County of Fairfax, Virginia
Planning Commission Meeting
February 4, 2026
Planning Commission Action

RZ-2023-SU-00016 CONCURRENT WITH PCA-78-S-063-13 AND SEA-2016-SU-022 – COPT STONECROFT, LLC
(Sully District)

PLANNING COMMISSION RECOMMENDATIONS:
On February 4, 2026, the Planning Commission voted 10-0 (Commissioners Thomas and Wang were absent from the meeting) to recommend to the Board of Supervisors approval of the following actions:

- RZ-2023-SU-00016, subject to the execution of proffers consistent with those dated February 3, 2026;

- PCA-78-S-063-13; and

- SEA-2016-SU-022, subject to the approval of the proposed development conditions dated January 22, 2026.

ATTACHED DOCUMENTS:
Proffers dated February 3, 2026
Proposed Development Conditions dated January 22, 2026

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COPT Stonecroft, LLC
Proffers
RZ 2023-SU-00016
November 26, 2024
Revised July 29, 2025
Revised October 15, 2025
Revised December 18, 2025
Revised January 19, 2026
Revised February 3, 2026

Pursuant to Section 15.2-2303 (A), Code of Virginia (1950, as amended) and Section 8100.2 of the Zoning Ordinance of Fairfax County (2023, as amended) (the "Zoning Ordinance"), COPT Stonecroft, LLC, as owner and applicant, and their successors and/or assigns (the "Applicant") in RZ 2023-SU-00016 (this "Rezoning") hereby proffers that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Parcel 43-2((2))39C (the "Property") will be in accordance with the following conditions (the "Proffers") if, and only if, this Rezoning from the I-3 District to the I-4 District is granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). If granted and if concurrent application PCA -78-S-063-13 is also approved, these Proffers will be the only proffers applicable to the Property. In the event that the Application is denied, these Proffers will be immediately null and void and of no further force or effect on the Property.

GENERAL

1. Generalized Development Plan. Development of the Property will be in substantial conformance with the Generalized Development Plan entitled "Park Center", prepared by JCL Consulting, LLC and consisting of a total of 53 sheets, dated November 12, 2024, as revised through January 12, 2026 (the "GDP").

2. Minor Modifications. Pursuant to Section 8100.5.A.1 of the Zoning Ordinance, minor modifications to the GDP, such as, but not limited to locations of utilities, landscaping, the general location, and footprints of buildings and parking may be permitted when it is determined by the Zoning Administrator that such modifications are in substantial conformance with the GDP and provided that the modifications do not decrease the amount of open space, tree save, or distances to peripheral lot lines, significantly change the points of access to the Property, or alter the limits of clearing and grading shown on the GDP.

3. Maximum Permitted Density. The maximum permitted floor area ratio (FAR) on the Property without the approval of a special exception is 0.5. The maximum permitted floor area ratio pursuant to the approval of SEA-2016-SU-022 is 0.7.

4. Permitted Uses/ Special Exception/Special Permit Uses. Development on the Property may consist of office and uses accessory to office and uses allowed by special exception or special permit in the I-4 Zoning District which may be authorized through a separate special exception or special permit process without the need for a proffer condition amendment (PCA) or generalized development plan amendment (GDPA) provided the layout is in substantial conformance with the GDP, as determined by the Zoning

Administrator.

5. Telecommunications Facilities. Telecommunication facilities may be placed on the rooftops of the proposed buildings. Any such facilities must comply with the applicable requirements of the Zoning Ordinance and be screened and/or setback sufficiently from the perimeter of the roof and penthouse such that they are not visible from the surrounding streets at street level. Screening measures may include integrating the facilities into the architecture of the building, utilizing compatible colors, or employing telecommunications screening material and flush mounted antennas or other similar techniques.

6. Phasing. The construction of the new office building(s) may occur in phases without the need for a PCA or GDPA provided parking and open space requirements are satisfied with each phase and the requirements specified in these proffers for any building approved with this rezoning are satisfied.

7. Architecture. The architectural design and building materials for the buildings approved pursuant to this rezoning must be generally as depicted in the illustrative elevations shown on the GDP. Primary building materials must be pre-cast concrete with a three-color palette that matches the existing buildings on the Property and finished metal panels.

