

McGuireWoods

COPT DEFENSE PROPERTIES

Joint Sully District Land Use & Transportation Committee Presentation
November 17, 2025

Existing Conditions



Owner: COPT Defense Properties

Current Zoning: I-3

Size: 64.28 acres

Use: Developed with secure
Federal Government facility





Existing buildings



Site plan approved
but not built

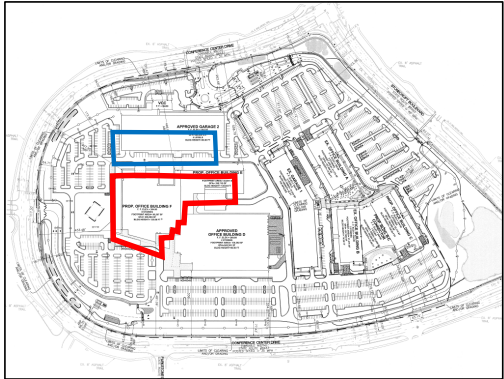
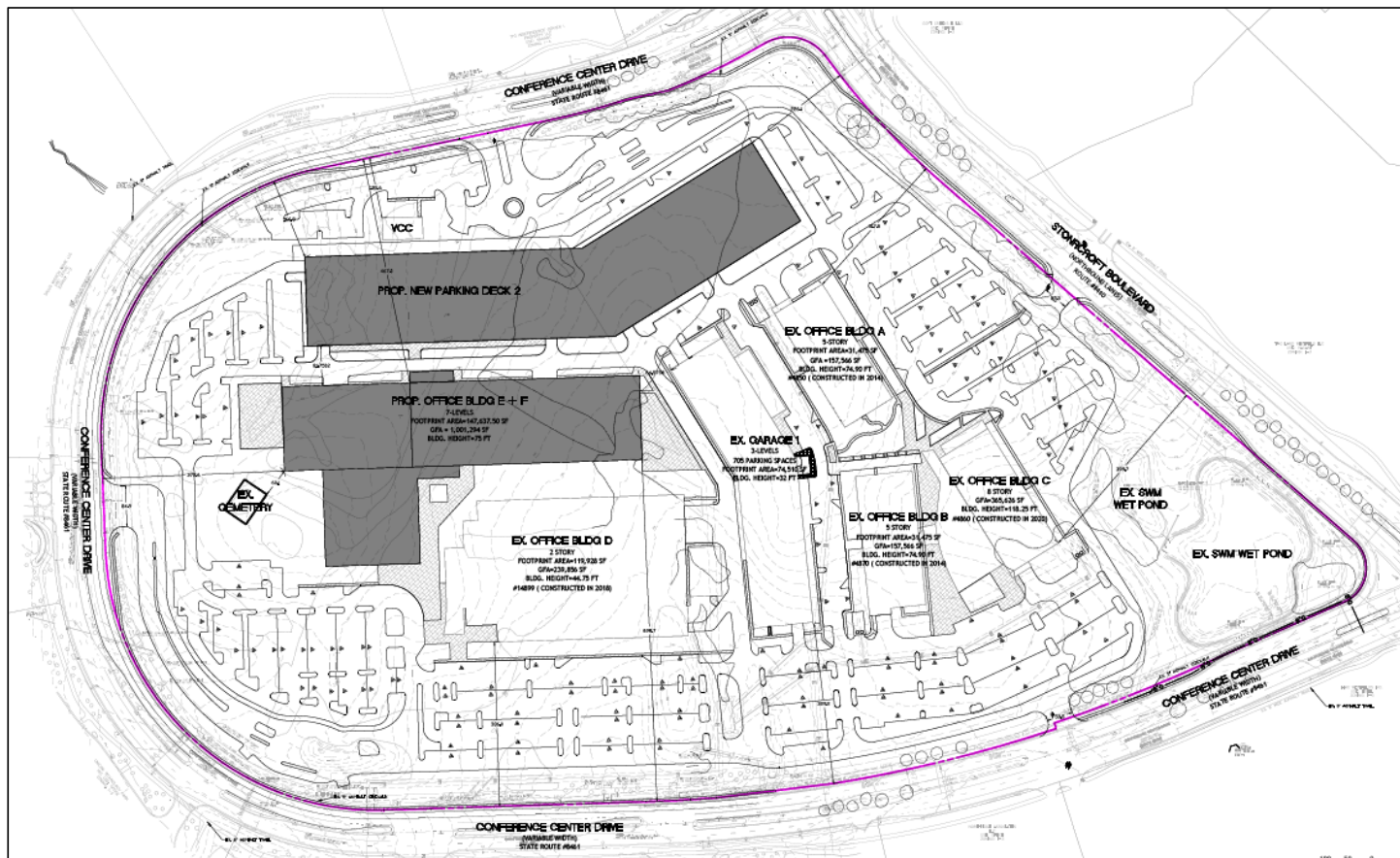


