOR, 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, VIGOR, 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, VIGOR, 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, VIGOR & 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, VIGOR & 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, VIGOR, 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, VIGOR, 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, VIGOR, 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, VIGOR, 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, VIGOR, 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, VIGOR, 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, VIGOR, 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, VIGOR, 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, VIGOR, 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, VIGOR, VITALITY & STRUCTURE.

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

SIGNATURE _____

DATE _____



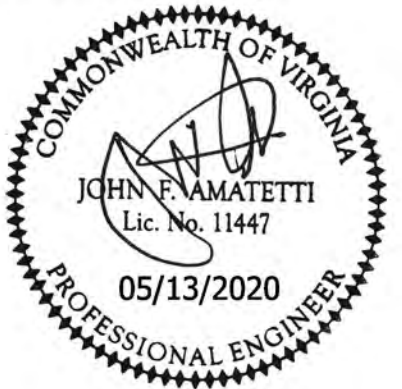
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PROFESSIONAL SEAL



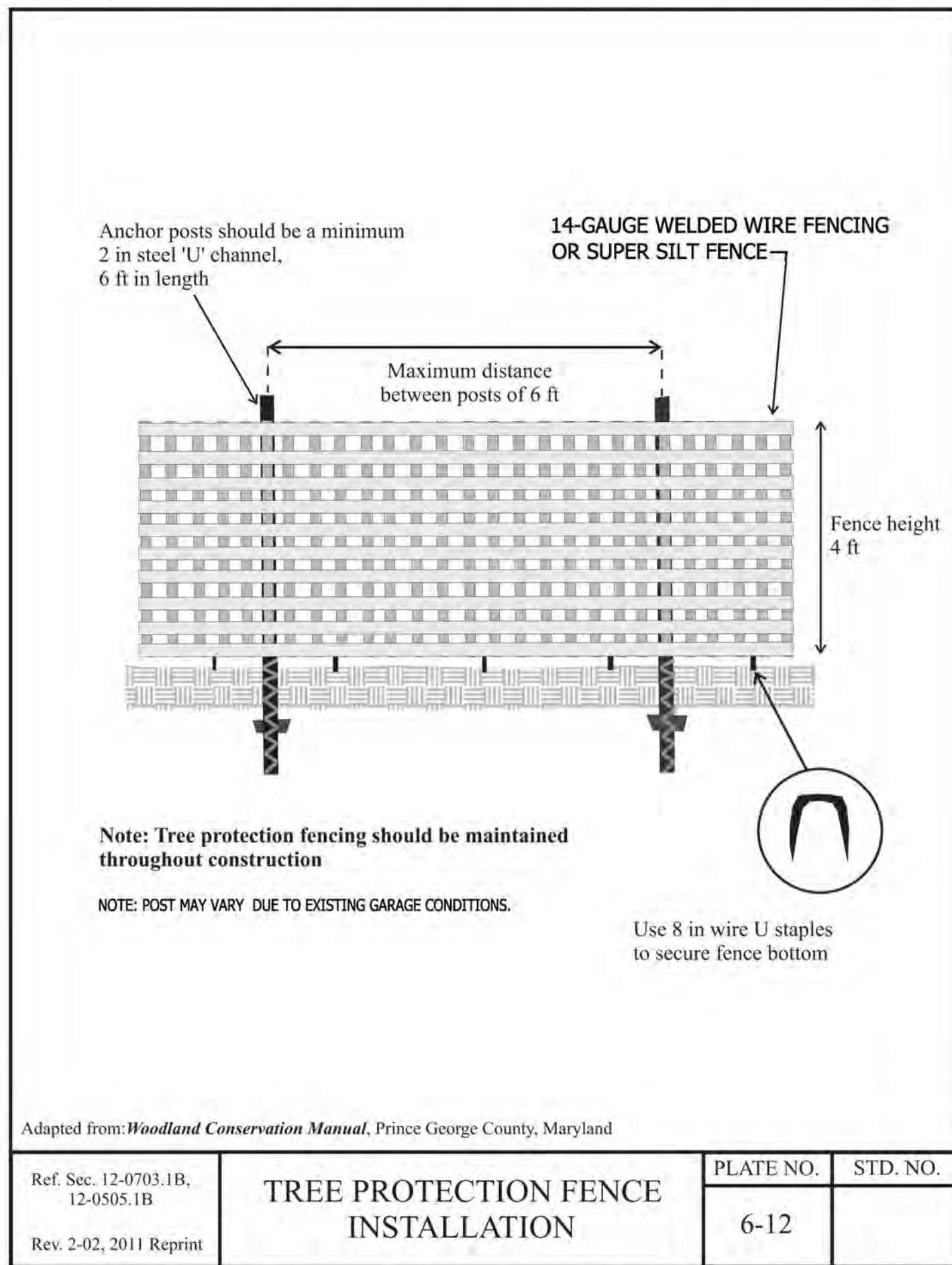
SKYLINE CENTER

BUILDINGS 1, 2 AND 3

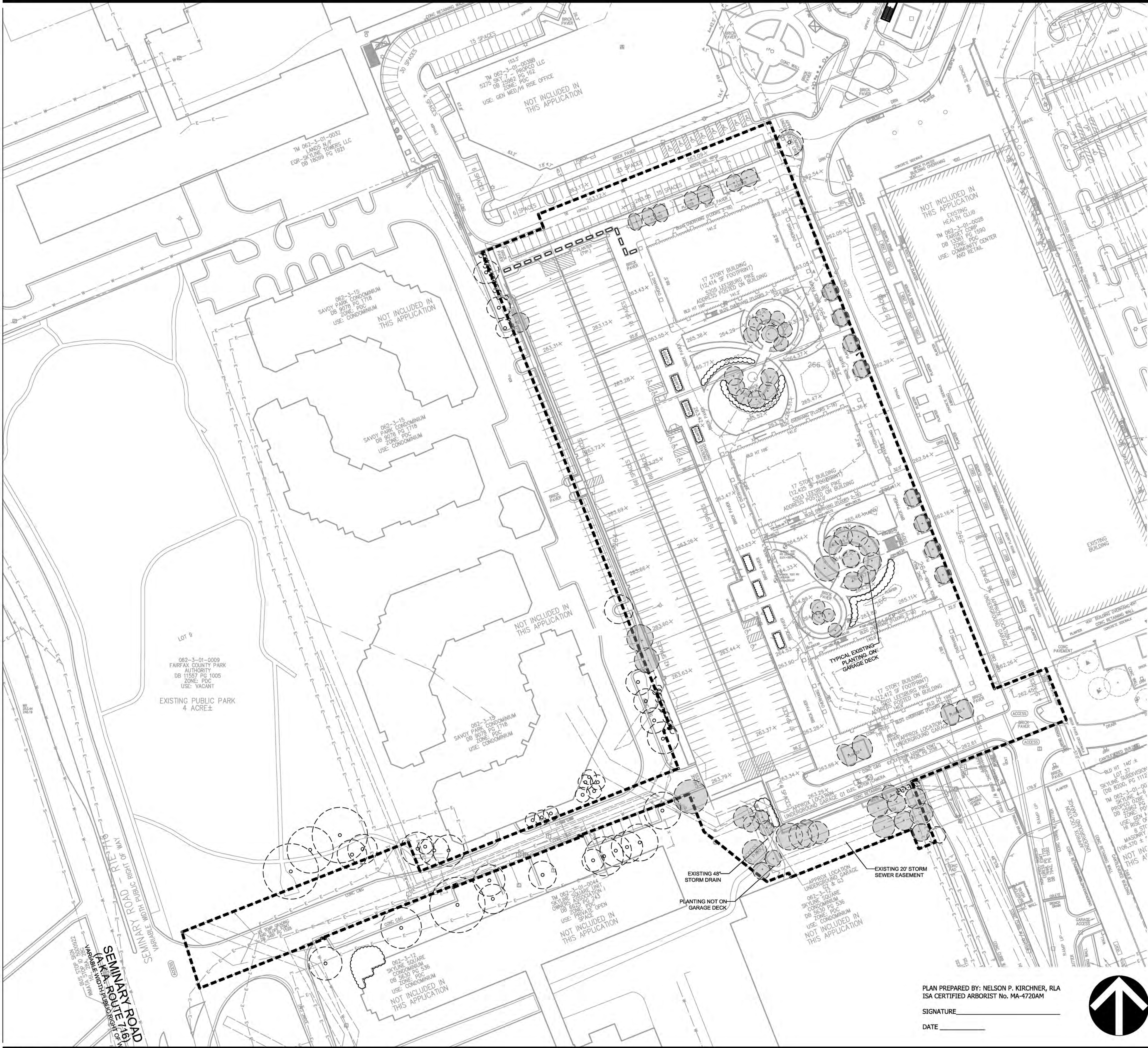
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING TREE CONSERVATION INVENTORY

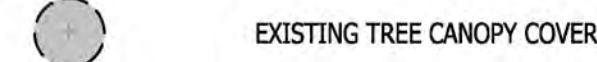
DRAWN BY:	PNN
DESIGNED BY:	NPK
DATE ISSUED:	05/13/2020
DWG. SCALE:	N/A
VIA NO.	WV_5629ZZ
SHEET NO.	C-07.2



DATE: 02/14/2020



LEGEND



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

NOTE:

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

TREE COVER NARRATIVE

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.

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA

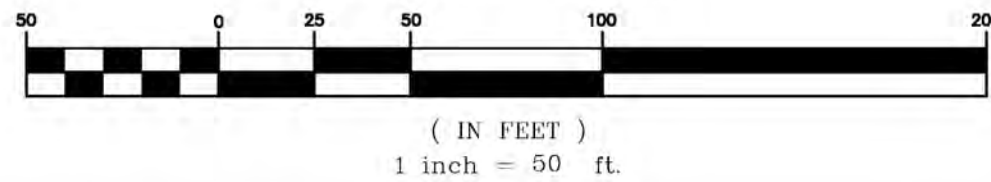
ISA CERTIFIED ARBORIST No. MA-4720AM

SIGNATURE _____

DATE _____



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PROFESSIONAL SEAL



SKYLINE CENTER
BUILDINGS 1, 2 AND 3

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING NON
COMPLIANT
10-YEAR TREE
COVER

DRAWN BY:
DESIGNED BY:
DATE ISSUED:

PNN
NPK
05/13/2020

DWG. SCALE:

1" = 50'

VIKA NO.

VV_5629ZZ

SHEET NO.

C-07.6



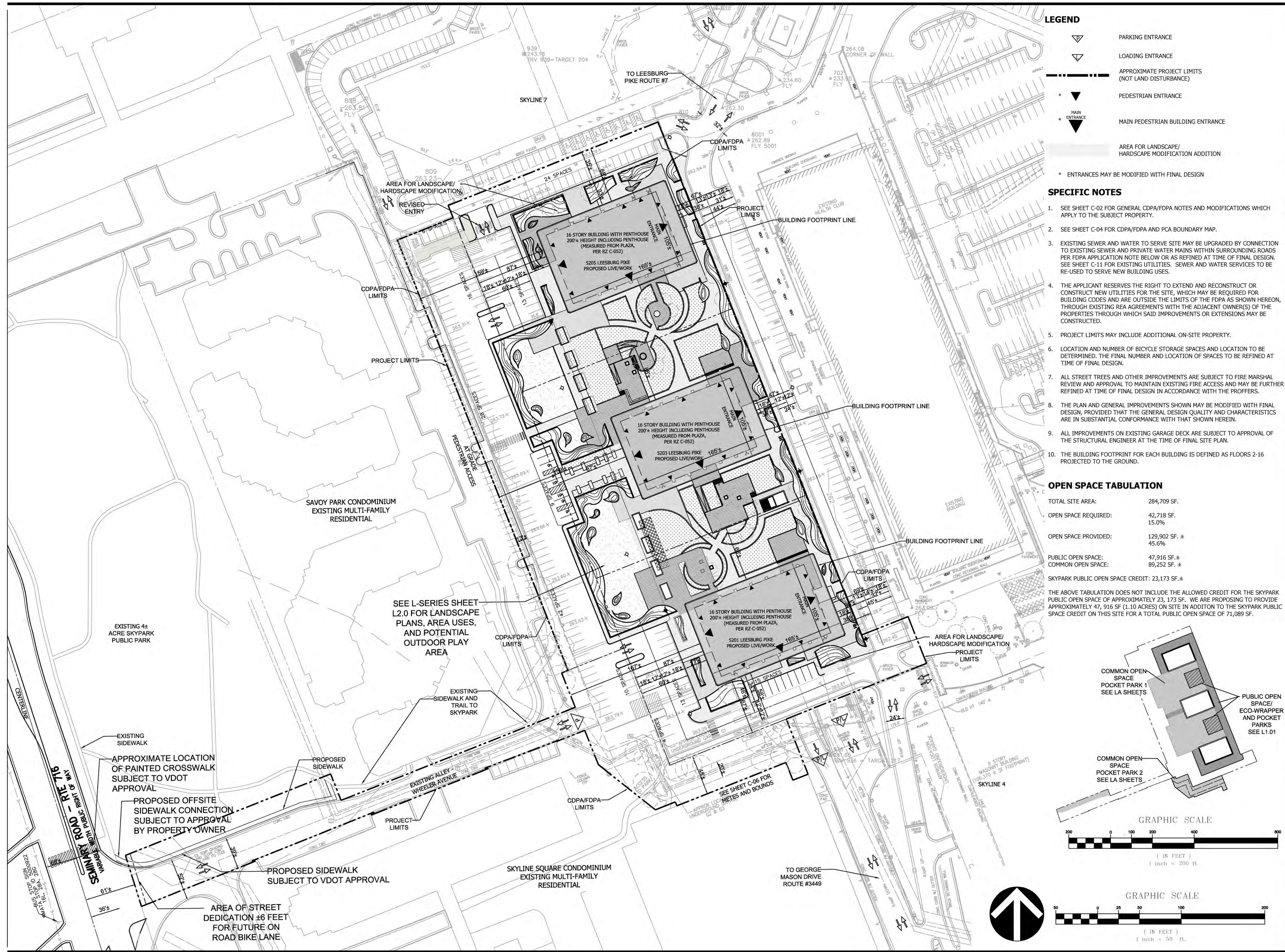
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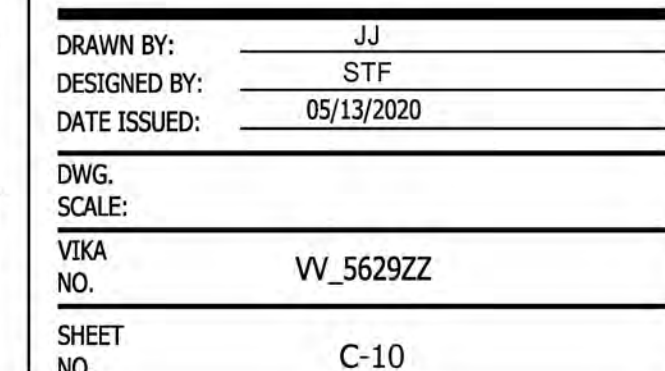
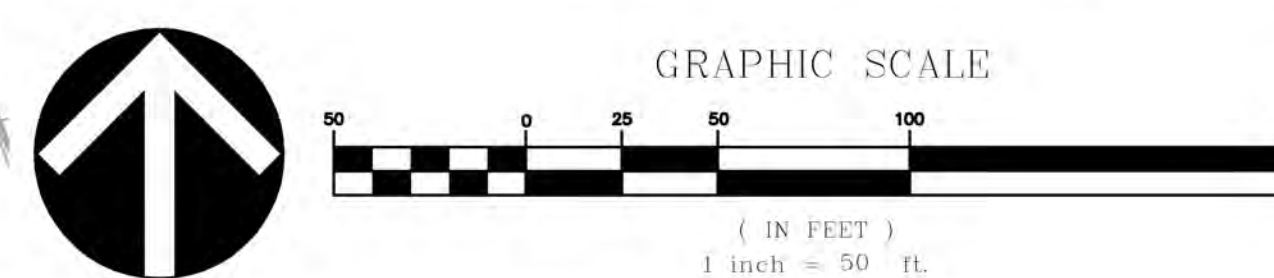
C-08

FILE: Q:\Projects\5629\5629ZZ\CADD\PLANNING DRAWINGS\5629ZZ_FDPA.dwg USER: Johnson DATE: May 14, 2020 TIME: 8:50:55 AM LAYOUT: C-08 FDPA



LAYOUT: C-08 FDPA, Plotted By: johnson





THE SUBJECT SITE IS LOCATED IN THE FOUR MILE RUN WATERSHED.

