INNOVATION STATION MIXED USE DEVELOPMENT

A RECO DEVELOPMENT



ROCKS ENGINEERING COMPANY

1960 Gallows Road, Suite 300 Vienna, VA 22182 Voice (703) 556-4000



INNOVATION STATION MIXED USE DEVELOPMENT

PROJECT SCOPE SUMMARY (revised 6/18/2014)

PROPERTY	Acres	Land SF	FAR	Density
Rocks Property	11.65	507,313	3.197	1,621,940
Sunrise Valley Dedication	0.94	40,850	0.59	24,102
Total	12.58	548,163	3.003	1,646,041

Parking

PRODUCT MIX	Square feet	Units	Min			Max	
RESIDENTIAL	871,041	1,005	1,303	1.25 per DU	1,608	1.6 per DU	_
COMMERCIAL	501,000		1,000	2.0 per 1,000sf	1,050	2.1 per 1,000sf	
HOTEL	90,000	190	190	1.0 per room	206	1.08 per room	
RETAIL	84,000		444	6.0 per 1,000sf (1)	623	6.0 per 1,000sf	(2)
BONUS DENSITY	100,000						
TOTAL	1,646,041		2,937		3,487		

FOOTNOTES

(1) Excludes first 5,000 sf

(2) 5.0 spaces for the first 1,000 sf

6/18/2014 RECO

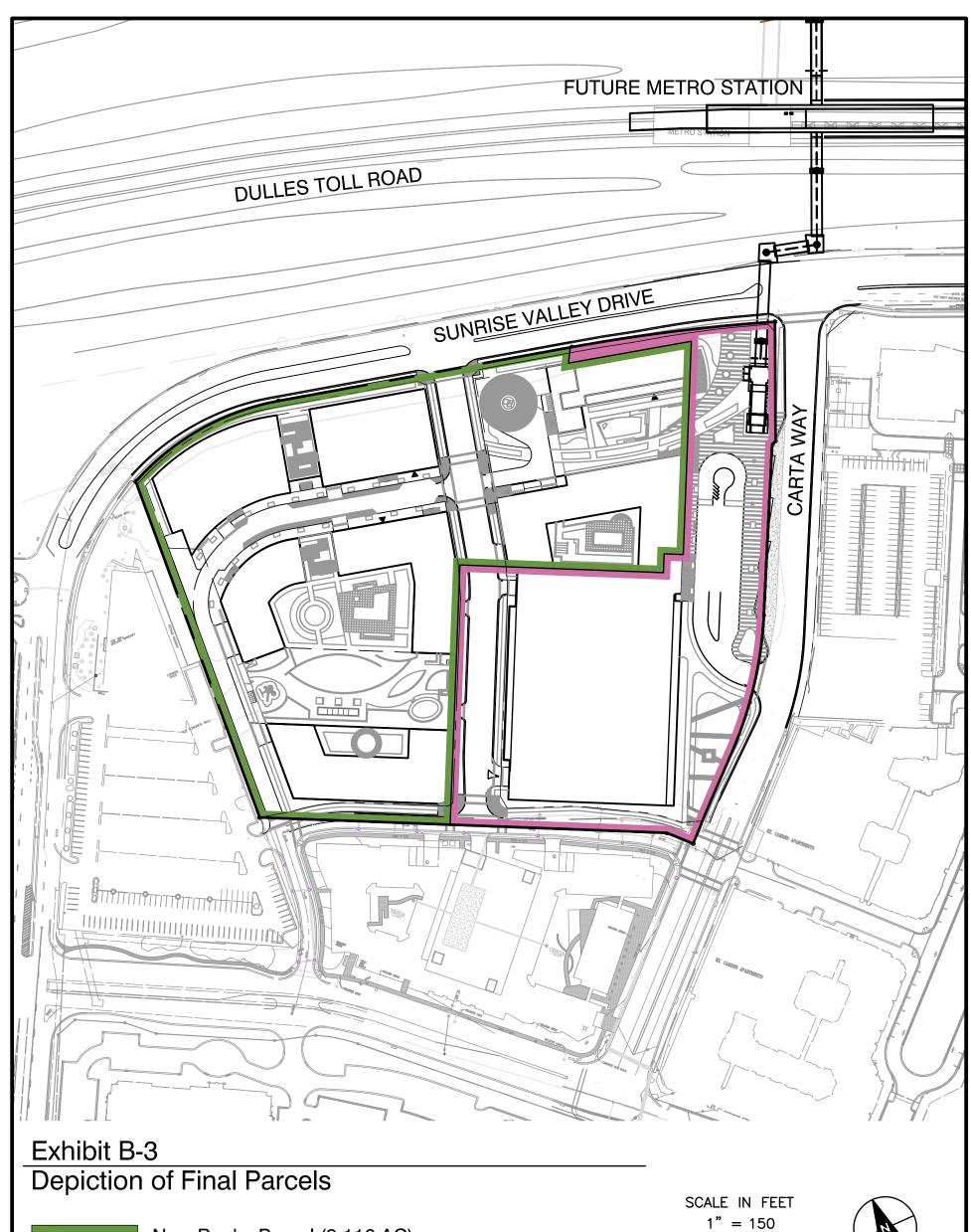




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naiklnb.com



New Rocks Parcel (9.116 AC)