8. Public Art. Prior to the issuance of a Non-Residential Use Permit for the last building to be constructed on the Property, the Applicant must install public art elements, generally in the areas shown on the GDP, along the sidewalks/trails which surround the Property.

9. Fire Marshal Evaluation. Changes to the GDP may be permitted without the requirement for an amendment to this approval in response to the review of site plans by the Fire Marshal, including adjustments to tree locations, the streetscape and building setbacks as necessary to allow for required emergency vehicle access, provided such modifications are in substantial conformance with the GDP and these Proffers.

10. Cemetery. In consultation with and subject to review and approval by the FCPA-Archaeology and Collections Branch staff at the time of site plan review, the Applicant will erect a second fence around the existing fence as shown on the GDP prior to the issuance of a grading permit for any new office building on the Property. This fence will be between 3 and 4 feet in height, of a material to be determined by the Applicant and will meander through the existing trees so as to preserve existing vegetation. This fence will enclose those areas shown in blue outlined on Figure 1 of the Fairfax County Park Authority Memorandum dated June 25, 2024 with subject reference "COPT Stonecroft RZ 2023-SU-00016".

ENVIRONMENTAL

11. Lighting. New fixtures used to illuminate internal streets, parking areas and walkways will not exceed eighteen (18) feet mounting height, will be of low intensity design and will utilize full cut-off fixtures which focus directly on the Property.

12. Electric Vehicle Charging Facilities. Concurrent with the site plan submission, the Applicant must designate a minimum of 30 spaces on the Property to be equipped with universal, Level 2 electric vehicle charging stations, which must be fully wired and functional prior to the issuance of the non-RUP for the last building constructed on the Property.

13. Green Building.

The Applicant reserves the right to utilize the green building program described below or utilize an alternative equivalent program in consultation with and approval by the Environmental Branch of the Department of Planning and Development prior to site plan approval.

LEED-CS or LEED-NC. The Applicant must include, as part of the site plan submission and building plan submission for any new building to be constructed on the Property, a list of specific credits within the project's registered version of the U.S. Green Building Council's Leadership in Energy and Environmental Design Core and Shell ("LEED®-CS") rating system, USGBC's Leadership in Energy and Environmental Design – New Construction (LEED-NC) or other LEED rating system determined to be applicable by the USGBC, that the Applicant anticipates attaining. A LEED-accredited professional (LEED-AP) who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Certification of the project.

In addition, prior to site plan approval, the Applicant must designate DPZEDRB@fairfaxcounty.gov as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

Prior to the building plan approval, the applicant will submit documentation, to the Environmental Branch of DPD and to LDS, regarding the U.S. Green Building Council's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED certification. Prior to release of the bond for the project, the applicant will provide documentation to the Environmental Review Branch of DPD and to LDS demonstrating the status of attainment of LEED Certified or a higher level of certification from the U.S. Green Building Council for the building.

Prior to building plan approval for the building to be constructed, the Applicant must post a "green building escrow" in the form of cash or a letter(s) of credit from a financial institution acceptable to DPWES as defined in the PFM, in the amount of $2.00/square foot of GFA, as shown on the approved site plan. This green building escrow will be in

addition to and separate from other bond requirements and will be released upon demonstration of attainment of the appropriate LEED certification, by the USGBC, under the project's registered version of the LEED rating system. The provision to DRB of documentation from the USGBC that each building has attained LEED Certification will be sufficient to satisfy this commitment.

At the time LEED certification is demonstrated to DRB, the escrowed funds and/or letter(s) of credit will be released to the Applicant.

If, prior to bond extension, reduction or final bond release for the applicable building site plan, whichever occurs first, the Applicant provides to the Environmental Branch of DPD documentation demonstrating that LEED Certification for the building has not been attained but that the building has been determined by the USGBC to fall within three (3) points of attainment of LEED Certification, 50% of the green building escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of county environmental initiatives. If the certification is still in progress at the time of application for bond extension or reduction, the time frame for the provision of the documentation described above will be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the building site.

If prior to bond extension, release or final bond release for the applicable building site plan, whichever occurs first, the Applicant fails to provide documentation to the Environmental Branch of DPD demonstrating attainment of LEED Certification or the Applicant provides documentation demonstrating that the building has fallen short of LEED Certification by three (3) points or more, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives. If the certification is still in progress at the time of application for bond extension or reduction, the time frame for the provision of the documentation described above will be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release.