THE PROPOSED WORK ON THE SUBJECT PROPERTY (6.54 ACRES) WILL CHANGE THE USE OF THREE (3) BUILDINGS FROM OFFICE TO LIVE-WORK AND OCCURS OVER AN EXISTING ABOVE GRADE GARAGE THAT WILL REMAIN. FOR THIS REASON, THE PROPOSED WORK THAT WILL OCCUR IN THE EXTERIOR SPACES AROUND THE EXISTING BUILDINGS WHICH ARE ALSO LOCATED ON THE EXISTING ABOVE GRADE GARAGE (INCLUDING BUT NOT NECESSARILY LIMITED TO A MODIFICATION OF THE EXISTING STREETScape, A REPURPOSING OF THE EXITING PLAZA AREAS, THE INTRODUCTION OF A PERFORMANCE GREEN AND PLAY/ACTIVE LAWN ZONES IN EXISTING PARKING AREA, AND MILL & OVERLAY OPERATION) DOES NOT CONSTITUTE LAND DISTURBANCE / LAND DISTURBING ACTIVITY (HEREAFTER REFERRED TO AS "LAND DISTURBANCE") PER THE FAIRFAX COUNTY CODE. SECTION 1241-1.5 OF THE FAIRFAX COUNTY CODE, LAND DISTURBANCE IS DEFINED AS "...A MAN-MADE CHANGE TO THE LAND SURFACE THAT POTENTIALLY CHANGES ITS RUNOFF CHARACTERISTICS INCLUDING CLEARING, GRADING, OR EXCAVATION, EXCEPT THAT THE TERM SHALL NOT INCLUDE THOSE EXEMPTIONS SPECIFIED IN 1241-1.7 OF THIS CHAPTER." BECAUSE THE PROPOSED WORK IN THE SUBJECT APPLICATION WILL BE CONDUCTED COMPLETELY ON TOP OF AN EXISTING ABOVE GRADE GARAGE AND ON STRUCTURE, NEITHER THE LAND SURFACE NOR THE RUNOFF CHARACTERISTICS WILL CHANGE WITH THE PROPOSED WORK. FURTHERMORE, THE WORK PROPOSED IN THE SUBJECT APPLICATION WOULD NOT CLASSIFY AS CLEARING, GRADING, OR EXCAVATION. AT GRADE GROUND DISTURBING ACTIVITIES ASSOCIATED WITH SUBJECT IMPROVEMENTS WILL BE MINIMAL AND LIMITED TO LESS THAN 2,500 SQUARE FEET.

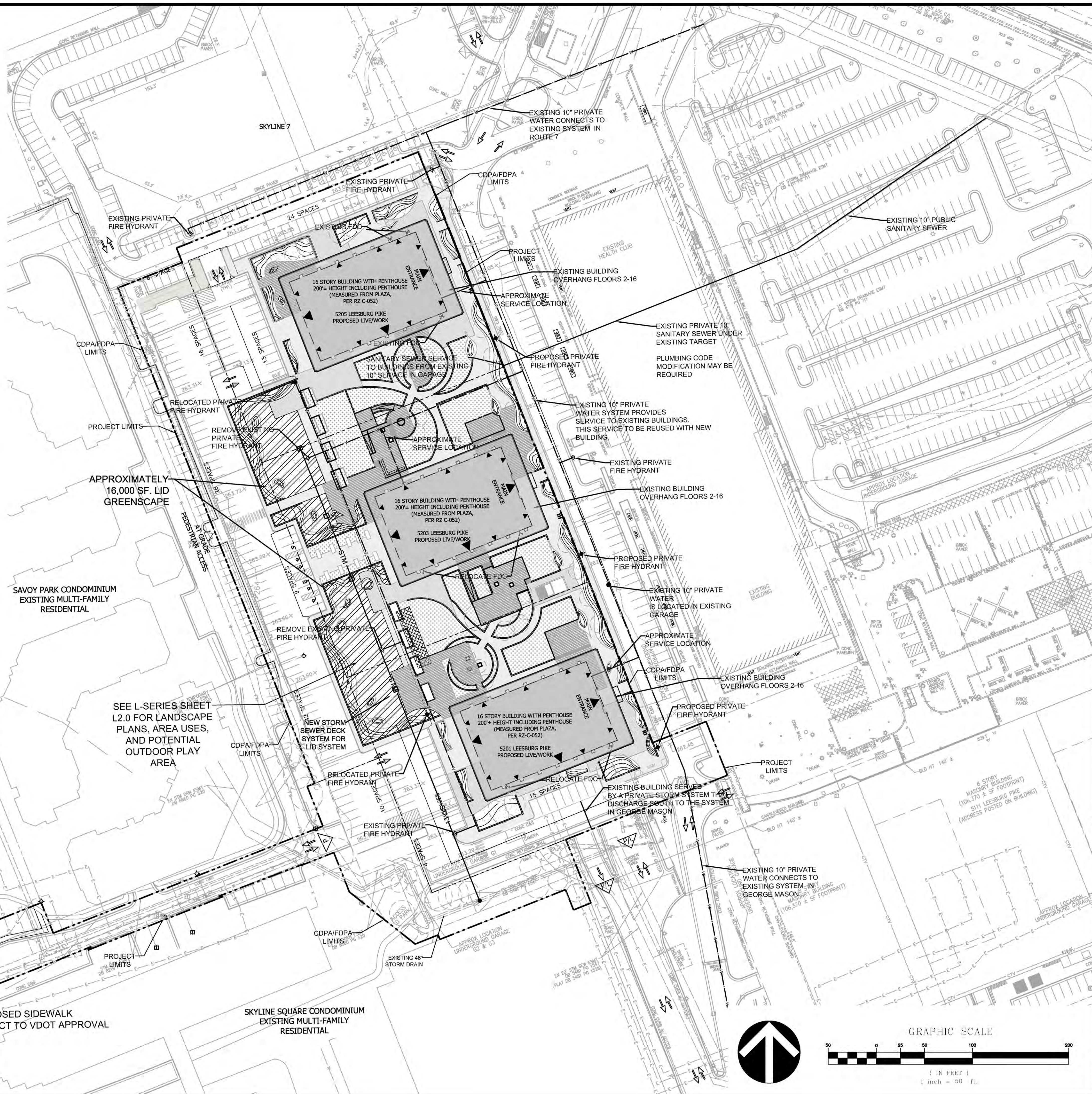
GIVEN THAT THERE IS NO LAND DISTURBANCE PROPOSED WITH THE SUBJECT APPLICATION, THERE IS NO REQUIREMENT TO PROVIDE ANY STORMWATER CONTROLS PER CHAPTER 124 OF THE FAIRFAX COUNTY CODE (SECTION 124-1-7-4) OR CHAPTER 118 OF THE FAIRFAX COUNTY CODE (SECTION 118-5-3 (B)).

IN THE INTEREST OF ENVIRONMENTAL STEWARDSHIP, THE APPLICANT INTENDS TO PROVIDE EROSION CONTROL MEASURES SUFFICIENT TO ENSURE ANY RUNOFF DURING CONSTRUCTION IS ISOLATED. SIMILARLY IT SHOULD BE NOTED THAT THE PROPOSED IMPROVEMENTS WILL IMPROVE THE OVERALL WATER QUALITY OF RUNOFF LEAVING THE SUBJECT PROPERTY. **ALTHOUGH NOT DESIGNED TO THE SPECIFIC CRITERIA IN DEQ STORMWATER DESIGN SPECIFICATION NO. 5 (VEGETATED ROOF), THE INSTALLATION OF THE PERFORMANCE GREEN AND PLAY/ACTIVE LAWN AREA WOULD RESULT IN APPROXIMATELY 16,000 SQUARE FEET OF EXISTING PARKING LOT BEING CONVERTED TO A LOW IMPACT DESIGN (LID) "GREEN" SPACE.** GIVEN THAT THIS LID AREA WILL NOT BE DESIGNED SPECIFICALLY TO MEET THE ABOVE REFERENCED DEQ SPECIFICATION, SPECIFIC PERFORMANCE CRITERIA CANNOT BE ASSIGNED TO THE ENVIRONMENTAL BENEFITS IT WOULD CREATE (I.E. REDUCTION IN RUNOFF VOLUME, TOTAL PHOSPHOROUS MASS LOAD REMOVAL, ETC.). THE INTRODUCTION OF SUCH A LID SYSTEM WOULD INHERENTLY LEAD TO IMPROVEMENTS IN THE RUNOFF QUALITY AND INCREASE THE TIME OF CONCENTRATION EVEN IN THE ABSENCE OF SPECIFIC PERFORMANCE CRITERIA. THIS IS TRUE DESPITE THE FACT THAT THE UNDERLYING EXISTING GARAGE WOULD MEAN THAT THIS LID AREA WOULD STILL BE CONSIDERED IMPERVIOUS FROM A RUNOFF CHARACTERISTICS STANDPOINT.

THE PROPOSED IMPROVEMENTS ALL OCCUR ON THE TOP OF A THREE-STORY CONCRETE PARKING GARAGE AND DO NOT IMPACT THE UNDERLYING SOIL BELOW THE GARAGE. THE PROPOSED IMPROVEMENTS ARE NOT DEFINED AS LAND DISTURBING ACTIVITIES AND AS SUCH THEY ARE NOT SUBJECT TO STORMWATER MANAGEMENT REQUIREMENTS AS OUTLINED IN CHAPTER 124 OR 118 OF THE FAIRFAX COUNTY CODE. THE APPLICANT INTENDS TO, AT THEIR OWN DISCRETION AND IN THE INTEREST OF ENVIRONMENTAL STEWARDSHIP, PURSUE DEVELOPMENT OPTIONS THAT WILL HAVE AN INHERENT, IF NOT SPECIFICALLY DEFINED, BENEFIT TO THE WATER QUALITY OF RUNOFF LEAVING THE SUBJECT PROPERTY.

FDPA UTILITY NOTES:

1. **SANITARY SEWER THAT SERVES THE THREE BUILDINGS IS A PRIVATE SEWER BELOW GARAGE SLAB.**
2. **THE WATER AND FIRE HYDRANTS ARE PRIVATE SYSTEMS FOR BUILDINGS 1, 2 AND 3.**
3. **ALL STORM SEWERS ARE PRIVATE SYSTEMS EXCEPT FOR ON THE EXISTING 48" STORM DRAIN ON THE SOUTH SIDE OF THE SIGHT.**
4. **FINAL SURFACE AND SUBSURFACE DRAINAGE SYSTEM SHALL BE DETERMINED AT FINAL DESIGN.**



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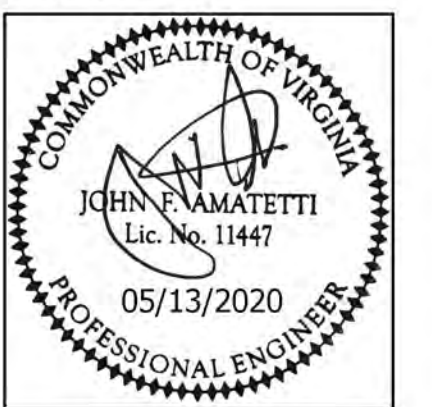
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11.00