New County Parcel (5.560 AC)



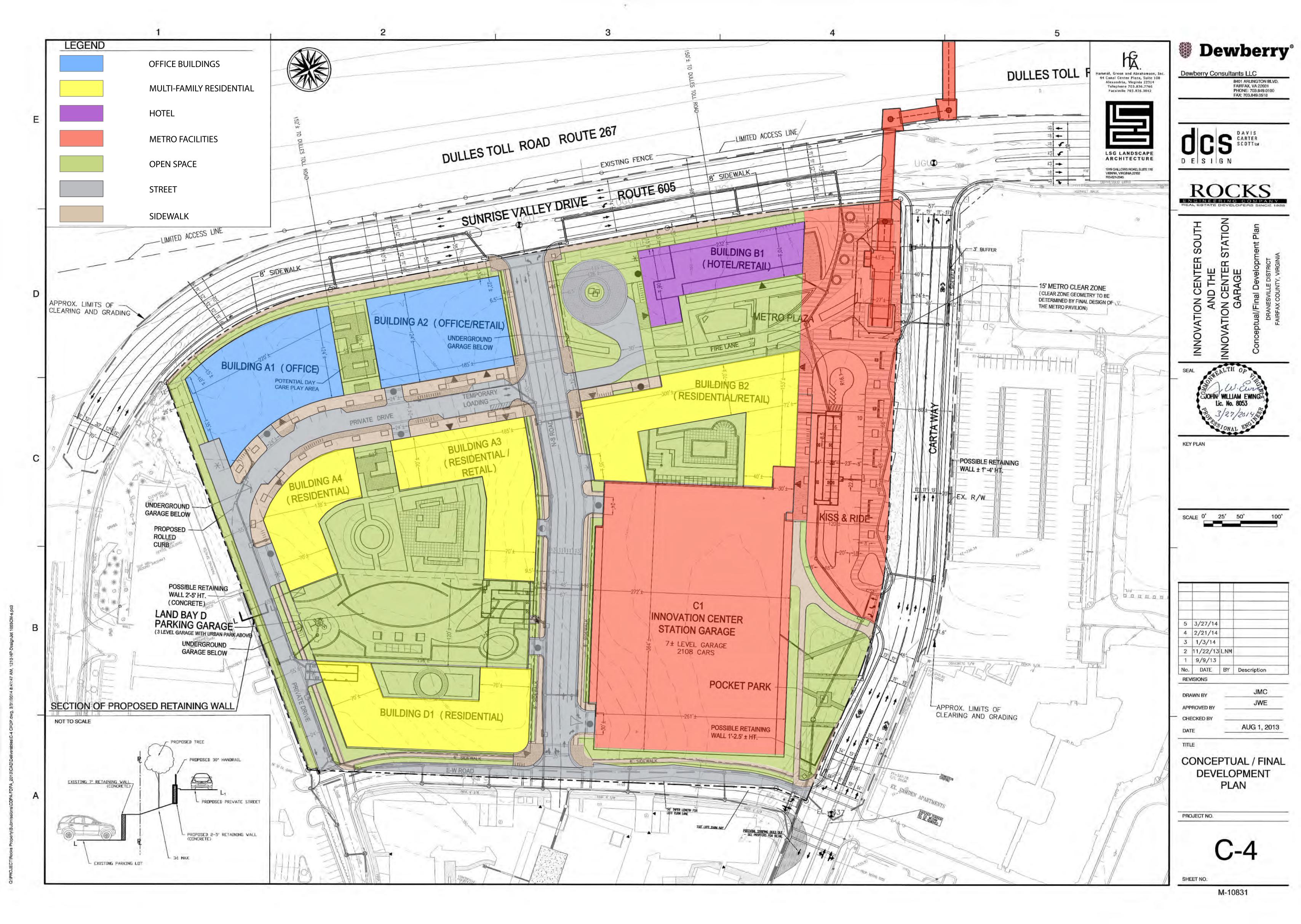


NO.

Note: This graphic is for exhibit purposes only.