Special exception
approved but not
built

Total approved GFA: 1,417,091 sf
Total approved FAR: 0.5

Total proposed GFA: 1,926,610 sf
Total proposed FAR: 0.69

REZONING/SPECIAL EXCEPTION PROPOSAL



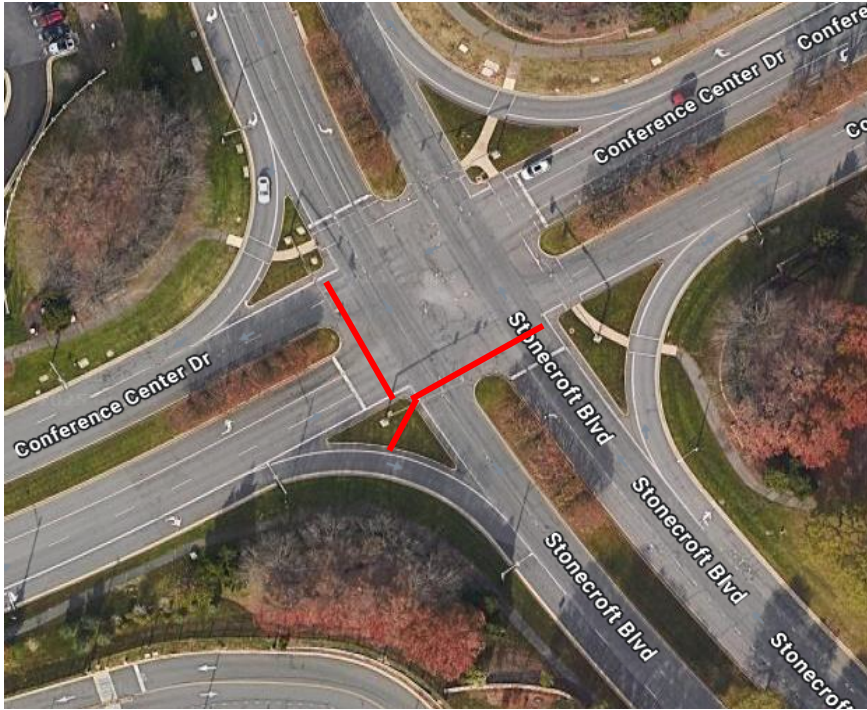
Existing Approval

Proposed Pedestrian Improvements

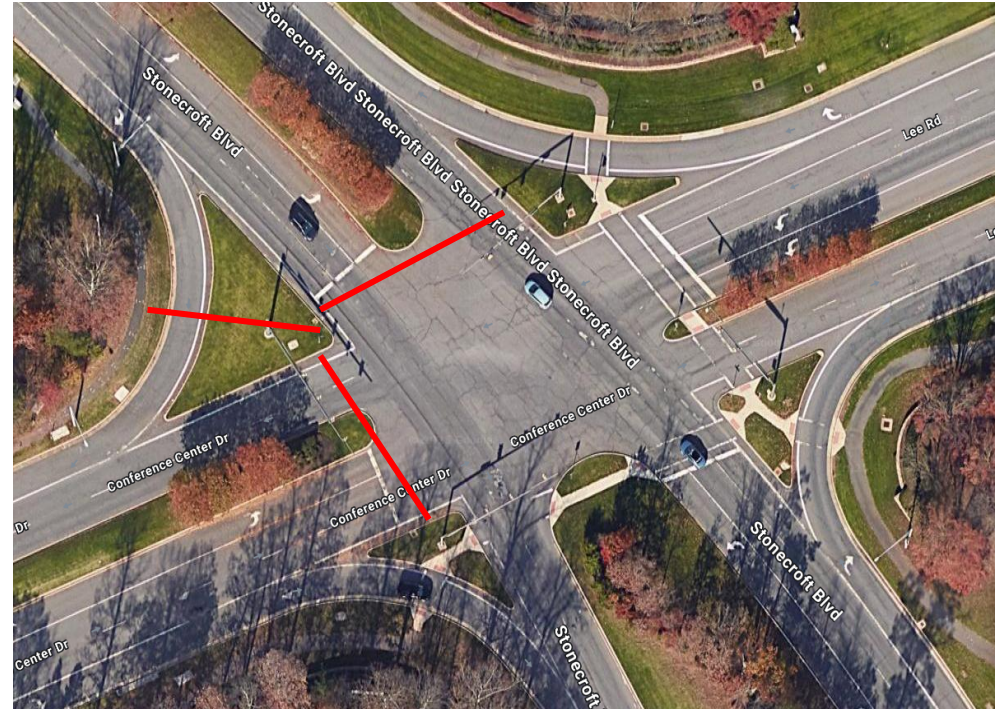
- New Crosswalks at Lee Road and Stonecroft Blvd.
- New Crosswalks at Conference Center Dr. and Stonecroft Blvd.
- New pedestrian signals at both intersections
- Widen existing Stonecroft Blvd. Trail



Proposed Pedestrian Improvements



Conference Center Dr. and Stonecroft Blvd.



