



PRC PLAN APPLICATION FILED: October 4, 2007
PLANNING COMMISSION: February 20, 2008
BOARD OF SUPERVISORS: Not yet scheduled.

County of Fairfax, Virginia

February 13, 2008

STAFF REPORT

APPLICATION PRC B-846-02

HUNTER MILL DISTRICT

APPLICANT: JBG Rockwood Gateway, Land LLC

PRESENT ZONING: PRC

PARCEL: 17-4 ((29)) 2C

ACREAGE: 2.37 acres

DENSITY: 1.05 FAR (based on the overall Development Plan for the 15-acre site)

OPEN SPACE: 43% (6.44 acres) (based on the overall Development Plan for the 15-acre site)

PLAN MAP: Residential Planned Community

PRC PROPOSAL: To approve the PRC Plan associated with Development Plan B-846, to construct a two-story parking structure with one level at grade and one level below grade.

STAFF RECOMMENDATIONS:

Staff recommends approval of PRC B-846-02, subject to the development conditions set forth in Appendix 1 of the Staff Report.

O:\SWILL\PRC\PRC B-846-02 JBG Rockwood Gateway Land, LLC\Staff Report\Draft Staff Report.doc

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

The approval of this PRC Plan does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



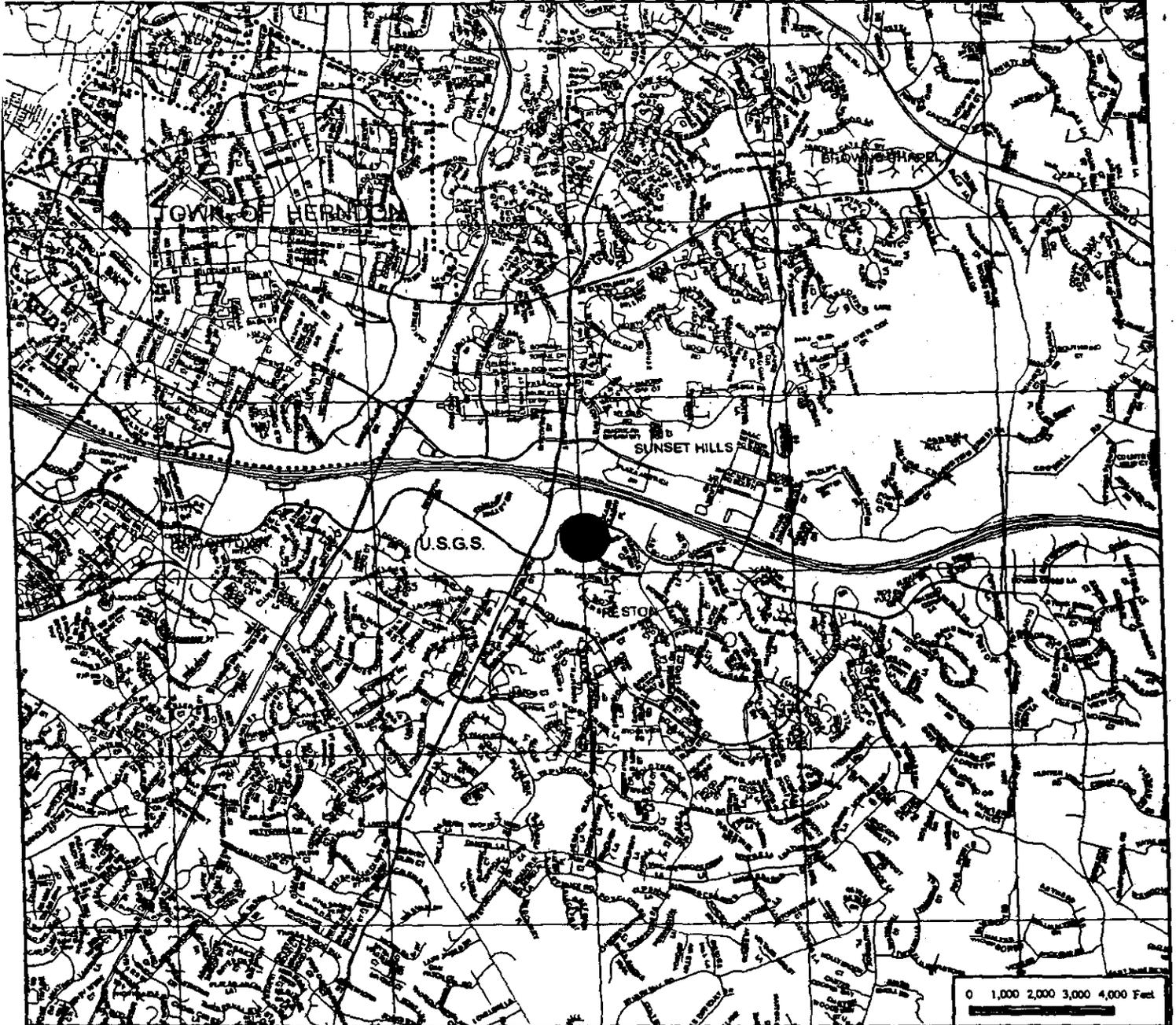
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Planned Residential Community

PRC B-846-02



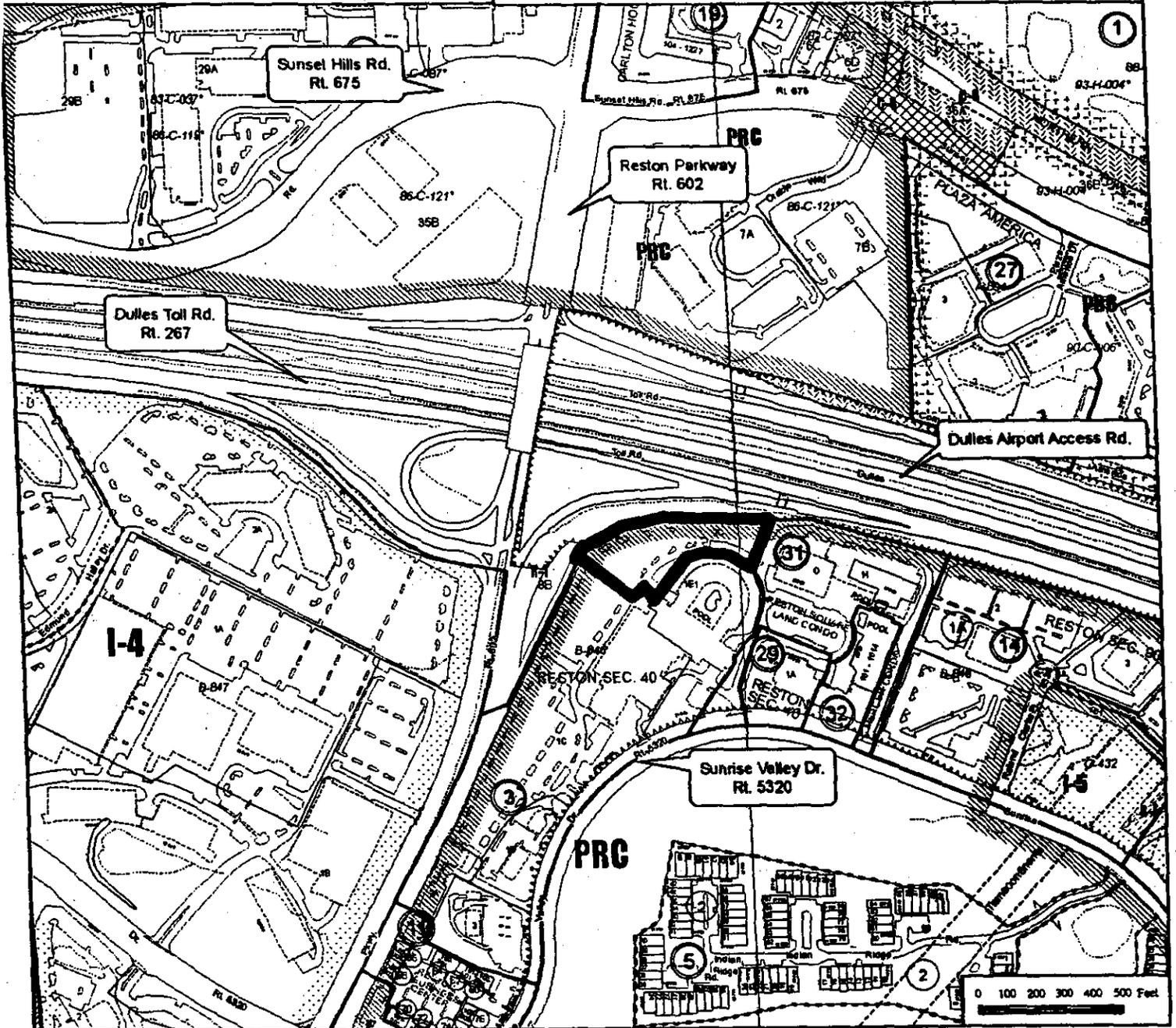
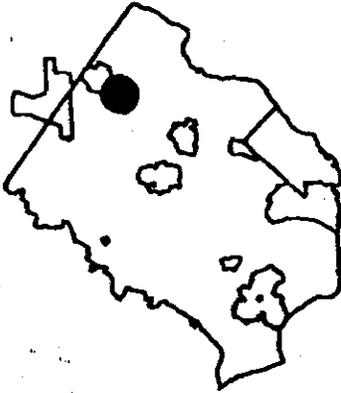
Applicant: JBG Rockwood Gateway, Land LLC
Accepted: 10/04/2007
Proposed: Parking Garage
Area: 2.37 ACRES OF LAND;
DISTRICT - HUNTER MILL
Zoning Dist Sect: 06-0302
Located: SOUTHEAST QUADRANT OF THE
INTERSECTION OF RESTON PARKWAY
AND THE DULLES AIRPORT ACCESS ROAD
Zoning: PRC
Overlay Dist:
Map Ref Num: 017-4 - /29/ /0002C



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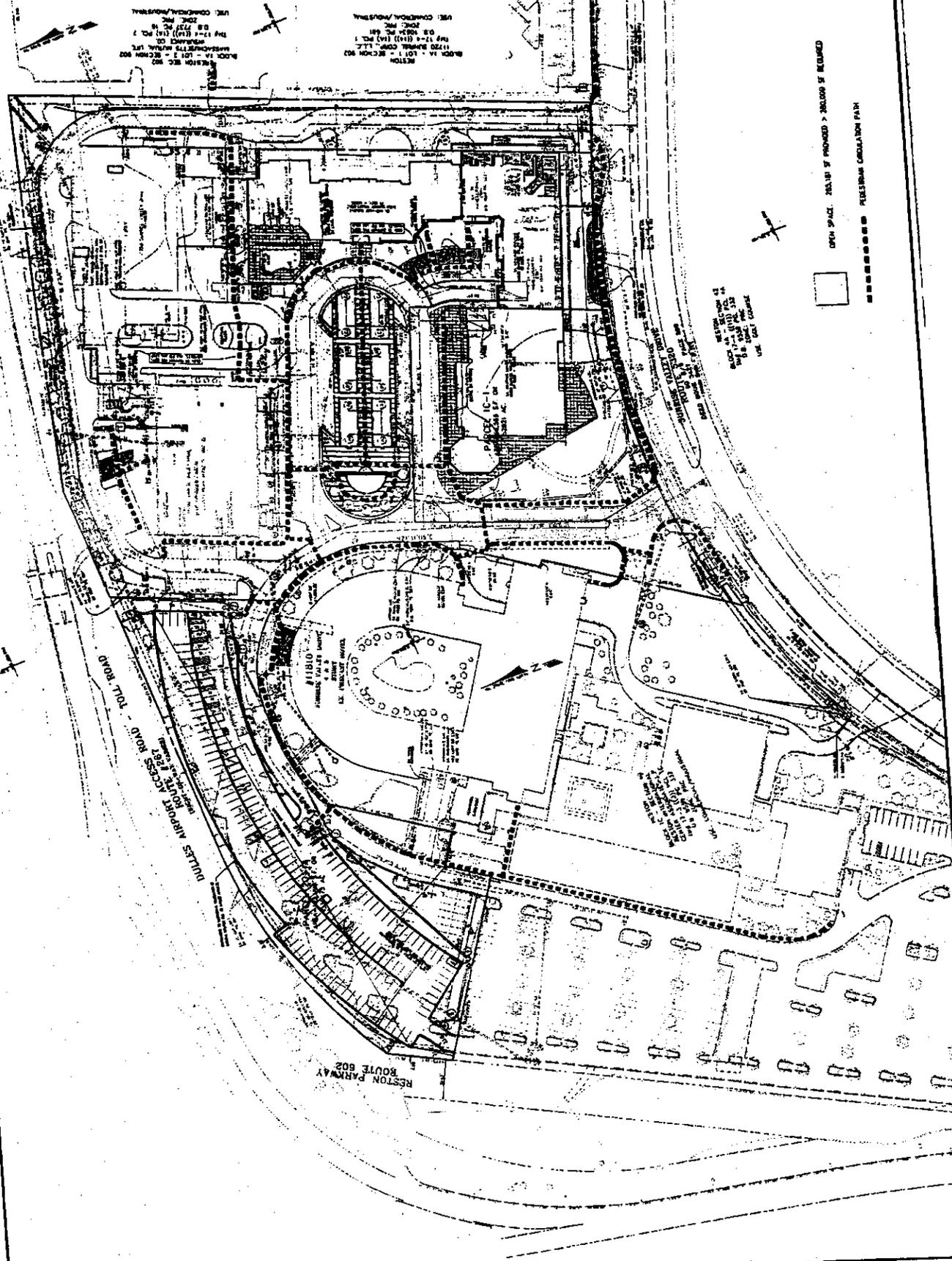