14. Bird Friendly Design. In an effort to reduce bird injury and death due to in-flight collisions with buildings, the Applicant will include one or more bird friendly design elements, as determined by the Applicant, in the architectural plans of the new buildings to be constructed on the Property. The bird friendly design elements may include, but not be limited to, the use of color, texture, opacity, fritting, frosting, patterns, louvers, screens, interior window treatments, or ultraviolet materials that are visible to birds, the angling of outside lights, curbing of excessive or unnecessary night-time illumination in commercial buildings, the use of decoys, and division of glass swaths. These elements will be identified in the building permit submission set. Upon the issuance of a building permit for each building, the provisions of this proffer will be deemed satisfied as to such building.

15. Native Landscaping. Landscaping must be generally consistent with the quality, quantity and the locations shown on the development plans and must be non-invasive, predominantly native species and include a plant selection that includes species that will reduce the need for supplemental watering and the use of chemical fertilizers, herbicides and pesticides. All landscaping provided must be native to the mid-Atlantic region to the extent available and feasible, and must be non-invasive (meaning the Applicant must not use any plant species identified in the 2014, or latest version, of the Virginia Invasive Plant Species List published by the Virginia Department of Conservation and Recreation). The Applicant reserves the right, in consultation with and approval by FCON to modify the exact species to be used, such as when plant materials are not available or have been deemed by FCON to no longer be appropriate.

16. Landscape Planting Pre-installation Meeting. Prior to installation of any plants to meet the requirements of the approved landscape planting plan, the contractor/developer must coordinate a pre-installation meeting on the site with the landscape contractor, Forest Conservation (FCON) staff, and any additional appropriate parties. Any proposed changes to planting locations, tree/shrub planting sizes, and species substitutions shown on the approved plan must be reviewed and approved by FCON staff prior to planting. The installation of plants not approved by FCON may require the submission of a revision to the landscape plan or removal and replacement with approved trees/shrubs prior to bond release.

17. Landscape Plan. As part of the first and all subsequent plan submissions, the applicant must submit a landscape plan showing, at a minimum, the landscaping detailed on the Special Exception Plat (SE Plat) for the Forest Conservation Branch's (FCON) approval.

18. Tree Inventory Condition Analysis. The Applicant must submit a Tree Inventory and Condition Analysis as part of the first and all subsequent plan submissions for the Proposed Development. The Tree Inventory and Condition Analysis must be prepared by a Certified Arborist or Registered Consulting Arborist and must include elements of PFM 12-0307 deemed appropriate to the project site as determined by FCON, LDS.

19. Tree Preservation Plan. The Applicant must submit a Tree Preservation Plan and Narrative as part of the first and all subsequent plan submissions. The Tree Preservation Plan and Narrative must be prepared by a Certified Arborist or Registered Consulting Arborist and must include elements of PFM 12-0309 deemed appropriate to the project site as determined by FCON.

20. Project Arborist/Pre-construction Meeting. Prior to the pre-construction meeting the Applicant must have the approved limits of clearing and grading flagged with a continuous line of flagging. The Applicant must retain the services of a Certified Arborist or Registered Consulting Arborist (Project Arborist) to attend the pre-construction meeting to review the limits of clearing and grading with a FCON representative to determine where adjustments to the clearing limits can be made to increase the area of the tree preservation and/or to increase the survivability of trees at the limits of clearing and grading. Such adjustments must be recorded by the Project Arborist and tree

protection fencing must be implemented under the Project Arborist's supervision based on these adjustments.

21. Tree Protection Fencing. The Applicant must provide appropriate tree protection devices, based on site conditions and proposed construction activities as reviewed and approved by FCON. Tree protection fences must consist of four-foot-high welded wire attached to six-foot steel posts driven 18 inches into the ground and space no further than 10 feet apart; or super silt fence.

