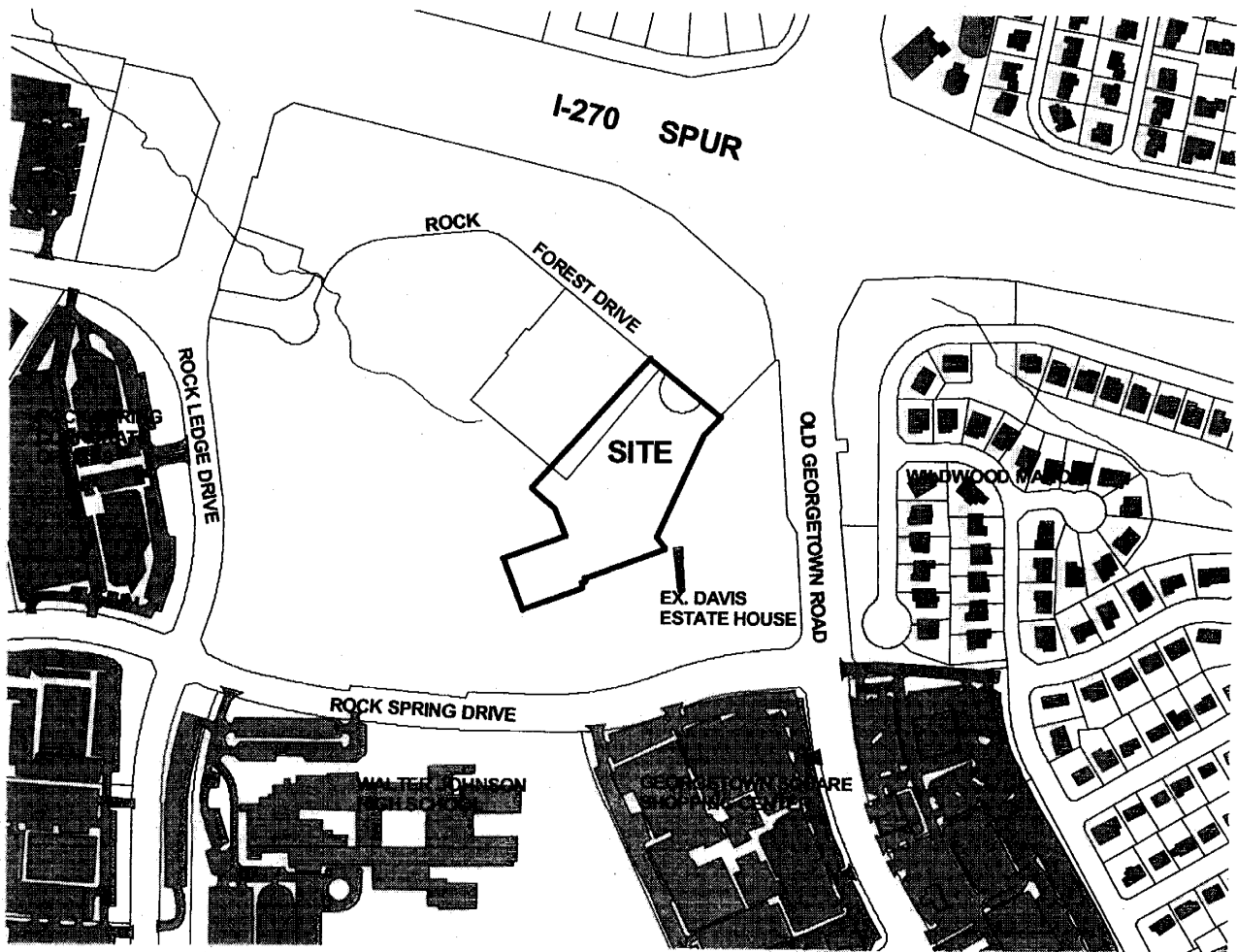


**PROJECT DESCRIPTION:** Site Vicinity

The subject 3.21-acre site is part of a larger 53.4-acre tract known as Rock Spring Center "The Center". The Center is bounded by the I-270 east spur to the north, Rockledge Drive to the west, Rock Spring Drive to the south, and Old Georgetown Road to the east. The subject site is located on the south side of Rock Forest Drive, approximately 690 feet east of Rockledge Drive. Immediately to the west and southwest of Rock Spring Center is the corporate office development of Rock Spring Office Park, zoned I-3 (Plat Book 531, page 51). The Walter Johnson High School is located to the south of the Center and zoned R-90. The Rock Spring Park commercial shopping center is located east of the school fronting along Old Georgetown Road and zoned C-1. Across Old Georgetown Road to the east is the community of Wildwood Manor (Plat Book 598, page 10) containing one-family detached homes and zoned R-90/TDR. The northern portion of the Center along the I-270 east spur is developed with a 390-unit apartment complex in six, four-story buildings known as Avalon Bay (Plat Book 622, page 14). It is bounded by the two apartment Towers (Towers I and II, Plat Books 623 and 624, Pages 01 and 72, respectively) to the east and undeveloped portions of the Center to the south, and west.



