

## **APPROVED DEVELOPMENT CONDITIONS**

### **SE 2005-HM-010**

**July 31, 2006**

If it is the intent of the Board of Supervisors to approve SE 2005-HM-010 located at 10750 Parkridge Boulevard, Tax Map 18-3 ((1)) 7B, 7G part, for an increase in building height and hotel, pursuant to Sects. 5-304 and 9-607 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

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 only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Special Exception Plat Parkridge VI," prepared by William H. Gordon Associates, Inc. and dated February 23, 2005, as revised through June 28, 2006, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The maximum height of Building A shall be limited to that depicted on the SE Plat, with no more than 25% of the roof area reaching the maximum height of 123 feet.
5. Irrespective of the notes on the SE Plat, the architecture for the proposed buildings shall be in substantial conformance with the elevations shown on the SE Plat, provided that the applicant may revise the architecture of Building B only if such revisions are submitted to the Planning Commission for administrative review and approval.
6. The building materials and colors utilized for the second of the two buildings constructed (Building A or B) shall be consistent with those used in the first building constructed, as demonstrated to DPWES at the time of building permit approval.
7. The height of Building B shall not exceed 75 feet, as allowed by the Zoning Ordinance.
8. As depicted on the SE Plat, the Floor Area Ratio shall not exceed 0.5 as measured on the entire land area approved under the Density Allocation Plat entitled "Plat Showing Density Allocation for a portion of Parkridge Center, Part of Section 910, Reston," prepared by William H. Gordon Associates, Inc. and dated August 19, 2005.
9. Prior to site plan approval, the Applicant shall provide a noise study, and implement any recommendations of that study, to demonstrate that the outdoor generator shown on the SE Plat on the east side of Building A (adjacent to Hunter Mill Road) will comply with the

performance standards for noise set by Section 14-700 of the Zoning Ordinance, and that the noise levels at the eastern property boundary will not exceed the ambient decibel level from adjacent traffic and other sources.

10. Any outdoor generators shall be completely shielded, and such shielding shall be constructed of the same materials found on the associated building. Prior to Building Permit approval, architecture for the generator shielding shall be submitted to the Reston Architectural Review Board for review and approval.
11. The nine parallel parking spaces shown on the east side of Building A, adjacent to Hunter Mill Road shall not be constructed, and shall instead be developed as landscaped open space, as shown on Sheet 13 of the SE Plat, subject to approval by Urban Forest Management.
12. All trails as required by the Comprehensive Plan shall be provided, as long as the trail along the Dulles International Airport Access and Toll Road can be located within existing right-of-way.
13. At the time of site plan approval, a public access easement shall be recorded across the trails located along Hunter Mill Road.
14. Any office building developed on-site shall provide secure bike parking and showers for tenants/employees.
15. Subject to approval by the property owner and Fairfax County DOT, the applicant shall provide pedestrian access to the bus stop located on the western side of Hunter Mill Road. Such access shall consist of a trail connection to the internal trail with a public access easement, and a solid surface pad at the bus stop, extending to the curb.
16. Prior to site plan approval, funds shall be escrowed towards a traffic signal at the eastern intersection of Sunrise Valley Drive and Parkridge Boulevard, in an amount determined by DPWES to equal a 50% share of the cost of such signal.
17. That area shown on the SE Plat as "Reserved for future ROW dedication" shall be dedicated to the Board of Supervisors in fee simple and at no cost at the time of Site Plan approval, or upon demand, whichever occurs first.
18. The "roof element" shown on the top of Building A shall not be a lighted feature, except that such lights which are necessary for use as an outdoor recreational space may be provided. Any such lights shall be bollard style or wall mounted and inwardly directed, so as to not cause glare off of the site.

### **Stormwater Management Pond**

19. Prior to site plan approval, adequate outfall for the proposed development to the standards required in the Zoning Ordinance and the Public Facilities Manual shall be demonstrated for the stormwater management pond. The applicant shall construct any such improvements required by DPWES to achieve adequate outfall, so long as any such on-site improvements are in substantial conformance with the SE Plat. Any on-site improvements which are not deemed to be in substantial conformance with the SE Plat shall require a special exception amendment.

20. At such time as a Full Funding Grant Agreement (FFGA) for the first phase of the Dulles Corridor Metrorail Project (DCMP) or its equivalent is in place, or upon demand by the Board of Supervisors, whichever occurs first, any easements required to allow the use of the existing pond for water from the DCMP shall be provided, so long as such easements are in substantial conformance with the SE Plat. This shall include the provision of temporary construction easements for any necessary enlargement of the pond.
21. Should the existing pond need to be enlarged to accommodate water from the DCMP, such enlargement may be allowed, so long as the transitional screening, buildings, and roadways on-site remain in substantial conformance with the SE Plat.
22. Drainage pipes which are installed to convey stormwater to the existing pond shall be sized to accommodate the expected flow from the DCMP.

### **Hotel Use**

23. No site plan shall be submitted that includes a hotel (Option B), unless it has been demonstrated to DPWES that the Reston Center for Industry and Government covenants governing the property have been amended to allow hotel uses or otherwise removed from governing the property.
24. Should Option B be developed, the hotel shall have a maximum of 150 rooms, provided that a maximum of 165 rooms may be provided with no increase in floor area, upon demonstration that any increase above 150 rooms will not have an adverse impact on the impacted intersections in the AM or PM peak hour flows, as determined by the Fairfax County Department of Transportation.
25. All guest suites shall have an interior noise level of a maximum of 45 dBA Ldn within any area impacted by noise above 65 dBA Ldn noise contours. Construction materials and techniques shall be used so as to achieve an STC of at least 39 for exterior walls for all guest suites. Doors and glazing shall have a laboratory STC rating of at least 28 and if glazing constitutes more than 20 percent (20%) of any façade, they shall have the same STC ratings as walls. Measures to seal and caulk between surfaces shall follow methods approved by the American Society of Testing and Materials to minimize sound transmission. Prior to issuance of building permits, the applicant may pursue other methods of mitigating noise impacts, provided that it can be demonstrated through an independent noise study, as reviewed and approved by DPWES in consultation with the Department of Planning and Zoning, that these methods will be effective in reducing interior levels in guest suites to 45 dBA Ldn or less.
26. Any hotel developed on the site shall provide free shuttle or van service for patrons on an "on-demand" basis to Dulles Airport and/or to a metrorail stop with access to the airport.

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 applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself 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.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use (which shall be considered either Building A or Building B) 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. 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 required.