22. Tree Space Requirements. Tree planting spaces proposed in the streetscape and other areas restricted by barriers to root growth must provide a planter open surface area at least 6 x 6 feet. Where minimum planting areas cannot be met and planting spaces at least 8 feet wide cannot be provided, rooting zone width a minimum of 8 feet must be provided beneath paved surfaces using structural cell technology or other solutions acceptable to FCON, LDS that provide uncompacted soil within the planting space, with planting sites meeting the following specifications:

- A minimum of 6 feet of open surface width and 36 square feet of open surface area

- Rooting area beneath paved surfaces a minimum of 8 feet wide, taking into consideration sloped sides as may be needed to support adjacent compacted soils for roadways and pedestrian walkways. Planting space depth must be 4 feet within four feet of the tree on all sides. Soil depth in areas beyond four feet may be shallower or narrower as long as specified minimum soil volumes are met. Paved surfaces over the specified rooting area must not be dependent upon compacted soil for structural support.

- Soil volume for Category III or IV trees (as indicated in Table 12.14 of the Public Facilities Manual) shall be a minimum of 700 cubic feet per tree for single trees. For two trees planted in a contiguous planting area, a total soil volume of at least 1200 cubic feet must be provided. For three trees or more planted in a contiguous area, the soil volume must equal at least 500 cubic feet per tree. A contiguous area must be defined as any area with a soil depth of 3-4 feet, within which lateral root growth is unrestricted

- Soil in planting sites must be as specified in planting notes to be included in site plans reviewed and approved by FCON, LDS

- The Applicant must contact FCON, LDS (703-222-0801) at least 3 business days prior to the installation of trees and provide an opportunity for FCON, LDS staff to verify conformance with these requirements.

23. Soil Remediation. Soil in all planting areas and under adjacent walkways must be the subject of remedial action to restore planting areas to satisfy the cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan, with attention to deep soil aeration, the addition of organic matter throughout the soil profile to at least 12

inches, and the addition of organic matter on top of the soil. Planting areas not used for walking or outdoor activities should be densely planted with native perennials to increase their habitat values and to avoid foot traffic and its attendant re-compaction of the amended soils. The Applicant will provide notes and details specifying how the soil will be restored for the establishment and long-term survival of landscape plants for review by FCON.

24. Invasive Plant Species Management. Forested areas containing plant species that are known to be invasive in quantities that threaten the long-term health and survival of the existing vegetation present must be the subject of an invasive plant species management plan in order for the area to be awarded full 10-year canopy credit. At the time of site plan submission, the applicant must provide a management plan for review and approval by FCON specifying the common and scientific name of invasive species proposed for management, the target area for management efforts, methods of control and disposal of invasive plants, timing of treatments and monitoring, duration of the management program, and potential reforestation as needed.

25. Ten-year Tree Canopy Credit within Landscape Easements. The Applicant, for itself and its successors in title, may plant new trees, if permitted by the easement holder, or claim 10-Year Tree Canopy credit for existing trees within recorded landscape easement areas. In consideration for the County's approval of 10-Year Tree Canopy credit within these restricted easements, the applicant covenants and agrees that if, at any future date, any credited tree is damaged, removed, or lost due to hazard, decline, or death, or as a result of the exercise of reserved easement rights or the activation of a covenant to dedicate land, the applicant must replace the total square footage of canopy credit lost. All replacement canopy must be planted on-site, in locations reviewed and approved by FCON. Required replacement plantings must be completed within six (6) months of removal, or by the end of the next available planting season as defined by the Fairfax County Public Facilities Manual (PFM), whichever provides the more appropriate planting window. All plantings will conform to PFM standards. A replacement planting plan must be submitted to and approved by FCON prior to installation.

26. Erosion & Sedimentation Controls. To ensure off-site properties are not impacted by silt or associated run-off, the Applicant must design and implement siltation control mechanisms that must include "super silt" fencing or similar procedures as determined by LDS. The functioning and integrity of all erosion and sedimentation controls (E&S controls) required by LDS must be inspected by the Applicant or their designated representative no later than the next business day following each storm event during the period of construction on-site. If the E&S controls have been damaged or breached, the E&S controls must be repaired in accordance with the requirements of the Fairfax County Public Facilities Manual as determined by LDS.

27. Site Monitoring. The Applicant's Project Arborist must be present on-site during implementation of all tree preservation measures and monitor any construction activities conducted within or adjacent to areas of trees to be preserved. Construction activities include, but may not be limited to clearing, root pruning, tree protection fence installation, vegetation/tree removal, and demolition activities. During implementation of the

remaining Erosion and Sediment Control devices, the Project Arborist must visit the site on a regular basis to continue monitoring tree preservation measures and ensure that all activities are conducted as identified in the Tree Preservation Plan and approved by FCON. Written reports must be submitted to FCON and SDID site inspector detailing site visits. A monitoring schedule and Project Arborist reports must be described and detailed in the Tree Preservation Plan on the first, and all subsequent submissions of the site plan.

