

PROPOSED CONCEPTUAL DEVELOPMENT PLAN CONDITIONS

DULLES CORNER

PCA 86-C-029-5/PCA 88-C-066

If it is the intent of the Board of Supervisors to approve PCA 86-C-029-5 and PCA 88-C-066 located at Tax Map 15-2 ((2) 1, 2, 3, 4; 15-4 ((1) , 13, 13A and 23; 15-4 ((2)) A, 15A, 14; for development of the Dulles Corner mixed use development, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions which supersede any previous conditions:

1. The proposed gross square footage, building heights and parking spaces for development within Dulles Corner shall be in general conformance with the tabulations shown on Sheet 5 of the CDPA dated June 19, 1997 and prepared by Huntley, Nyce and Associates, Ltd. The applicant shall provide a tabulation with each future Final Development Plan and again at site plan review, which demonstrates that the overall Floor Area Ratio (FAR) will not exceed 0.70 and that a minimum of 40.79 acres (44% of the total site area) shall be retained in open space.
2. Telecommunications facilities such as antennas, satellite dishes or other similar equipment may be permitted on the existing or future structures, but only in accordance with the Limitations on Mobile and Land Based Telecommunications Facilities set forth in Sect. 2-514 of the Zoning Ordinance. All roof mounted facilities and equipment shall be located in the center of the building(s) and shall be screened through the use of parapet walls and mechanical equipment to the maximum extent feasible. Telecommunications monopoles and/or towers shall not be permitted.