

McGuireWoods

# COPT DEFENSE PROPERTIES

Joint Sully District Land Use & Transportation Committee Presentation  
January 19, 2026

# Existing Conditions



Owner: COPT Defense Properties

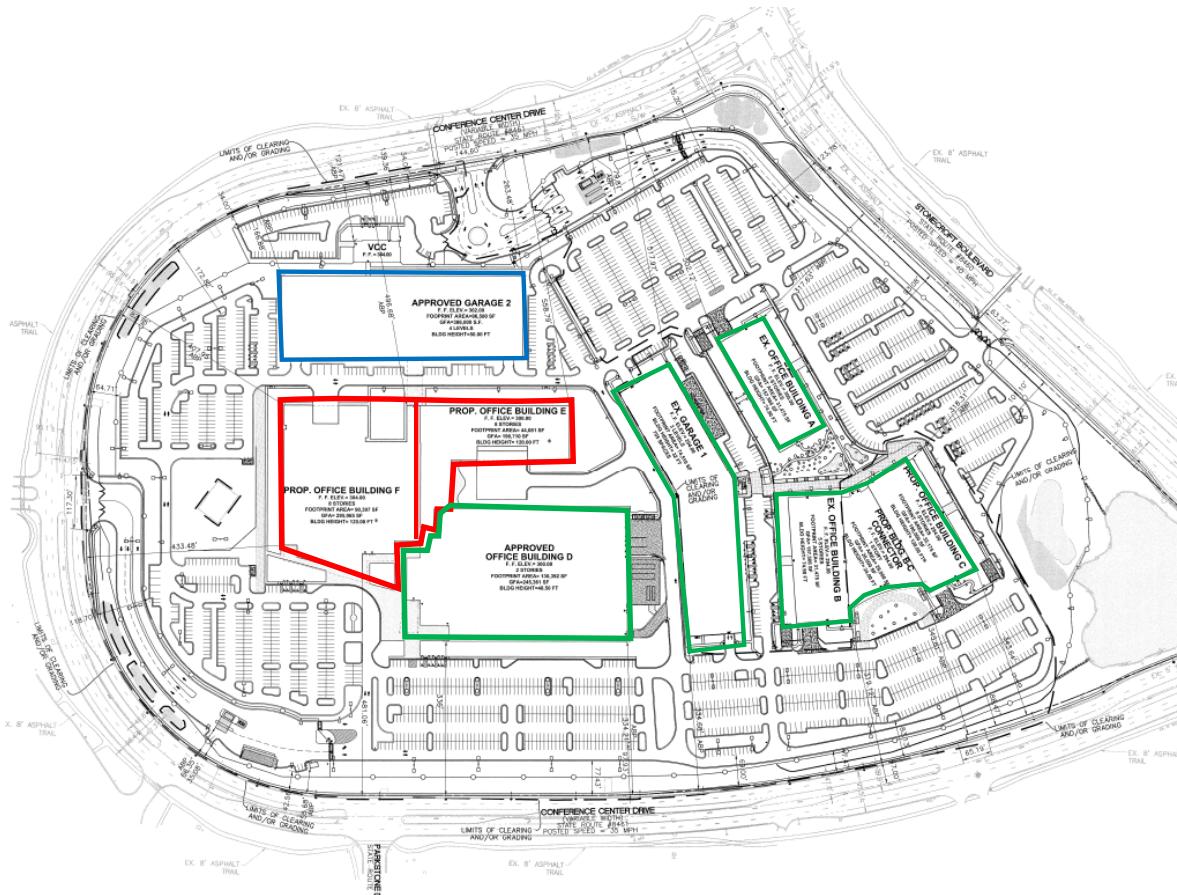
Current Zoning: I-3