28. Noise Attenuation. The Applicant must incorporate construction measures consistent with those found in a noise study to be submitted at time of site plan and distributed to PFDRB for review and approval, and to LDS for information only, to ensure that interior noise will not be in excess of DNL 50 dBA. If mitigation measures are required, then site and building plans subject to noise mitigation must depict the final noise contours as determined by the noise study; measures that will be incorporated must be included on site and building plans. .

29. Stormwater Management. Subject to the approval of Land Development Services (LDS) at time of site plan for any new office building on the Property, and in consideration of the relevant stormwater management district allocations, in order to meet water quality requirements to include Water Supply Protection Overlay District (WSPOD) requirements, the Applicant must provide an on-site proprietary filtration system, the details and location of which will be determined at site plan. The Applicant must also meet the guidelines recommended in the Dulles Suburban Center Comprehensive Plan as shown on Sheet 11B of the GDP. The Applicant will not purchase off-site nutrient credits to meet these stormwater management requirements.

30. Salt Management. Salt should only be applied during freezing inclement weather only to paved surfaces where and when needed for safety. When no longer needed, excess or leftover salt must be removed for reuse or disposed properly. Residual salt must not be swept or shoveled into planted landscape areas, wet ponds, or bioretention ponds. When not in use, salt should be stored in a covered area to protect it from precipitation.

TRANSPORTATION

31. Transportation Demand Management. This Proffer sets forth the programmatic elements of a transportation demand management program that must be implemented by the Applicant, and subsequently, as appropriate, the property owner, to encourage the use of transit, other high-occupant vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the new commercial uses constructed on the Property.

    i. Definitions. For purposes of this Proffer, "Stabilization" will be deemed to occur one (1) year following issuance of the last initial Non-RUP for the final new building to be constructed on the Subject Property. "Pre-stabilization" will be deemed to occur any time prior to Stabilization.

ii. Transportation Demand Management Plan. The Applicant will be responsible for submitting the Transportation Demand Management Work Plan (the "TDM Work Plan") to FCDOT for approval prior to site plan approval for any new office building on the Property. The proffered elements of the TDM Program as set forth below are more fully described in this plan. It is the intent of this Proffer that the TDM Work Plan will adapt over time to respond to the changing transportation related circumstances of the Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals as set forth in these Proffers. Accordingly, modifications, revisions, and supplements to the TDM Work Plan as coordinated with FCDOT can be made without the need for a PCA provided that the TDM Plan continues to reflect the proffered elements of the TDM Program as set forth below.

iii. Trip Reduction Goals. The objective of the TDM Plan will be to reduce the number of weekday peak hour vehicle trips generated by the new office uses located within the Property through the use of mass transit, ridesharing and other strategies including but not limited to those outlined in the TDM Strategic Plan. In addition, the implementation of enhanced pedestrian and bicycle connections/facilities will provide safe and convenient access to nearby Metrorail and bus facilities thereby encouraging commuting options other than the automobile to employees and visitors to the Property.

(i) Baseline. The baseline number of weekday peak hour vehicle trips within the Property against which the TDM Goals will be derived upon the commercial square footage approved, constructed and occupied on the Property as part of the proposed development at the time traffic counts are conducted in accordance with subparagraph v. or as qualified below and using the trip generation rates/equations applicable to such commercial uses as set forth in the Institute of Transportation Engineers, Trip Generation, 11th Edition for Land Use Code 710. If, at Build Out, the Applicant has constructed less gross floor area than proposed in the GDP, then the Baseline Trip generation numbers applicable upon Build Out will be calculated as if the commercial square footage had actually been constructed as reflected in the Traffic Impact Analysis for the Applicant prepared by Wells + Associated dated April 16, 2025 and subsequent addendum dated September 30, 2025.

(ii) TDM Goal. The TDM strategies must be utilized to reduce the peak hour vehicular trips by a goal of twenty-five percent (25%) for the new office uses.

iv. Process of Implementation. The TDM Program must be implemented as follows, provided that modifications, revisions, and supplements to the

implementation process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.