OVERVIEW AND OPEN SPACE PLAN
RESTON SQUARE
SHERATON GARAGE
FAIRFAX COUNTY, VIRGINIA
DATE: NOV. 2000
CL: 100



DESIGNED BY
DRAWN BY
CHECKED BY
DATE: 11-20-00

NO.	DATE	DESCRIPTION
1	11-20-00	ISSUED FOR PERMITTING
2		
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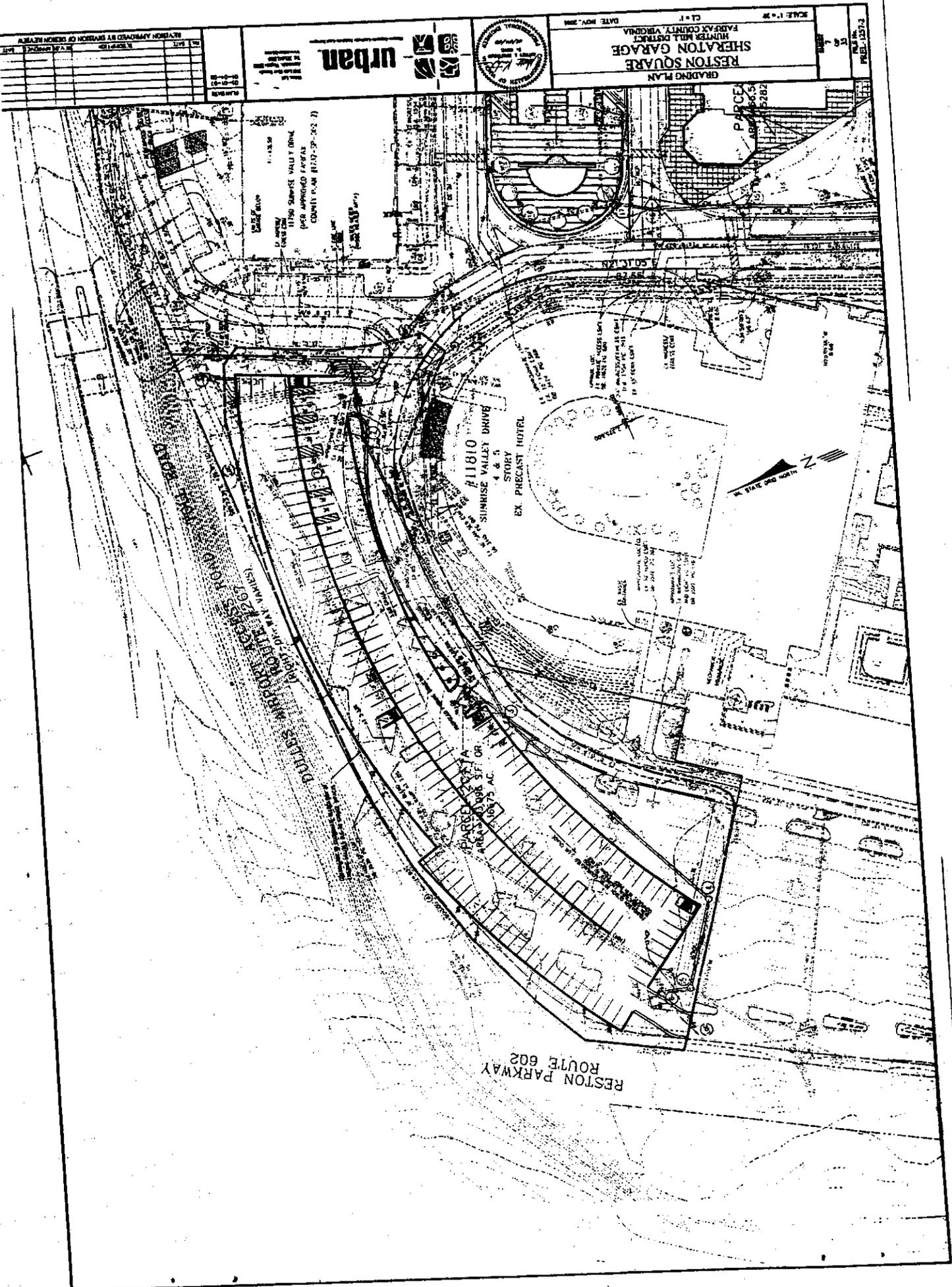
RESTON SQUARE
1001 - RESTON SQUARE
11750 AVENUE, CORP., L.L.C.
11750 AVENUE, CORP., L.L.C.

OPEN SPACE - RESTON SQUARE
PEDESTRIAN CIRCULATION PATH

RESTON SQUARE IS TO BE CONSTRUCTED IN PHASES. THIS PLAN SHOWS THE PHASE 1 DEVELOPMENT.

DULLES AIRPORT ACCESS ROAD - TOLL ROAD

RESTON PARKWAY ROUTE 602



NO.	DATE	REVISION APPROVED BY DIVISION OF DESIGN REVIEW
1	11/14/03	AS SHOWN
2	11/14/03	AS SHOWN
3	11/14/03	AS SHOWN
4	11/14/03	AS SHOWN
5	11/14/03	AS SHOWN
6	11/14/03	AS SHOWN
7	11/14/03	AS SHOWN
8	11/14/03	AS SHOWN
9	11/14/03	AS SHOWN
10	11/14/03	AS SHOWN

11790 SUNNYSIDE VALLEY DRIVE
 (PER APPROVED PARCEL
 COUNTY P.L. AN 8117-99-02-7)

GRADING PLAN
SHERATON SQUARE
 SHERATON GARAGE
 HUNTER HALL OFFICE
 FAIRFAX COUNTY, VIRGINIA
 DATE: NOV. 2003

SCALE: 1" = 20'
 CL - 1
 SHEET NO. 1
 PROJECT NO. 137-13

RESTON PARKWAY
ROUTE 602

DULLES METRO ROUTE 265
 (DULLES METRO ROUTE 265)

111810
 SUNNYSIDE VALLEY DRIVE
 4 & 5
 STORY EX. PRECAST HOTEL





PIPE COMPUTATIONS

Station	Flow	Velocity	Head Loss	Pressure	Notes
1+00	1.5	1.5	0.05	10.0	
1+10	1.5	1.5	0.05	9.95	
1+20	1.5	1.5	0.05	9.90	
1+30	1.5	1.5	0.05	9.85	
1+40	1.5	1.5	0.05	9.80	
1+50	1.5	1.5	0.05	9.75	
1+60	1.5	1.5	0.05	9.70	
1+70	1.5	1.5	0.05	9.65	
1+80	1.5	1.5	0.05	9.60	
1+90	1.5	1.5	0.05	9.55	
2+00	1.5	1.5	0.05	9.50	
2+10	1.5	1.5	0.05	9.45	
2+20	1.5	1.5	0.05	9.40	
2+30	1.5	1.5	0.05	9.35	
2+40	1.5	1.5	0.05	9.30	
2+50	1.5	1.5	0.05	9.25	
2+60	1.5	1.5	0.05	9.20	
2+70	1.5	1.5	0.05	9.15	
2+80	1.5	1.5	0.05	9.10	
2+90	1.5	1.5	0.05	9.05	
3+00	1.5	1.5	0.05	9.00	
3+10	1.5	1.5	0.05	8.95	
3+20	1.5	1.5	0.05	8.90	
3+30	1.5	1.5	0.05	8.85	
3+40	1.5	1.5	0.05	8.80	
3+50	1.5	1.5	0.05	8.75	
3+60	1.5	1.5	0.05	8.70	
3+70	1.5	1.5	0.05	8.65	
3+80	1.5	1.5	0.05	8.60	
3+90	1.5	1.5	0.05	8.55	
4+00	1.5	1.5	0.05	8.50	
4+10	1.5	1.5	0.05	8.45	
4+20	1.5	1.5	0.05	8.40	
4+30	1.5	1.5	0.05	8.35	
4+40	1.5	1.5	0.05	8.30	
4+50	1.5	1.5	0.05	8.25	
4+60	1.5	1.5	0.05	8.20	
4+70	1.5	1.5	0.05	8.15	
4+80	1.5	1.5	0.05	8.10	
4+90	1.5	1.5	0.05	8.05	
5+00	1.5	1.5	0.05	8.00	

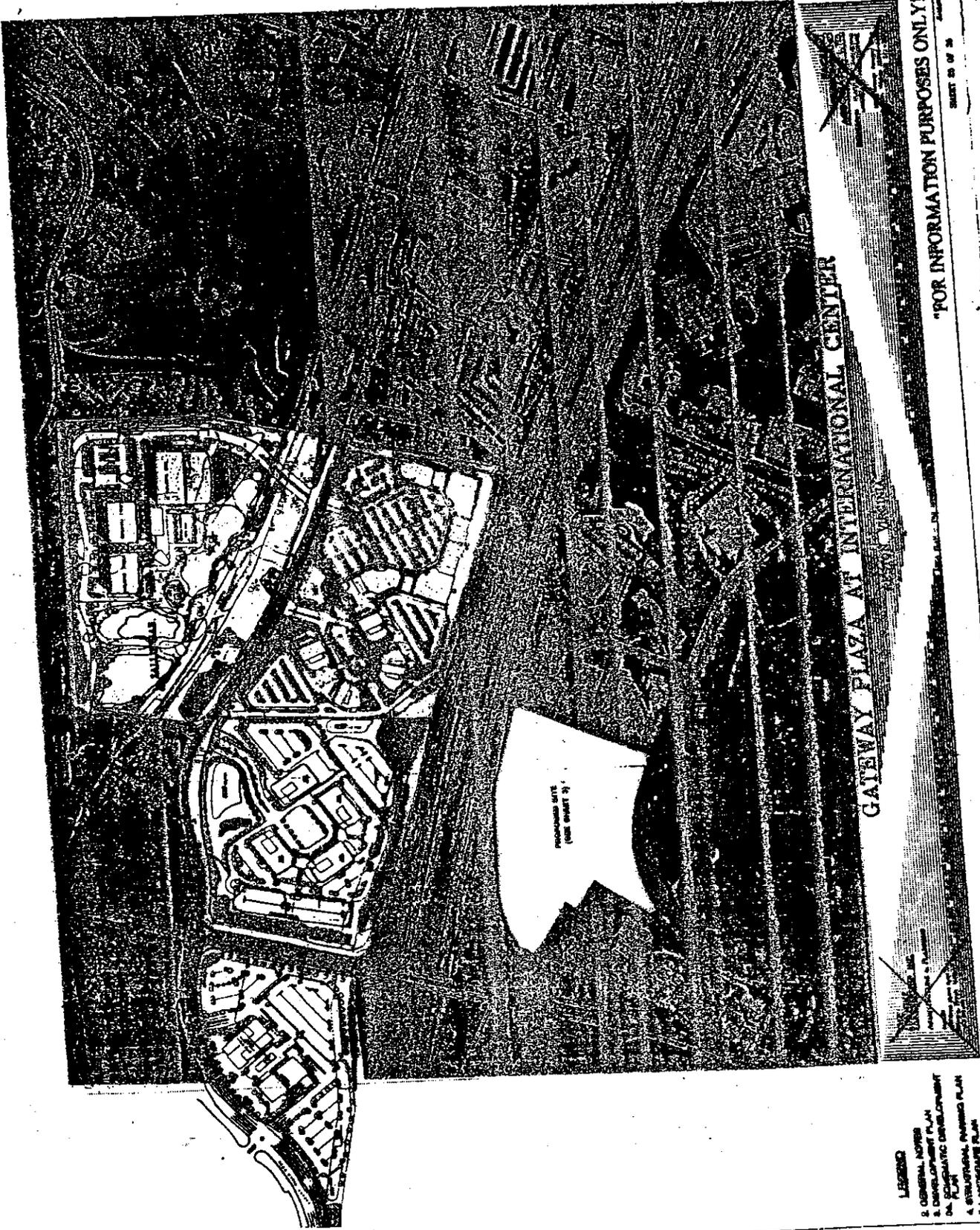
INLET COMPUTATIONS

Station	Flow	Velocity	Head Loss	Pressure	Notes
1+00	1.5	1.5	0.05	10.0	
1+10	1.5	1.5	0.05	9.95	
1+20	1.5	1.5	0.05	9.90	
1+30	1.5	1.5	0.05	9.85	
1+40	1.5	1.5	0.05	9.80	
1+50	1.5	1.5	0.05	9.75	
1+60	1.5	1.5	0.05	9.70	
1+70	1.5	1.5	0.05	9.65	
1+80	1.5	1.5	0.05	9.60	
1+90	1.5	1.5	0.05	9.55	
2+00	1.5	1.5	0.05	9.50	
2+10	1.5	1.5	0.05	9.45	
2+20	1.5	1.5	0.05	9.40	
2+30	1.5	1.5	0.05	9.35	
2+40	1.5	1.5	0.05	9.30	
2+50	1.5	1.5	0.05	9.25	
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2+70	1.5	1.5	0.05	9.15	
2+80	1.5	1.5	0.05	9.10	
2+90	1.5	1.5	0.05	9.05	
3+00	1.5	1.5	0.05	9.00	
3+10	1.5	1.5	0.05	8.95	
3+20	1.5	1.5	0.05	8.90	
3+30	1.5	1.5	0.05	8.85	
3+40	1.5	1.5	0.05	8.80	
3+50	1.5	1.5	0.05	8.75	
3+60	1.5	1.5	0.05	8.70	
3+70	1.5	1.5	0.05	8.65	
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4+70	1.5	1.5	0.05	8.15	
4+80	1.5	1.5	0.05	8.10	
4+90	1.5	1.5	0.05	8.05	
5+00	1.5	1.5	0.05	8.00	



URBAN ENGINEERING & ASSOC. INC.
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GATEWAY PLAZA AT INTERNATIONAL CENTER

- LEGEND
- 1. GENERAL NOTES
 - 2. DEVELOPMENT PLAN
 - 3. SCHEMATIC DEVELOPMENT PLAN
 - 4. STRUCTURAL FINISHES PLAN
 - 5. LANDSCAPE PLAN
 - 6. TREE SCHEDULE
 - 7-9. ELEVATIONS
 - 10. PROBABILITIES PLAN

"FOR INFORMATION PURPOSES ONLY!"