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

POST-APPROVAL SHEET STATUS	DATE
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PROFESSIONAL SEAL



SKYLINE CENTER

BUILDINGS 1, 2 AND 3

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

FUNCTIONAL UTILITY PLAN

DRAWN BY:	JJ
DESIGNED BY:	STF
DATE ISSUED:	05/13/2020
DWG.	
SCALE:	
VIA	
NO.	VV_5629ZZ
SHEET	
NO.	C-11

Building Elevation Narrative

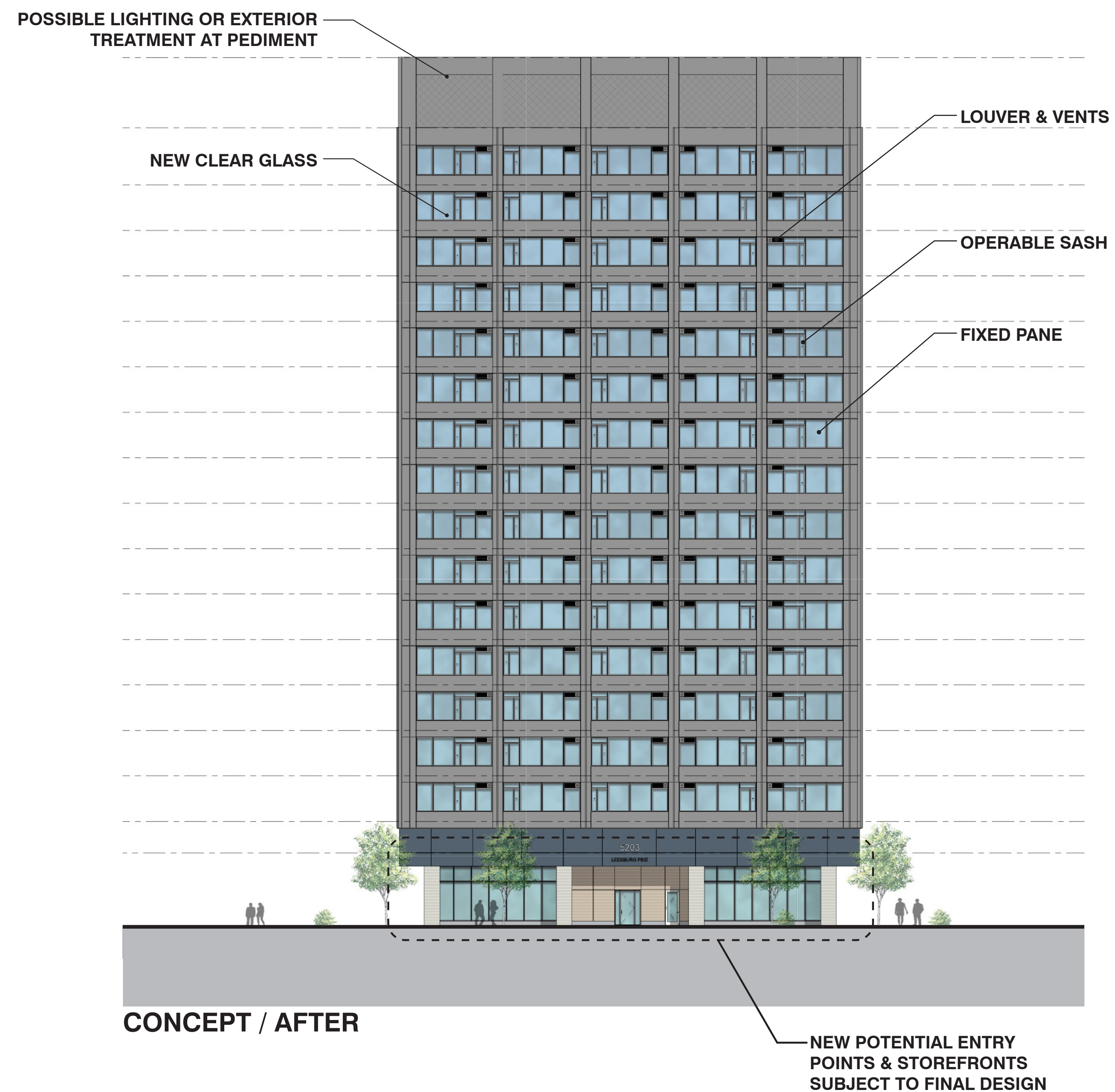
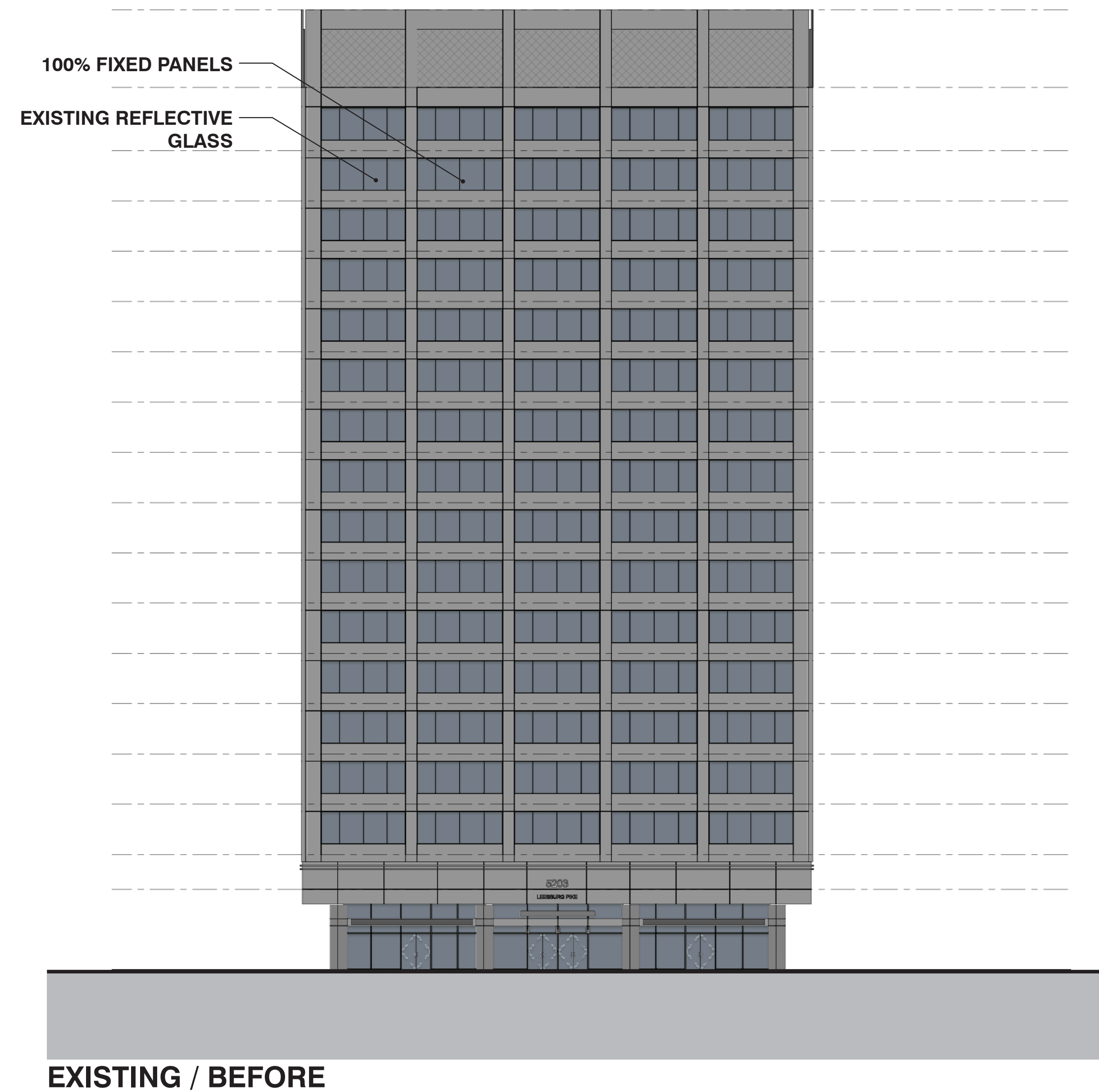
The existing building elevations are clad with metal panels and standard window bays centered between columns. The window bays are comprised of four panels of two different glazing sizes. The glazing within these window bays is a coated glass that reflects its surroundings.

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.



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



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[illegible][illegible]

PROFESSIONAL SEAL



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
DWG.	
SCALE:	
VIKA	
NO.	VV_5629ZZ
SHEET	
NO.	A.01



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PROFESSIONAL SEAL



MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL PROJECT ELEVATIONS

DWG.
SCALE:

VIA NO.	WV_5629ZZ
SHEET NO.	A.02

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2nd. Sub.	04/10/2020

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PROFESSIONAL SEAL



SKYLINE CENTER

BUILDINGS 1, 2 AND 3

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

ENLARGED CONCEPT ELEVATION

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/13/20
DWG.	
SCALE:	
VIA NO.	VV_5629ZZ
SHEET NO.	A.03

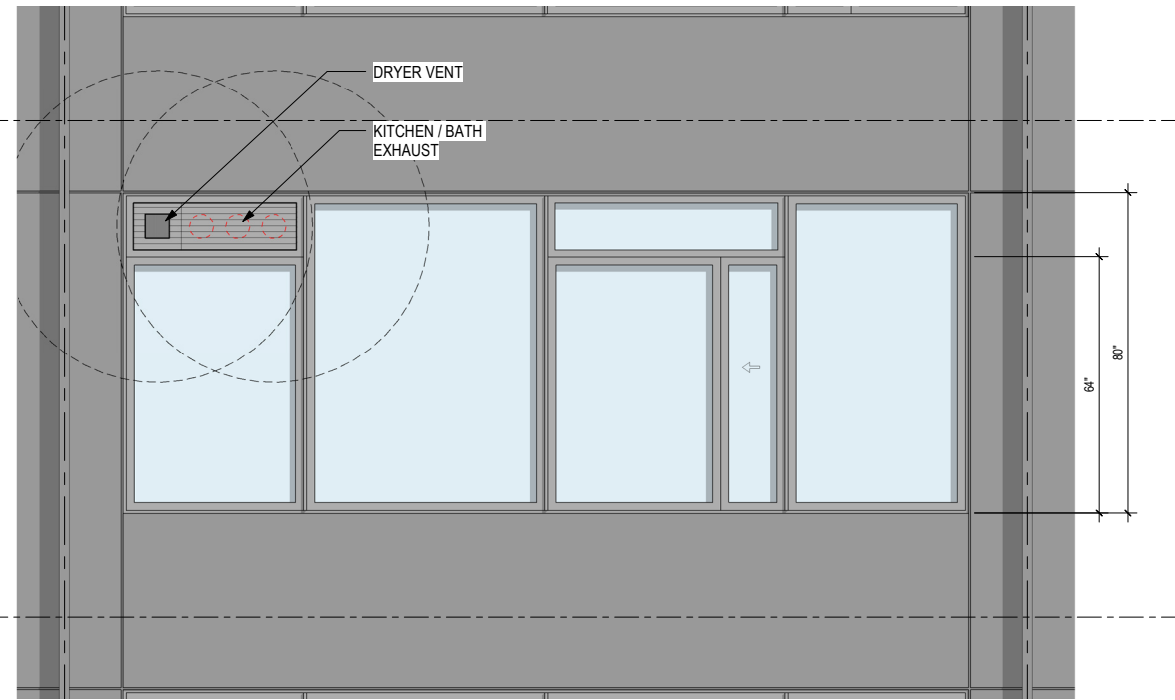


—NEW POTENTIAL ENTRY
POINTS & STOREFRONTS
SUBJECT TO FINAL DESIGN

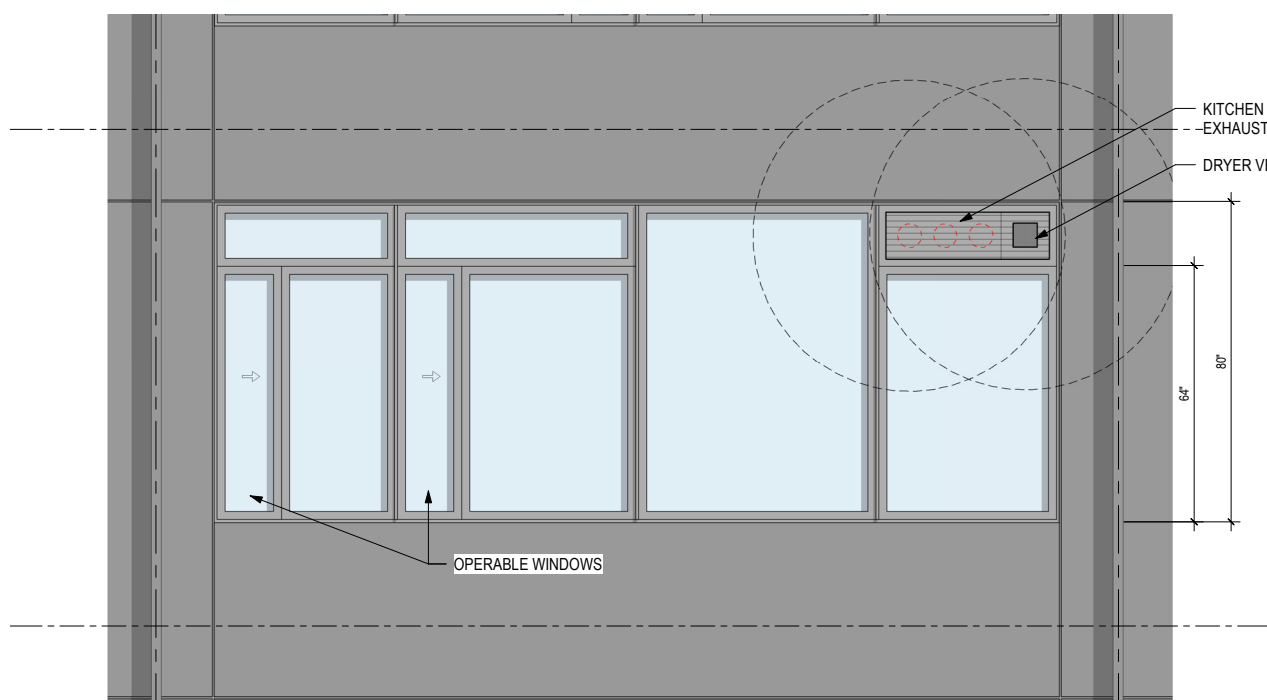


—NEW POTENTIAL ENTRY
POINTS & STOREFRONTS
SUBJECT TO FINAL DESIGN

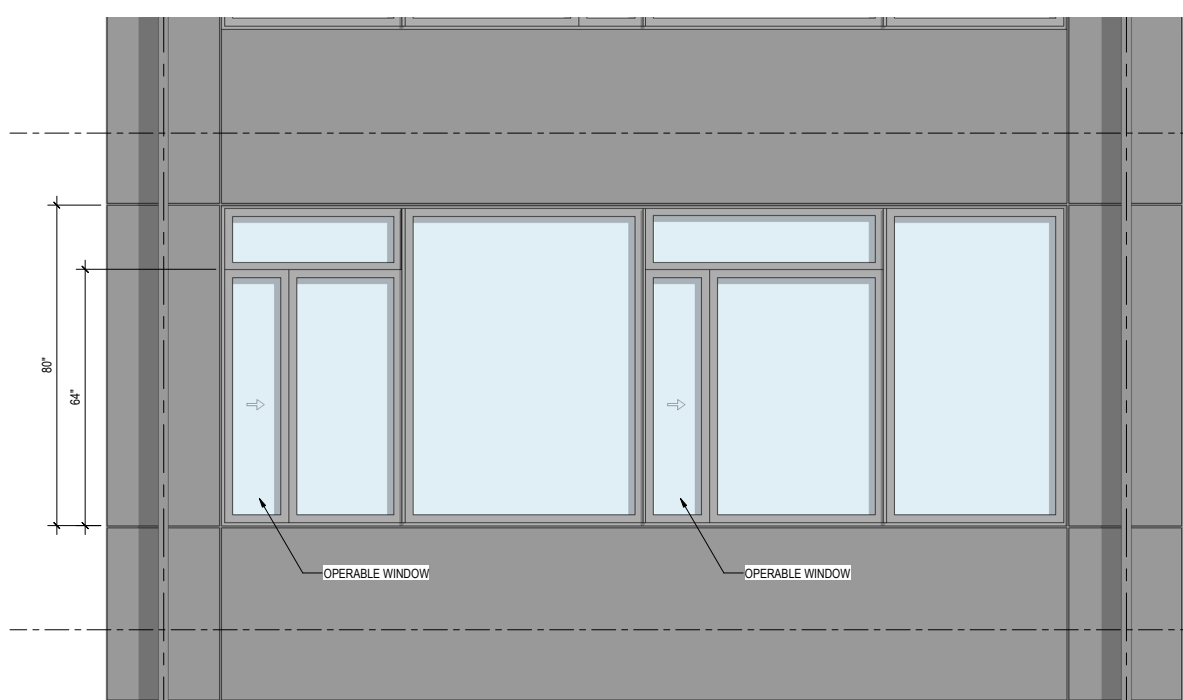
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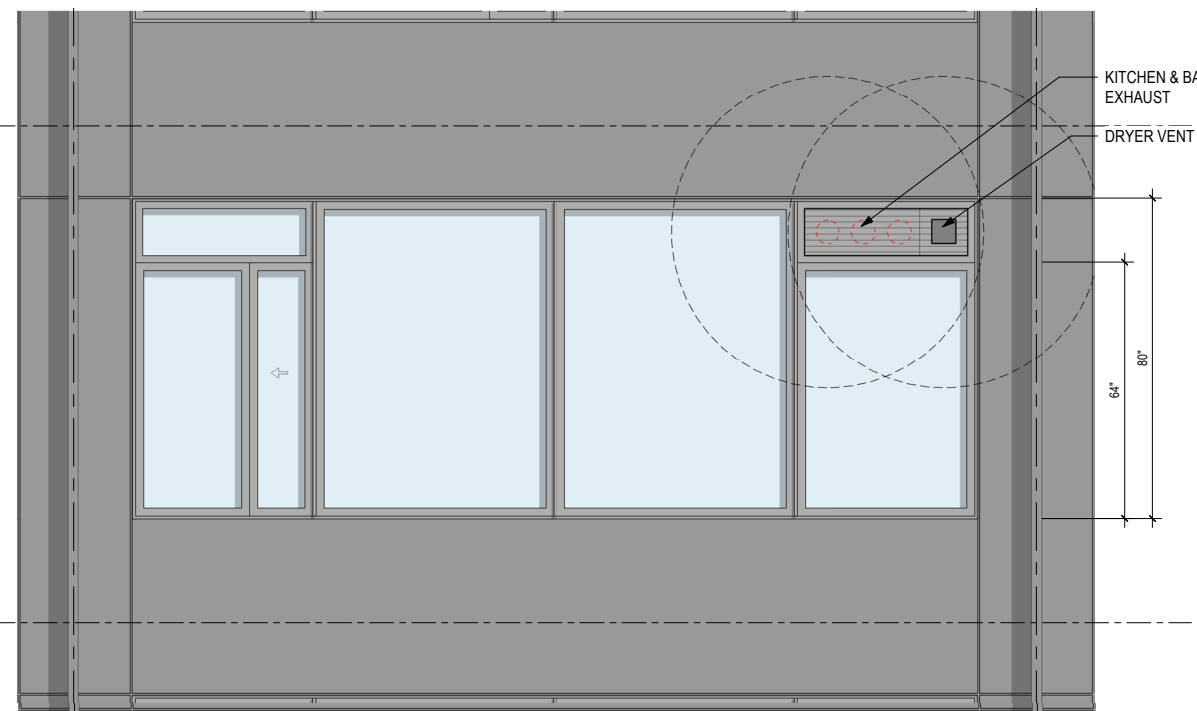
WINDOW BAY 01