I. TDM Program Manager. The applicant must appoint and continuously employ, or cause to be employed, a TDM Program Manager (TPM) for Subject Property/COA. If not previously appointed, the TPM will be appointed by no later than sixty (60) days after the issuance of the first building permit for the first new building to be constructed on the Subject Property. The TPM duties may be part of other duties associated with the appointee. The TPM must notify FCDOT in writing within 10 days of the appointment of the TPM. Thereafter the AG must do the same within ten (10) days of any change in such appointment.

2. Annual Report. Every calendar year after the first issuance of a Non-RUP, and no later than May 15, the TPM must submit an Annual Report, based on a report template provided by FCDOT. Any changes to the TDM Plan must be highlighted in this report.

   The Annual Report will be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the Annual Report will be deemed approved and the program elements must be implemented. If FCDOT responds with comments on the Annual Report, then the TPM will meet with FCDOT staff within fifteen (15) days of receipt of the County's comments. Thereafter, but in any event, no later than thirty (30) days after the meeting, the TPM must submit such revisions to the program and/or budget as discussed and agreed to with FCDOT and begin implementation of the approved program.

   If the TPM fails submit an annual report no later than May 15 to FCDOT as required by this Proffer, the TPM will have sixty (60) days within which to cure such violation. If after such sixty (60) day period the TPM has not submitted the delinquent report, then the applicant shall be subject to a penalty of $75 per day not to exceed $27,375 for any one incident. Such penalty shall be payable to Fairfax County.

3. TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the building owners, through the TPM, will deposit contributions to fund a multimodal incentive program for initial purchasers/lessees within the Sully District. Such contributions will be made one time on a

building-by-building basis at the rate of $0.01 per gross square foot of any new office development to be constructed on the Property and provided prior to the issuance of the Non- RUP for each individual building. In addition to providing transit incentives, such contributions may also be used for enhancing/providing multimodal facilities within and proximate to the Subject Property.

4. Monitoring. The TPM must verify that the proffered trip reduction goals are being pursued through the completion of Vehicular Traffic Counts and Person Surveys of office uses, with priority given to collecting Vehicular Traffic Counts. In the event that authorization for Person Surveys is not granted for reasons beyond the control of the applicant, other such monitoring methods will be identified and reviewed and approved by FCDOT that may include eliminating the requirement for Person Surveys. The results of such Person Surveys and/or Vehicular Traffic Counts must be provided to FCDOT as part of the Annual Reporting process. Person Surveys and/or Vehicular Traffic Counts must be conducted for the Property beginning one year following issuance of the final initial Non-RUP for the first new building to be constructed on the Property. Person Surveys must be conducted every three (3) years, if allowed, and Vehicular Traffic Counts must be collected annually until the results of three consecutive annual traffic counts conducted upon Buildout show that the applicable trip reduction goals for the Subject Property have been met. At such time, Person Surveys and/or Vehicular Traffic Counts will thereafter be provided every five (5) years. Any time during which Person Survey response rates do not reach 20%, FCDOT may request additional surveys be conducted the following year. Notwithstanding the aforementioned, at any time prior to or after Stabilization, FCDOT may suspend such person surveys and/or Vehicular Traffic Counts if conditions warrant such.

v. Trip Counts. If an Annual Report indicates that a change has occurred that is significant enough to reasonably call into question whether the applicable vehicle trip reduction goals are continuing to be met, then FCDOT may require the TPM to conduct additional Vehicular Traffic Counts (pursuant to the methodology set forth in the TDM Plan) within 90 days to determine whether in fact such objectives are being met. If any such Vehicular Traffic Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM must meet with FCDOT to review the

TDM strategies in place and to develop modifications to the TDM Plan to address the surplus of trips.

vi. Continuing Implementation. The Applicant will bear sole responsibility for the appointment of a TPM and continuing implementation of the TDM Program and compliance with this Proffer. The TPM will continue to administer the TDM Program in the ordinary course in accordance with this Proffer including submission of Annual Reports.

vii. Notice to Tenants/Owners. All tenants on the Property must be advised of the TDM Program set forth in this Proffer. The then current owner must advise all successor owners and/or developers of their obligations pursuant to the requirements of this Proffer prior to purchase and the requirements of the TDM Program.