SHEET 10 OF 10



URBAN ENGINEERING & ASSOC. INC.
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
 100 WEST 42ND STREET, NEW YORK, N.Y. 10018
 212 675-1000

FOR INFORMATION PURPOSES ONLY

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325. FUTURE DEVELOPMENT 1-325

326. PUBLIC UTILITIES 1-326

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328. LANDSCAPE ARCHITECTURE 1-328

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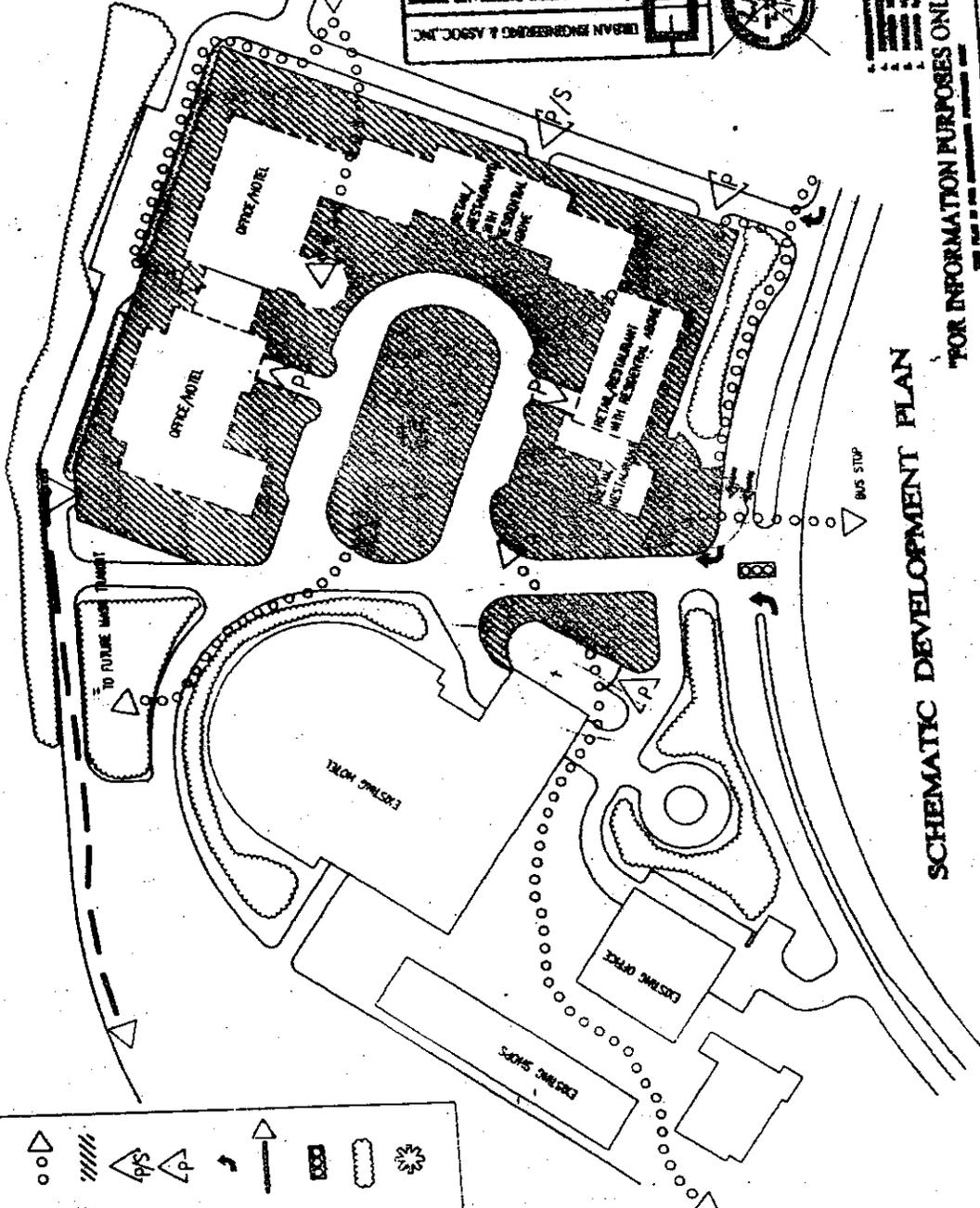
GATEWAY PLAZA AT INTERNATIONAL CENTER
 MASTER PLAN
 WESTON INN AND CONFERENCE CENTER LP

URBAN ENGINEERING & ASSOC. INC.
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LIST PLAN
 3A

"FOR INFORMATION PURPOSES ONLY"
 THIS PLAN IS FOR INFORMATION PURPOSES ONLY
 AND SHALL NOT BE USED FOR CONSTRUCTION



LEGEND

	OFF-SITE PEDESTRIAN CONNECTIONS
	LANDSCAPED PEDESTRIAN AREAS
	PARKING SERVICE ENTRY
	PARKING ENTRY
	TURNING LANES
	QUADRANT AUTO CIRCULATION IMPROVEMENTS
	SIGNAL
	LANDSCAPED AREAS
	FOCAL POINT

SCHEMATIC DEVELOPMENT PLAN

CONCEPTUAL LANDSCAPE PLAN

IRMAN ENGINEERING & ASSOC. INC.

TETOOM LTD. PARTNERSHIP

RESTON LAND CORPORATION

FOR INFORMATION PURPOSES ONLY!

DULLS TOLL ACCESS ROAD (ROUTE 287)

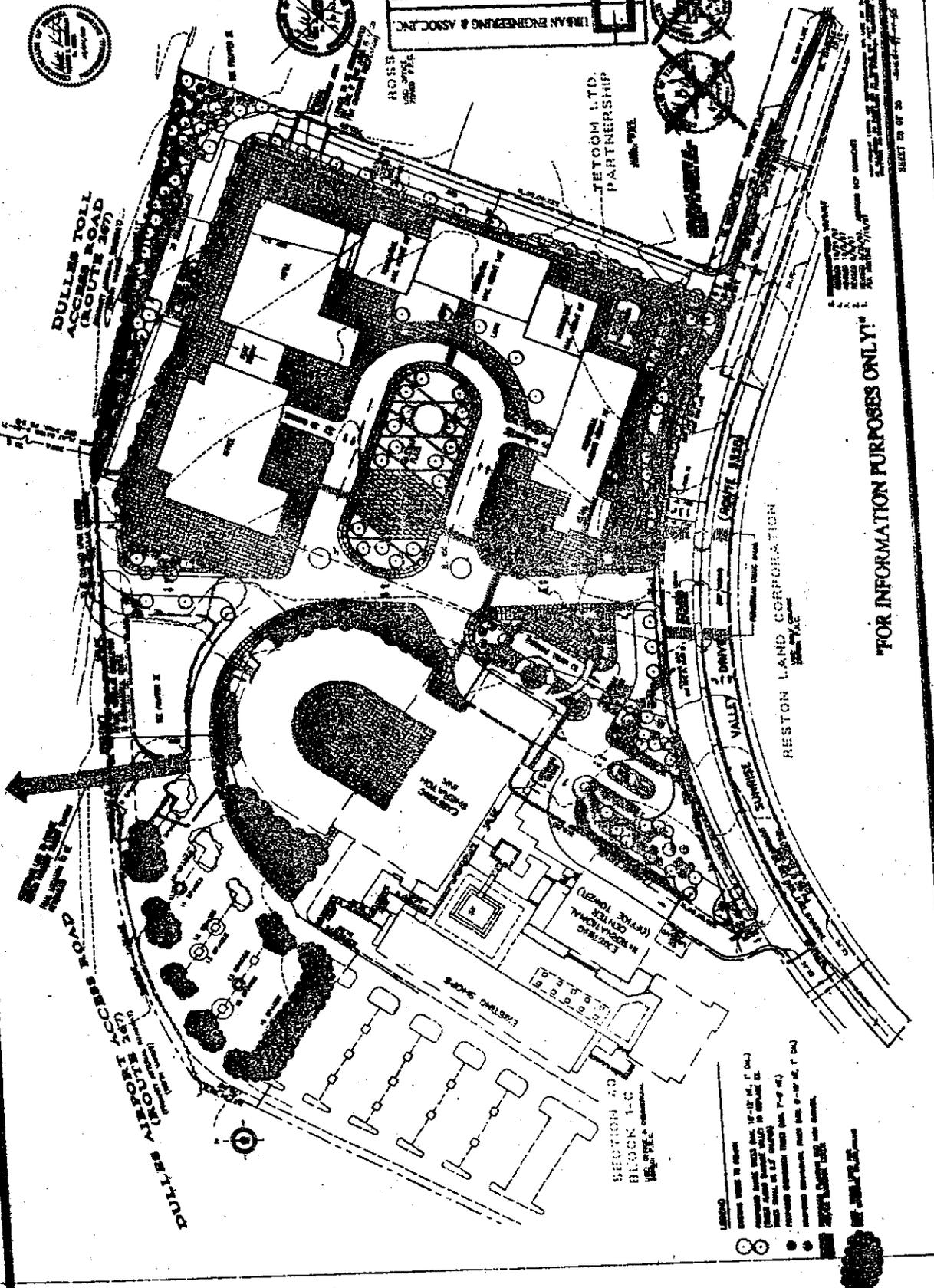
RESTON BLVD

WINDFIRE TSP

SECTION 20 BLOOM, INC

LEGEND

SEE SHEET 20



SHEET 20 OF 20

GATEWAY PLAZA
INTERNATIONAL CENTER

WESTON INN AND CONFERENCE CENTER

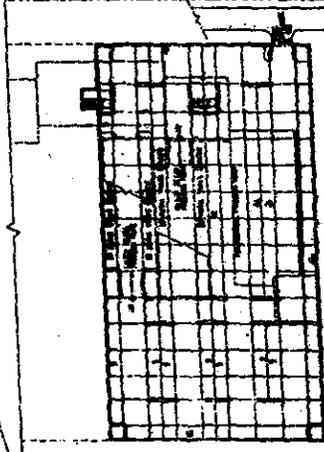
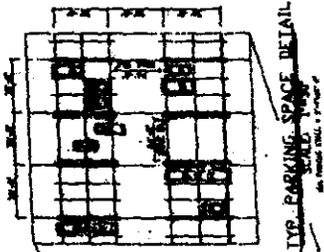
STRUCTURED
PARKING PLAN

4 OF 11

SP-1057-1

URBAN ENGINEERING & ASSOC., INC.
1000 UNIVERSITY AVENUE, SUITE 1000
ANN ARBOR, MICHIGAN 48106-1000
PH: 313.763.1000 FAX: 313.763.1001

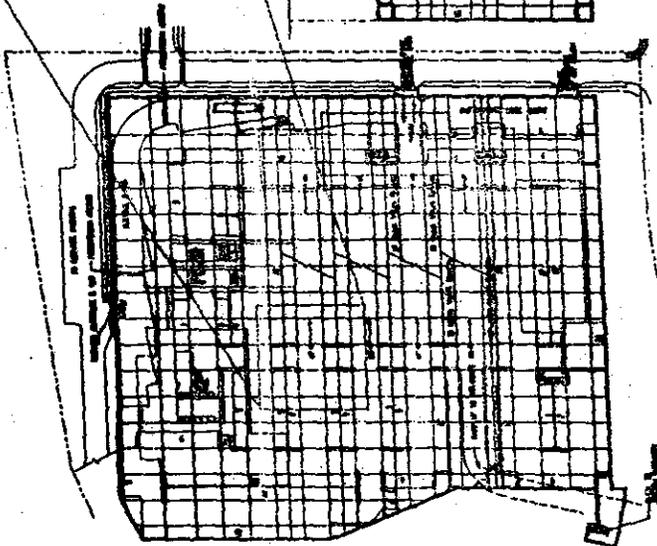
"FOR INFORMATION PURPOSES ONLY"



OPTION 2
PARKING PLAN - LEVEL 3
ELEVATION 418 SCALE 1"=40'
NUMBER OF SPACES: 258

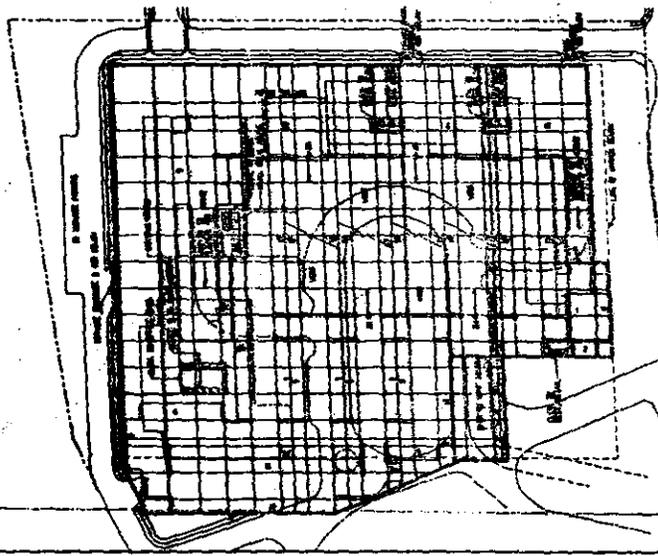
FOR
ILLUSTRATIVE
PURPOSES
ONLY

- 1. SERVICE TRUCK SPACES
- 2. IN-SITE SERVICE SPACES
- 3. SHORT TERM SERVICE SPACES
- 4. RESTAURANT SERVICE SPACES (NOT SHOWN)

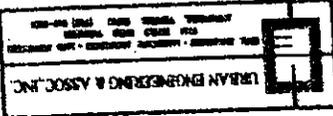


OPTION 2
PARKING PLAN - LEVEL 2
ELEVATION 408 SCALE 1"=40'
NUMBER OF SPACES: 440

TOTAL PARKING SPACES	1874
TOTAL SERVICE SPACES	70
TOTAL RESTAURANT SERVICE SPACES (NOT SHOWN)	14
TOTAL ALL PARKING	1958



OPTION 2
PARKING PLAN - LEVEL 1
ELEVATION 326 SCALE 1"=40'
NUMBER OF SPACES: 404



THIS PLAN FOR INFORMATION ONLY
THE LOCATION AND CONDITION OF TREES
WAS DETERMINED BY FIELD SURVEY
ON 11/13/77
SUBMITTED 10/21/77
REVISITED 10/20/77
REVISED 9/18/77

SHEET 20 OF 26

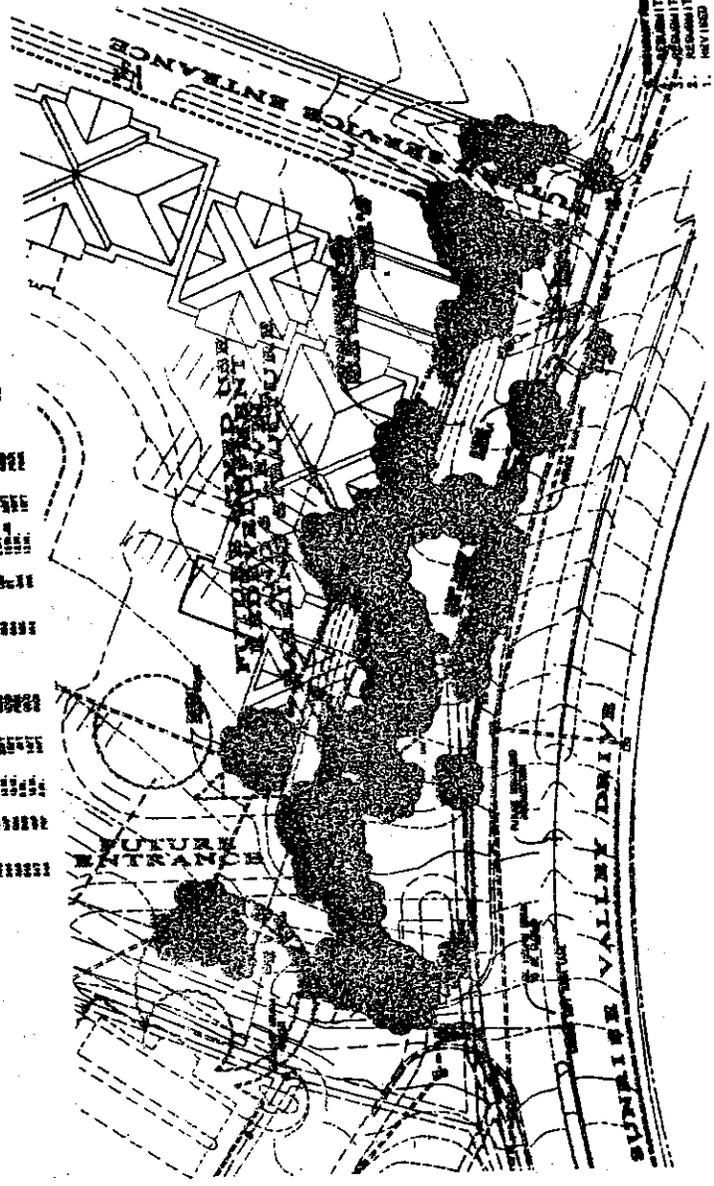
THE LOCATION AND CONDITION OF TREES WAS DETERMINED BY FIELD SURVEY ON 11/13/77. SUBMITTED 10/21/77. REVISITED 10/20/77. REVISED 9/18/77.

