APPLICATION ACCEPTED: November 30, 2007
PLANNING COMMISION: April 23, 2007
BOARD OF SUPERVISORS: Not Yet Scheduled

County of Fairfax, Virginia

April 9, 2008

STAFF REPORT

PRC APPLICATION PRC 82-C-060

HUNTER MILL DISTRICT

APPLICANT:	Athena Renaissance Reston, LLC
ZONING:	PRC
PARCEL(S):	17-2 (1) 23, 24, 24A
ACREAGE:	22.99 acres
DENSITY:	30.28 du/ac
OPEN SPACE:	40 %
PLAN MAP:	Planned Residential Community, High-Density Residential
PROPOSAL:	To approve the PRC Plan associated with PCA/DPA 82-C-060-02 to construct a 14-story high-rise residential building.

STAFF RECOMMENDATIONS:

Staff recommends approval of PRC 82-C-060, subject to the development conditions set forth in Appendix 1 of the Staff Report.

Staff recommends that the transitional screening be modified along the northern property line (Wainwright Drive) in favor of the existing vegetation as depicted on the PRC Plan.

O:\slin00\PRC Plans\PRC 82-C-060\Staff Report, Development Conditions, Cover\Cover PRC 82-C-060-02.doc

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

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Integrity * Teamwork* Public Service

Staff recommends that the barrier requirement be waived along the northern property line (Wainwright Drive).

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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

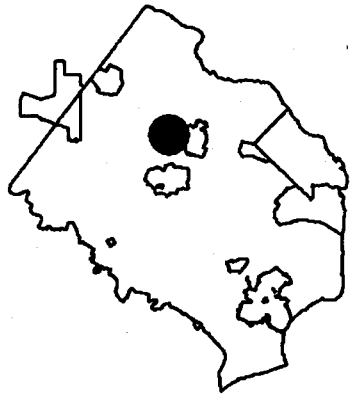
The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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.

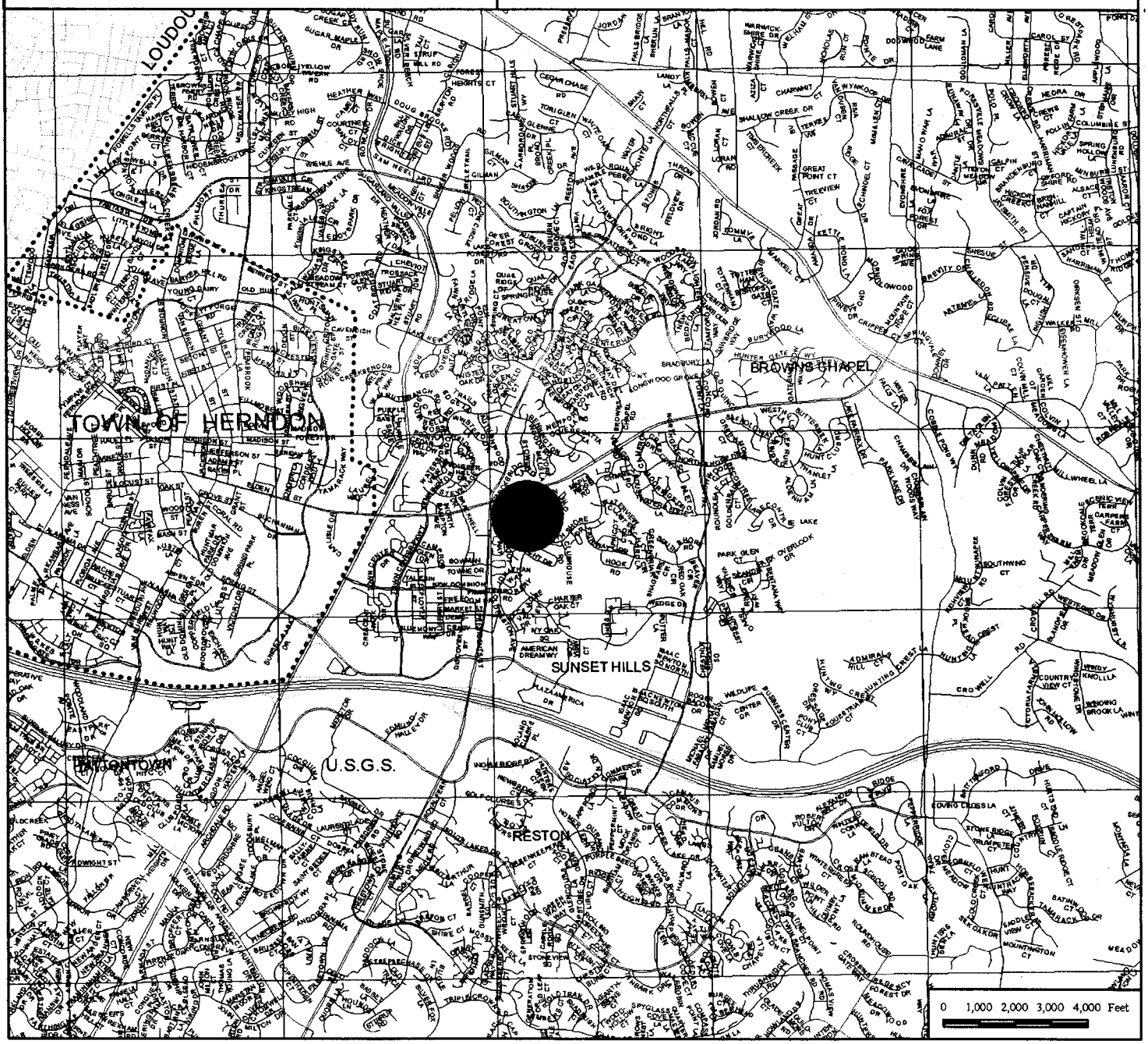
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Planned Residential Community

PRC 82-C-060

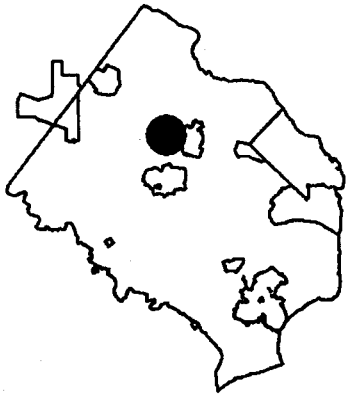


Applicant:	ATHENA RENAISSANCE RESTON LLC AND THE UNIT OWNERS ASSOCIATION OF THE PARCRESTON CONDO
Accepted:	11/30/07
Proposed:	RESIDENTIAL
Area:	23 AC OF LAND; DISTRICT - HUNTER MILL
Zoning Dist Sect:	
Art 8 Group and Use:	
Located:	EAST OF RESTON PARKWAY, NORTH OF TEMPORARY ROAD, WEST OF NORTH SHORE DRIVE, 900 FEET SOUTH OF BARON CAMERON AVENUE
Zoning:	PRC
Overlay Dist:	
Map Ref Num:	017-2- /01/ /0023 /0024 /0024A