32. Parking.

A. Required Parking. Minor modifications (increases or decreases) to the number of parking spaces as shown on the GDP are permitted provided that (1) the number of parking spaces is compliant with the minimum parking requirements for the approved uses established by the Zoning Ordinance and any associated reductions approved by the Board or otherwise allowed by Ordinance; and (2) that the location and configuration of the parking remains in substantial conformance with that on the GDP.

B. Future Parking Reductions. The Applicant further reserves the right to pursue future parking reductions and shared parking arrangements for the Property as may be permitted by the Fairfax County Zoning Ordinance without the need for a PCA or GDPA.

C. Future Zoning Ordinance Amendments. The Applicant may at its discretion opt into any Zoning Ordinance revisions to the minimum parking requirements without the need for a PCA or GDPA.

33. Bicycle Racks. The Applicant must provide and maintain exterior bicycle racks as generally shown on the GDP. The final location, quantity, and type of bicycle racks must be determined in consultation with the Fairfax County Bicycle Coordinator or his/her designee prior to site plan approval in accordance with the Zoning Ordinance. Said racks to be installed prior to the issuance of a NON-residential use permit for the last new office building to be constructed on the Property.

34. Pedestrian Connections. Subject to VDOT approval and permission by various entities controlling existing utility easements and prior to the issuance of a Non-Residential Use Permit for the last new office building constructed on the Property, the Applicant must install the pedestrian improvements to include crosswalks and connections with the existing pedestrian refuge areas, as shown on Sheets 6, 6A, 6B, 6C and 6D of the GDP at the following intersections.

- Stonecroft Boulevard/Conference Center Drive
- Stonecroft Boulevard and Lee Road
- Conference Center Drive/Northern Site Entrance (painted crosswalk only across site driveway)
- Conference Center Drive/Western Site Entrance (painted crosswalk only across site driveway)
- Conference Center Drive, South (painted mid-block crosswalk from the subject property to the existing bus stop on the south side of Conference Center Drive, if approved by VDOT, not shown on GDP)

In the event that utilities are present, the relocation of which will be required for implementation of the pedestrian improvements referenced above, then prior to site plan approval the Applicant will (1) provide documentation of the conflict to FCDOT, and (2) identify alternative pedestrian improvements of an equivalent monetary value on the Property or within public ROW in the general area of the Property. If alternative pedestrian improvements are proposed, then subject to VDOT approval and permission by various entities controlling existing utility easements and prior to the issuance of a Non-Residential Use Permit for the last new office building constructed on the Property, the Applicant must install the alternative pedestrian improvements. But if the Applicant is not able to complete construction of the alternative pedestrian improvements prior to the issuance of a Non-residential Use Permit for the last new office building constructed on the Property, then to satisfy this proffer, the Applicant will be able to post a bond for the cost of construction of the improvements to be installed at a later date by the Applicant and this proffer will be deemed satisfied for the purpose of issuing the Non-Residential Use Permit.

35. Pedestrian Signals. Subject to VDOT approval and permission by various entities controlling existing utility easements and prior to the issuance of a Non-Residential Use Permit for the last new office building constructed on the Property, the Applicant must install pedestrian signals at the southwestern and southeastern approaches at the intersection of Stonecroft Boulevard and Conference Center Drive and the southwest and northwest corners at the intersection of Stonecroft Boulevard and Lee Road as shown on the GDP.

In the event that utilities are present, the relocation of which will be required for implementation of the pedestrian improvements referenced above, then prior to site plan approval the Applicant will (1) provide documentation of the conflict to FCDOT, and (2) identify alternative pedestrian improvements of an equivalent monetary value on the Property or within public ROW in the general area of the Property. If alternative pedestrian improvements are proposed, then subject to VDOT approval and permission by various entities controlling existing utility easements and prior to the issuance of a Non-Residential Use Permit for the last new office building constructed on the Property, the Applicant must install the alternative pedestrian improvements. But if the Applicant is not able to complete construction of the alternative pedestrian improvements prior to the issuance of a Non-residential Use Permit for the last new office building constructed on the Property, then to satisfy this proffer, the Applicant will be able to post a bond for the cost of construction of the improvements to be installed at a later date by the Applicant and this proffer will be deemed satisfied for the purpose of issuing the Non-Residential Use Permit.