TREE LOCATION AND CONDITION

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ABBREVIATIONS

- BSH - BUSH
- CED - CEDAR
- CHY - CHERRY
- DOG - DOGWOOD
- UNC - UNIDENTIFIED
- DT - DORIS TREE
- MAP - MAPLE
- OAK - OAK
- PIN - PINE
- PUP - PUPAL
- SPR - SPRUCE

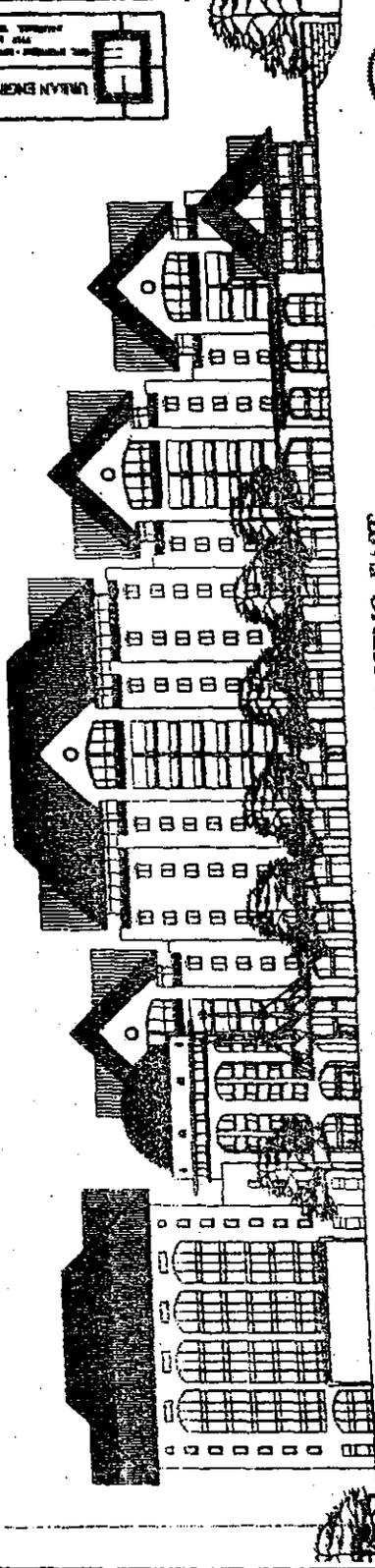


GATEWAY PLAZA AT INTERNATIONAL CENTER
WASHINGTON INN AND CONFERENCE CENTER
WASHINGTON, D.C.

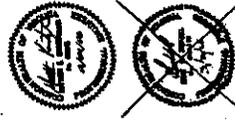
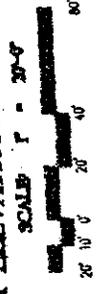
URBAN ENGINEERING & ASSOC., INC.
1000 17th Street, N.W., Washington, D.C. 20036
Tel: (202) 462-1100

8 OF 10
SHEET NO. OF 26

URBAN ENGINEERING & ASSOC., INC.
1000 17th Street, N.W., Washington, D.C. 20036
Tel: (202) 462-1100



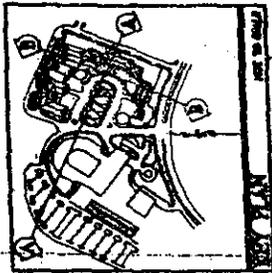
PLAZA ELEVATION LOOKING EAST



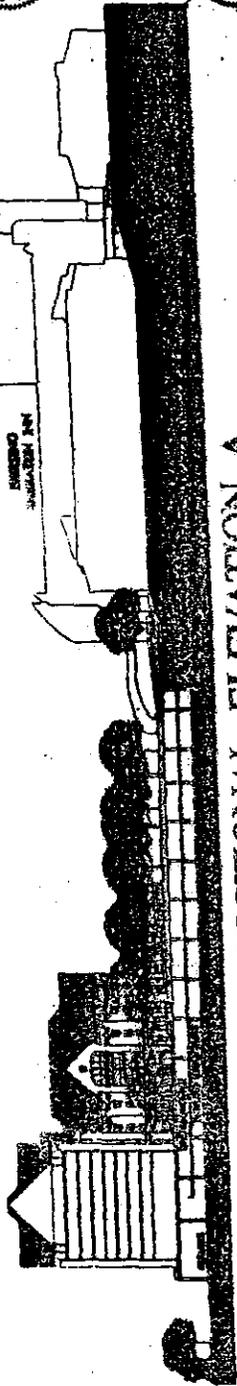
"FOR INFORMATION PURPOSES ONLY"

- 1. EXISTING BUILDING
- 2. PROPOSED BUILDING
- 3. PROPOSED PLAZA
- 4. PROPOSED PARK

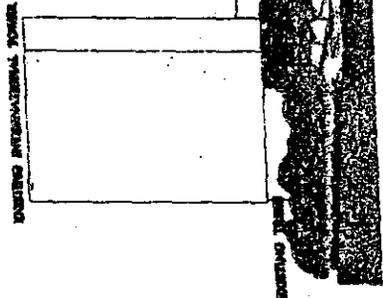
FOR ILLUSTRATIVE PURPOSES ONLY



URBAN ENGINEERING & ASSOC. INC.
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SECTIONAL ELEVATION A
 (LOOKING SOUTH TOWARD SUNBEE VALLEY DRIVE)
 SCALE 1" = 8'-0"



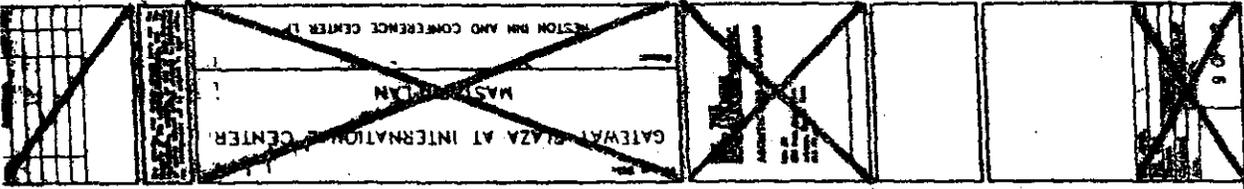
SECTIONAL ELEVATION B
 (LOOKING WEST TOWARD EXISTING SHERATON INN)
 SCALE 1" = 8'-0"

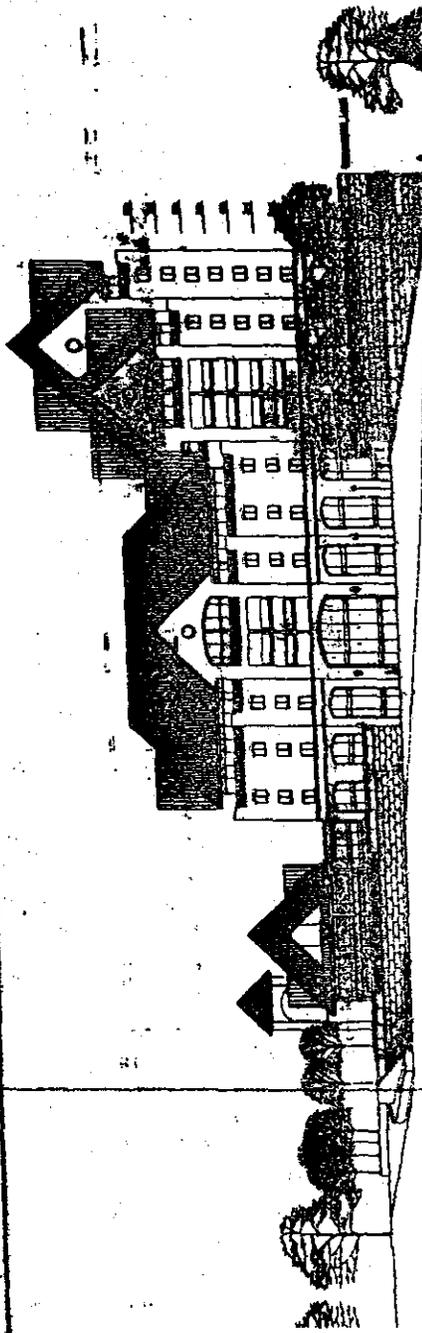
"FOR INFORMATION PURPOSES ONLY!"

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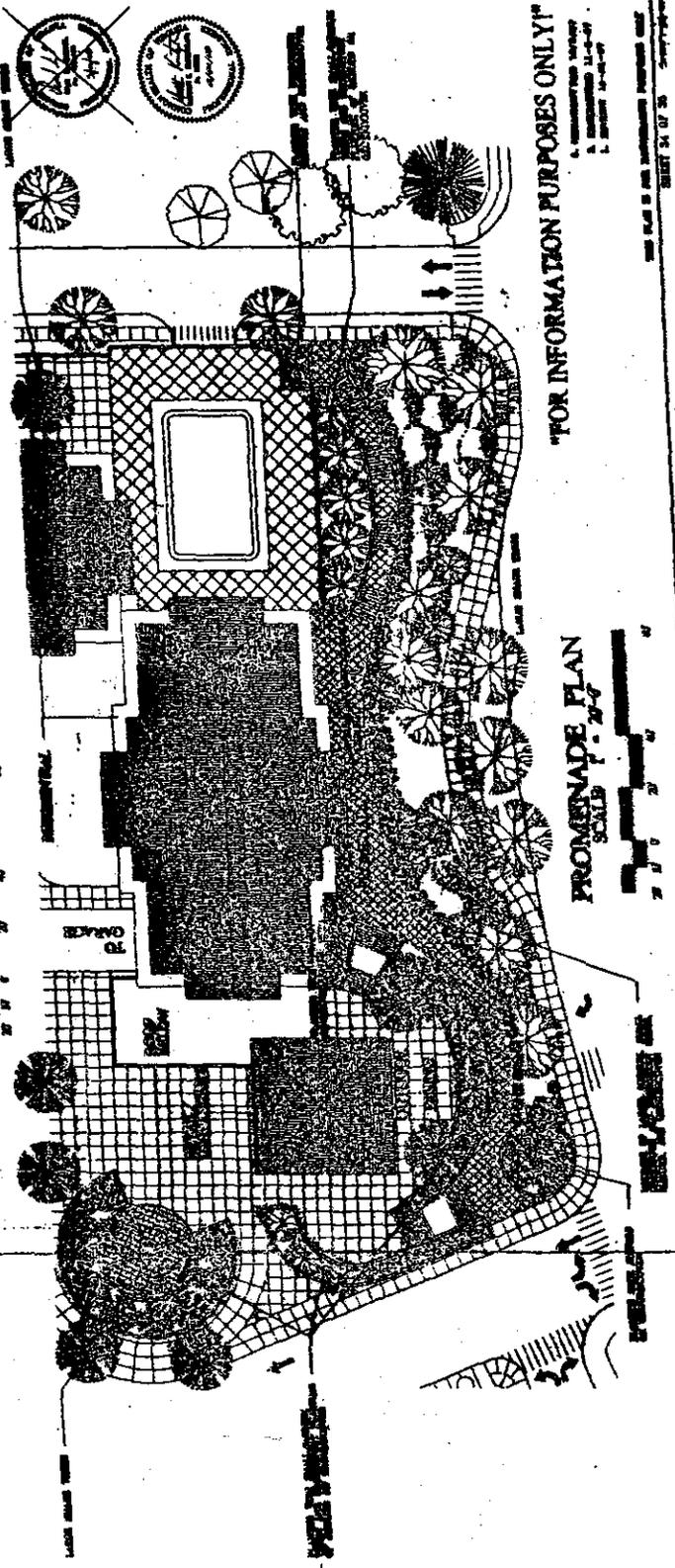
FOR ILLUSTRATIVE PURPOSES ONLY

Sheet 23 of 25





SUNRISE VALLEY ELEVATION LOOKING NORTH
SCALE 1" = 20'



PROMENADE PLAN
SCALE 1" = 20'

"FOR INFORMATION PURPOSES ONLY"

- 1. SEE SHEET 11-10-10
- 2. SEE SHEET 11-10-11

SEE PLAN FOR ALL DIMENSIONS AND NOTES
SHEET 11 OF 16

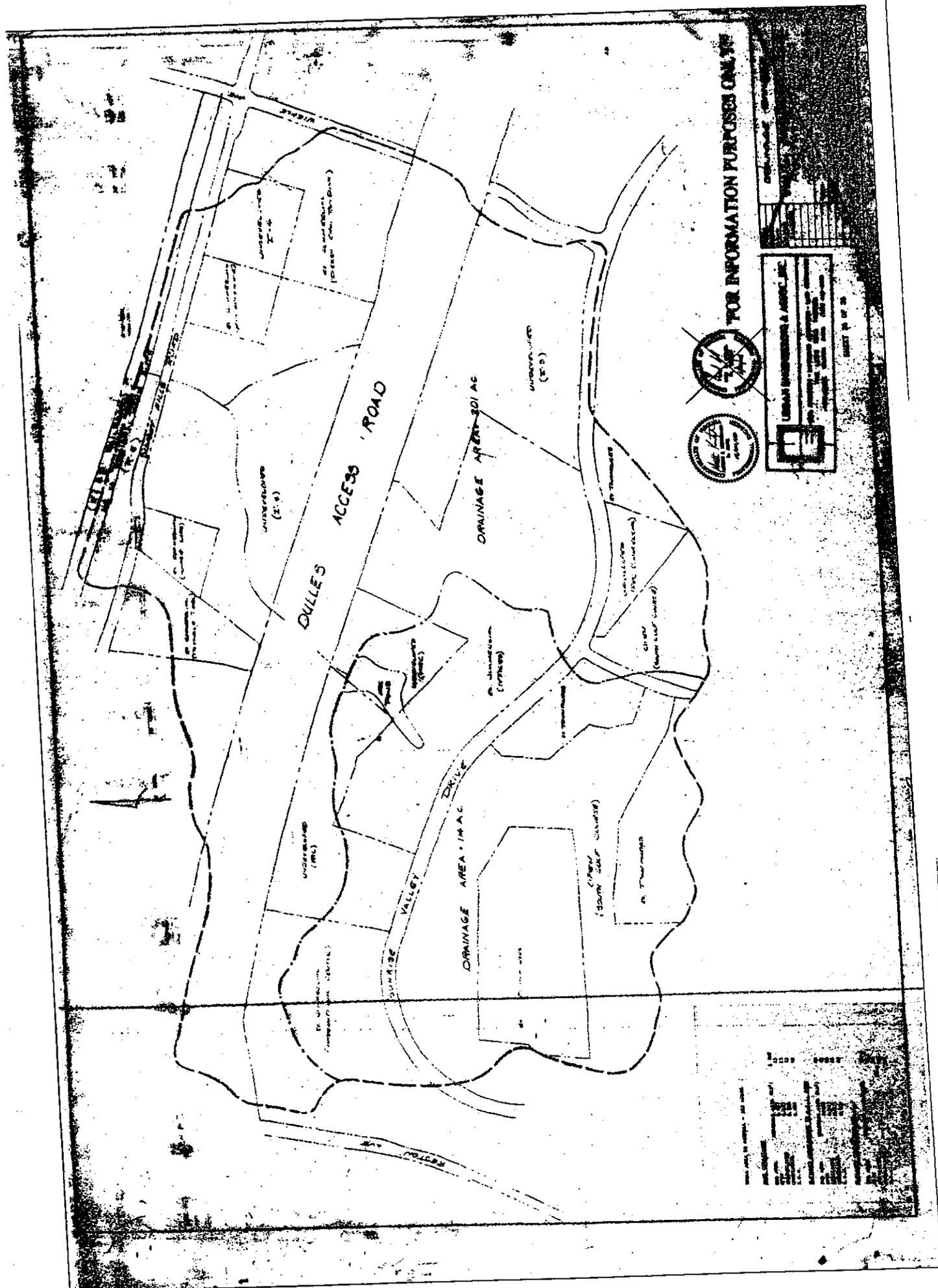
URBAN ENGINEERING & ASSOC., INC.
1000 UNIVERSITY AVENUE, SUITE 100
ANN ARBOR, MICHIGAN 48106
PHONE (313) 763-1100
FAX (313) 763-1101