Planned Residential Community

PRC 82-C-060



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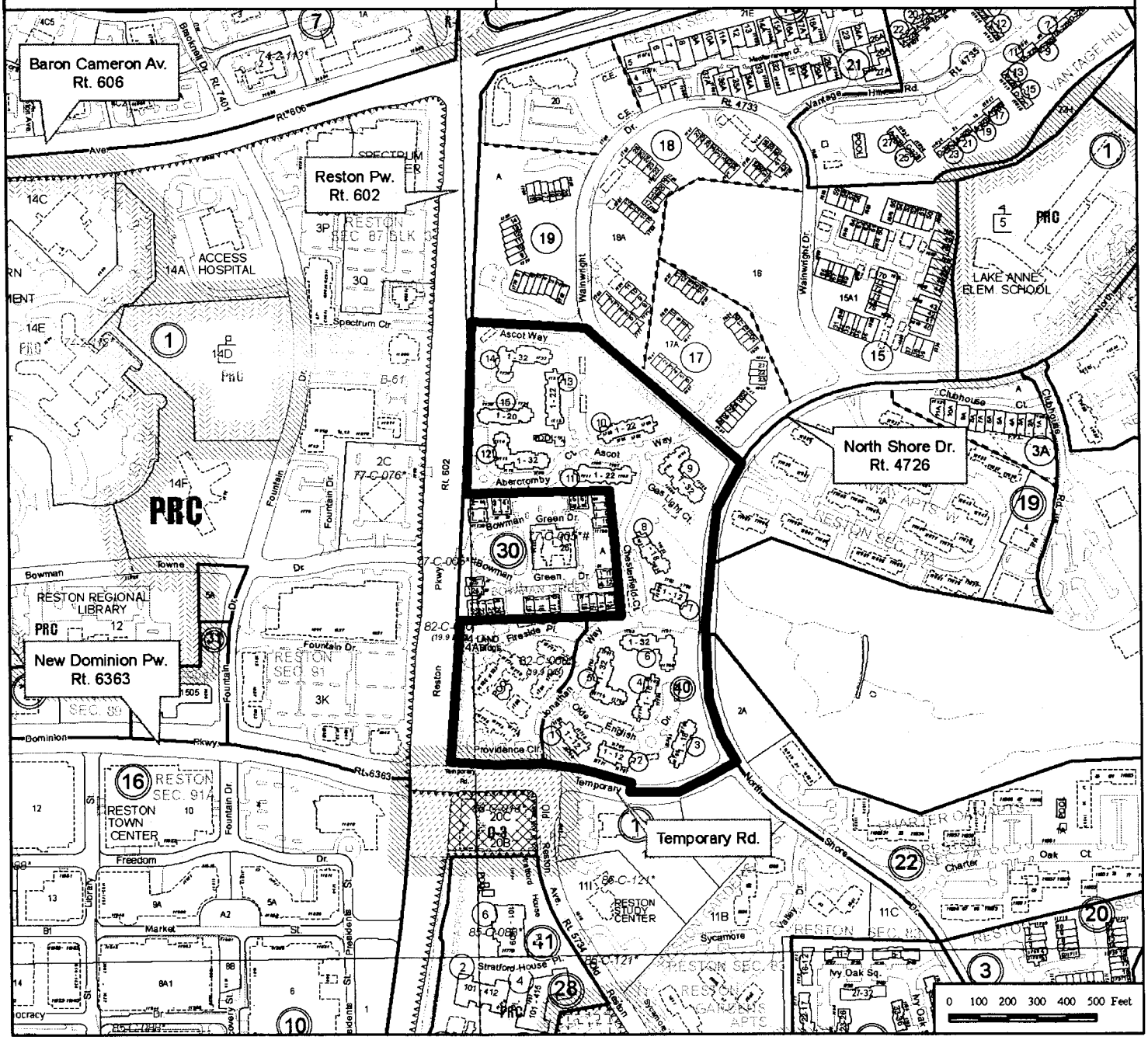
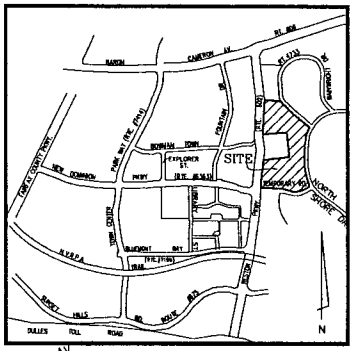
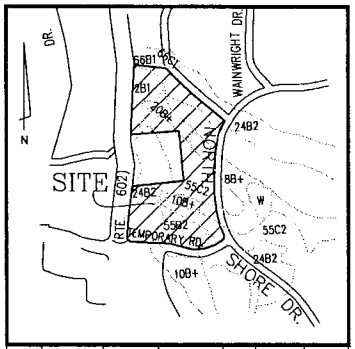


PRC PLAN
FOR
RESTON SECTION 81, BLOCKS 1&2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

VICINITY MAP
SCALE: 1"=2000'



SOILS MAP
SCALE: 1"=1000'



SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	GEOTECHNICAL REPORT REQD
55C2	GLENELG	GOOD	GOOD	GOOD	SEVERE	C
55B2	GLENELG	GOOD	GOOD	GOOD	SEVERE	C
24B2	ELIOAK	GOOD	GOOD	GOOD	SEVERE	C
20B+	MEADOWVILLE	FAIR-B,W	MARGINAL-W	GOOD	MODERATE	B
2B1	CHEWACLA	POOR-F,W,B	POOR-F,W	GOOD	SLIGHT	A
10B+	GLENVILLE	FAIR-B,W	MARGINAL-W	GOOD	MODERATE	B
66B1	LLOYD	GOOD	FAIR-C	GOOD	MODERATE	C
66C1	LLOYD	GOOD	FAIR-C	GOOD	MODERATE	C
8B+	WORSHAM	POOR-B,W,C	POOR-W,C,S	GOOD	SLIGHT	A

OWNER

ATHENA/RENAISSANCE RESTON, LLC
712 5TH AVENUE
8TH FLOOR
NEW YORK, NY 10019

APPLICANTS/ DEVELOPERS

ATHENA/RENAISSANCE RESTON, LLC
11714 PROVIDENCE CIRCLE
UNIT C
RESTON, VA 20190
(703) 707-8204

SHEET INDEX

1. COVER SHEET
2-3. GENERAL NOTES
4. EXISTING CONDITIONS SITE PLAN
5. EXISTING VEGETATION SITE PLAN
6. CONCEPTUAL DEVELOPMENT PLAN
7. DETAILED SITE PLAN
7A. BUILDING ENVELOPE EXHIBIT
8. LANDSCAPING PLAN
9-10. LANDSCAPING DETAILS
11. LANDSCAPE SPECIFICATION AND PLANT LIST
12. CONCEPT SECTION TEMPORARY ROAD
13. RESTON PARKWAY ELEVATION
14. TEMPORARY ROAD ELEVATION
16-17. SWM COMPUTATIONS
17A. BMP DETAILS
18. EXISTING CONCEPT SITE PLAN
19. OPEN SPACE ANALYSIS
20. HEIGHT SECTION STUDY
20A. APPROVED DEVELOPMENT PLAN