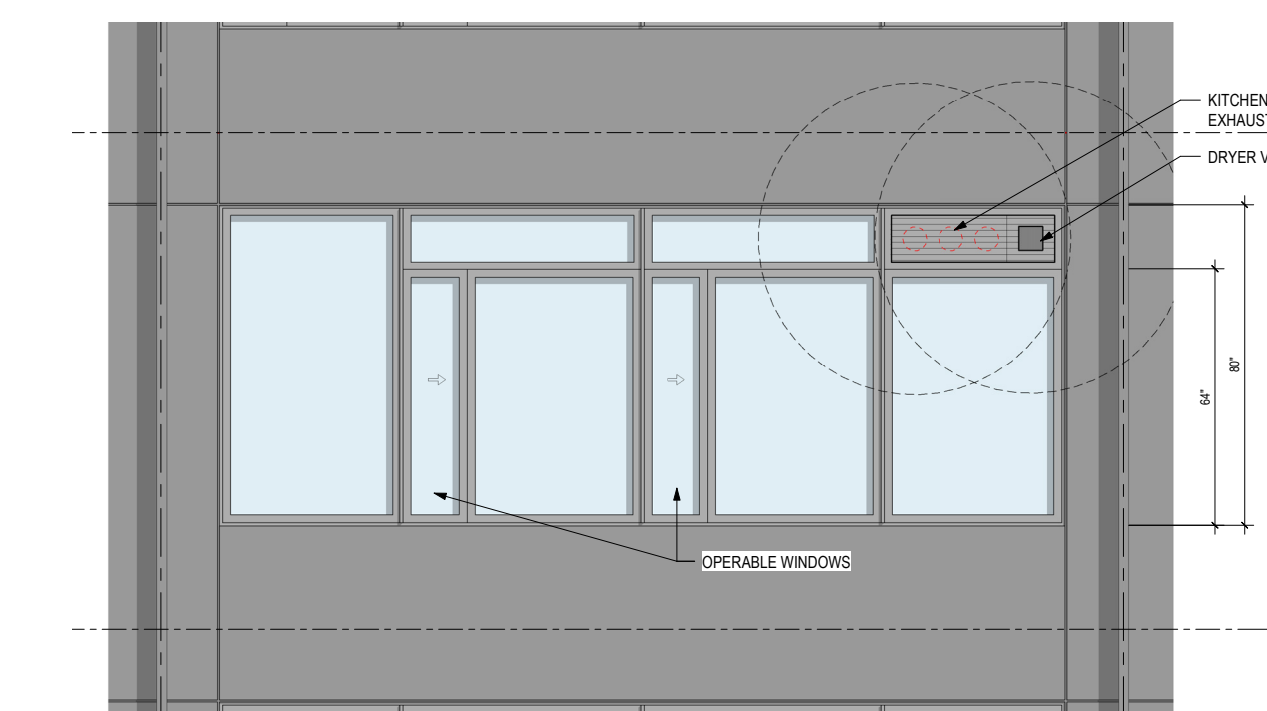
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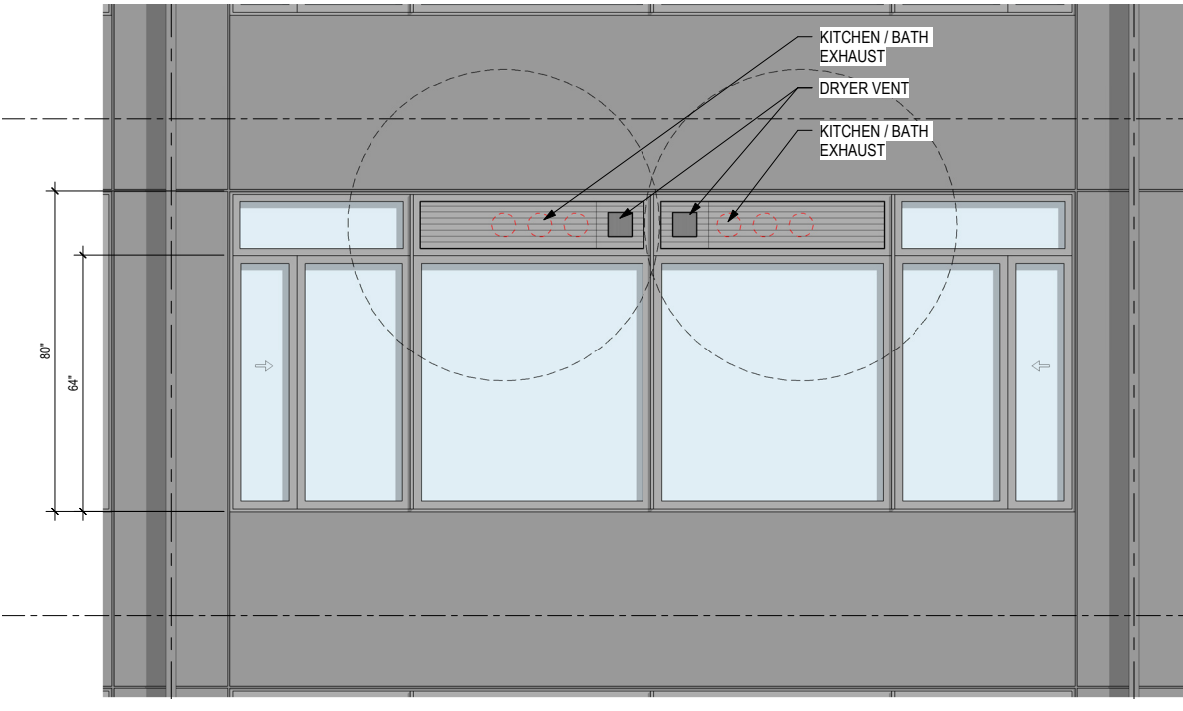
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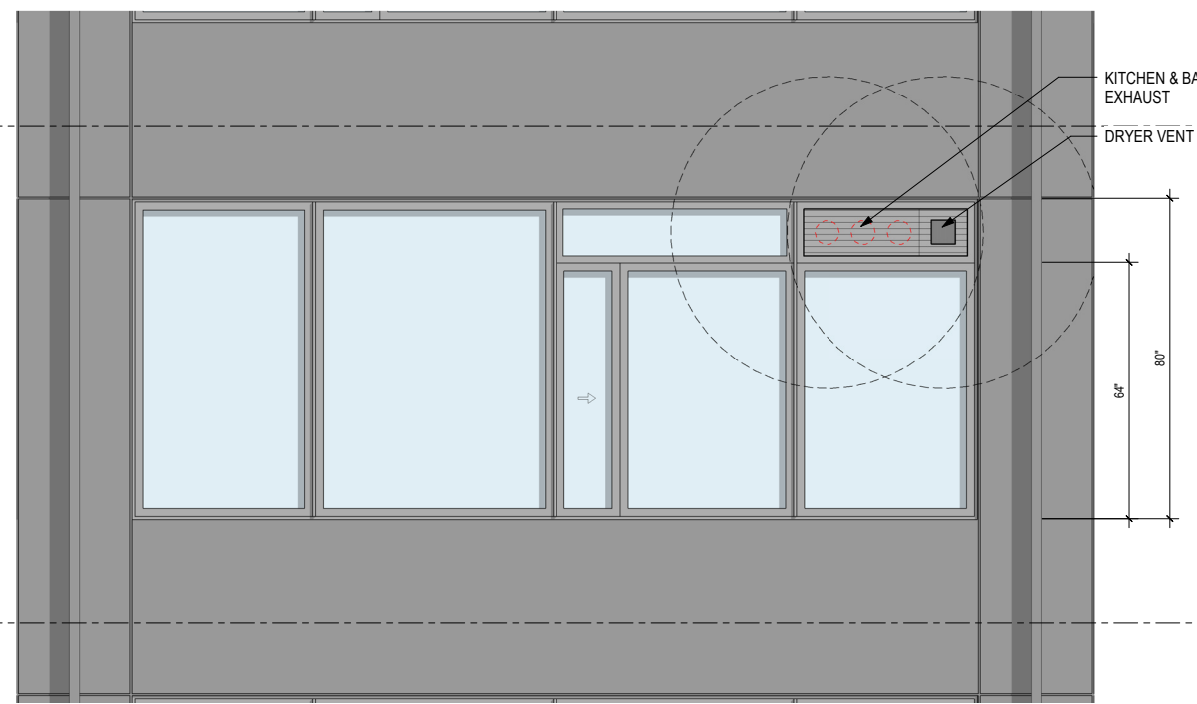
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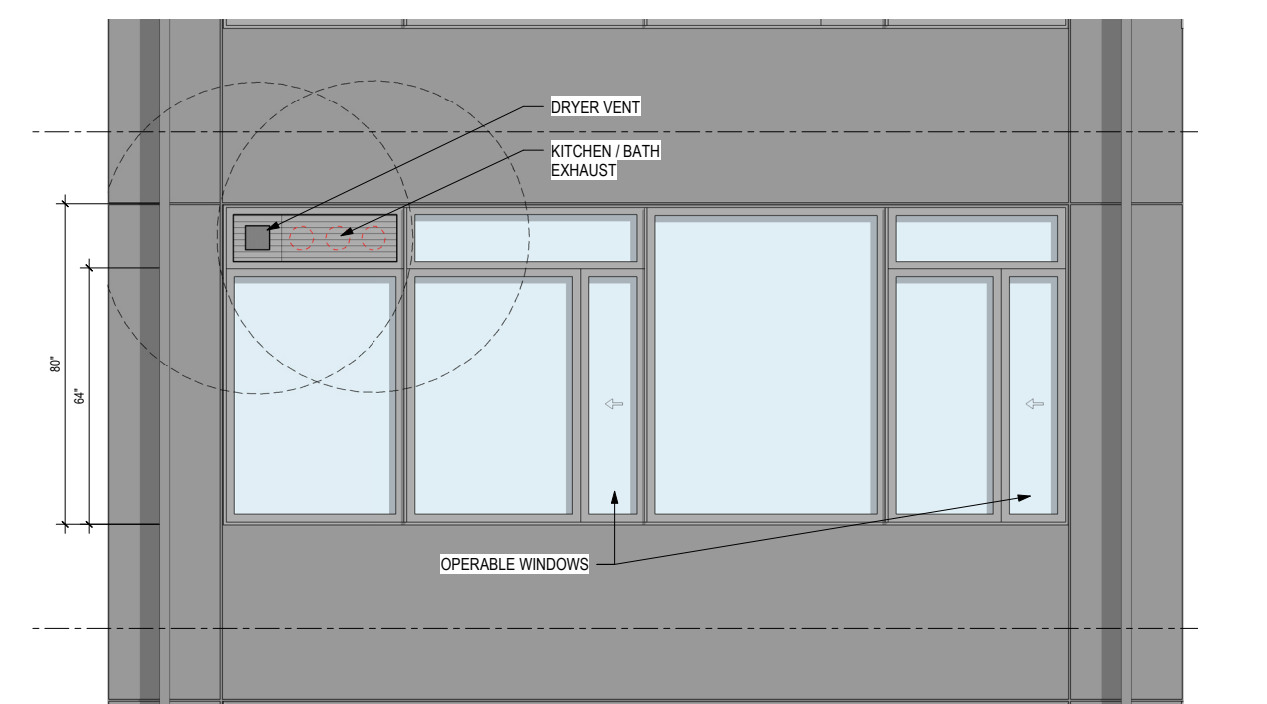
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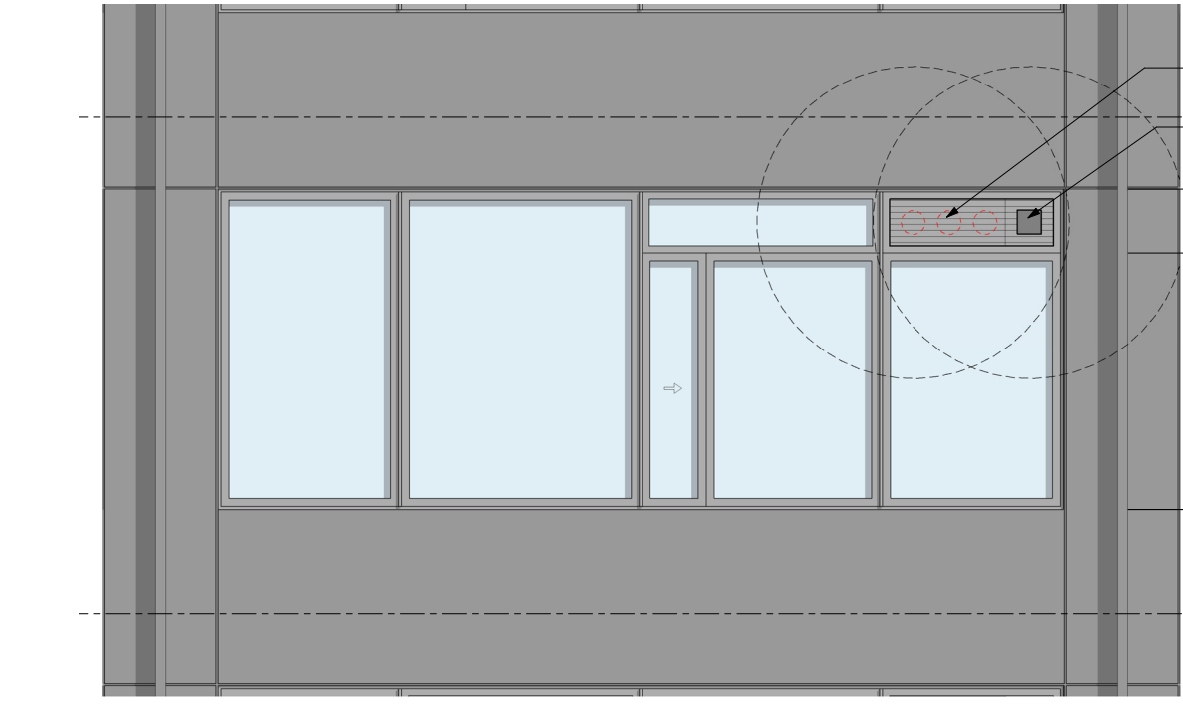
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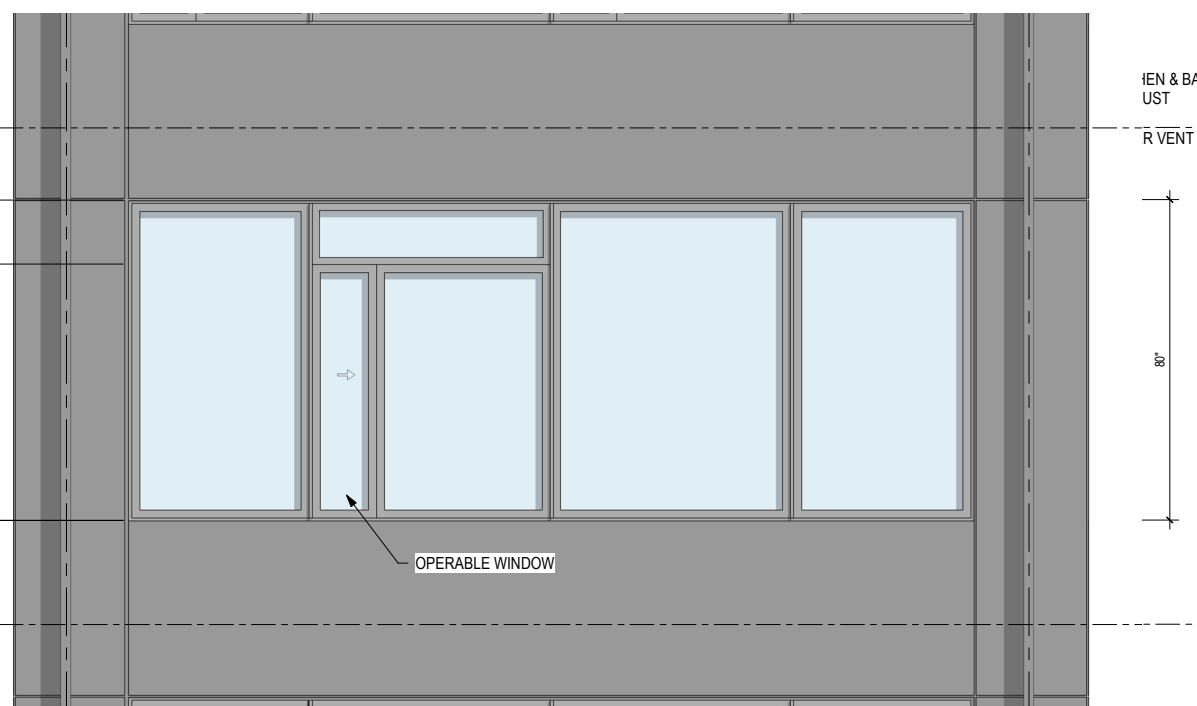
WINDOW BAY 03