Size: 64.28 acres

Use: Developed with secure  
Federal Government facility



# Existing Approvals



Existing buildings



Site plan approved but not built

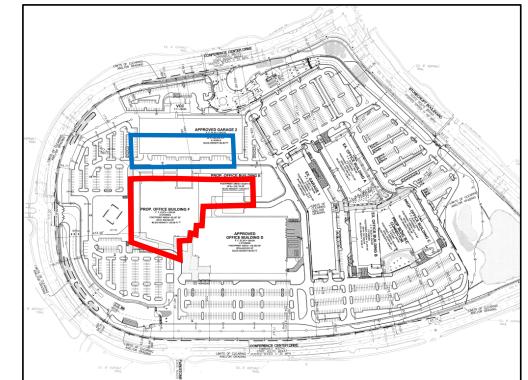
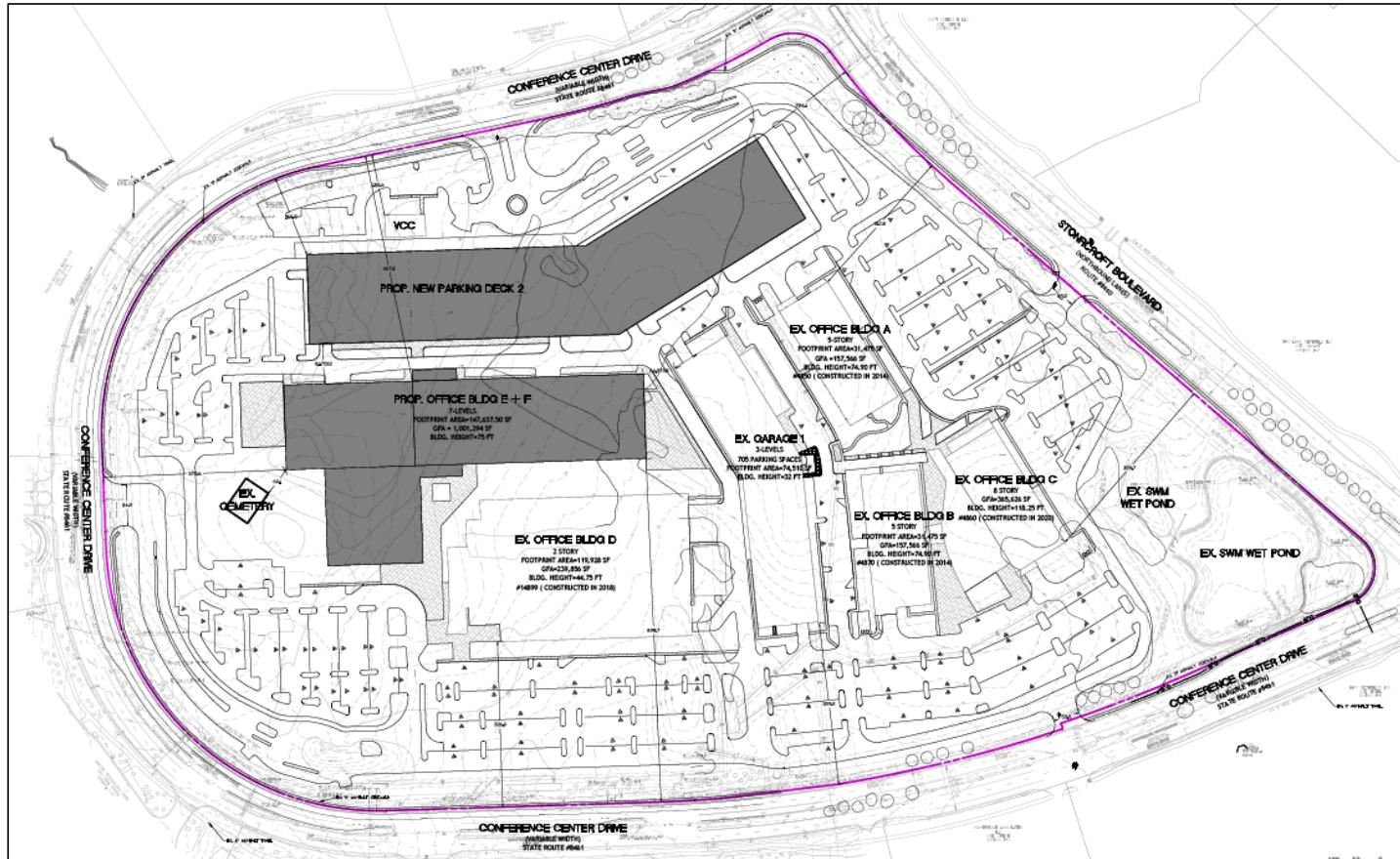