No.	DATE	DESCRIPTION	REVISIT APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
11-17-05
11-28-05
12-05-05
12-12-05
12-19-05
12-28-05
01-09-06
01-23-06
02-06-06
02-13-06
02-27-06
03-06-06
03-13-06
03-31-06

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-0000

COMMONWEALTH OF VIRGINIA
MATTHEW R. SHORTSLEEVE
LICENSED PROFESSIONAL ENGINEER

COVER SHEET
RESTON SECTION 81, BLOCKS 1&2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=60' C.I. = 2' DATE: OCT., 2005

SHEET 1 OF 20

FILE No. PRC-1671

M:\Jobs\Reston\81\PRC\Prc Reston Project\1671-cov.dwg, 4/11/2006 8:44:17 AM, sadkerson

Reston: Existing/Proposed Residential Development Potential

Total Units	26,443
Single Family Detached	4,247
Single Family Attached	8,205
Garden	10,475
Elevator	3,516
Acres	6,224

Density calculation

Unit Type	Unit Count	Population Factor		Number of Persons	
		existing	proposed	existing	proposed
Single family detached	4,247	3.5 persons	3.0 persons	14,865	12,741
Single family attached	8,205	3.0 persons	2.7 persons	24,615	22,154
Garden	10,475	2.5 persons	2.1 persons (multiple family)	26,188	21,998
Elevator	3,516	2.0 persons	2.1 persons (multiple family)	7,032	7,384
				72,700	64,227
				Current population	
				11.68	10.33
				persons per acre	

Maximum population calculation
6,224 acres @ 13 person per acre = maximum population of 80,912 persons

Existing	Proposed
80,912 max. pop. – 72,700 current pop.=	80,912 max. pop. – 64,277 current pop.=
8,212 persons of available density;	16,635 persons of available density;
2,346 single family detached units	5,545 single family detached units
or	or
2,737 single family attached units	6,164 single family attached units
or	or
3,284 garden units	3,284 garden units
or	or
4,106 elevator units	7,921 multifamily units

* Sources: Dwelling unit count from Department of Tax Administration data and Plan and Document Control; proposed population factors are from 2005 Fairfax County Demographic Report.

GENERAL NOTES:

1. **Tax Map.** The property delineated on this Planned Residential Community Plan ("PRC") is identified on the Fairfax County Tax Assessment Map #17-2-((1)), Parcel 23,24,24A and those listed on Sheet #3 (the "Property") and consists of approximately 22.98812 acres. The portion of the Property to be redeveloped is approximately 5.675 acres.

2. **Zoning.** The Property is zoned PRC per rezoning case RZ 82-C-060, PCA/DPA-82-C-060-1 and PCA/DPA-82-C-060-2.

3. **Boundary Information.** The boundary information shown hereon is compiled from deeds of records and adjacent information.

4. **Topography.** The topography shown hereon is at a two-foot contour interval, compiled from Air Survey Corp., Feb. 22, 2000.

5. **Magisterial District.** The Property is located in the Hunter Mill District.

6. **Existing Development.** The Property currently is developed with 418 garden-style multifamily residential units, with 182 units in Block 1 and the remaining 236 units in Block 2. The Applicant's redevelopment plans, as detailed hereon, call for the removal of 82 existing garden-style residential units in Block 2 and replacement with 360 high-rise residential units. Upon completion of the redevelopment as set forth hereon, the Property will have approximately 696 multifamily residential units.

7. **Water and Sewer Service.** The County of Fairfax is the public water and sanitary sewer supply agency for this development.

8. **Conformance with Development Plan Amendment.** The Property shall be developed in general conformance with the approved Development Plan, which reflects the character, density and general orientation of the proposed redevelopment. The Applicant reserves the right, at its discretion, to construct rental and/or condominium units on the Property within the building/garage footprints shown hereon.

9. **Minor Modifications.** In accordance with Section 16-203 of the Zoning Ordinance, minor modifications to the size, dimensions, footprints and location of buildings, parking spaces, garages and sidewalks may occur as part of final engineering and design. The building and garage footprints represented hereon are approximate. Building footprints may be increased or decreased and the number of units in each building may be modified, so long as the minimum open space provided in the tabulation is not diminished. Building setbacks shall be provided in accordance with the dimensions shown on the approved Development Plan. The Applicant reserves the right to develop fewer dwelling units than the number represented in the tabulation herein, and to correspondingly reduce the number of parking spaces. The Applicant also reserves the right to substitute surface and/or structured parking for the residential buildings shown hereon.

10. **Modifications for Interior Parking Lot Landscaping and Transitional Screening and Barriers.** This proposed development is in conformance with the Comprehensive Plan and all applicable ordinances, regulations and adopted conditions, with the exception of the following:

· The Applicant requests a modification of the transitional screening and barrier requirements along Wainwright Drive and to substitute the existing conditions.

11. **Parking.** Parking shall be provided in accordance with the tabulations set forth on this PRC Plan. The actual number of parking spaces provided may be adjusted based on actual number of units and/or square footage constructed. The Applicant reserves the right to provide more than the minimum required parking. The Applicant also reserves the right to place on-site parking (a) on the surface of the Property, including parallel spaces along internal private streets and (b) within the footprint areas where the proposed residential buildings and parking structures are to be constructed.

12. **Utilities.** Utility locations shown are approximate. There are no known existing [underground] utility easements of 25' or more in width on the site. Individual utility plans and profiles will be submitted as part of site plan approval.

13. **Phasing of Construction.** Construction of this redevelopment is anticipated to begin during 2006, subject to market and financing conditions and considerations. The Applicant reserves the right, at its discretion, to construct the proposed development in phases, with such potential phases to be determined as part of site plan approval.

14. **Hazardous Substances.** There are no known hazardous or toxic substances on this site. If any substances are found, the methods for disposal shall adhere to County, State or Federal law.

15. **Burial Sites.** There are no known burial sites on the Property.

16. **Amendments to PRC Plan.** If an amendment to this PRC becomes necessary at a later date, the Applicant reserves the right to submit for review and approval by the Planning Commission and Board of Supervisors only that portion of the DPA that is affected by the amendment.

17. The architectural concepts and typical bulk of the proposed structures shall generally be consistent with similar developments in this area.

LANDSCAPING AND ENVIRONMENTAL

18. **Stormwater Management.** Stormwater management for the proposed redevelopment shall be provided on the Property using the existing dry ponds, subject to approval of DPW&ES at the time of site plan approval for the portion of the Property to be redeveloped. Best Management Practices ("BMP") shall be provided in accordance with the Fairfax County Public Facilities Manual ("PFM") and as part of site plan approval. Any modifications to the existing stormwater management and/or BMP facilities necessary to accommodate the proposed redevelopment shall not reduce the amount of open space provided on the Property and shown on the Development Plan. See SWM, BMP and Outfall Narratives on this sheet.