DATE	SCALE	TITLE	SHEET NO
May 2, 2014		Depiction of Final Parcels (DRAFT)	Exhibit
PROJ. NO.	PROJECT	B-3	
	Metro Garage at Rout	e 28 - Innovation Center South	1



					ICS FAIRFAX CO. 6-10-14				06/1	0/14 14:38
Activity ID Activity Name Activ		Activity %	Start	Finish		2017	2018		2019	
		Complete			N J J A S O N D J F M A M J J A S O N D J F M A M J	JASONDJFMAMJJAS	N D J F M A M J J	A S C	N D	J F M
ICS FAIR	RFAX CO. 6-10-14		05/15/14 A	06/07/18						
KEY IDA I	MILESTONES		07/13/15	06/01/18						
A1490	Site Plan Approval	0%		07/13/15	◆ Site Plan Approval					
A1500	Garage Site Ready	0%		01/26/16*	◆ Garage Site Reac	dy				
A1510	Silver Line Starts		06/01/18*	10/04/45		, , , , , , ,,,	-	Line Star	ts	
PRELIMIN				12/31/15						
A1000	Planning Commission	100%			Planning Commission					
A1010 A1012	Board of Supervisors			07/29/14 07/01/14*	Board of Supervisors ♦ County Awards Garage A/E Contract					
A1012 A1015	County Awards Garage A/E Contract Award CM Contract	0%		07/01/14	Award CM Contract					
A1018	Award Civil Engr Contract			07/31/14	! Award Civil EngriContract					. i i i
A1028	Design Assist Contract			12/02/14	Design Assist Contract					
A1062	Award Rough Grade Contractor			12/05/14	Award Rough Grade Contractor					
A1410	County Awards Garage GC Contract			12/31/15	County Awards Gara	age GC Contract				
DESIGN /	PERMITS		08/01/14	07/15/15						
A1025	Rough Grading Plan Complete	0%		10/02/14	Rough Grading Plan Complete					
A1030	Site Plan			12/02/14	Site Plan					
A1060	Rough Grading Plan Permit			12/05/14	Rough Grading Plan Permit					
A1070 A1080	Submit Site Plan for 1st Review County Site Plan Review & Comments			12/04/14 03/02/15	\$ubmit \$ite Plan for 1st Review County \$ite Plan Review & Comments					
A1090	Re-submit Site Plan for 2nd Review			04/01/15	Re-submit Site Plan for 2nd Review	+				
A1100	County Site Plan 2nd Review & Comment			05/13/15	County/Site Plan 2nd Review & Comment					
A1110	Submit Final Site Plan			06/15/15	Submit Final Site Plan					
A1120	Submit Final Site Plan to Bonds & Agreements	0%		06/15/15	Submit Final Site Plan to Bonds & Agreement	s				
A1130	Site Permit Issued			07/13/15		;;				
A1135	100% Cost Estimate			07/15/15	¹ 100% Cost;Estimate					
	AGING & CONSTRUCTION			12/02/15						
A1375	MWAA Staging Area Rough Grading Plan			07/25/14	MWAA Staging Area Rough Grading Plan					
A1380	MWAA Staging Area Rough Grading Permit			09/29/14	MWAA Staging Area Rough Grading Permit MWAA Jack & Bore SVD @ IC Station					
A1385 A1390	MWAA Jack & Bore SVD @ IC Station MWAA Staging Area Rough Grade		08/01/14* 09/30/14	10/01/14	NAWA Station Area Deliab Craide	<u> </u>				
A1440	MWAA Pavillion			06/30/15	MWAA Pavilljon WWAA Pedestrian Bridge					
A1445	MWAA Pedestrian Bridge			08/31/15	MWAA Pedestrian Bridge					
A1450	MWAA Carta Way Utilities	0%	09/02/15	12/02/15	MWAA Carta Way Utilitie	ės i i i i i i i i i i i i i i i i i i i				
CONSTR	UCTION		12/08/14	06/07/18						
A1140	Rough Grading Contractor Mobilizes	0%	12/08/14	02/09/15	Rough Grading Contractor Mobilizes		-+++			
A1150	Surveying and Layout			02/09/15	Surveying and Layout					
A1160	Cut and Clear Trees			04/08/15	Cut and Clear Trees					
A1165 A1168	Underground Cable Relocation			03/31/15	Underground Cable Relocation Utility Relocation					
A1170	Utility Relocation Clearing and Grubbing			06/01/15	Clearing and Grubbing					
A1180	Rough Grading			09/01/15	Cleating and Grubbing Rough Grading					
A1190	Wetlands Mitigation			05/01/15	₩etlạndş Miţigation					
A1200	Pre-Blasting	0%		09/01/15	Pre-Blasting					
A1250	Utilities & SWM			09/12/16		Utilities & SWM				
A1260	Sunrise Valled Drive to Base Coat			06/10/16		Sunrise Valled Drive to Base Coat				
A1270 A1280	Carta Way to Base Coat East West Road to Base Coat			07/11/16 08/11/16		East West Road to Base Coat				
A1290	North South Road to Base Coat			08/25/16		North South Boad to Bass Coat				
A1300	Private Road to Base Coat			09/26/16		Private Road to Base Coat				
A1310	County Garage Construction			12/11/17			County Garage Construction	n		
A1320	County Commission Garage			06/07/18			Coul	ıty Comm		
A1330	Sunrise Valley Drive Complete	0%	12/12/17	05/09/18			Sunrise	Valļey Þri	vė Comp	plete :
Remair	ning Level of Effort Remaining Work ♦ Mileston	e			Page 1 of 2	ICS-2				
Actual \	Nork Critical Remaining Work				* Denotes Start/Finish Constraint	TASK filter: All Activities				
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