Special exception approved but not built

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



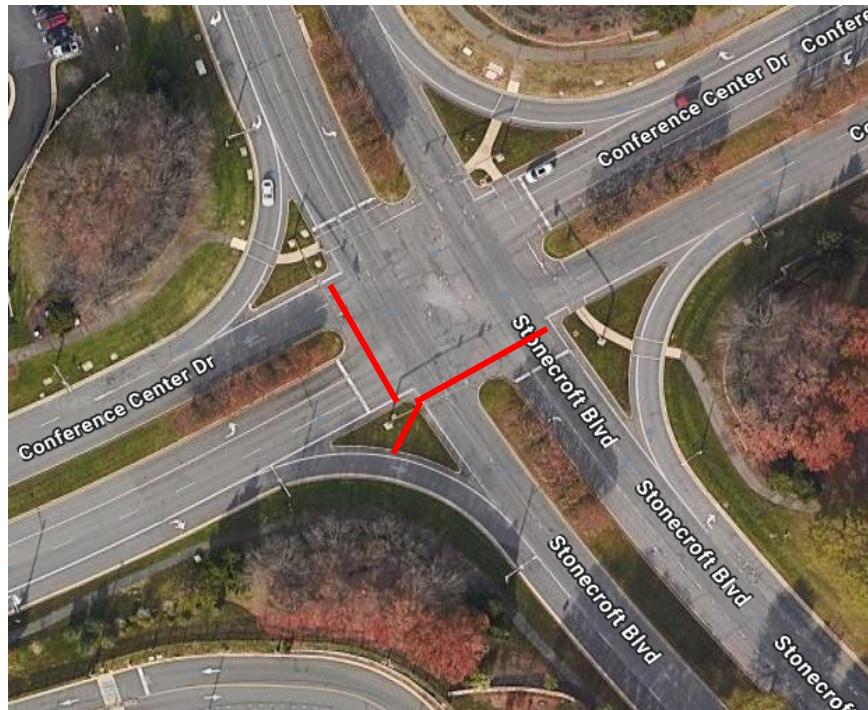
Existing Approval

# Proposed Pedestrian Improvements

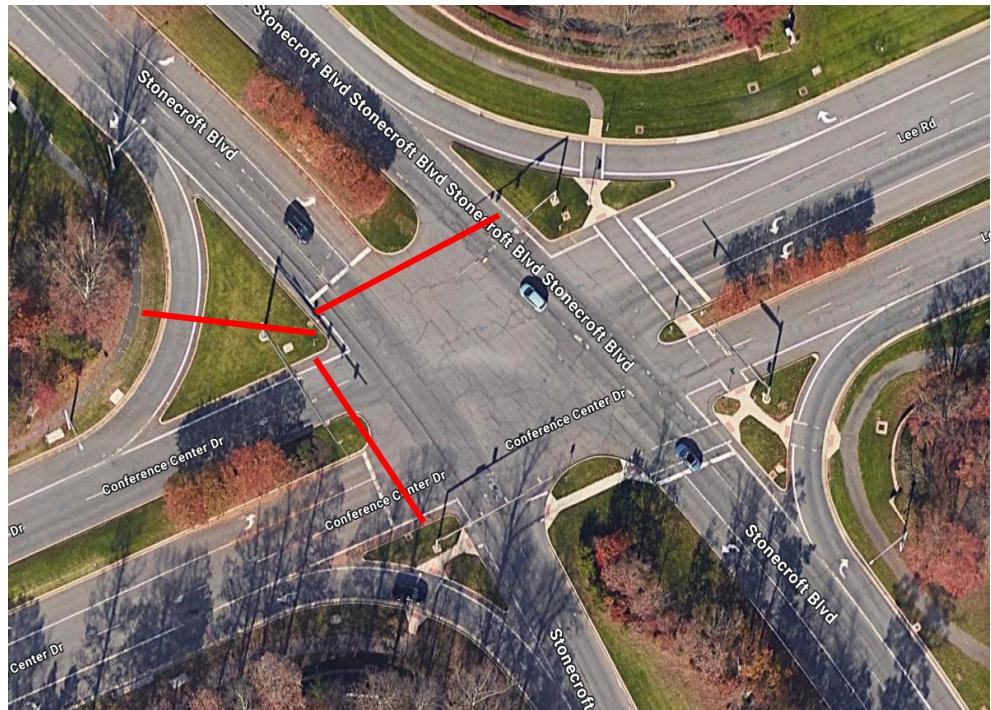
- New Crosswalks at Lee Road and Stonecroft Blvd.
- New Crosswalks at Conference Center Dr. and Stonecroft Blvd.
- New pedestrian signals at both intersections
- Widen existing Stonecroft Blvd. Trai