19. **Limits of Disturbance.** The proposed limits of disturbance are noted on the Concept Site Plan and are subject to adjustment at time of final design and engineering.

20. **Erosion and Sediment Control.** The applicant will comply will provide erosion and sediment controls in accordance with the Virginia Erosion and Sediment Control Handbook.

21. **Landscape Plan.** A detailed landscape plan shall be submitted with the PRC and site plans for each phase of development. The Landscape Plan shall be consistent in the quality and quantity of plantings as the Illustrative Landscape Exhibit attached hereto as Sheet 7. Tree cover calculations are provided on sheet #11.

a. Planting details shall be provided and composition of the planting materials and soils used shall be specified where plantings are to be located within or on top of structures. Other methods designed to insure the viability of the proposed plantings shall be specified as requested by Urban Forest Management.

b. All planting sites shall provide at least the minimum planting area for the selected species as specified in the Public Facilities Manual. No structural soils shall be used as part of this development.

c. Trees designated "to be saved" or "to be saved if possible" on the DPA/PRC that die as a result of development impacts shall be replaced with trees of similar type at a rate of 2 to 2.5-inch caliper deciduous trees or 8 to 10-foot high evergreen trees for each tree that declines significantly or does not survive, as required by the Urban Forest Management Division.

22. **Landscape Specifications.** The landscape plan and specifications shall incorporate techniques designed to reduce maintenance requirements; and create a cleaner and healther environment maximizing the levels of social, economic and environmental benefist that can be provided by these resources. Such techniques include but are not limited to reduced turf area, and a diverse selection of natice and noninvasive plants, mulched planting beds incorporating groups and entire rows of trees and other plants reduced need for supplemental watering, and plants selected for resistance to insect and disease pests.

RECREATION FACILITIES AND TRAILS

23. **Pedestrian Circulation Plan.** All new pedestrian connections or facilities shall consist of sidewalks to be constructed pursuant to the standards of the Fairfax County PFM, Section 8000, and 4' to 8' walks/trails. The pedestrian circulation system, including existing and new pedestrian facilities, shall be reflected on the PRC and site plans.

24. **Lighting and Site Features.** Subject to approval by the Reston Association Design Review Board ("RADRB"), the Applicant may provide additional site features, such as entrance signs, gazebos, trellises, lights and/or walls, not represented hereon.

25. **Recreational Facilities.** Recreational facilities for the residential uses, as determined by the Applicant at the time of PRC and site plan approval, shall include some combination of the following:

· Indoor/Outdoor Swimming pool;
· A recreation and/or community center to serve the residents of the proposed development that may include exercise facilities, a business center, meeting room and/or similar facilities as determined by the Applicant; and
· Passive recreation area(s) to be utilized for recreational activities, such as seating areas, formal gardens, picnic areas, etc., as determined by the Applicant.

RESTON COMMUNITY

26. **Reston Planning and Zoning Committee.** The site plan for the portion of the Property to be redeveloped shall be submitted to the Reston Association Planning and Zoning Committee for review and comment prior to site plan approval.

27. **RADRB.** All architectural drawings of buildings, structures, landscaping, lighting, materials, color and signage for the Property shall be submitted to the RADRB for review and approval in accordance with the Reston Residential Covenants.

28. There are no Flood Plain or Drainage studies necessary. There are no problem soils that would require soils report within the proposed construction area on this application. No letters of permission for offsite construction are required for this submission.

SITE TABULATIONS

Existing site area (G.S.A. Sec. 81 Blocks 1&2) 22.98812 AC. (1,001,363 S.F.)
Existing site area subject to redevelopment area is approximately 5.675 AC.

Existing Zone PRC

Proposed Zone PRC

Maximum F. A. R. N/A

Open Space Required N/A

Open Space Provided 400,000 S. F. (40%)
Approximate Open Space Provided within Redevelopment Area 98,881 S. F. (40%)

Ex. Impervious Area 517,554 S.F. (52%)

Prop. Impervious Area 495,531 S.F. (50%)

Maximum Building Height N/A

Proposed Residential Buildings Footprint: Building #1 = 17,875 S.F.
Building #2 = 17,616 S.F.

Proposed Max. Height
Existing Residential Buildings 40'
Proposed Recreation 40' *
Proposed High-Rise Buildings 168' * (Residential + Amenity Space)

Existing Number of Units
Block 1 182 units
Block 2 236 units

Total 418 units

Existing du/ac: 18.19 du/ac.

Proposed Numbers of Units
Block 1 182 existing units remain
Block 2 154 existing units to remain
Block 2 360 elevator-served units

Total 696 units

Proposed du/ac.: 30.28 du/ac.

	PROPOSED USE	LAND AREA ACRES	SQ. FT.
Blocks 1&2	Residential	22.81008	993,608
Other	Dedication	0.17804	7,755
Total		22.98812	1,001,363

*The height and number of floors of buildings may change with final design and engineering, but shall not exceed the maximum height (in feet) listed herein.

PARKING TABULATIONS:

Parking Required: 696 Units @ 1.6 spaces/unit = 1,114 spaces

Parking Provided: a minimum of 1,114 Spaces**

**Handicapped spaces are included and will meet "ADA" requirements. Handicapped spaces will be located with the Final Site Plan.

Loading Spaces Required: 5 spaces maximum

Loading Spaces Required: Loading spaces will be shown with the Final Site Plan.

STORMWATER MANAGEMENT NARRATIVE

STORM WATER MANAGEMENT (SWM) IS PROVIDED FOR THIS DEVELOPMENT BY THREE ONSITE DRY PONDS CONSTRUCTED WITH FAIRFAX COUNTY PLAN #5585-SP-001-1, COMPLETED ON OCTOBER 20, 1986. FOR INFORMATION PURPOSES, SHEETS #10-12 OF THIS PLAN ARE REFERENCED FROM APPROVED PLAN #5585-SP-001-1 TO DEMONSTRATE THAT THE EXISTING FACILITIES SERVES THIS DEVELOPMENT. THE EXISTING DRAINAGE DIVIDES WILL BE MAINTAINED. THIS DEVELOPMENT WILL NOT INCREASE THE IMPERVIOUS AREA OF THE SITE; THEREFORE, NO ADDITIONAL SWM MEASURES WILL BE REQUIRED. A WAIVER OF THE STORMWATER MANAGEMENT REQUIREMENT HAS BEEN PROVIDED ON SHEET 3.