36. Left Turn Lane. Subject to VDOT approval prior to the issuance of a Non-Residential Use Permit for the last new office building constructed on the Property, the Applicant must construct a second northbound left turn lane at the intersection of Stonecroft Boulevard and Conference Center Drive as shown on Sheets 6 and 6B of the GDP. For the purposes of this proffer, "construct" will mean open for traffic, but not necessarily accepted into the VDOT road system.

37. Right-of-Way Dedication. Subject to VDOT approval, the Applicant will dedicate at no cost and convey in fee simple with no liens to the Board right-of-way along the Stonecroft Blvd. and Conference Center Drive frontages as shown on the GDP. Dedication must be made at time of site plan approval for the last office building constructed on the Property, or upon written demand of either Fairfax County or VDOT, whichever occurs first.

38. Sidewalk along Stonecroft Boulevard. Prior to the issuance of the Non-RUP for the last office building to be constructed on the Property, the Applicant will improve the existing 4 foot wide asphalt trail along Stonecroft Boulevard to an 8 foot wide asphalt trail. The Applicant will work with FCON to include and locate street trees or other appropriate vegetation between the expanded trail and the curb of Stonecroft Blvd. only if permission from VDOT and from the various entities controlling existing utility easements in that area is obtained. Both the expanded trail and feasible street trees will be shown on the site plan for the last building to be constructed on the Property.

39. Maintenance of Sidewalk. The Applicant will maintain the sidewalks that are within the right-of-way only if a maintenance agreement is executed with VDOT or with Fairfax County.

CONTRIBUTIONS

40. Park Authority. Prior to the issuance of a Non-Residential Use Permit for the last office building to be constructed on the Property, the Applicant must make a contribution to the Fairfax County Park Authority for recreational opportunities in the Sully District, such opportunities as determined in consultation with the Sully District Supervisor. The contribution will be calculated on any square footage of the last building that is over 470,000 square feet at $0.27 per square foot.

41. Escalation in Contribution Amounts. All monetary contributions required by these proffers will escalate on a yearly basis, until paid, starting in the year of Board of Supervisor's approval, and change effective on each subsequent annual anniversary date of that approval thereafter, as permitted by Virginia State Code Section 15.22303.3. 3.

MISCELLANEOUS

42. Advanced Density Credit. Advanced density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications, including previous dedications, described herein or as may be required by Fairfax County or

VDOT.

43. Zoning Administrator Consideration. Upon demonstration that despite diligent efforts or due to factors beyond the Applicant's control, proffered improvements such as, but not limited to, turn lanes or pedestrian trails, have been delayed (due to, but not limited to, an inability to secure necessary permission for any utility or stormwater management relocations, VDOT approval for necessary easements and/or site plan approval, etc.) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of these proffered improvement(s).

44. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "Applicant" in this proffer statement will include within its meaning and will be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

[SIGNATURE ON NEXT PAGE]

PROPOSED DEVELOPMENT CONDITIONS

SEA 2016-SU-022

January 22, 2026

If it is the intent of the Board of Supervisors to approve SEA 2016-SU-022 located at 4850 Stonecroft Boulevard, Tax Map 43-2 ((2)) 39C, to permit an increase in FAR to 0.69, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supercede all previous development conditions. An asterisk denotes conditions carried forward from SE 2016-SU-022:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land*.

2. This Special Exception is granted for only the purpose(s), structure(s) and/or use(s) indication on the Special Exception Plat approved with the application, as qualified by these development conditions*.

3. Development of the Application Site will be in substantial conformance with the Special Exception Amendment Plat entitled “Park Center” consisting of 56 sheets dated November 12, 2024, as revised through January 12, 2026 (the “SEA Plat”), and these conditions. Minor modifications may be permitted pursuant to Sect. 8100.5. of the Zoning Ordinance.

4. Buildings C, E, and F will have a maximum height of 120 feet.*

5. The maximum FAR on-site will not exceed 0.69 FAR.

6. This special exception amendment will automatically expire, without notice, thirty-six (36) months after the date of approval for the increase in FAR unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception amendment. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is requested.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicants from compliance with the provisions of any applicable ordinances, regulations or adopted standards. The applicants shall be themselves responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.