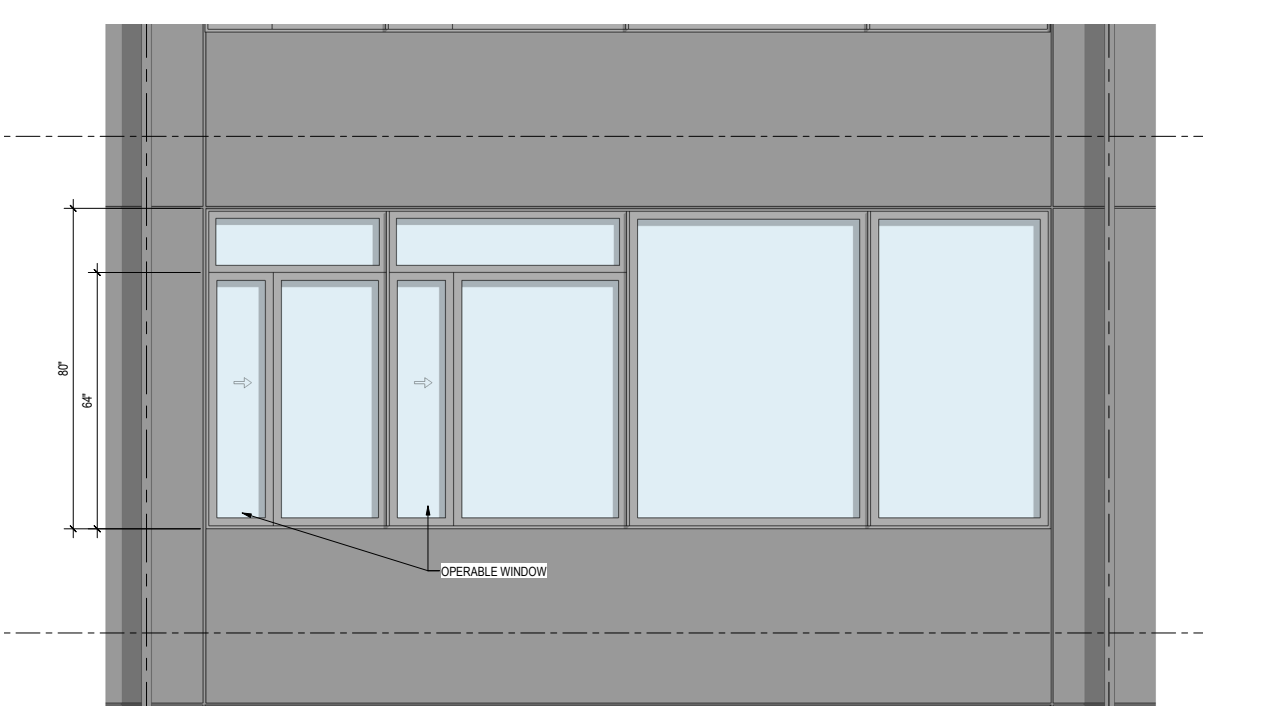
WINDOW BAY 07



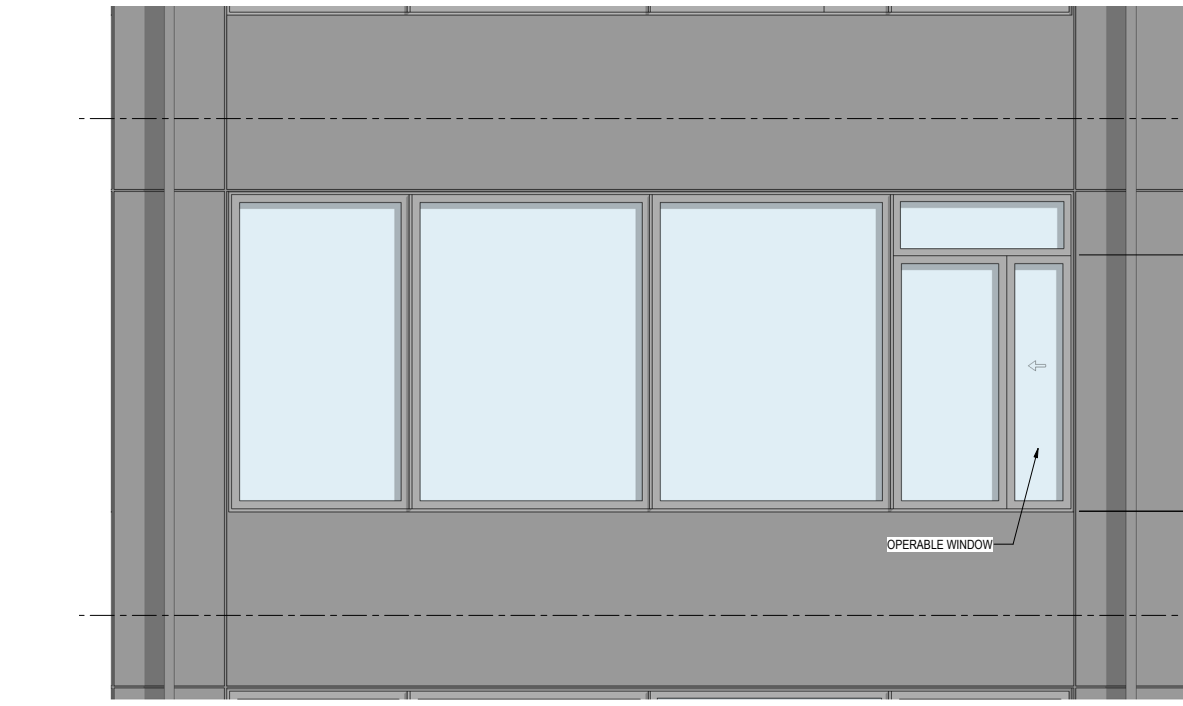
WINDOW BAY 11



WINDOW BAY 04



WINDOW BAY 08



WINDOW BAY 12



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PROFESSIONAL SEAL



SKYLINE CENTER
BUILDINGS 1, 2 AND 3

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

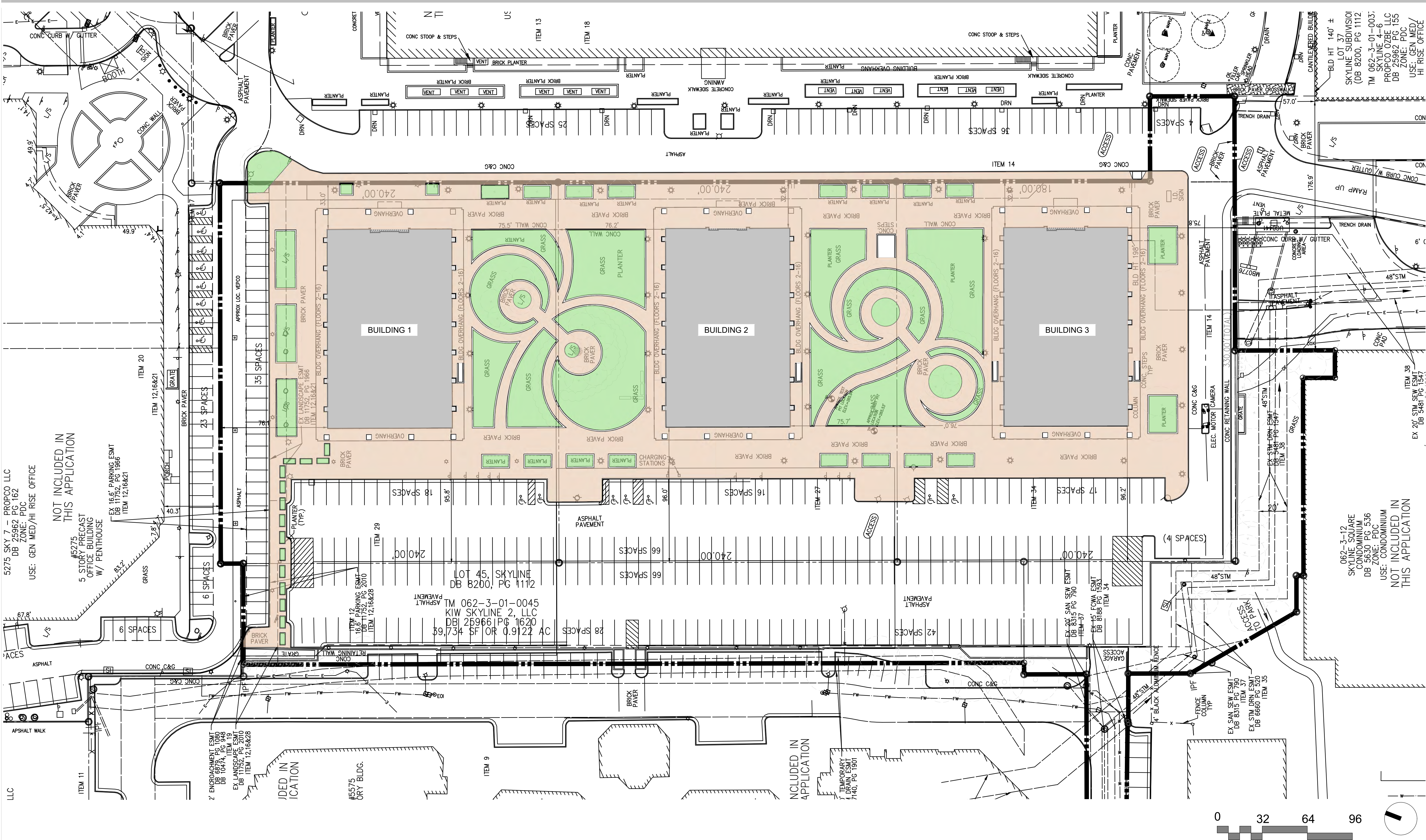
POTENTIAL
“KIT OF PARTS”
WINDOW
MODULES

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

DWG. SCALE:

VIKA NO.	VV_5629ZZ
SHEET NO.	A.04

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APPLICANT
HIGHLAND SQUARE HOLDINGS
4101 LORCOM LANE
ARLINGTON, VA 22207
678.428.6889
LANDSCAPE ARCHITECT:
LANDWORKS STUDIO, INC.
83 WORTH STREET
SALEM, MA
617.426.3030
ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DR., SUITE 800
TYSONS, VA 22102
703.556.9275
ARCHITECT:
LESSARD DESIGN
851 LEEBURG 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

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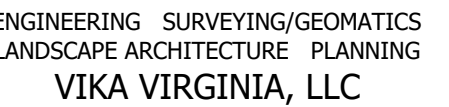
Christopher M. Lessard
Landscape Architect
No. 0406001918

SKYLINE CENTER
-
BUILDINGS 1, 2 AND 3
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

THE VIEW TODAY

DRAWN BY:	TNH
DESIGNED BY:	MB
DATE ISSUED:	05/13/2020
DWG. SCALE:	1/32"=1'-0"
Vika NO.	VV5629
SHEET NO.	L0.00

Artist Rendition subject to change and final design



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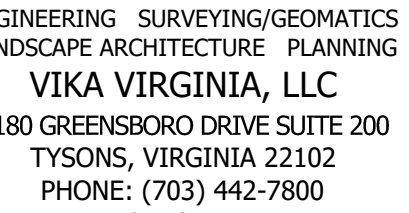
LANDSCAPE ARCHITECT:
LANDWORKS STUDIO, INC.



MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DRAWN BY:	TNH
DESIGNED BY:	MB
DATE ISSUED:	05/13/ 2020
DWG. SCALE:	1/32"=1'-0"
VIKA NO.	W5629
SHEET NO.	L0.01

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8428.6889

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MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

ILLUSTRATIVE SITE PLAN AND NARRATIVE

DRAWN BY:	TNH
DESIGNED BY:	MB
DATE ISSUED:	05/13/ 2020
SEE PLAN	
KA	W5629
L1.00	



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 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, small 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

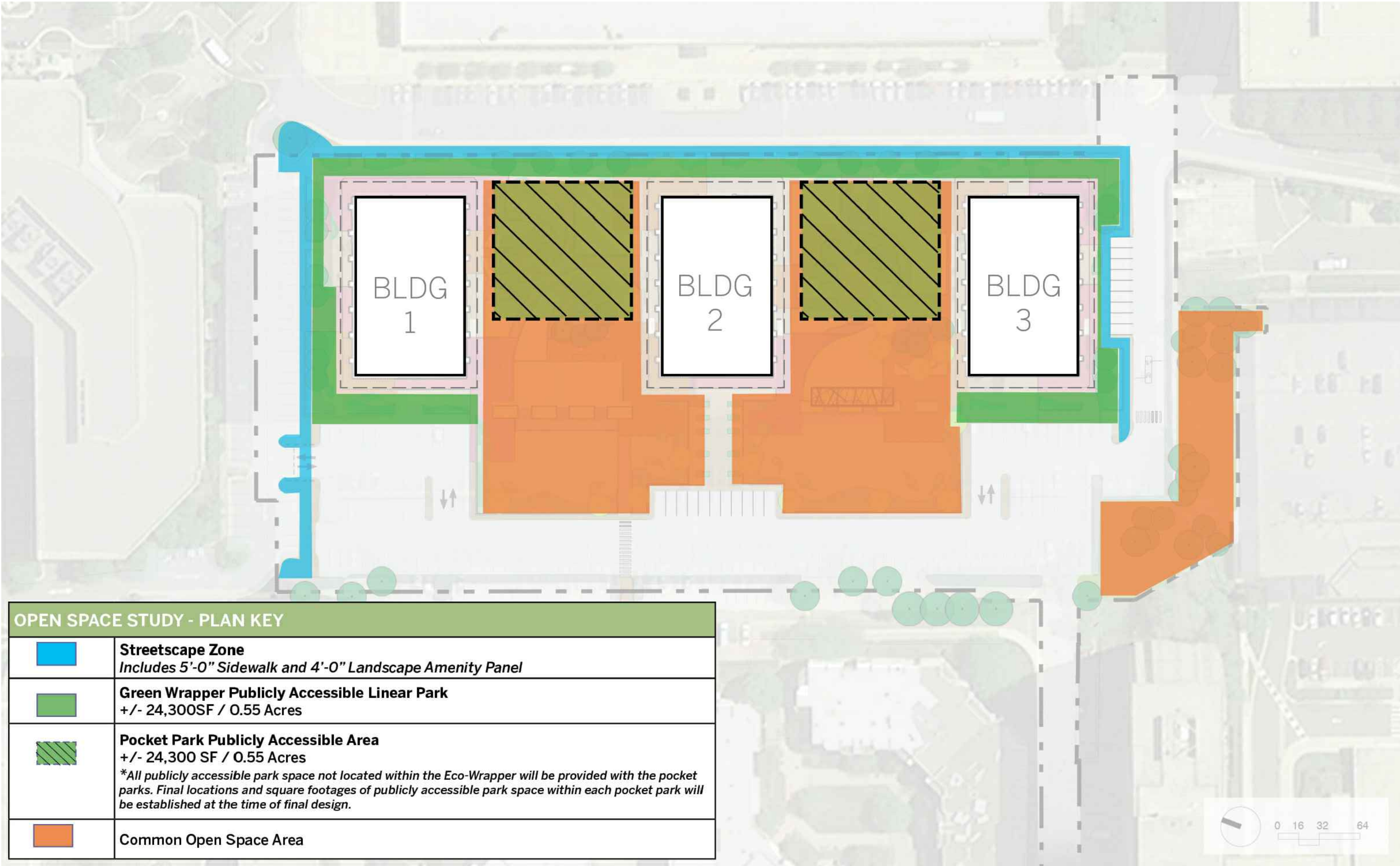
The Lawn is defined by active outdoor uses routinely associated with urban domestic bliss. It is different from 'The Wrapper' by juxtaposing Natural Vs Man-made landscape. Hammocks, croquet, bocce, Adirondack chairs, ping pong, and swings play a role in providing ranging opportunities for all to visit 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.

CZ 5: Special Event

The parking deck represents a vast area for use if not occupied by cars. Special event days allow for shuffling of vehicle 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.

Artist Rendition subject to change and final design



1 PUBLIC ACCESS OPEN SPACE STUDY

VIVA
ENGINEERING SURVEYING/GEOMATICS
LANDSCAPE ARCHITECTURE PLANNING
VIVA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200
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FAX: (703) 761-2787
TYSONS, VA. GERMANTOWN, MD.
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ARCHITECT:
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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

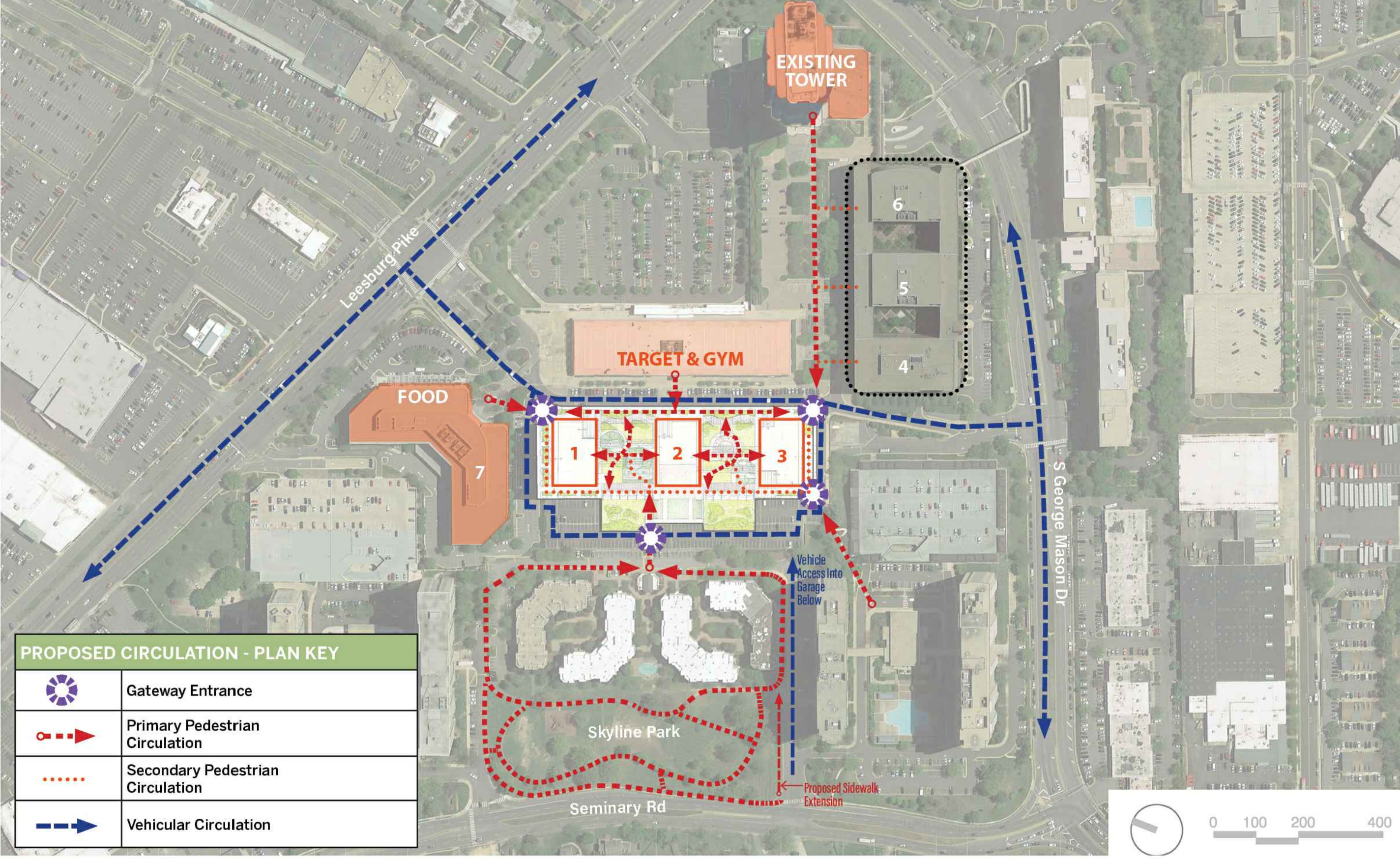
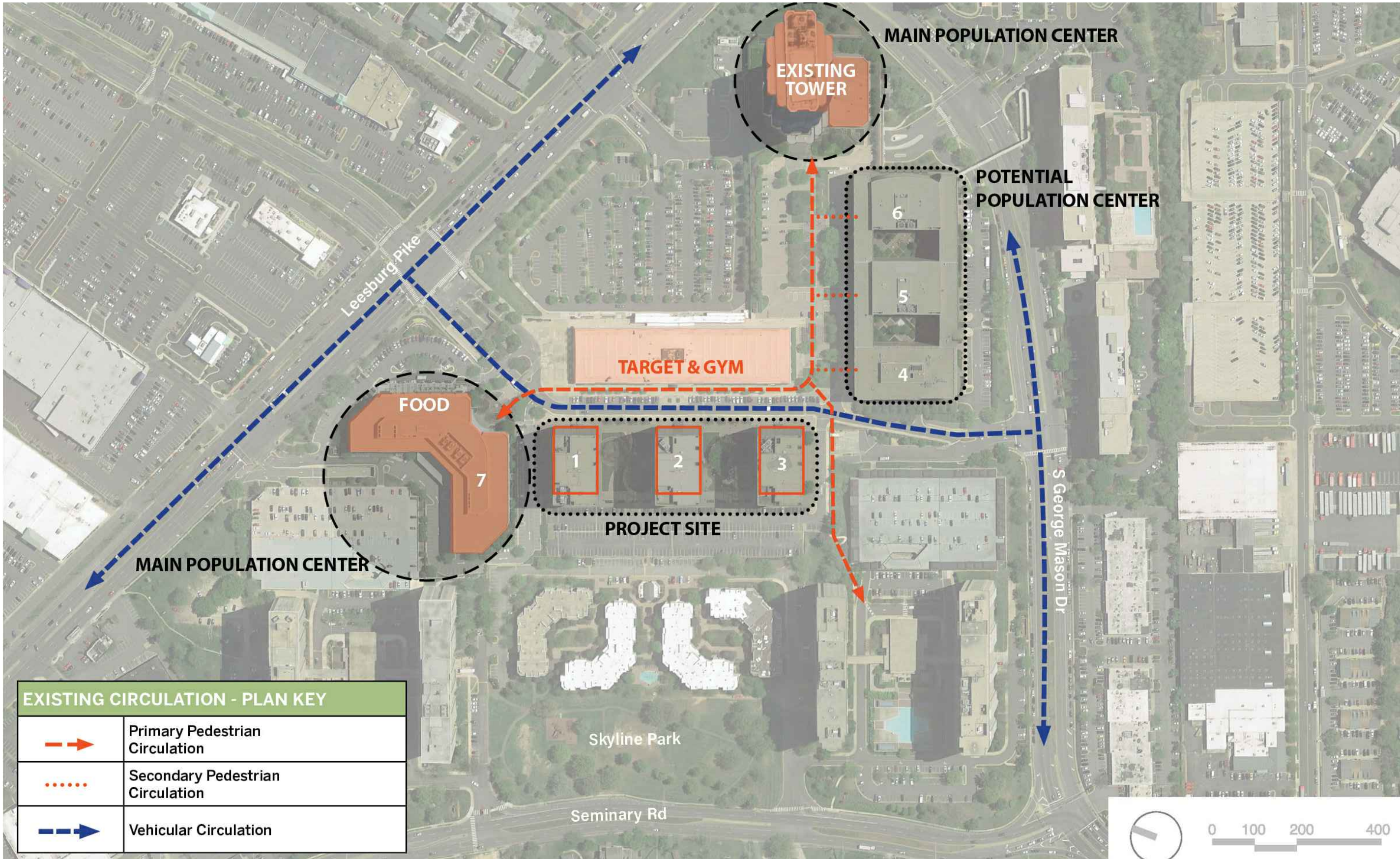
REVISIONS	DATE
1ST SUBMISSION	12/13/19
2ND SUBMISSION	04/10/20
3RD SUBMISSION	05/13/20



SKYLINE CENTER
BUILDINGS 1, 2 AND 3
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

ILLUSTRATIVE DIAGRAMS

DRAWN BY: **TNH**
DESIGNED BY: **MB**
DATE ISSUED: **05/13/2020**
DWG. SCALE: **SEE PLAN**
VIVA NO. **V5629**
SHEET NO. **L1.01**



1 SITE CONTEXT CIRCULATION STUDY



2 PEDESTRIAN CIRCULATION STUDY

VKA
ENGINEERING SURVEYING/GEOMATICS
LANDSCAPE ARCHITECTURE PLANNING
VKA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200
TYSONS, VIRGINIA 22102
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PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
Christopher J. Lessard
March 14, 2019
Lic. No. 0400001918
LANDSCAPE ARCHITECT

SKYLINE CENTER
-
BUILDINGS 1, 2
AND 3
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

ILLUSTRATIVE
DIAGRAMS

DRAWN BY: TNH
DESIGNED BY: MB
DATE ISSUED: 05/13/2020
DWG. SCALE: SEE PLAN
VKA NO. W5629
SHEET NO. L1.02

Artist Rendition subject to change and final design

FILE: W13111_Skyline_SiteDiagrams02_031311_SKYLINE-SITE DIAGRAMS.dwg USER: #000000 DATE: May 13, 2020 TIME: 10:26:50 AM LAYOUT: L1.02 ILLUSTRATIVE DIAGRAMS



ENGINEERING SURVEYING/GEOMATICS
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COMMONWEALTH OF VIRGINIA

Christopher A. Macfarlane

License No. 04CG001918

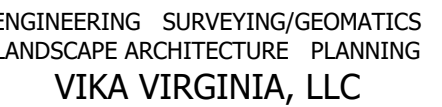
LANDSCAPE ARCHITECT

SKYLINE CENTER - BUILDINGS 1, 2 AND 3

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE
LAYERS

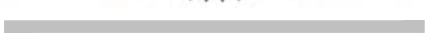
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DESIGNED BY:	MB
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DWG. SCALE:	SEE PLAN
VIKA NO.	W5629
SHEET NO.	L1.05