BEST MANAGEMENT PRACTICES NARRATIVE

THIS DEVELOPMENT IS CLASSIFIED AS A REDEVLOPMENT IN ACCORDANCE WITH SECTION 6-400 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL. THUS, THE REQUIRED REDUCTION IN PHOSPHORUS LOADS WILL BE CALCULATED AS FOLLOWS:

$$\% \text{ P REMOVAL} = [1-0.9(C_{pre}/C_{post})] \times 100 = [1-0.9(0.90/0.90)] \times 100 = 10\% \text{ P REMOVAL}$$

INNOVATIVE BMP MEASURES AND LID TECHNIQUES WILL BE UTILIZED TO SATISFY THIS REQUIREMENT. DETAILS AND APPROXIMATE SIZING FOR AN INNOVATIVE BMP HAVE BEEN PROVIDED ON SHEET 17A TO SHOW ADEQUACY. AN APPROXIMATE SIZE AND LOCATION OF AN BIO-RETENTION FILTER HAS BEEN SHOWN ON SHEETS 6&7. THE APPLICANT RESERVES THE RIGHT TO CHANGE THE SPECIFIC TYPE AND QUANTITY OF BMP/LID FACILITIES AT THE TIME OF FINAL SITE PLAN IN CONFORMANCE WITH THE PUBLIC FACILITIES MANUAL.

OUTFALL NARRATIVE

A SMALL PORTION OF THIS SITE (1.9 AC) DRAINS WEST TO EXISTING SWM POND C. RUNOFF IS CONVEYED FROM POND C THROUGH EXISTING CLOSED CONDUIT PIPES THAT CROSS RESTON PARKWAY. THE CLOSED CONDUIT NETWORK CONTINUES TO THE EXISTING TOWN CENTER PARKWAY SWM/BMP FACILITY AND ON TO THE EXISTING RESTON SECTION 43 SWM/BMP FACILITY. THESE TWO EXISTING OFFSITE PONDS WERE DESIGNED TO PROVIDE ADEQUATE OUTFALLS. THE OPEN CHANNEL OUTFALL DOWNSTREAM OF THE EXISTING RESTON SECTION 43 SWM/BMP FACILITY ENTERS THE MAPPED FLOODPLAIN AND REACHES THE POINT WHERE THE TOTAL DRAINAGE AREA EXCEEDS 1 MILE.

THE REMAINING AREA OF THE SITE DRAINS EAST TO EXISTING SWM PONDS A NORTH AND A SOUTH. RUNOFF IS CONVEYED THROUGH EXISTING CLOSED CONDUIT PIPES THAT CROSS NORTH SHORE DRIVE AND OUTFALL TO AN OPEN DRAINAGE CHANNEL THROUGH THE HIDDEN CREEK GOLF COURSE. THE CHANNEL CROSSES THROUGH THE GOLF COURSE, ENTERS THE MAPPED FLOODPLAIN, CROSSES UNDER WIEHLE AVENUE AND ULTIMATELY OUTFALLS INTO EXISTING LAKE FAIRFAX. LAKE FAIRFAX WAS DESIGNED TO PROVIDE AN ADEQUATE OUTFALLS. THE AREA DRAINING TO EXISTING LAKE FAIRFAX EXCEEDS 1 SQUARE MILE.

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE: 11-19-05, 11-17-05, 02-02-06, 04-07-06, 09-01-06, 09-19-06, 10-27-06, 12-18-06, 01-23-07, 02-16-07, 03-07-08

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CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
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ANNANDALE, VIRGINIA 22003 (703) 642-8080

GENERAL NOTES
RESTON SECTION 81, BLOCKS 1&2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: AS NOTED | CI. N/A | DATE: OCT., 2007

SHEET 2 OF 20

FILE No. PRC 1671

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ADJACENT CONDO PROPERTY OWNERS