GATEWAY PLAZA AT INTERNATIONAL CENTER
PHASE 1 PLAN

PROMENADE PLAN

10

11-10-11



FOR INFORMATION PURPOSES ONLY



URBAN ENGINEERS & ARCHITECTS, INC.
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**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, JBG Rockwood Gateway, Land LLC, is requesting approval of a PRC Plan, associated with a portion of the Development Plan (DP) approved by the Board of Supervisors concurrent with the approval of rezoning application RZ B-846. The subject application has been filed on a 2.37 acre portion of the 15-acre Reston Square development, which includes low and high-rise multifamily residences, office, shopping center and hotel uses. The subject property currently contains surface parking spaces which serve the entire Reston Square development, and is proposed to be developed with a two-story parking structure with one level at grade and one level below grade.

LOCATION AND CHARACTER

Site Description:

The 2.37-acre subject property is located in the southeast quadrant on the intersection of Reston Parkway and the Dulles Airport Access Road (DAAR), and abuts the Reston Sheraton Hotel and the Reston International Center office building to its south. It is part of the larger 15-acre Reston Square development, which includes low and high-rise multifamily residences, office, shopping center and hotel uses. The subject 2.37-acre site is currently comprised of surface parking spaces serving the Reston Sheraton hotel and the rest of the Reston Square development, with scattered landscaping and landscaped open space in the northeast portion of the site.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Oracle USA Inc.,	PRC	Office and Residential Uses (up to 30 du/ac)
East	Reston Square office complex	PRC	Open Space and Residential (Medium Density)

Direction	Use	Zoning	Plan
South	Reston Sheraton Hotel; Reston International Center	PRC	Convention/Conference Center; Office, Commercial & Residential
West	Reston Crossing office complex (across Reston Parkway)	I-4	Office and Residential Uses (up to 30 du/ac)

BACKGROUND (See Appendix 2)

Site History:

RZ B-846: On March 12, 1969, the Board of Supervisors (BOS) approved RZ B-846 which rezoned 44.789 acres from the RE-2 District to the then RPC District.

RZ B-846 included the approval of a development plan (DP) which designated the following uses: motel and conference center on the eastern portion of the original site area; office service center, minor commercial and high density residential on the western portion of the original site area (including the application site); and a gasoline service center on the southern tip of the original site area. The subject property is located within the areas designated as motel and conference center and office service center, minor commercial, high density residential.

RPC/PRC Zoning Ordinance Amendment: On June 12, 1978 the Board of Supervisors approved the current zoning ordinance, which converted the RPC zoning classification to the Planned Residential Community ("PRC") zoning district. The effective date of the Zoning Ordinance was August 14, 1978.

PCA/DPA-B-846: On January 26, 1998, the Board of Supervisors approved PCA/DPA B-846, in the name of Reston Inn and Conference Center to permit a mixed-use development to include, office (130,000 SF), hotel (120,000 SF), multi-family (200,000 SF), and support retail uses (21,500 SF) on Parcel 17-3 ((3)) 1, subject to proffers. The approved Development Plan Amendment (DPA) also gave approval for a 13,000 SF atrium (addition) to be built onto the site's existing hotel. (Note: the approved DPA proposed Building Tabulations did not include the existing hotel/conference center facility square footage of 210,000 SF).

Proffer Interpretation: On December 22, 2004, the Department of Planning and Zoning (DPZ) issued a proffer interpretation for the subject property. This interpretation determined that the relocation of part of the structured parking from

the northeast portion of the site to the northwest portion of the site, and the related addition of an entrance to the proposed new underground parking within the surface parking lot, would be in substantial conformance with DPA B-846 and the associated proffers, subject to final approval by DPWES, provided that the guardrail matches the elevation submitted on Sheet A05; the overall parking is in conformance with the parking reduction study approved in 1998; no portion of the wall extends more than three (3) ft. above final grade along the northwest portion of the site; and the row of trees to be planted along the Dulles Airport Access Road is supplemented with low-growing evergreen shrubs to provide long-term screening, as approved by UFM, DPWES.

ZO-07-397: On March 26, 2007, the Board of Supervisors adopted Zoning Ordinance Amendment ZO-07-397, which modified the Planned Residential Community (PRC) District provisions as they relate to the review and approval of PRC plans detailed in Articles 6, 16, and 18 of the Zoning Ordinance. Prior to this approval, a PRC Plan, regulated under Sections 16-203 through 16-303, was submitted to and approved administratively by DPWES. With the adoption of this zoning ordinance amendment, which became effective March 27, 2007, PRC Plans are now submitted to DPZ for review by the Zoning Evaluation Division (ZED), the Planning Commission, with final action taken by the Board of Supervisors. The administrative review and approval process requires public hearings before both the Planning Commission and the Board of Supervisors.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area III

Planning District: Upper Potomac

Planning Sector: Reston-Herndon Suburban Center & transit Station Areas, Sub-unit F-2

Plan Map: Residential Planned Community

In the Fairfax County Comprehensive Plan, 2007 Edition AREA III Upper Potomac Planning District, Amended through 9-10-2007, Reston-Herndon Suburban Center and Transit Station Areas on Page 49, the Plan states:

Sub-unit F-2

Sub-unit F-2 is located in the southeast quadrant of Reston Parkway and the DAAR, along the DAAR. Development in the land unit consists of the Sheraton Reston hotel. The sub-unit is planned for Convention/Conference Center.

ANALYSIS

PRC PLAN (Copy at front of staff report)

Title of PRC Plan: PRC B-846-02 Reston Square Sheraton Garage
Prepared By: Urban Engineering & Associates, Inc.
Original and Revision Dates: November 2006 as revised through January 4, 2008

The PRC Plan for the proposed parking garage consists of thirty-five (35) sheets:

PRC B-846-02 Reston Square Sheraton Garage	
Sheet #	Description of Sheet
1 of 35	Cover Sheet: General Notes, Building Data Chart, Vicinity Map, Soils Map/Data, Site Data, Landscape Calculations and Sheet Index
2 of 35	Overview and Open Space Plan
3 of 35	Existing Conditions Plan
4 of 35	Garage Layout Plan
5 of 35	General Notes and Details
6 of 35	Geometry Plan
7 of 35	Grading Plan
8 of 35	Pipe and Inlet Computations
9 of 35	HGL Computations
10-13 of 35	Irregular Channel Outfall
14-15 of 35	Offsite Stormwater Management Data
16 of 35	Proposed Landscape Plan
17-19 of 35	Proffers
20 of 35	Proffer Compliance
21-23 of 35	Miscellaneous Details & Correspondence
24 of 35	Garage Architectural Section
25-35 of 35	Concept Plan Amendment

The PRC Plan depicts a site layout as follows:

Proposed Structure

The applicant is proposing to remove landscaping, and surface parking from the subject site in order to construct a two-story parking structure with one level at grade and one level below grade. No other site improvements are proposed with this application.

As noted in the background section of this report, the Department of Planning and Zoning issued a proffer interpretation for the subject property in a letter dated December 22, 2004. This interpretation determined that the applicant's request, which called for the relocation of part of the structured parking from the northeast portion of the site to the northwest portion of the site, and the related addition of an entrance to the proposed new underground parking within the surface parking lot, would be in substantial conformance with DPA B-846 and the associated proffers, subject to final approval by DPWES, with the provisions that:

- The guardrail matches the elevation submitted on Sheet A05;
- The overall parking is in conformance with the parking reduction study approved in 1998;
- No portion of the wall extends more than three (3) feet above final grade along the northwest portion of the site; and
- The row of trees to be planted along the DARR is supplemented with low-growing evergreen shrubs to provide long-term screening, as approved by UFM, DPWES.

As such, the applicant is only required to file a PRC plan for this proposal. Based on the PRC plan submitted by the applicant along with the adoption of the development conditions proposed by staff, the application will be in compliance with the conditions of the interpretation listed above.

Parking and Access

The proposed parking structure (59,577 SF) will contain 309 parking spaces, which will bring the total number of spaces provided for the entire Reston Square development to 1,386 spaces. 1,187 spaces are required.

No change is proposed to the existing site entrance points; the existing ingress/egress points along the service drive at the southern portion of the parcel will remain with the proposed parking structure. The service drive provides access to the Sheraton hotel to the southeast and the Reston International Center to the southwest.

Pedestrian Circulation

Pedestrian access is provided along an existing five-foot wide sidewalk along the service drive at the southern portion of the parcel. This sidewalk also provides access to the Sheraton hotel to the southeast and the Reston International Center to the southwest. It will also permit access between the parking structure and amenities, as well as to the planned eight-foot wide major paved trail along Sunrise Valley Drive. The trail will link with an adjacent sidewalk/trail that continues onward to Wiehle Avenue, and eventually onto the Washington and Old Dominion (W&OD) Trail.

Open Space & Landscaping

Landscaping is shown to be provided along the periphery of the proposed parking garage and on the parking deck of the garage.

The subject application has been filed only on that 2.37 acre portion of the overall 15 acre Reston Square site which currently consists of surface parking and landscaping. However, the PRC Plan notes that the overall 15 acre Reston Square site will provide 6.44 acres of open space including the Sheraton Hotel courtyard.

Transportation Analysis (Appendix 3 and 4)

The Fairfax County Department of Transportation has reviewed the subject request and no transportation issues have been raised with this application.

Environmental Analysis (Appendix 5)**Issue: Stormwater Management/Best Management Practices (SWM/BMPs)**

The subject property drains to an existing outfall located in the northeast corner of the site. The stormwater is conveyed to an existing off-site regional SWM/BMP facility. This facility provides both SWM and BMP for the subject site. The applicant has requested a waiver of on-site stormwater detention requirements for the site.

Resolution

The application provided a detailed outfall analysis is provided on Sheets #10-15 of the PRC Plan. Based on this analysis DPWES has indicated that the PRC Plan generally meets the Stormwater Management requirements. A final determination regarding the waiver of on-site stormwater detention will be made by the DPWES at the time of final site plan review.

Issue: Soils

The Fairfax County Soils Maps indicate an area of Calverton loam soils in the northwestern corner of the subject property, which are problem Class "A" soils. While these soil conditions are not widespread within the proposed project site, they can be the cause for significant development problems both onsite and offsite. Most notably, these soils provide poor foundation support because of soft plastic soil and seasonal saturation.

Resolution

The applicant has stated in Note #23 of the PRC Plan that a soils report will be submitted with the final site plan. Staff proposes a development condition which would require the applicant to provide additional measures to ensure that no

damage occurs for structures both onsite and offsite as deemed necessary by DPWES. With the implementation of this development condition, this issue will be resolved.

Urban Forest Management (Appendix 7)

Issue: Interior Parking Lot Landscaping

The originally submitted plan indicated that the proposal satisfied the interior parking lot landscaping requirements for the site. However, it was not clear which trees were credited toward meeting the interior parking lot landscaping requirement for the site.

Resolution

The applicant has revised the proposed landscaping plan on Sheet 16 to denote the trees to be credited toward meeting the interior parking lot landscaping requirement for the site and provided a legend accordingly. Staff has reviewed the information and verified that the interior parking lot landscaping requirement will be satisfied with this proposal; therefore, this issue has been resolved.

Issue: Planter Detail

Tree plantings are shown to be located over below-grade portions of the parking garage. Adequate soil depth for root zone development and water holding capacity is important for the long term survival of these trees. Staff has recommended that a minimum of 36 inches of soil should be provided where trees are shown to be planted over underground parking areas.

Resolution

Staff has included a development condition stating that a planter detail shall be provided for trees that are proposed to be planted on the parking deck of the garage and that a minimum of 36 inches of soil should be provided where trees are shown to be planted over underground parking areas, as determined by UFM, DPWES. With the adoption of these development conditions, this issue will be resolved.

Public Facilities Analyses (Appendices 8 through 13)

Fairfax County Park Authority (Appendix 8)

Issue: Non-native and Invasive Species

Fairfax County Park Authority (FCPA) staff is concerned about some species listed in the Plant Schedule that will have an effect on nearby FCPA property. Non-native species do not fare as well as do native species and can be invasive.

Resolution

Staff proposes a development condition which would prohibit the applicant from using any plant species, including perennials and seed mixes, identified by the Virginia Department of Conservation & Recreation Division of Natural Heritage (DNH) as invasive. With the adoption of the development condition, this issue will be resolved.

Fairfax County Public Schools (Appendix 9)

The Fairfax County Public Schools, Department of Facilities and Transportation Services has reviewed the PRC application and has no comments with respect to school acquisition.

Fire and Rescue (Appendix 10)

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #431, Fox Mill. The requested amendments currently meet fire protection guidelines, as determined by the Fire and Rescue Department.

Sanitary Sewer Analysis (Appendix 11)

The proposed development does not have any impact on the use of sanitary sewer facilities. However, there is an existing eight (8)-inch sanitary sewer located on the property. During the review of the site plan, any potential location conflict will be evaluated.