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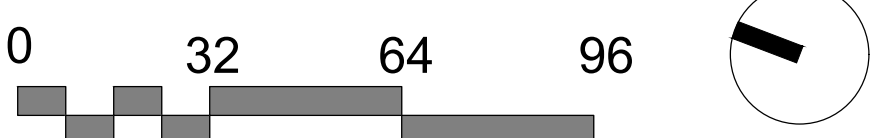
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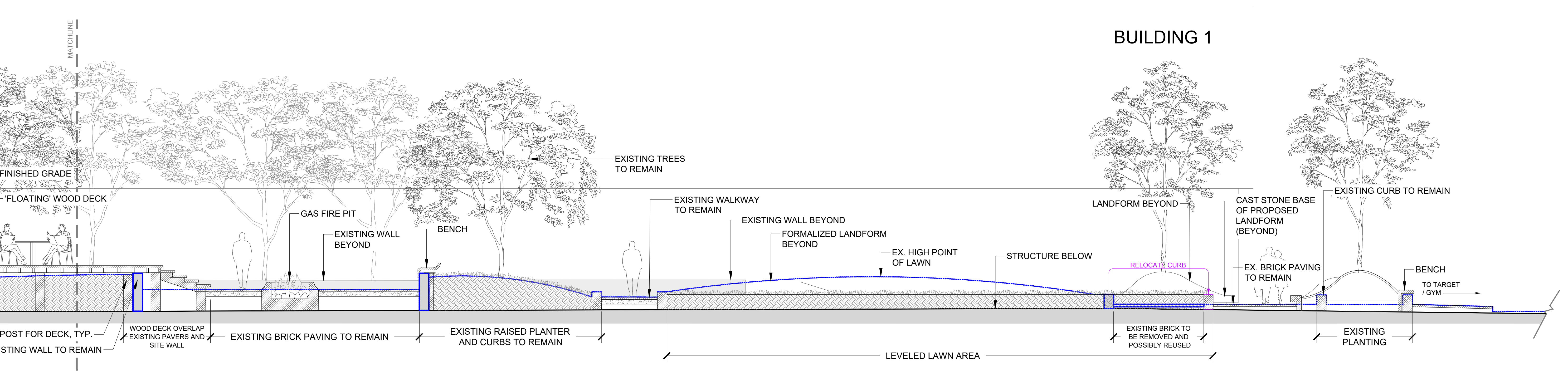
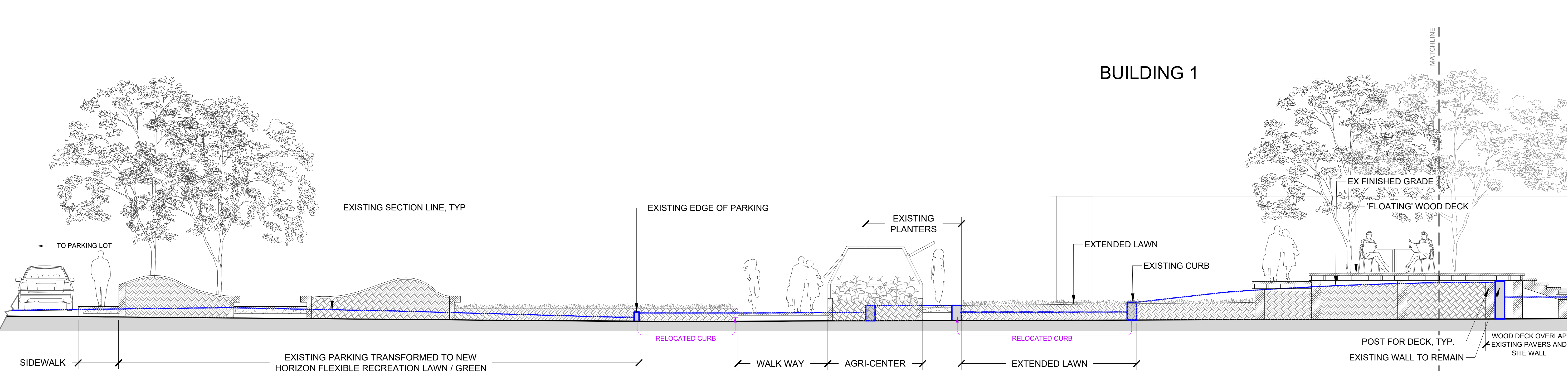
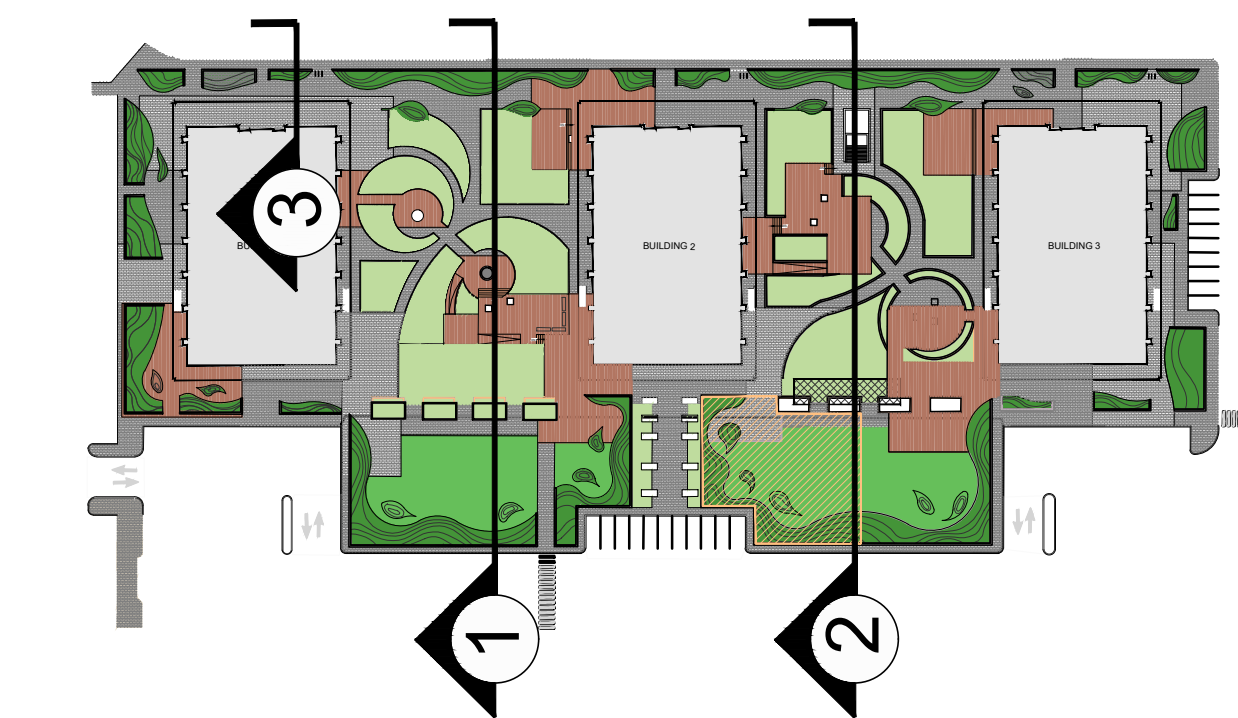
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DRAWN BY:	TNH
DESIGNED BY:	MB
DATE ISSUED:	05/13/ 2020
DWG. SCALE:	1/32"=1'-0"
VIKA NO.	W5629
SHEET NO.	L2.00



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PLAN KEY



1 POCKET PARK 1 SECTION ELEVATION
SCALE: 3/16"=1'-0"



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571-830-1800

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



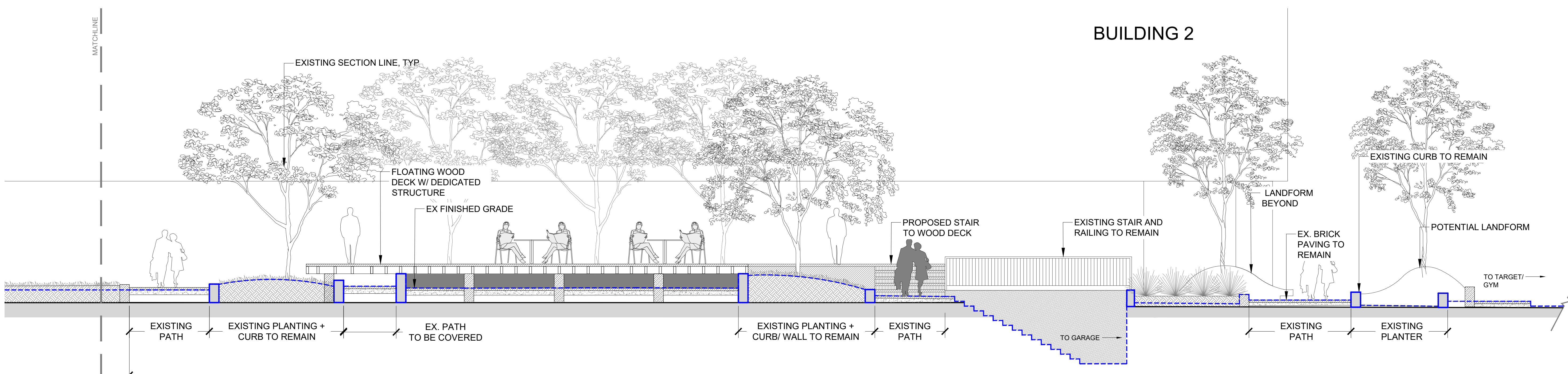
SKYLINE CENTER
-
BUILDINGS 1, 2
AND 3
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SITE
SECTIONS

DRAWN BY: TNH
DESIGNED BY: MB
DATE ISSUED: 05/13/2020
DWG. SCALE: SEE DRAWING
VIKA NO. W5629
SHEET NO. L2.01A

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The site plan shows the layout of the University of California, Berkeley campus. Three buildings are labeled: BUILDING 1, BUILDING 2, and BUILDING 3. Three numbered locations are marked: 1, 2, and 3. A scale bar indicates distances from 0 to 100 feet. A north arrow is located in the bottom right corner.



2 POCKET PARK 2 SECTION ELEVATION
SCALE: 3/16"=1'-0"



100

FILE: N:\1911 Skyline e\of\Drawings\02 SD\1911 Skyline-Sections.dwg USER: ##### DATE: May 13, 2020 TIME: 5:56:43 PM LAYOUT: L2.01B SITE SECTIONS

2

SKYLINE URBAN PARK: A VIEW FROM ABOVE

PERSPECTIVE VIGNETTE 2 BEFORE AND AFTER



- 1.0

GREEN 'WRAPPER'
- 1.1

EXTENDED SPORT GREEN
- 1.2

RECREATIONAL SWING STRUCTURE AT RE-PURPOSED PLANTERS
- 1.3

OUTDOOR LOUNGE
- 1.4

EXTENDED GREEN
- 1.5

ENHANCED DINING
- 1.6

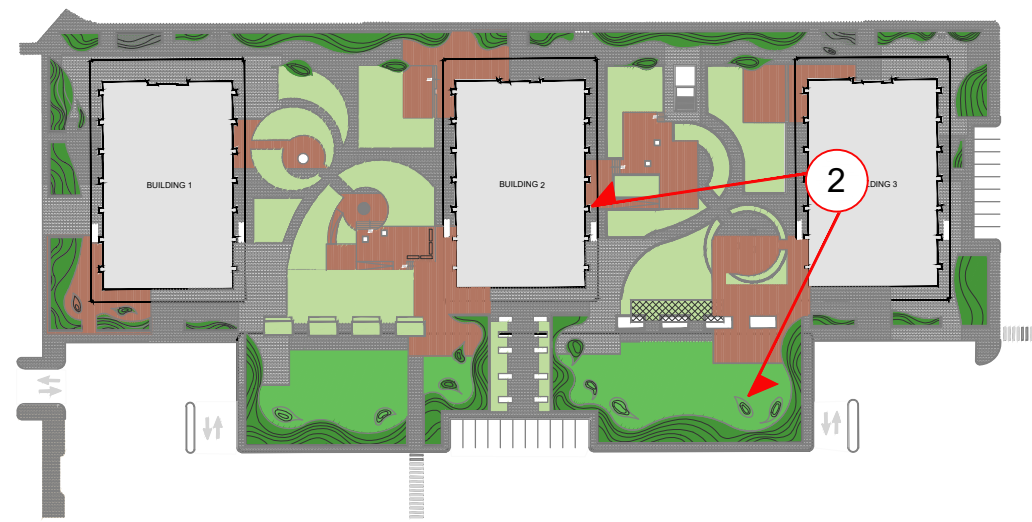
EXISTING GROVE TO REMAIN
- 1.7

BAR DECK AND LOUNGE
- 1.8

EXISTING STAIR
- 1.9

GREEN WRAPPER

KEY



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

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SKYLINE CENTER
-
BUILDINGS 1, 2
AND 3
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

PERSPECTIVE
VIGNETTE 2

DRAWN BY: TNH
DESIGNED BY: MB
DATE ISSUED: 05/13/2020
DWG. SCALE:
Vika NO. W5629
SHEET NO. L2.03

FILE: W:\3111_Skyline_Skylines\DRAWINGS\02_SKYLINE_VIGNETTES.dwg DATE: May 13, 2020 TIME: 4:25:34 PM LAYOUT: L2.03 PERSPECTIVE VIGNETTE 2 USER: #11111111

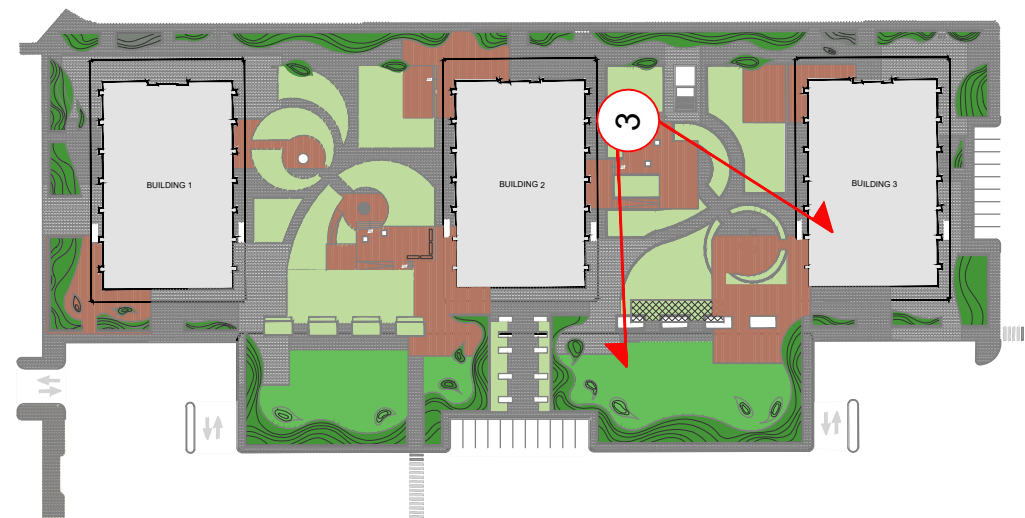
3

A VIEW ACROSS AN ACTIVATED SKYLINE URBAN PARK

PERSPECTIVE VIGNETTE 3 BEFORE AND AFTER



KEY



- 1.0

GREEN 'WRAPPER'
- 1.1

EXISTING CRAPE MYRTLE TO BE PROTECTED
- 1.2

CO-WORKING MULTI-LEVEL DECK SPACE
- 1.3

OUTDOOR FIREPIT AREA
- 1.4

RECREATIONAL SWING PERGOLA (BEYOND)
- 1.5

ENHANCED DINING
- 1.6

EXTENDED GREEN

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

Artist Rendition subject to change and final design



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VIKA VIRGINIA, LLC

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ARCHITECT:

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2ND SUBMISSION 04/10/20

3RD SUBMISSION 05/13/20

SKYLINE CENTER

BUILDINGS 1, 2 AND 3

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

PERSPECTIVE VIGNETTE 3

DRAWN BY: TNH

DESIGNED BY: MB

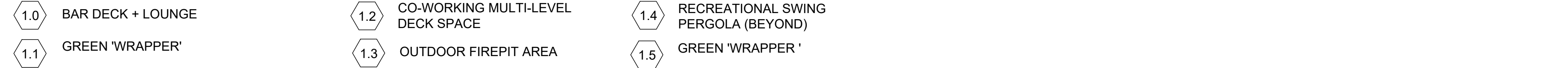
DATE ISSUED: 05/13/2020

DWG. SCALE:

VIKI NO. W5629

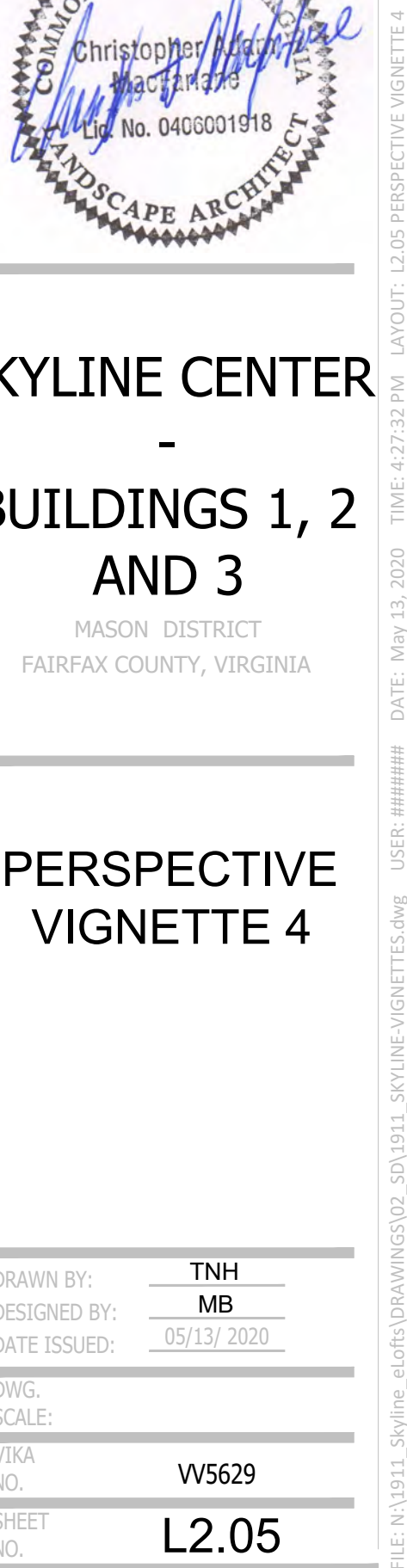
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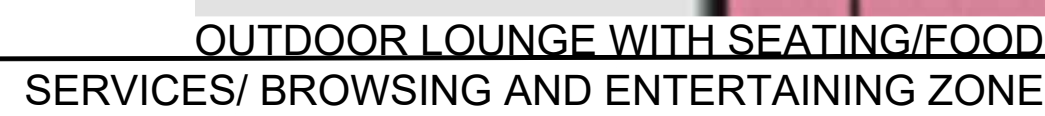
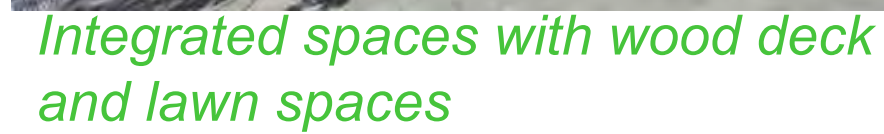
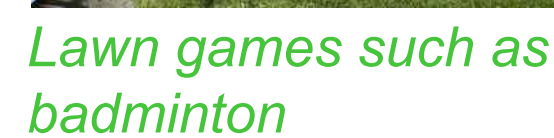
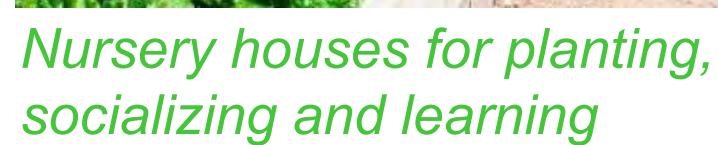
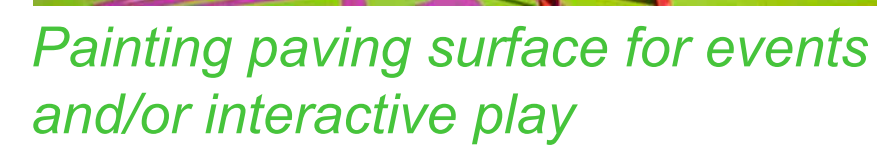
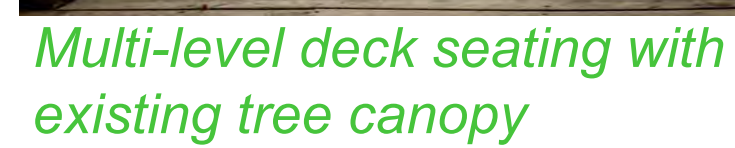
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Note: The mounding/greenscape may be natural planting, artificial turf or other method TBD

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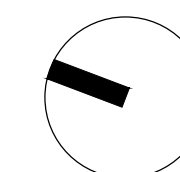




**NURSERY HOUSES FOR PLANTING, SOCIALIZING AND
LEARNING ZONES ADJACENT TO LAWN PANEL FOR OUTDOOR
GAMES AND LOUNGING**

POTENTIAL OUTDOOR KITCHEN/GRILL AREA
ADJACENT TO GATHERING ZONE FOR
UNSCHEDULED OPEN SPACE

0	10	21	32
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[illegible]

PROFESSIONAL SEAL



SKYLINE CENTER

BUILDINGS 1, 2
AND 3

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CHARACTER
ZONE:
THE KITCHEN

DRAWN BY:	TNH
DESIGNED BY:	MB
DATE ISSUED:	05/13/ 2020
DWG. SCALE:	3/32"=1'-0"
VIKA NO.	W5629
SHEET NO.	L3.01

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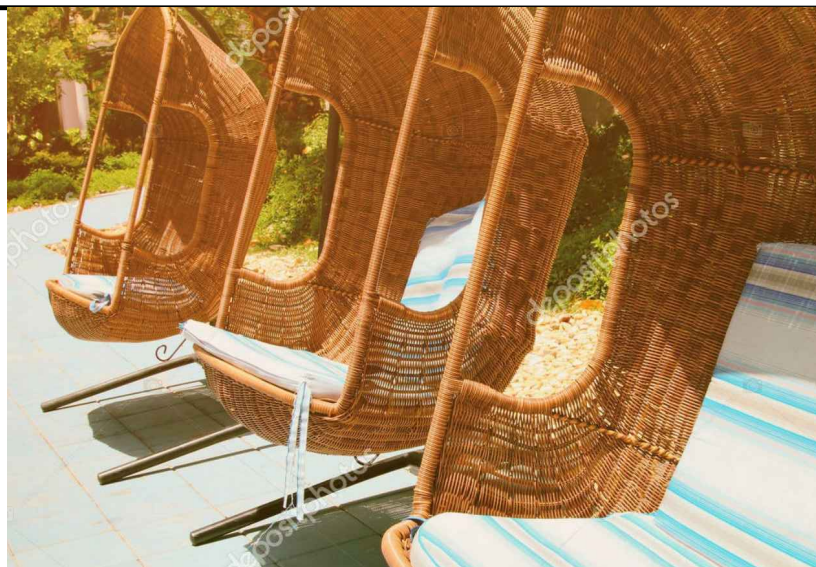
2

THE KITCHEN

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.

Artist Rendition subject to change and final approval

R



A photograph of a modern playground with wooden and metal structures, slides, and climbing equipment, situated in a grassy area with a large apartment building in the background.

A group of people are sitting on blue modular benches in a park-like setting. In the background, there is a large crane and a building. The scene is outdoors with green grass and trees.

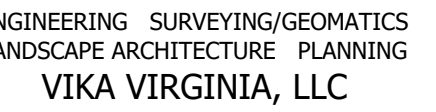
The diagram is a site plan of an outdoor area, likely a school or community center courtyard. It features several distinct zones and structures:

- MAIN ENTRANCE TO BUILDING 2:** Located on the left side, indicated by a pink rectangular area.
- SHADE STRUCTURE WITH INTEGRATED SWING FOR RECREATIONAL USE:** A rectangular structure with a black and white cross-hatch pattern, located in the upper central part of the plan.
- LAWN:** A large, light green rectangular area in the upper central part, adjacent to the shade structure.
- POTENTIAL OUTDOOR PLAY AREA TO BE DETERMINED DURING FINAL SITE DESIGN 6,575 SF:** A large, light green rectangular area in the lower central part, outlined with a dashed line.
- SPORT GREEN:** A rectangular area in the lower right part, outlined with a dashed line.
- POTENTIAL DROP-OFF ZONE:** A rectangular area in the bottom left corner, outlined with a dashed line.
- ARRIVAL / 'VISITORS' GARDEN ZONE - POTENTIAL RE-PURPOSED 'FORCE PROTECTION PLANTERS':** A vertical strip on the left side, containing several small green rectangular planters.
- BUILDING 3:** Located on the right side, indicated by a grey rectangular area.

The plan also includes various landscaping elements such as trees (represented by green circles and ovals) and paths (represented by light brown lines).

A number line from 0 to 32. Shaded regions are shown between 0 and 10, 10 and 21, and 21 and 32. A circular arrow indicates a cycle or continuation.

FILE: N:\1911_Skyline_eLofts\DRAWINGS\02_SD\1911_SKYLINE-SITE ENLARGEMENTS.dwg USER: ##### DATE: May 13, 2020 TIME: 4:42:04 PM LAYOUT: L3.03 THE LAWN



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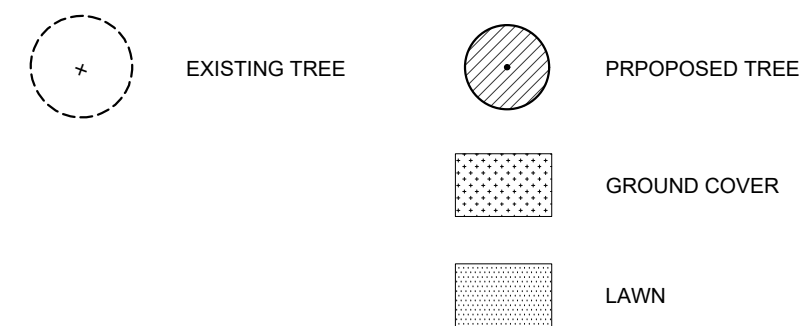
LANDSCAPE ARCHITECT:

[illegible]

COMMONWEALTH OF VIRGINIA
 Christopher A. MacLean
 License No. 0406001918
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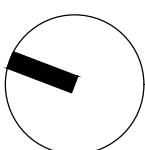
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DRAWN BY:	TNH
DESIGNED BY:	MB
DATE ISSUED:	05/13/ 2020
SCALE:	1/32"=1'-0"
W/KA	
NO.	W5629
SHEET	
NO.	L4.00



Qty.	Code	Latin Name	Common Name	Size	Root	Spacing	Proposed Non-Compliant 10-yr Canopy (sq. ft.)			
							category	unit	multiplier	subtotal
TREES										
4	AA	<i>Amelanchier arborea</i>	Downey Serviceberry	2" cal.	B&B	see plan	2	100	1.5	600.0
3	CV	<i>Chionanthus virginicus</i>	Fringetree	2" cal.	B&B	see plan	2	100	1.5	450.0
2	MV	<i>Magnolia virginiana</i>	Sweetbay magnolia	2" cal.	B&B	see plan	2	100	1.5	300.0
6	PS	<i>Prunus serrulata</i> 'Kwasan'	Kwasan cherry	2" cal.	B&B	see plan	3	150	1	900.0
									Total	2,250.0

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.



Artist Rendition subject to change and final design

At the heart of historic Baileys Crossroads stands Skyline 1, 2, and 3, a soaring trio of office buildings that is being thoughtfully reimaged 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 "mixed-use," 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.

A map of the Washington, DC area with concentric circles centered on the Skyline area. The innermost circle is labeled 'SKYLINE' and contains a yellow star. The next ring is labeled 'SEVEN CORNERS'. The outermost ring is labeled 'TYSONS'. Other areas shown include RESTON, FAIRFAX, ROSSLYN-BALLSTON CORRIDOR, CRYSTAL CITY, DOWNTOWN DC, and OLD TOWN ALEXANDRIA. Major roads like George Washington Memorial Pkwy, Capital Beltway, and various highways (66, 50, 495, 295, 1) are also depicted.

GUIDING EXPERIENCE PRINCIPLES



- **REGIONAL LEADERSHIP** — Continue to demonstrate Fairfax County's leadership in live-work integration, and as early supporters of new planning paradigms
- **BOLD PRESENCE** — Signal the site's unique energy with a clear 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



- **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 long-term sustainability



- **VISIONARY APPROACH** — Integrate spaces and uses in a way not yet achieved 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



- **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

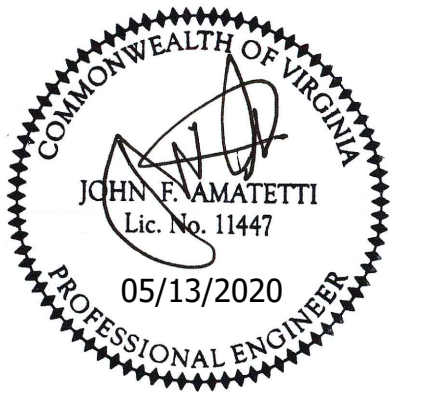
S.



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

POST-APPROVAL SHEET STATUS	DATE
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PROFESSIONAL SEAL



MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DRAWN BY:	JJ
DESIGNED BY:	STF
DATE ISSUED:	05/13/2020
DWG. SCALE:	
VIA NO.	VV_5629ZZ
SHEET NO.	S-01