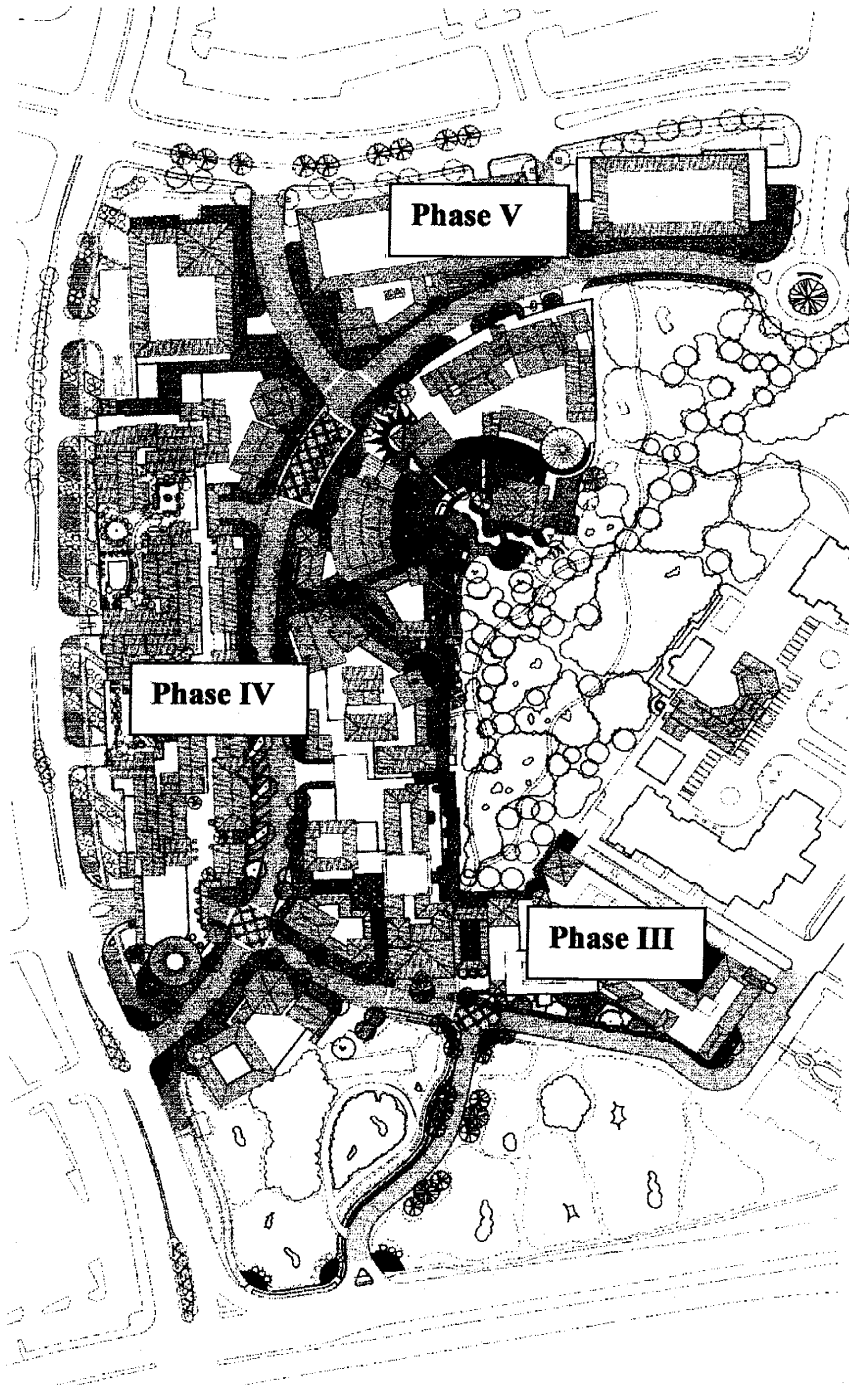
**PROJECT DESCRIPTION:** Site Description

The subject site is a forested site north and west of the existing 2-story stone estate house belonging to the Camalier-Davis family, which is part of a protected covenant area for the overall 53.4-acre Rock Spring tract. The 3.21-acres is located at the head of the wetland and stream buffer areas associated with the future conservation area in the middle of the site. Large specimen trees are situated near the western perimeter of the tract area. The property is at the southern extension of Rock Forest Drive, currently under construction, as part of the adjacent Tower I and II development. The site falls in elevation by approximately 12-15 feet from east to west.



**PROJECT DESCRIPTION:**      Proposal

The 3.21-acre development is Phase III of an overall five-phase development in Rock Spring Center. Phases I and II consist primarily of residential mid-rise and high-rise buildings comprised of approximately 800 dwelling units. The overall development is permitted to accommodate a total of 1250 dwelling units and approximately 900,000 square feet of commercial development in the future phases.



The subject site proposes to develop an 87-dwelling unit apartment building adjacent to Towers I and II in the northern segment of the subject tract (Parcel 23), and a 157-room hotel integrated with a 90,000 square foot wellness center, of which 58,000 square feet will be for patron use. The three uses will be connected by a below-grade parking structure. A waiver is being requested with this application to reduce the required number of parking spaces associated with the proposed uses to promote shared parking and pedestrian interaction for the entire development, especially the wellness center.

Direct access from Old Georgetown Road will be provided via Street "A" and through the continuation of Rock Forest Drive, which currently derives primary access from Rock Ledge Drive. A porte-cochere is provided at the entrance to the hotel directly off of Street "B" for valet parking for hotel patrons.

View of Overall Site Plan for Phases III, IV and V