Name	Address	Tax Map Parcel #
Sepehr Bozorgi	1700 Ascot Way, Unit A, Reston, VA 20190	0172 40100001
Serina Tahmasian	1700 Ascot Way, Unit B, Reston, VA 20190	0172 40100002
James B. Poland Jr.	1700 Ascot Way, Unit C, Reston, VA 20190	0172 40100003
Dino Piscione	1700 Ascot Way, Unit D, Reston, VA 20190	0172 40100004
Ethan R. Zolick	1702 Ascot Way, Unit A, Reston, VA 20190	0172 40100005
Fairfax County Redevelopment and Ho	1702 Ascot Way, Unit B, Reston, VA 20190	0172 40100006
Ajay Gupta	1702 Ascot Way, Unit C, Reston, VA 20190	0172 40100007
Ryan Schwartzberg	1702 Ascot Way, Unit D, Reston, VA 20190	0172 40100008
Terry Smith	1702 Ascot Way, Unit E, Reston, VA 20190	0172 40100009
Cesar Del Aguila	1702 Ascot Way, Unit F, Reston, VA 20190	0172 40100010
Robert W. Keele	1704 Ascot Way, Unit A, Reston, VA 20190	0172 40100011
Seema Bellis	1704 Ascot Way, Unit B, Reston, VA 20190	0172 40100012
Chandra S. Kadam	1704 Ascot Way, Unit C, Reston, VA 20190	0172 40100013
John Sweeney	1704 Ascot Way, Unit D, Reston, VA 20190	0172 40100014
Jill B. Mayers	1704 Ascot Way, Unit E, Reston, VA 20190	0172 40100015
Tara Calint	1704 Ascot Way, Unit F, Reston, VA 20190	0172 40100016
David H. Miller	1706 Ascot Way, Unit A, Reston, VA 20190	0172 40100017
Teresa N. Yung	1706 Ascot Way, Unit B, Reston, VA 20190	0172 40100018
Edmund Wirtenig II	1706 Ascot Way, Unit C, Reston, VA 20190	0172 40100019
Richard Yoon	1706 Ascot Way, Unit D, Reston, VA 20190	0172 40100020
Michael J. Powers	1706 Ascot Way, Unit E, Reston, VA 20190	0172 40100021
Gina Marie Hemlem	1706 Ascot Way, Unit F, Reston, VA 20190	0172 40100022
Athena Renaissance Reston LLC	1705 Ascot Wy, Unit A, Reston, VA 20190	0172 40110001
Amy L. Reyes	1705 Ascot Wy, Unit B, Reston, VA 20190	0172 40110002
Mark Engel	1705 Ascot Wy, Unit C, Reston, VA 20190	0172 40110003
Kamala K. Kolapalli	1705 Ascot Wy, Unit D, Reston, VA 20190	0172 40110004
Meredith K. Anderson	1705 Ascot Wy, Unit E, Reston, VA 20190	0172 40110005
Owner	1705 Ascot Wy, Unit F, Reston, VA 20190	0172 40110006
Caroline Rivers Shell	1707 Ascot Way, Unit A, Reston, VA 20190	0172 40110007
Redevelopment and Housing Authority	1707 Ascot Way, Unit B, Reston, VA 20190	0172 40110008
Bryan Paul Tragesa	1707 Ascot Way, Unit C, Reston, VA 20190	0172 40110009
Shahin Ehtesami	1707 Ascot Way, Unit D, Reston, VA 20190	0172 40110010
Denise S. Mashaim	1707 Ascot Way, Unit E, Reston, VA 20190	0172 40110011
Jennifer C. Baumann	1707 Ascot Way, Unit F, Reston, VA 20190	0172 40110012
Atul Mehta	1709 Ascot Way, Unit A, Reston, VA 20190	0172 40110013
Redevelopment and Housing Authority	1709 Ascot Way, Unit B, Reston, VA 20190	0172 40110014
Tammy Burton	1709 Ascot Way, Unit C, Reston, VA 20190	0172 40110015
Athena Renaissance Reston LLC	1709 Ascot Way, Unit D, Reston, VA 20190	0172 40110016
Athena Renaissance Reston LLC	1709 Ascot Way, Unit E, Reston, VA 20190	0172 40110017
Gang Li	1709 Ascot Way, Unit F, Reston, VA 20190	0172 40110018
Manu Thomas	1711 Ascot Way, Unit A, Reston, VA 20190	0172 40110019
Seyyed Aresh Aghaami	1711 Ascot Way, Unit B, Reston, VA 20190	0172 40110020
Amy K. Stowe	1711 Ascot Way, Unit C, Reston, VA 20190	0172 40110021
Gustavo H. Casa	1711 Ascot Way, Unit D, Reston, VA 20190	0172 40110022
Jack Huang	1708 Abercromby Ct, A, Reston, VA 20190	0172 40120001
Michael B. Burns	1708 Abercromby Ct, B, Reston, VA 20190	0172 40120002
Everett Roxbury	1708 Abercromby Ct, C, Reston, VA 20190	0172 40120003
Osiburum Okesua	1708 Abercromby Ct, D, Reston, VA 20190	0172 40120004
Pookie S. Duhey	1710 Abercromby Ct, A, Reston, VA 20190	0172 40120005
Heather Timme	1710 Abercromby Ct, B, Reston, VA 20190	0172 40120006
Athena Renaissance Reston LLC	1710 Abercromby Ct, C, Reston, VA 20190	0172 40120007
Lora M. Vu	1710 Abercromby Ct, D, Reston, VA 20190	0172 40120008
Mary I. Jochimsen	1710 Abercromby Ct, E, Reston, VA 20190	0172 40120009
David H. Fahning	1710 Abercromby Ct, F, Reston, VA 20190	0172 40120010
Kathleen A. Newell	1710 Abercromby Ct, G, Reston, VA 20190	0172 40120011
Kristen Warren	1710 Abercromby Ct, H, Reston, VA 20190	0172 40120012
Hemant Bundale	1710 Abercromby Ct, I, Reston, VA 20190	0172 40120013
John C. Moore	1710 Abercromby Ct, H, Reston, VA 20190	0172 40120014
Eugene A. Moore III	1710 Abercromby Ct, K, Reston, VA 20190	0172 40120015
Mark H. Head	1710 Abercromby Ct, L, Reston, VA 20190	0172 40120016
Athena Renaissance Reston LLC	1712 Abercromby Ct, A, Reston, VA 20190	0172 40120017
Young L. Kim	1712 Abercromby Ct, B, Reston, VA 20190	0172 40120018
Athena Renaissance Reston LLC	1712 Abercromby Ct, C, Reston, VA 20190	0172 40120019
Delphine Bui	1712 Abercromby Ct, D, Reston, VA 20190	0172 40120020
Rick D. Vannah	1712 Abercromby Ct, E, Reston, VA 20190	0172 40120021
Vasilios Lagakos	1712 Abercromby Ct, F, Reston, VA 20190	0172 40120022
Jose A. Muzo, Trustee	1712 Abercromby Ct, G, Reston, VA 20190	0172 40120023
Nawal Ziza Pascal	1712 Abercromby Ct, H, Reston, VA 20190	0172 40120024
Christopher D. Edmonds	1712 Abercromby Ct, I, Reston, VA 20190	0172 40120025
Sebastian N. Tabita	1712 Abercromby Ct, J, Reston, VA 20190	0172 40120026
Michael J. Fromberg	1712 Abercromby Ct, K, Reston, VA 20190	0172 40120027
Chad Bihmle	1712 Abercromby Ct, L, Reston, VA 20190	0172 40120028
Faisal Syed-Haq	1714 Abercromby Ct, A, Reston, VA 20190	0172 40120029
Jennifer Schwartz	1714 Abercromby Ct, B, Reston, VA 20190	0172 40120030
Craig S. Wright	1714 Abercromby Ct, C, Reston, VA 20190	0172 40120031
Soren W. Bakken	1714 Abercromby Ct, D, Reston, VA 20190	0172 40120032