Fairfax County Water Authority (Appendix 12)

The subject property is located within the Fairfax County Water Authority Service Area. Adequate domestic water service is available at the site from an existing 8-inch water main located at the property. Site Plan 1732-PRC-003 is an active site plan in the Short Range Planning Department. Any changes resulting from this amendment will require a revised site plan to be reviewed and approved by Fairfax Water.

Stormwater Analysis (Appendix 13)

The subject property is located within the Sugarland Run Watershed. The outfall for the existing site presently discharges into an existing off-site wet pond which was approved with #0786-SP-09 on October 9, 1999. This wet pond provides stormwater detention (SWM) and best management practices (BMP) for the entire subject property. The pond then outfalls to the existing Fairfax County Regional SWM/BMP facility (Reston Section 913) located northeast of the pond on the opposite side of the DAAR. The applicant has requested a waiver of on-site stormwater detention requirements for the subject site and provided a

detailed analysis of the site outfalls to ensure that capacity and adequate measures have been provided. DPWES has indicated that the proposed PRC Plan generally meets the SWM requirements; however, a final determination regarding the waiver of on-site stormwater detention will be made by the DPWES at the time of final site plan review.

ZONING ORDINANCE PROVISIONS (Appendix 14)

Bulk Regulations

In the PRC District, there are no minimum lot size requirements, maximum building height requirements or minimum yard requirements for residential or commercial structures, except that the PRC District requires that the location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings, or the existing or prospective development of the neighborhood. As discussed previously, the application property is a 2.37 acre portion of the 15 acre Reston Square Development which contains uses which include low and high-rise multifamily, office, shopping center and hotel uses, located in the southeast quadrant of the intersection of Reston Parkway and the DAAR. The subject property, which abuts the Reston Sheraton Hotel and the Reston International Center office building to the south, is currently comprised of surface parking and landscaped open space in the northeast portion of the site. The top level of the parking structure is proposed to be at grade and will be landscaped. Staff does not believe that the existing hotel and office building will be negatively affected by the applicant's proposed improvements.

OTHER ZONING ORDINANCE REQUIREMENTS

P-District Standards

The requested PRC Plan must comply with Section 16-102, Design Standards.

Section 16-102 Design Standards (PRC Plan)

Design Standard 1 states that in order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. The applicant is proposing to remove scattered landscaping and surface parking from the subject site in order to construct a two-story parking structure with one level at grade and one level below grade. No other site improvements are proposed

with this application. As previously noted, the top level of the parking structure is proposed to be at grade and will be landscaped. The application property is not subject to transitional screening or barrier requirements, as all abutting properties are zoned PRC. Therefore, staff believes that Design Standard 1 has been satisfied.

Design Standard 2 states that other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments. The subject application has been filed on a 2.37 acre portion of the overall 15 acre Reston Square development. The subject site currently consists of surface parking and landscaping, the PRC Plan notes that the overall Reston Square site provides 6.44 acres (42%) of open space including the Sheraton Hotel courtyard (15,269 SF). The proposed parking structure will contain 309 parking spaces, and the number of spaces provided for the entire Reston Square development will be 1,386 spaces. 1,187 spaces are required. Therefore, this standard has been met.

Design Standard 3 states that streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, this standard states that a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities. The existing ingress/egress points along the service drive at the southern portion of the parcel will remain with the proposed parking structure. The service drive will continue to provide access to the Sheraton hotel to the southeast and the Reston International Center to the southwest. Pedestrian access will continue to be provided along the existing five-foot wide sidewalk along the service drive at the southern portion of the parcel. This sidewalk, which also provides access to the Sheraton hotel to the southeast and the Reston International Center to the southwest, will permit access between the parking structure and amenities, as well as to the planned eight-foot wide major paved trail along Sunrise Valley Drive. The trail will link with an adjacent sidewalk/trail that continues onward to Wiehle Avenue, and eventually onto the W&OD Trail. The adjacent Reston International Center is presently served by a Fairfax Connector Bus Line, which links the Reston South Park & Ride to the West Falls Church Metro Station. Therefore, this standard has been satisfied.

6-301 Purpose and Intent

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical,

social and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of his planning, design and development, including the review of PRC Plans.

Objective 1: *A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.* The applicant is proposing to remove landscaping, and surface parking from the subject site in order to construct a two-story parking structure with one level at grade and one level below grade. No other site improvements are proposed with this application. The subject property is located in close proximity to the Reston Town Center, which offers a variety of employment opportunities and commercial services.

Objective 2: *An orderly and creative arrangement of all land uses with respect to each other and to the entire community.* The PRC Plan affects a very small parcel and is proposing to construct a two-story parking structure with one level at grade and one level below grade in an area previously used as surface parking. No other site improvements are proposed with this application. In staff's opinion, the proposed PRC Plan meets this objective.

Objective 3: *A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.* No change is proposed to the existing access points. The existing service drive, which provides access to the Sheraton hotel to the southeast and the Reston International Center to the southwest will remain. Pedestrian access will continue to be provided along an existing sidewalk along the service drive at the southern portion of the parcel. This existing sidewalk will also permit access between the parking structure and amenities, as well as to the planned eight-foot wide major paved trail along Sunrise Valley Drive. The trail will link with an adjacent sidewalk/trail that continues onward to Wiehle Avenue, and eventually onto the W&OD Trail.

Objective 4: *The provision of cultural, educational, medical, and recreational facilities for all segments of the community.* The application property is a 2.37 acre portion of the 15 acre Reston Square Development which contains uses which include low and high-rise multifamily residences, office, shopping center and hotel uses. The PRC Plan notes that the overall Reston Square site provides 6.44 acres of open space.

Objective 5: *The location of structures to take maximum advantage of the natural and manmade environment.* The existing site is largely manmade and impervious, and includes minimal vegetation and/or natural environment. The applicant is proposing to remove landscaping, and surface parking from the subject site in order to construct a two-story parking structure with one level at grade and one level below grade. Therefore, staff believes that this objective has been satisfied.

Objective 6: *The provision of adequate and well-designed open space for the use of all residents. As previously noted, this application is proposing to remove scattered landscaping and surface parking from the subject site in order to construct a two-story parking structure with one level at grade and one level below grade. No other site improvements are proposed with this application, the PRC Plan notes that the overall 15 acre Reston Square site provides 6.44 acres of open space.*

Objective 7: *The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services. No outstanding public utilities, facilities, or service-related issues have been identified with this proposal.*

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application to remove landscaping and surface parking from the subject site in order to construct a two-story parking structure with one level at grade and one level below grade. is in harmony with the approved development plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of PRC B-846-02, subject to the development conditions set forth in Appendix 1 of the Staff Report.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

The approval of this PRC Plan does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

APPENDICES

1. Proposed Development Conditions
2. Board Clerk's approval letter & approved Zoning Plat & Development Plan for RZ B-846 and DP B-846.
3. Environmental Analysis
4. Transportation Analysis
5. Urban Forest Management Division
6. Fairfax County Park Authority
7. Fairfax County Public Schools
8. Fire and Rescue
9. Sanitary Sewer Analysis
10. Fairfax County Water Authority
11. Stormwater Analysis
12. Zoning Ordinance Provisions
13. Glossary

PROPOSED DEVELOPMENT CONDITION

PRC B-846-02

February 13, 2008

If it is the intent of the Board of Supervisors to approve PRC B-846-02, located at Tax Map 17-4 ((29)) 2C, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. At the time of site plan, a landscape plan shall be submitted for the review and approval of DPWES, which demonstrates that sufficient landscaping shall be provided onsite to satisfy the interior parking lot landscaping and peripheral parking lot landscaping requirements of the Zoning Ordinance.
2. A minimum of 36 inches of soil shall be provided where trees are shown to be planted over underground parking areas. A planter detail shall be provided for trees that are proposed to be planted on the parking deck of the garage, as determined by UFM, DPWES.
3. A plant schedule shall be provided with the site plan demonstrating that native species shall be provided on Tax Map 17-4 ((29)) 2C. In order to prevent any adverse impacts on nearby FCPA property, any plant species, including perennials and seed mixes, identified by the Virginia Department of Conservation & Recreation Division of Natural Heritage (DNH) as invasive shall not be used on the subject property.
4. In order to provide long-term screening, a row of trees shall be planted along the Dulles Airport Access Road (DAAR) boundary of the application property and supplemented with low-growing evergreen shrubs, as approved by UFM, DPWES.
5. No portion of the wall of the proposed parking structure shall extend more than three (3) feet above final grade along the northwest portion of the site.
6. Prior to site plan approval, a soils report shall be submitted for the review and approval of DPWES and measures shall be provided to ensure that no damage occurs for structures both on-site and off-site as deemed necessary by DPWES.

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.

March 13, 1969

Mr. Donald L. Cummings
Gulf Reston, Inc.
Executive Office
Reston, Virginia 22070

Dear Sir:

I enclose herewith copy of ordinance adopted by the Board of Supervisors, at its meeting on March 12, 1969, granting the application of Gulf Reston, Inc. (No. B-846) to rezone certain land in Centreville District from RE-2 District to RPC District.

Very truly yours,

Edna A. Bicksler
Clerk of said Board

cc: Mr. John W. Ferguson
cc: Mr. Robert W. Jentsch
cc: Capt. Columbus
cc: Mr. Don Smith
cc: Mr. James Pammel
cc: Mr. Fred Beales

lib

eab/er

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the County Office Building at Fairfax, Virginia on the 12th day of March ; 1969, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
(PROPOSAL NO. B-846)

WHEREAS, GULF RESTON, INC. filed in proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from RE-2 District to RPC District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

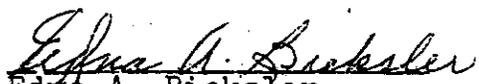
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended.

IT, THEREFORE, IS ORDAINED, that that certain parcel of land situated in the Centreville District, and more particularly described as follows: (See legal description attached herewith)

Be, and it hereby is, zoned RPC District, and said property is subject to the use regulations of said RPC District.

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and it hereby is, amended in accordance with this enactment.

GIVEN under my hand this 12th day of March, 1969.


Edna A. Bicksler
Clerk of said Board

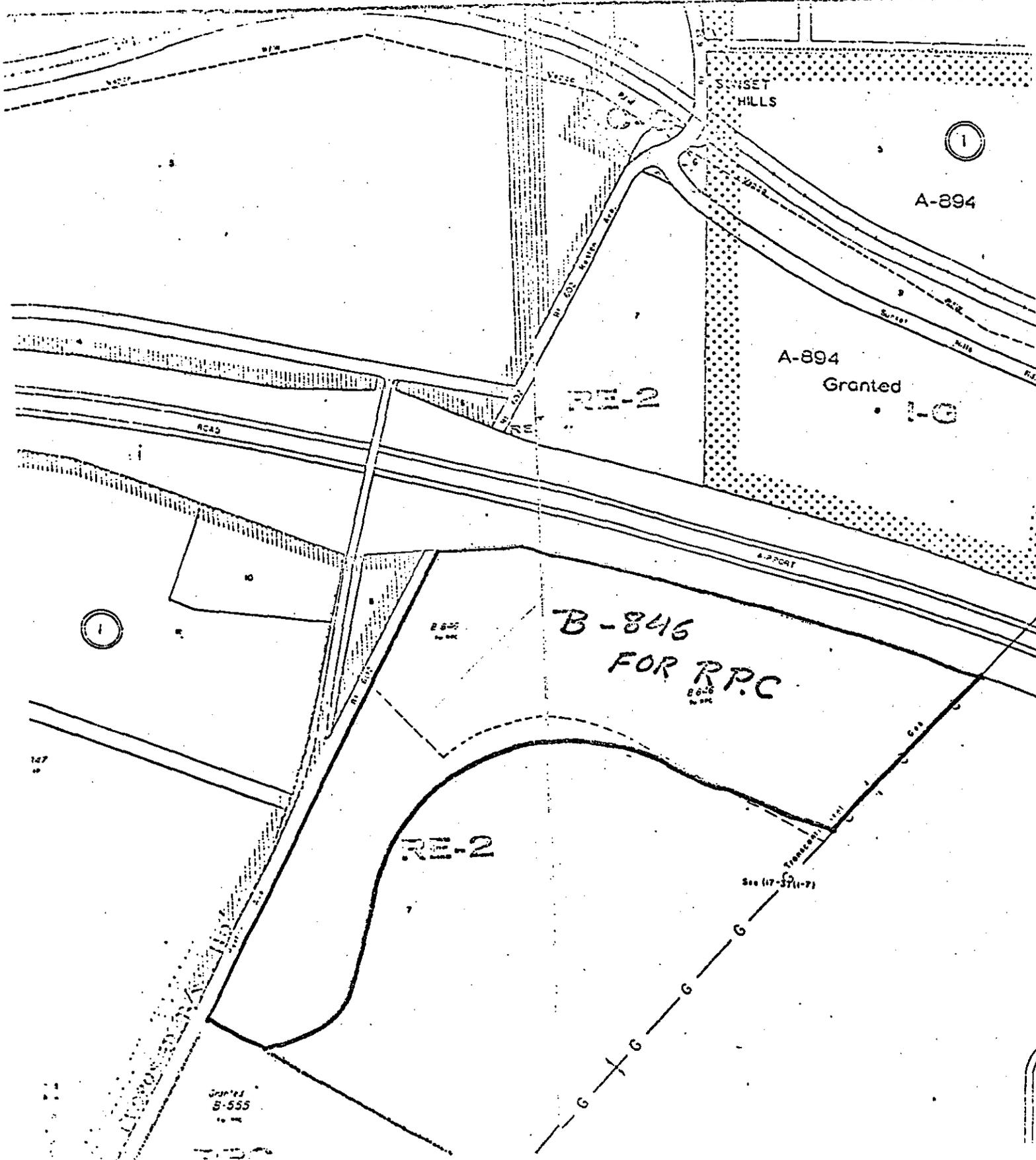


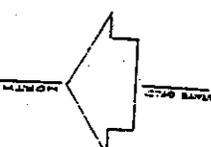
PLANNING OFFICE

APPLICATION NO. B-846
 SECTIONAL SHEET 17-3, 17-4
 SUBD. ((1)) AC. 44.7890
 LOT pt. 7

NAME GULF RESTON, INC.

REQUEST FROM RE-2
 TO RPC





DULLES

AIRPORT
(with
runway)
ACCESS
HIGHWAY

44,7800 ACRES
PORTION OF PARCEL 15 OF THE LAND OF
GULF RESTON, INC.
ZONED - R.F.C.
PROPOSED ZONING - R.F.C.