Lee Rd. and Stonecroft Blvd.

Other Project Benefits

- Transportation Commitments
- Environmental Commitments
- Public Art
- FCPA Contribution



Conceptual Project Architecture



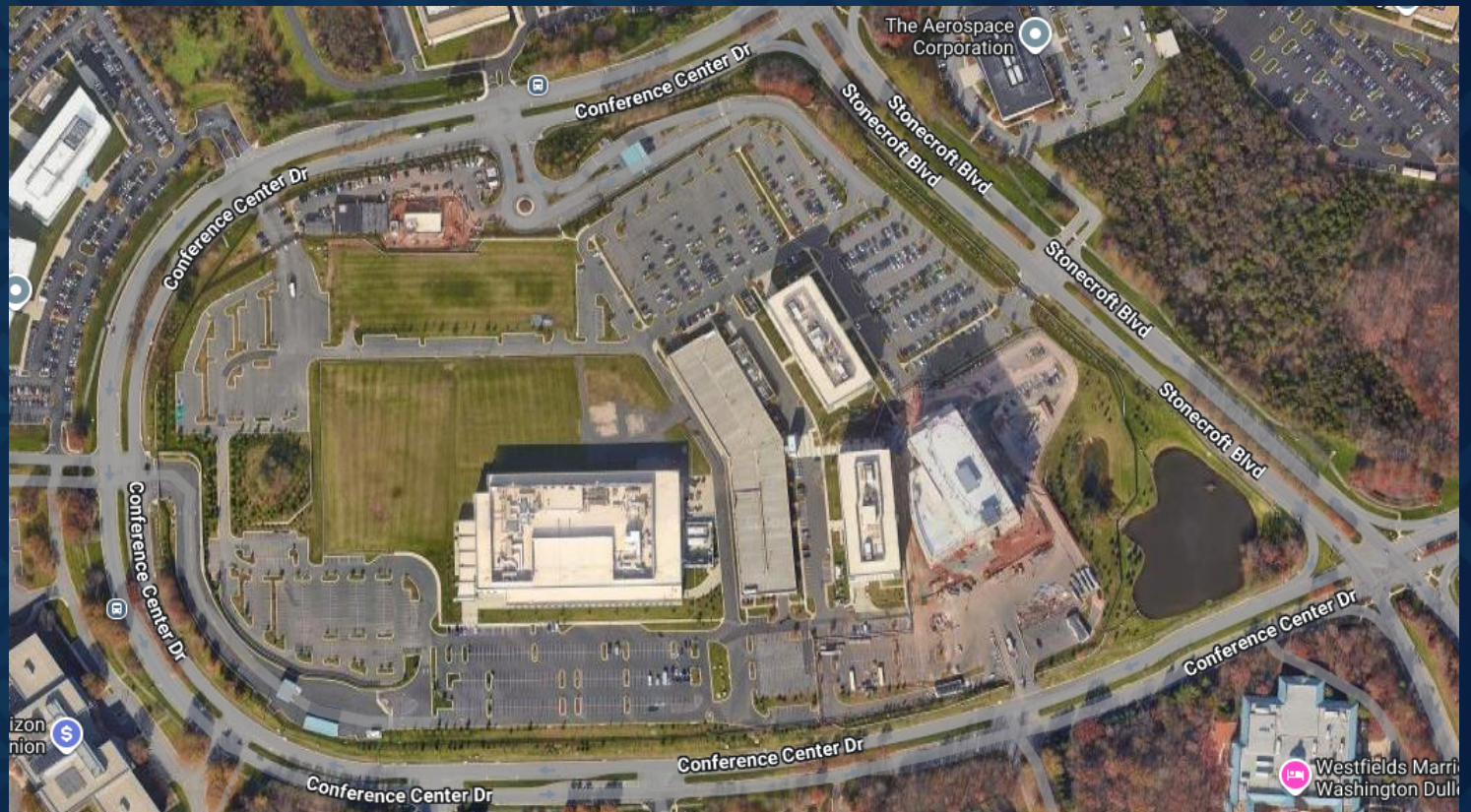
Perspective View Looking north to Building 5 (right) and Building 6

COMPANY
CONFIDENTIAL
COPI



Perspective View Looking west to Building 5 (right) and Building 6

Questions?



McGuireWoods