Name	Address	Tax Map Parcel #
Dawn Huizer	1723 Ascot Way, Unit A, Reston, VA 20190	0172 40140001
Chad Stewart	1723 Ascot Way, Unit B, Reston, VA 20190	0172 40140002
Brian W. Broadfoot	1723 Ascot Way, Unit C, Reston, VA 20190	0172 40140003
Un Hyun Song	1723 Ascot Way, Unit D, Reton, VA 20190	0172 40140004
Christopher Tamlin	1725 Ascot Way, Unit A, Reston VA 20190	0172 40140005
Shaukat Hussain	1725 Ascot Way, Unit B, Reston, VA 20190	0172 40140006
Anthony L. Verdo	1725 Ascot Way, Unit C, Reston, VA 20190	0172 40140007
Khadijah B. Sheriad	1725 Ascot Way, Unit D, Reston, VA 20190	0172 40140008
Gazim Allaj	1725 Ascot Way, Unit E, Reston, VA 20190	0172 40140009
Real R. Thornton	1725 Ascot Way, Unit F, Reston, VA 20190	0172 40140010
Art Schoenwetter	1725 Ascot Way, Unit G, Reston, VA 20190	0172 40140011
Hooman Kazerani	1725 Ascot Way, Unit H, Reston, VA 20190	0172 40140012
Chandraw K. Oliva	1725 Ascot Way, Unit I, Reston, VA 20190	0172 40140013
Mary Joyce Kemper	1725 Ascot Way, Unit J, Reston, VA 20190	0172 40140014
Sheila Robinson	1725 Ascot Way, Unit K, Reston, VA 20190	0172 40140015
Jeffrey Patz	1725 Ascot Way, Unit L, Reston, Va 20190	0172 40140016
Joseph N. Serain	1727 Ascot Way, Unit A, Reston, VA 20190	0172 40140017
Athena Renaissance Reston	1727 Ascot Way, Unit B, Reston, VA 20190	0172 40140018
Christopher J. Hoponick	1727 Ascot Way, Unit C, Reston, VA 20190	0172 40140019
Alfred G. Evuya	1727 Ascot Way, Unit D, Reston, VA 20190	0172 40140020
Hon Man Leong	1727 Ascot Way, Unit E, Reston, VA 20190	0172 40140021
Jose A. Arenayo	1727 Ascot Way, Unit F, Reston, VA 20190	0172 40140022
Meryl A. McGhee	1727 Ascot Way, Unit G, Reston, VA 20190	0172 40140023
Younes Nabati	1727 Ascot Way, Unit H, Reston, VA 20190	0172 40140024
Said Sharif Kalaly	1727 Ascot Way, Unit I, Reston, VA 20190	0172 40140025
Catherine Thompson	1727 Ascot Way, Unit J, Reston, VA 20190	0172 40140026
Sabina Yera	1727 Ascot Way, Unit K, Reston, VA 20190	0172 40140027
Jason Dispenza	1727 Ascot Way, Unit L, Reston, Va 20190	0172 40140028
Carolyn Brent	1729 Ascot Way, Unit A, Reston, VA 20190	0172 40140029
Gazelle Ghorbani	1729 Ascot Way, Unit B, Reston, VA 20190	0172 40140030
Allen Young Pulsifer	1729 Ascot Way, Unit C, Reston, VA 20190	0172 40140031
Edwin S. Smith	1729 Ascot Way, Unit D, Reston, VA 20190	0172 40140032
Cheryl L. Bales	1730 Ascot Way, Unit A, Reston, VA 20190	0172 40150001
Andrew I. Cho	1730 Ascot Way, Unit B, Reston, VA 20190	0172 40150002
Haydee L. Holguera	1730 Ascot Way, Unit C, Reston, VA 20190	0172 40150003
Maurice Batesd	1730 Ascot Way, Unit D, Reston, VA 20190	0172 40150004
Andrew Stieding	1732 Ascot Way, Unit A, Reston, VA 20190	0172 40150005
Mao J. Czira	1732 Ascot Way, Unit B, Reston, VA 20190	0172 40150006
William Baird	1732 Ascot Way, Unit C, Reston, VA 20190	0172 40150007
Fairfax County Redevelopme	1732 Ascot Way, Unit D, Reston, VA 20190	0172 40150008
Juan M. Cortinas-Garcia	1732 Ascot Way, Unit E, Reston, VA 20190	0172 40150009
Anubha Sun	1732 Ascot Way, Unit F, Reston, VA 20190	0172 40150010
Thomas R. Wagner	1732 Ascot Way, Unit G, Reston, VA 20190	0172 40150011
Micah Frazkes	1732 Ascot Way, Unit H, Reston, VA 20190	0172 40150012
Athena Renaissance Reston	1732 Ascot Way, Unit I, Reston, VA 20190	0172 40150013
Brendan N. Walsh	1732 Ascot Way, Unit J, Reston, VA 20190	0172 40150014
Jane S. Krakow	1732 Ascot Way, Unit K, Reston, VA 20190	0172 40150015
Athena Renaissance Reston	1732 Ascot Way, Unit L, Reston, VA 20190	0172 40150016
Shayna L. Robinson	1734 Ascot Way, Unit A, Reston, VA 20190	0172 40150017
Manoj K. Srivastava	1734 Ascot Way, Unit B, Reston, VA 20190	0172 40150018
Christopher Robert Auer	1734 Ascot Way, Unit C, Reston, VA 20190	0172 40150019
Kelsey Stowe Smith	1734 Ascot Way, Unit D, Reston, VA 20190	0172 40150020
Jason M. Brandon	1715 A Ascot Way, Reston, VA 20190	0172 40130001
Michael E. Reyes	1715 Ascot Way, Unit B, Reston, VA 20190	0172 40130002
Wajiha Akhtar	1715 Ascot Way, Unit C, Reston, VA 20190	0172 40130003
Frank D. Otero	1715 D Ascot Way, Reston, VA 20190	0172 40130004
Kathleen C. Goldsmith	1715 E Ascot Way, Reston, VA 20190	0172 40130005
Logan Gerstein	1715 F Ascot Way, Reston, VA 20190	0172 40130006
FCRHA	1717 A Ascot Way, Reston, VA 20190	0172 40130007
Rizwan Ali Khan	1717 Ascot Way, Unit B, Reston, VA 20190	0172 40130008
Athena Renaissance Reston	1717 C Ascot Way, Reston, VA 20190	0172 40130009
Rabia Shah	1717 D Ascot Way, Reston, VA 20190	0172 40130010
Sharene Gupta	1717 E Ascot Way, Reston, VA 20190	0172 40130011
Viola Farhat	1717 F Ascot Way, Reston, VA 20190	0172 40130012
Sanjay Shyam Sonsari	1719 A Ascot Way, Reston, VA 20190	0172 40130013
Luis A. Velasquez	1719 B Ascot Way, Reston, VA 20190	0172 40130014
Parul Shah	1719 Ascot Way, Unit C, Reston, VA 20190	0172 40130015
Clinton Eugene Miller, Jr.	1719 D Ascot Way, Reston, VA 20190	0172 40130016
Sharif Elding Kalaly	1719 Ascot Way, Unit E, Reston, VA 20190	0172 40130017
Cindy Silva	1719 Ascot Way, Unit F, Reston, VA 20190	0172 40130018
FCRHA	1721 Ascot Way, Reston, VA 20190	0172 40130019
Alan L. Goard	1721 B, Ascot Way, Reston, VA 20190	0172 40130020
Azzie Legesse	1721 Ascot Way, Unit C, Reston, VA 20190	0172 40130021
Faro Naveed	1721 D Ascot Way, Reston, VA 20190	0172 40130022