# 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

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

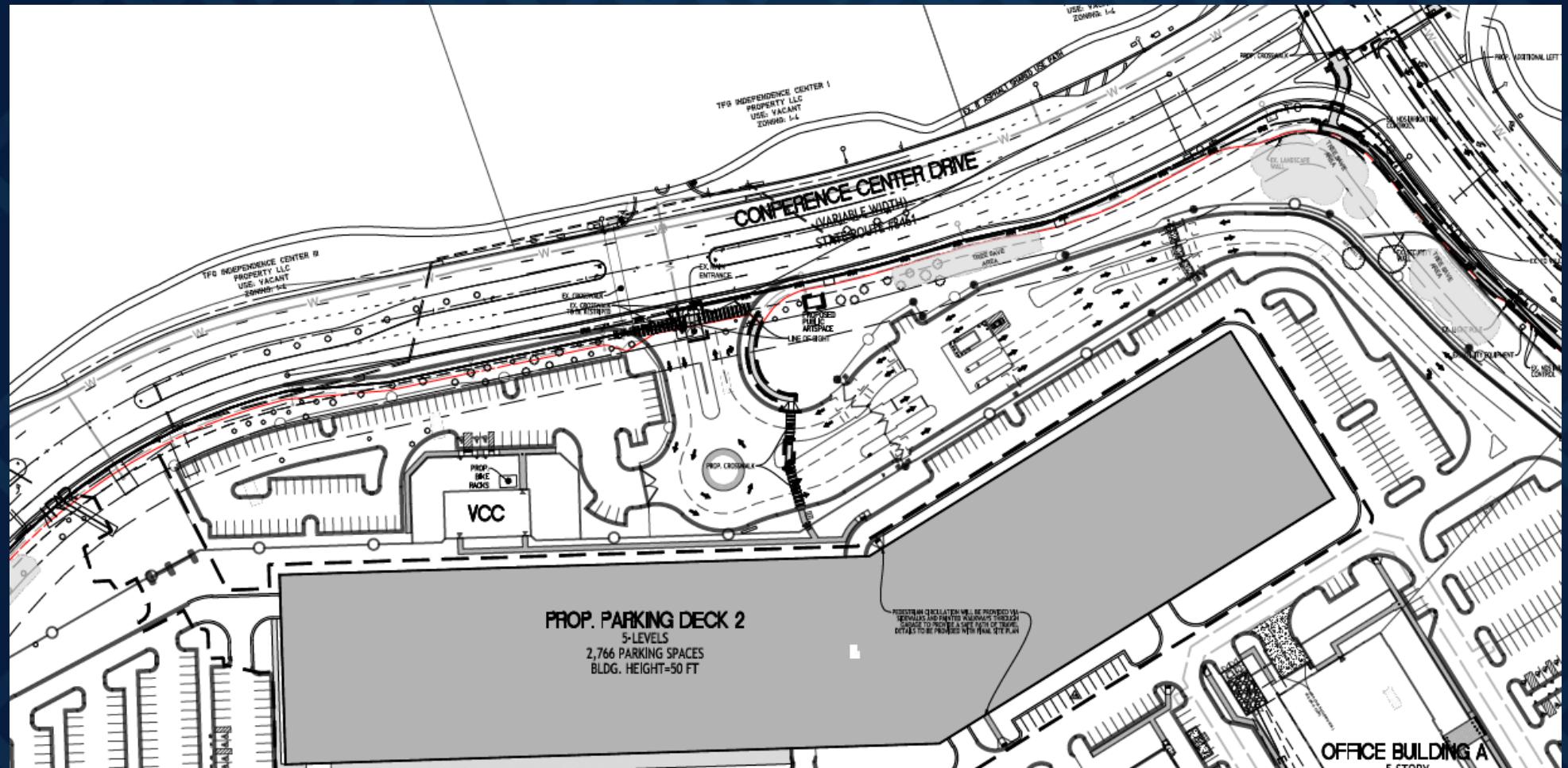


**Perspective View** Looking west to Building 5 (right) and Building 6

COMPANY  
CONFIDENTIAL  
COPI

McGuireWoods

## Main entrance; stacking



# Questions?