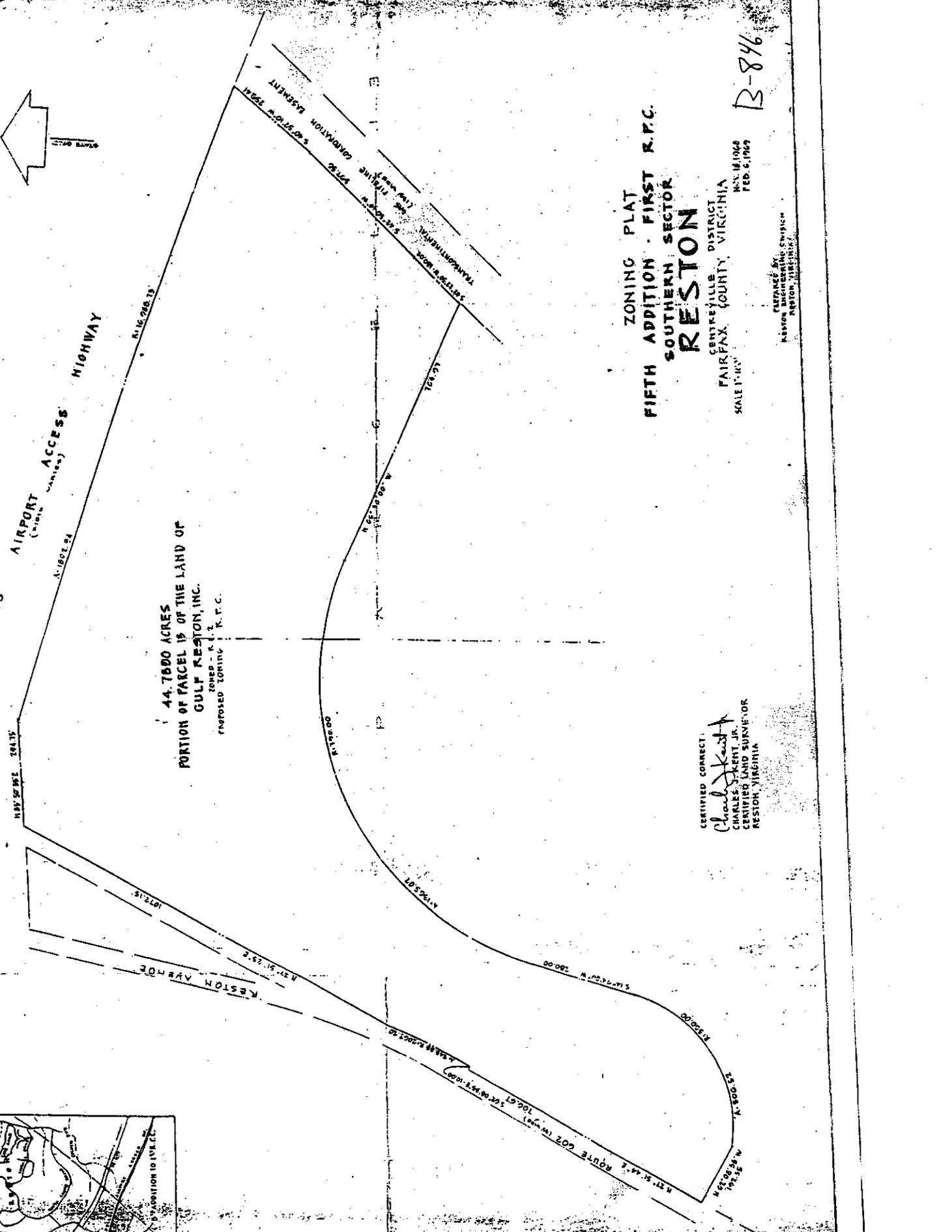
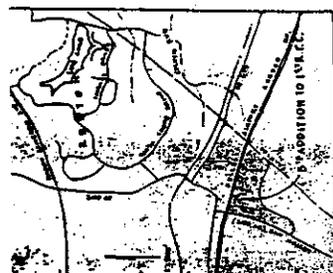
ZONING PLAT
FIFTH ADDITION - FIRST R.F.C.
SOUTHERN SECTOR
RESTON

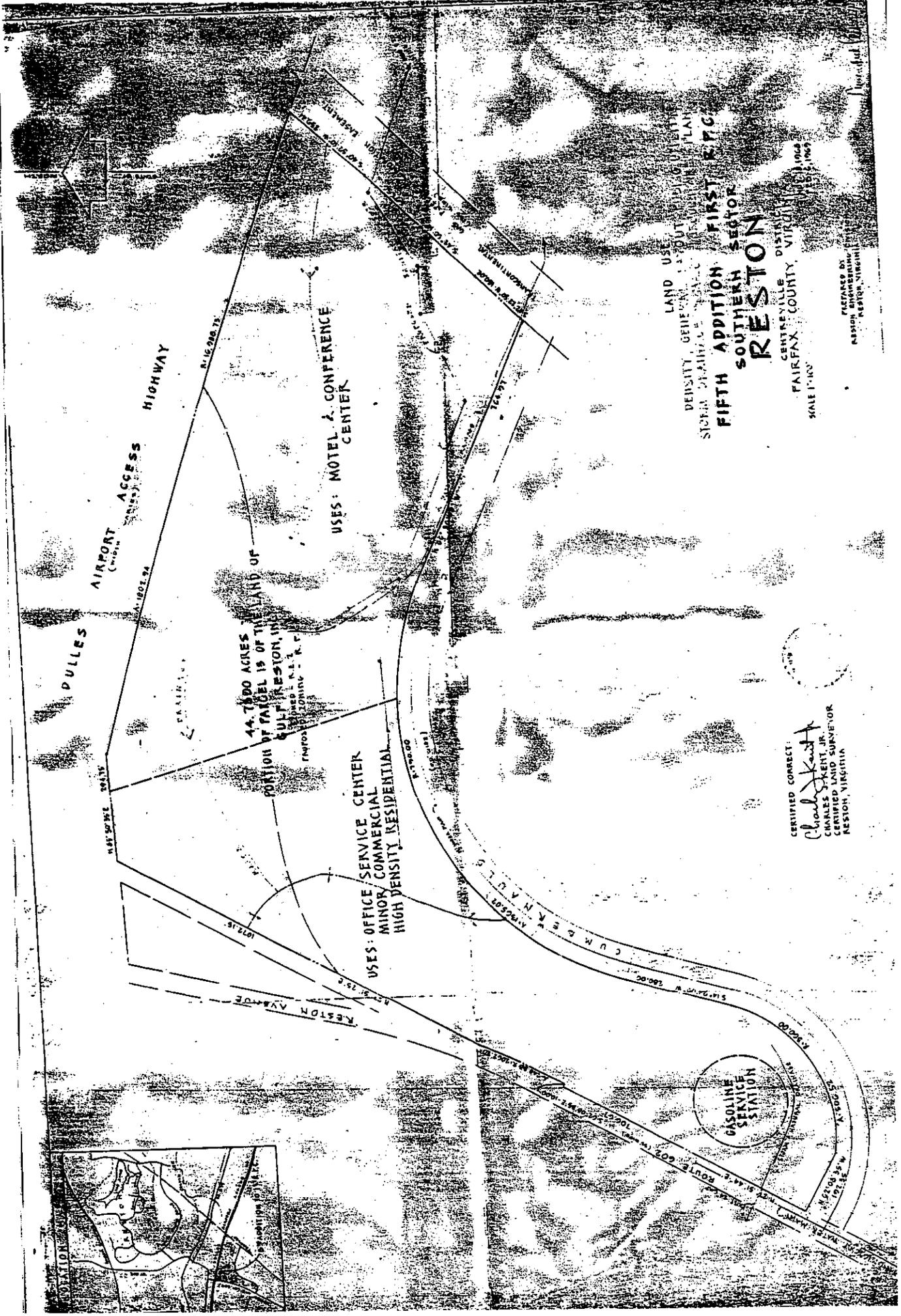
CENTREVILLE DISTRICT
FAIRFAX COUNTY VIRGINIA
SCALE 1"=100'

B-846

PREPARED BY
KAYSON ENGINEERING SWISSEM
RESTON VIRGINIA

CERTIFIED CORRECT:
Charles Kent
CHARLES KENT JR.
CERTIFIED LAND SURVEYOR
RESTON VIRGINIA





DULLES AIRPORT ACCESS HIGHWAY

44.7800 ACRES OF THE LAND OF
 PORTION OF PARCEL 15 OF THE LAND OF
 RULF RESTON, INC.
 RESTON, VIRGINIA

USES: MOTEL & CONFERENCE CENTER

USES: OFFICE SERVICE CENTER
 MINOR COMMERCIAL
 HIGH DENSITY RESIDENTIAL

LAND USE
 DENSITY GENERAL
 SLOTTED DEVELOPMENT PLAN
 SLOTTED DEVELOPMENT
 FIFTH ADDITION
 SOUTHERN SECTOR
RESTON

FAIRFAX COUNTY DISTRICT 1
 CENTERVILLE VIRGINIA 22011
 SCALE 1"=100'

PREPARED BY
 REGIONAL ENGINEERING CENTER
 RESTON, VIRGINIA

CERTIFIED CORRECT:

Charles Kent
 CHARLES KENT, JR.
 CERTIFIED LAND SURVEYOR
 RESTON, VIRGINIA



GASOLINE SERVICE STATION



FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

(703) 324-1290

Fax (703) 324-3924

V I R G I N I A

June 15, 2001

Richard R. G. Hobson, Esquire
Attorney for the Mark Winkler Company
McGuire Woods LLP
1750 Tysons Boulevard
Suite 1800
McLean, Virginia 22102

Re: Proffer Interpretation for Tax Map 17-3((3)) 1C; Greater Reston International Center;
PI 2104 053

Dear Mr. Hobson:

This is in response to your letters dated April 6, 2001, and May 23, 2001, in which you request a determination as to whether a proposal by the Mark Winkler Company regarding the above referenced property would be permitted pursuant to the 1969 Board of Supervisors' approval of Rezoning B-846.

Specifically, you request to retain the 180,000 square foot Reston International Center office building, as well as the 8223 square foot Chili's restaurant, and to replace the 14,000 square foot retail/commercial structure with a new building that has a maximum height of 140 feet and contains a maximum of 210,000 square feet of office and "minor commercial" uses; you are also proposing to add a parking structure to the site. You have submitted a graphic representation to illustrate your proposal. A copy of each of the letters and of the graphic is attached. In your April 6, 2001, letter, you state that the owner is willing to "consider making voluntary reasonable contributions to transportation infrastructure in the vicinity of the property and to other improvements consistent with those made by nearby owners, proportionate to the size and uses of any new development for which the owner is requesting approval". In that letter, you also acknowledge that the owner would have to submit a PRC Plan and a site plan, both of which would have to conform with the requirements of the Zoning Ordinance, and that any voluntary contributions could be specified as conditions on the approval of the PRC Plan. Your May 23, 2001, letter was submitted to address my question as to how the owner anticipates responding to Sect. 6-301 of the Zoning Ordinance.

Richard R. G. Hobson
June 15, 2001

It is my determination that the proposal set forth in your letters would be in conformance with the Board's approval of B-846 and that the Mark Winkler Company can proceed to file a PRC Plan with the Department of Public Services and Environmental Management (DPWES), during the review of which the issues of compliance with Sect. 6-301, as set forth in your letters, will be determined by the Director.

This determination was made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions about this issue, please contact me at 703 324 1250.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division

Attachments: a/s

cc: Cathy Hudgins, Supervisor, Hunter Mill District
John Palatiello, Planning Commissioner, Hunter Mill District
Jane W. Gwinn, Zoning Administrator
Michelle Brickner, Director, OSDS, DPWES
Application File B-846



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

February 22, 2006

Mr. Benjamin F. Tompkins
ReedSmith
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

RE: Reston International Center
11800, 11816-11832, & 11840 Sunrise Valley Drive
Tax Map Ref.: 17-3 ((3)) 1C
Zoning District: PRC

Dear Mr. Tompkins:

This is in response to your letters dated January 24, 2006 to William Shoup requesting certain zoning information regarding the referenced property. Our files contain the following information:

1. The referenced property is zoned PRC, Planned Residential Community District. The property is subject to the proffered conditions associated with Rezoning B-846 and Development Plan B-846, approved on March 12, 1969 by the Board of Supervisors. The PRC District, the proffered conditions and the development plan do not indicate a maximum floor area ratio, building height, or lot coverage. The property also is subject to Special Exception Amendment SEA 84-C-135-1, approved on September 8, 1986 by the Board of Supervisors and Special Permit #75, approved on October 2, 1972 by the Board of Supervisors to permit additional sign area. There are no variance approvals associated with the referenced property. Enclosed is a copy of the proffered and development conditions.
2. Our records indicate that Site Plan #10-40-1, entitled "Gulf Reston Conference Center Complex," approved on April 2, 1971, which includes a 15-story office tower containing 218,225 square feet of gross floor area (GFA), one-story shops containing 14,950 square feet of GFA, and a one-story building containing 9,350 square feet of GFA. It is noted that there is no floor area ratio regulation in the PRC District. Site Plan Waiver #011023 for Chili's Restaurant was approved on December 17, 1990. According to our records, it appears that the property was developed in accordance with all applicable provisions of the Zoning Ordinance and it does not appear that the property is subject to grandfathering provisions.

Department of Planning and Zoning
Zoning Administration Division
Ordinance Administration Branch
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035-5505
Phone 703-324-1314 FAX 703-803-6372
www.fairfaxcounty.gov/dpz/

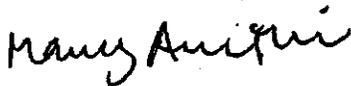
Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

Benjamin Tompkins
February 22, 2006
Page 2

3. A copy of the approved site plan can be obtained by contacting the Plan and Document Control Section of the Department of Public Works and Environmental Services (DPWES) at (703) 324-1730 and building code information may be obtained by contacting Code Enforcement Services in DPWES at (703) 324-1937.
4. According to our records, there are no pending rezoning, special exception, special permit or variance applications with regard to the referenced properties. Our records further indicate that there are no zoning violations or other zoning enforcement actions associated with the referenced properties.

Enclosed for your records is Receipt #2006-0063 for the zoning compliance letter fee. I trust this adequately responds to your request. If you have any additional questions, please feel free to contact me at (703) 324-1314.

Sincerely,



Mary Ann Tsai
Assistant to the Zoning Administrator

MAT

Enclosures: A/S

cc: Catherine M. Hudgins, Supervisor
Hunter Mill District
Eileen M. McLane, Deputy Zoning Administrator
for Ordinance Administration Branch
Leslie B. Johnson, Deputy Zoning Administrator
for Zoning Permit Review Branch



County of Fairfax, Virginia

MEMORANDUM

DATE: January 22, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PGN*
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ANALYSIS: PRC B-846-02 JBG Rockwood Gateway,
Land LLC

This memorandum, prepared by Jennifer Bonnette, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the PRC Plan dated May 1, 2007 as revised through January 4, 2008. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through December 3, 2007, on pages 7-9, the Plan states:

- “Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**
- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .
- Policy j. Regulate land use activities to protect surface and groundwater resources.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques...

