

WASHINGTON TECH PARK 3

Proffer Condition Amendment Statement of Justification

May 5, 2017

I. Introduction

This proffer condition amendment application (PCA) is filed on behalf of COPT Parkstone LLC (the “Applicant”) on approximately 14.94 acres of land in the Sully District, zoned I-3 and identified as Tax Map 43-4((6))37A and 27, part (together known as the “Property”). The Applicant is requesting an amendment to the governing approval, as described below, to reorient the approved configuration of proposed office use and parking on the Property to better respond to the current office market demand.

II. Background

The Property is bounded by Braddock Road on the south, Parkstone Drive and other properties developed with office uses on the east, the remainder of Lot 27 to the north and office uses in the Westfield International Center to the west.

The Property is currently governed by rezoning RZ 85-S-061 (and subsequent amendments). However, the property has never been developed and is currently vacant. The following outlines the approval history of the Property and the surrounding area:

- On September 16, 1985, the Board of Supervisors approved RZ 85-S-061 to rezone 43.43 acres from the R-C District to the I-3 District, subject to proffers. The subject Property was part of this approval. It is noted that the portion of Lot 27 which is not included in this application is subject to a different rezoning, RZ 78-S-063 (the “Westfields rezoning”).
- Between 1986 and 1999 there were two proffer condition amendment applications approved (PCA 85-S-061-1 and PCA 85-S-061-2) but neither involved the subject Property.
- On October 30, 2000, the Board of Supervisors approved PCA 85-S-061-3 to permit an increase in building height from 35 feet to 75 feet for two buildings approved on the subject Property, subject to proffers.
- On January 23, 2006, the Board of Supervisors approved PCA 85-C-061-4 to revise the approved generalized development plan to show one building instead of two buildings as previously approved, subject to proffers. Note that two buildings were still proposed over the entire property but one of them was proposed on the northern portion of Lot 27 outside of the PCA area. The subject application is proposed over the same land area over which PCA 85-S-061-4 was approved.

III. Request/Generalized Development Plan Description

It is the intent of this application to provide, both in structural form and layout, an office campus on the Property that is compatible with the high quality office environment which surrounds it but is also desirable to current office end-users and thus, competitive in the current market. A revision to the generalized development plan is proposed to revert back to the two building concept for the Property but to alter the placement of the buildings so that they are in closer proximity to each other and they are on property only governed by PCA 85-C-061-4. It is noted that, for context purposes, the GDP shows parking on the remainder of Lot 27. Parking on that portion of the lot is allowed under the Westfield approvals which govern that portion of Lot 27.

The GDP shows two buildings, centrally located on the Property, each with a maximum of square footage of 164,959 square feet and a maximum height of 75 feet. The total gross floor area proposed for the Property is 317,249 square feet which equates to a floor area ratio (FAR) of 0.5. Access to the Property is provided off of Parkstone Drive, a public street, which intersects Conference Center Drive to the north. A proposed right-in only entrance is also shown through the remainder of Lot 27 to the Property. There are also several possible interparcel access points to the east and the west. The proposed open space of 38% far exceeds the Zoning Ordinance minimum requirement of 15%. Both the tree preservation target percentage and the tree canopy percentage are far exceeded by the application. Parking lot landscaping will also exceed the minimum required. Parking is shown in surface lots surrounding each building and exceeds the Zoning Ordinance requirement minimum. An optional structured parking area is also shown on the plan to accommodate parking needs for future tenants.

The property is currently served by two existing offsite stormwater management ponds as described on Sheet 7 of the plan. There is a stormwater management plan for the property that was approved pursuant to 6178-SP-106-2. Calculations were rerun for this development and the revised analysis showed that the total drainage area and composite C-Factor/CN has been reduced to each pond when compared to the approved plan. A request for stormwater detention exception was approved for the site and the proposed plan will be in accordance with the requirements of the approval letter. This is detailed on the GDP.

The site is amenitized with a trail connection to the existing 8 foot asphalt trail along Braddock Road. A significant amount of buffer area, 250 feet, is shown between the proposed developed part of the property and Braddock Road. The buffer area provides a significant and important separation between the site and the adjacent lower intensity uses across Braddock Road.

IV. Comprehensive Plan Guidance

The Property is located in the Dulles Suburban Center, Land Unit J, in Area III. Land Unit J is planned for office, conference center/hotel, industrial/flex and industrial use at an

average of .50 FAR. The Plan language states that future development should be consistent with the character of the existing development and that high quality landscaping should be maintained throughout the land unit.

V. Zoning Ordinance Provisions

The proposed application meets all of the I-3 bulk regulations. It is noted that the Property falls under ZOA 92-225 and is therefore grandfathered to an FAR of 0.5.

VI. Zoning Ordinance Provision Waivers/Modifications

As stated on Sheet 2 of the GDP, a modification to the number of required loading spaces is requested. It is noted that one space per building has proven to be adequate.

Also stated on Sheet 2 is a modification to the transitional screening and barrier requirements to the south to allow the existing 250 foot wide treed buffer to satisfy the requirements.

VII. Conclusion

The proposed application requests a reconfiguration of the development previously approved per PCA 85-S-061-3. The proposed FAR of 0.5 is in keeping with the grandfathered maximum and will allow the currently expected floor to ceiling heights of modern Class A office buildings. The proposed development is in conformance with the Comprehensive Plan recommendations for the Property and with the intent of the I-3 Zoning District.

Respectfully submitted,

Scott E. Adams