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations."

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through December 3, 2007, on page 10, the Plan states:

"Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . ."

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through December 3, 2007, on pages 11-12, the Plan states:

"There are hazards to property in some areas of the County posed by wet or unstable soils. Marine clay soils found in the eastern part of the County and shrink-swell clay soils found primarily in the western area can cause foundation failures, cracked and shifting walls, and in extreme cases, catastrophic slope failure. Asbestos bearing soils may pose a health risk to construction workers requiring special precautions during excavation.

Objective 6: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.

Policy a: Limit densities on slippage soils, and cluster development away from slopes and potential problem areas.

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards."

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development.

The applicant seeks approval to construct a two story, 309 space parking structure on a 2.37 acre site to replace an existing surface parking lot which will primarily serve an existing hotel. One level of the structure will be below grade and one level will be above grade.

Stormwater Management/Best Management Practices (SWM/BMPs): The project drains to an existing outfall located in the northeast corner of the site. The stormwater is conveyed to an existing offsite regional SWM/BMP facility. This facility provides both SWM and BMP for the subject site. The applicant has received a waiver of on-site stormwater detention requirements for the site subject to the provision of a detailed analysis of the site outfalls to ensure that capacity and adequate measures have been provided. A detailed outfall analysis is provided on Sheets #10-15 of the PRC Plan. Adequacy and suitability of any SWM/BMP measure and outfall are subject to the review and approval of the Department of Public Works and Environmental Services (DPWES).

Soils: The Fairfax County Soils Maps indicate an area of Calverton loam soils in the northwestern corner of the subject property, which are problem Class "A" soils. While these soil conditions are not widespread within the proposed project site, they can be the cause for significant development problems both onsite and offsite. Most notably these soils provide poor foundation support because of soft plastic soil and seasonal saturation. The applicant has stated in Note #23 of the PRC Plan that a soils report will be submitted with the final site plan. The applicant should provide additional measures to ensure that no damage occurs for structures both onsite and offsite as deemed necessary by staff in the DPWES.

COUNTYWIDE TRAILS PLAN

No trails are depicted on the Countywide Trails Plan Map adjacent to the subject property.

PGN: JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: -November 27, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT *AKR*

FILE: 3-4 (B-846)

SUBJECT: PRC B-846-2; JBG/Rockwood Gateway Land, LLC
Land Identification Maps: 17-3 ((3)) 2C

This department has reviewed the subject request and has no objection to its approval.

AKR/MAD

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services



County of Fairfax, Virginia

MEMORANDUM

November 15, 2007

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II *HW*
Forest Conservation Branch, DPWES

SUBJECT: Reston Square Sheraton Garage, PRC B-846-02

I have reviewed the above referenced PRC plan, submitted to the Zoning Evaluation Division (ZED) of the Department of Planning and Zoning (DPZ) on October 4, 2007. The following comments are based on this review and a site visit conducted on November 1, 2007.

1. **Comment:** It is not clear which trees are credited toward meeting the interior parking lot landscaping requirement for this site.

Recommendation: Shade or otherwise indicate which trees are used to satisfy the interior parking lot landscaping requirement as shown in the calculation on sheet 25.

2. **Comment:** No planter detail is provided to show how trees proposed for the parking deck of the garage will be planted to ensure their long term survival.

Recommendation: Provide a detail similar to the attachment, that illustrates the overall size, depth, soil composition, irrigation technique, and drainage that will enhance the survivability of the proposed trees in the difficult conditions associated with parking decks.

If you have additional questions or concerns, please contact me at 703-324-1770.

HCW/
UFMID #: 131402

Attachment (as stated)

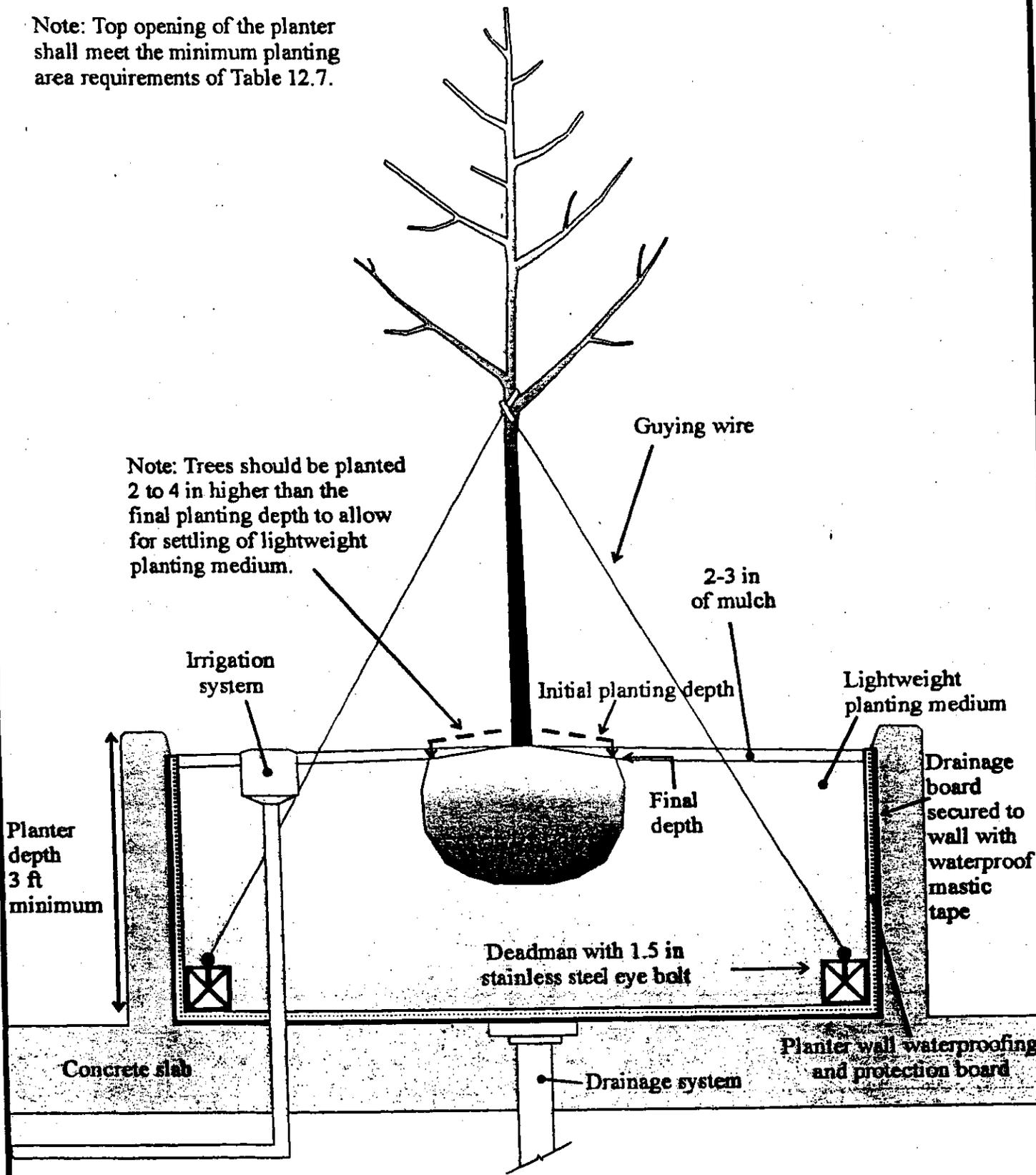
cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

Note: Top opening of the planter shall meet the minimum planting area requirements of Table 12.7.



Note: Trees should be planted 2 to 4 in higher than the final planting depth to allow for settling of lightweight planting medium.

Reference:
Section 12-0502.1D(3)

DECK PLANTER

PLATE NO	STD NO
4-12	



FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM



TO: Regina M. Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager *SS*
Park Planning Branch

DATE: November 16, 2007

SUBJECT: PRC-B-846, Reston Square Sheraton Garage
Tax Map Number(s): 17-4((29)) 2C

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated May 1, 2007, for the above referenced application. The Development Plan shows a new two level parking garage for the Reston Square Sheraton Hotel.

COMPREHENSIVE PLAN CITATIONS

1. Resource Protection (The Policy Plan, Parks and Recreation Objectives 2 & 5, pp. 5-7)

“Objective 2: Protect appropriate land areas in a natural state to ensure preservation of significant and sensitive natural resources.”

“Policy g: Protect parklands from encroachments and minimize adverse human impacts to natural areas.”

“Objective 5: Ensure the long term protection, preservation and sustainability of park resources.”

“Policy a: Protect parklands from adverse impacts of off-site development and uses. Specifically, identify impacts from development proposals that may negatively affect parklands and private properties under protective easements and require mitigation and/or restoration measures, as appropriate.”

ANALYSIS AND RECOMMENDATIONS

Natural Resources Impact:

- 1) Staff is concerned about some species listed in the Plant Schedule on sheet 25/44, that will have an effect on nearby Park Authority property. Non-native species do not fare as well as do native species and can be invasive. The Park Authority makes the following recommendations:
 - A. *Cornus Kousa* is not native to North America and should be replaced with an anthracnose resistant cultivar of *Cornus florida*, the native North American Flowering Dogwood.
 - B. *Platanus acerifolia* (London Plan Tree) should be replaced with *Platanus occidentalis* (American sycamore) or *Acer rubrum* (Red Maple).
 - C. *Prunus x yedoensis* (Yoshino Cherry) is not native to North America and should be replaced with native cultivars of *Prunus americana* (American plum) or *Prunus virginiana* (Common chokeberry).
 - D. Replace *Zelkova serroto* 'Greenvase' (Greenvase Zelkova) with *Quercus coccinea* (Scarlet oak).
 - E. *Cryptomeria japonicas* (Japanese Cryptomeria) is not native to North America and should be replaced with *Juniperus virginiana* (eastern redcedar).
- 2) FCPA requests that the applicant not use any plant species, including perennials and seed mixes, identified by the Virginia Department of Conservation & Recreation Division of Natural Heritage (DNH) as invasive. A list of invasive plant species for the state of Virginia can be found at the DNH website at http://www.dcr.virginia.gov/natural_heritage/invspinfo.shtml. For a list of native plant species, see the section on the DNH website titled *Native Plants for Conservation, Restoration, and Landscaping* at http://www.dcr.virginia.gov/natural_heritage/nativeplants.shtml.

FCPA Reviewer: Andy Galusha
DPZ Coordinator: St. Clair D Williams

cc: Cindy Walsh, Acting Director, Resource Management Division
Chron Binder
File Copy



**FAIRFAX COUNTY
PUBLIC SCHOOLS**

Department of Facilities and Transportation Services
Office of Design and Construction Services
City Square Building, Suite 400
10640 Page Avenue
Fairfax, Virginia 22030

November 5, 2007

Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 800
Fairfax, Virginia 22035

Gentlemen:

Re: Below Listed Recently Filed Development Plan Analysis

PRC B-846-02

This office has reviewed the subject Plan Residential Community Application, and has no comments with respect to school acquisition.

Sincerely yours,



Weldon Spurling, II, PE

WS/vm

cc: Facilities Planning Services, FCPS, (w/attach.)
File



County of Fairfax, Virginia

MEMORANDUM

DATE: October 29, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division
Office of Comprehensive Planning

FROM: Ralph Dulaney (246-3868)
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis Planned Residential Community PRC B-846-02

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #431, Fox Mill.
2. After construction programmed _____ this property will be serviced by the fire station _____
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is _____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

Proudly Protecting and
Serving Our Community

Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
703-246-2126
www.fairfaxcounty.gov





County of Fairfax, Virginia

MEMORANDUM

DATE: February 7, 2008

TO: St. Clair D. Williams
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Gilbert Osei-Kwadwo
Wastewater Planning and Monitoring

SUBJECT: Sanitary Sewer Analysis Report

REF: PRC B-846-02
Map Ref Num: 017-4- /29/ /0002C
Parking Garage

The proposed development does not have any impact on the use of sanitary sewer facilities. However, there is an existing eight (8)-inch sanitary sewer located on the property. During the review of the site plan, any potential location conflict will be evaluated.

FAIRFAX COUNTY
WASTEWATER MANAGEMENT



Quality of Water = Quality of Life

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
Phone: 703-324-5030, Fax: 703-803-3297
www.fairfaxcounty.gov/dpwes



Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING AND ENGINEERING
DIVISION
JAMIE BAIN HEDGES, P.E.
DIRECTOR
(703) 289-6325
Fax (703) 289-6398

October 29, 2007

Ms. Regina Coyle, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: PRC B-846-02
Reston Square Sheraton Garage

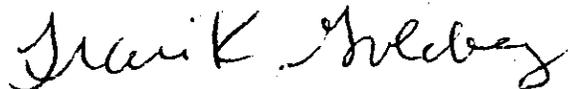
Dear Ms. Coyle:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 8-inch water main located at this property. See the enclosed water system map.
3. Site plan (1732-PRC-003) is an active site plan in the Short Range Planning Department. Any changes resulting from this amendment will require a revised site plan to be reviewed and approved by Fairfax Water.

If you have any questions regarding this information please contact Samantha Kearney at (703) 289-6313.

Sincerely,



Traci K. Goldberg, P.E.
Manager, Planning and Engineering

Enclosure



County of Fairfax, Virginia

MEMORANDUM

DEC 21 2007

DATE:

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Qayyum Khan, Chief Stormwater Engineer 
Environmental and Site Review Division, West
Department of Public Works and Environmental Services

SUBJECT: Planned Residential Community Application, PRC B-846-02, Reston Square
Sheraton Garage, LDS Project #1732-ZONA-001-1, Tax Map #071-4-29-
0002C, Hunter Mill District

We have reviewed the subject submission and it generally meets the stormwater management requirements.

If further assistance is desired, please contact me at 703-324-1720.

QK/mw

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES
Zoning Application File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359



16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

6-301 Purpose and Intent

The PRC District is established to permit the development of planned communities on a minimum of 750 contiguous acres of land, which at the time of the initial rezoning to establish a PRC District is owned and/or controlled by a single individual or entity. Such planned communities shall be permitted only in accordance with a comprehensive plan, which plan, when approved, shall constitute a part of the adopted comprehensive plan of the County and shall be subject to review and revision from time to time.

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of his planning, design and development.

1. A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.
3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.
4. The provision of cultural, educational, medical, and recreational facilities for all segments of the community.
5. The location of structures to take maximum advantage of the natural and manmade environment.
6. The provision of adequate and well-designed open space for the use of all residents.
7. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.

To these ends, rezoning to and development under this district will be permitted only in accordance with a comprehensive plan and development plan prepared and approved in accordance with the provisions of Article 16.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area; information such as topography, location and size of proposed structures, location of streets, trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code; includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DUI/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		