Name	Address	Tax Map Parcel #
Philip J. Amibale	1781 Jonathan Wy, Unit B, Reston, VA 20190	0172 40060001
James L. Flanigan	1781 Jonathan Wy, Unit C, Reston, VA 20190	0172 40060002
David H. Martin	1781 Jonathan Wy, Unit F, Reston, VA 20190	0172 40060003
Bo Yuan	1781 Jonathan Wy, Unit G, Reston, VA 20190	0172 40060004
Owner	1781 Jonathan Wy, Unit J, Reston, VA 20190	0172 40060005
Dallas Asmo Hall	1781 Jonathan Wy, Unit K, Reston, VA 20190	0172 40060006
Dana L. Steinmetz	1783 Jonathan Wy, Unit A, Reston, VA 20190	0172 40060007
Allison M. Ayoub	1783 Jonathan Wy, Unit B, Reston, VA 20190	0172 40060008
Young Hoon Kim	1783 Jonathan Wy, Unit E, Reston, VA 20190	0172 40060009
Cynthia M. Fields	1783 Jonathan Wy, Unit F, Reston, VA 20190	0172 40060010
Michelle M. Cirl	1783 Jonathan Wy, Unit I, Reston, VA 20190	0172 40060011
Cheryl A. Meyer	1783 Jonathan Wy, Unit J, Reston, VA 20190	0172 40060012
Stacey E. Machonis	11700 Olde English Dr. A, Reston, VA 20190	0172 40060013
Carmelita Jordan	11700 Olde English Dr. B, Reston, VA 20190	0172 40060014
Gabrielle S. Tassoni	11700 Olde English Dr. C, Reston, VA 20190	0172 40060015
Patrick J. Hannah	11700 Olde English Dr. D, Reston, VA 20190	0172 40060016
Alice L. Roche	1785 Jonathan Wy, Unit A, Reston, VA 20190	0172 40060017
Sydney A. Gelser	1785 Jonathan Wy, Unit B, Reston, VA 20190	0172 40060018
Kristin L. Hamilton	1785 Jonathan Wy, Unit C, Reston, VA 20190	0172 40060019
Pravir Chandra	1785 Jonathan Wy, Unit D, Reston, VA 20190	0172 40060020
John P. Emmitte II	1781 Jonathan Wy, Reston, VA 20190	0172 40060021
Terence Patrick Gallagher	1781 Jonathan Wy, Unit D, Reston, VA 20190	0172 40060022
Mark A. Malek	1781 Jonathan Wy, Unit E, Reston, VA 20190	0172 40060023
Yiyun Huang	1781 Jonathan Wy, Unit H, Reston, VA 20190	0172 40060024
Amna Zahir	1781 Jonathan Wy, Unit I, Reston, VA 20190	0172 40060025
Stephen Maffeteci	1781 Jonathan Wy, Unit L, Reston, VA 20190	0172 40060026
Christopher K. Schatz	1783 Jonathan Wy, Unit C, Reston, VA 20190	0172 40060027
Richa Thapar	1783 Jonathan Wy, Unit D, Reston, VA 20190	0172 40060028
Ella M. Mehulovich	1783 Jonathan Wy, Unit G, Reston, VA 20190	0172 40060029
Tu A. Hanguyen	1783 Jonathan Wy, Unit H, Reston, VA 20190	0172 40060030
Robert P. Swartz	1783 Jonathan Wy, Unit K, Reston, VA 20190	0172 40060031
Yueyin Zhu	1783 Jonathan Wy, Unit L, Reston, VA 20190	0172 40060032
Peter S. Shoenfeld	11659 Chesterfield Ct. A, Reston, VA 20190	0172 40070001
Aimee Giralton	11659 Chesterfield Ct. B, Reston, VA 20190	0172 40070002
Kimberly Graham	11659 Chesterfield Ct. C, Reston, VA 20190	0172 40070003
Jason Gary Gwenn	11659 Chesterfield Ct. D, Reston, VA 20190	0172 40070004
Vanessa A. Iparraguirre	1780 Jonathan Wy, Unit A, Reston, VA 20190	0172 40070005
Hilda A. Holloway	1780 Jonathan Wy, Unit B, Reston, VA 20190	0172 40070006
Alison E. Cunto	1782 Jonathan Wy, Unit A, Reston, VA 20190	0172 40070007
Ardeshir Amiri	1782 Jonathan Wy, Unit B, Reston, VA 20190	0172 40070008
Saraswathy Ponnuswamy	1782 Jonathan Wy, Unit C, Reston, VA 20190	0172 40070009
Ren Hai Cai	1782 Jonathan Wy, Unit D, Reston, VA 20190	0172 40070010
Kevin Watson	1782 Jonathan Wy, Unit E, Reston, VA 20190	0172 40070011
Cynthia A. London	1782 Jonathan Wy, Unit F, Reston, VA 20190	0172 40070012
Dominick Ciment	11651 Chesterfield Ct. A, Reston, VA 20190	0172 40080001
Jennifer I. Obmascul	11651 Chesterfield Ct. B, Reston, VA 20190	0172 40080002
Gary Leyton Rose, Trustee	11656 Chesterfield Ct., A, Reston, VA 20190	0172 40080003
Sara Lee Steiner	11656 Chesterfield Ct. B, Reston, VA 20190	0172 40080004
Sunil Mallavarapu	11656 Chesterfield Ct. C, Reston, VA 20190	0172 40080005
Ramkishan R. Malkapuri	11655 Chesterfield Ct. D, Reston, VA 20190	0172 40080006
Xiaodong Xue	11655 Chesterfield Ct. E, Reston, VA 20190	0172 40080007
Chun-Ming Lu	11655 Chesterfield Ct. F, Reston, VA 20190	0172 40080008
Daniel Sujay Wang	11655 Chesterfield Ct. G, Reston, VA 20190	0172 40080009
Tom Crannas	11655 Chesterfield Ct. H, Reston, VA 20190	0172 40080010
Chun Hao Chen	11655 Chesterfield Ct. I, Reston, VA 20190	0172 40080011
Ingrid Enzensperger	11655 Chesterfield Ct. J, Reston, VA 20190	0172 40080012
Amy L. Odmer	11655 Chesterfield Ct. K, Reston, VA 20190	0172 40080013
Michael Jeffrey Aloud	11655 Chesterfield Ct. L, Reston, VA 20190	0172 40080014
Ali Kazmi	11657 Chesterfield Ct. A, Reston, VA 20190	0172 40080015
Ahsan Syed Kazmi	11657 Chesterfield Ct. B, Reston, VA 20190	0172 40080016
Reynaldo Pardo	11657 Chesterfield Ct. C, Reston, VA 20190	0172 40080017
Corey L. Bowen	11657 Chesterfield Ct. D, Reston, VA 20190	0172 40080018
Deborah W. Parsons	1701 Ascot Way, Unit A, Reston, VA 20190	0172 40090001
Rachel A. Montero	1701 Ascot Way, Unit B, Reston, VA 20190	0172 40090002
Vincent Ford	1701 Ascot Way, Unit C, Reston, VA 20190	0172 40090003
Shaunique R. Gore	1701 Ascot Way, Unit D, Reston, VA 20190	0172 40090004
Eleanore Burgess	1703 Ascot Way, Unit A, Reston, VA 20190	0172 40090005
Mark D. Taczak	1703 Ascot Way, Unit B, Reston, VA 20190	0172 40090006
Duyen Nguyen	1703 Ascot Way, Unit C, Reston, VA 20190	0172 40090007
James Hottle	1703 Ascot Way, Unit D, Reston, VA 20190	0172 40090008
Michael Mosenkis	1703 Ascot Way, Unit E, Reston, VA 20190	0172 40090009
Zhaoyu Guo	1703 Ascot Way, Unit F, Reston, VA 20190	0172 40090010
Peter Phaneth Outlaw	1703 Ascot Way, Unit G, Reston, VA 20190	0172 40090011
Narayana Surya Ebagu	1703 Ascot Way, Unit H, Reston, VA 20190	0172 40090012
Athena Renaissance Reston	1703 Ascot Way, Unit I, Reston, VA 20190	0172 40090013
Luke M. Bosek	1703 Ascot Way, Unit J, Reston, VA 20190	0172 40090014
Thinh V. Pham	1703 Ascot Way, Unit K, Reston, VA 20190	0172 40090015
Yi Chun Cheng	1703 Ascot Way, Unit L, Reston, VA 20190	0172 40090016
Jose L. Rincon	11653 Gas Light Ct, Unit A, Reston, VA 20190	0172 40090017
Afshin Samimi	11653 Gas Light Ct, Unit B, Reston, VA 20190	0172 40090018
Niall D. Bridgeman	11653 Gas Light Ct, Unit C, Reston, VA 20190	0172 40090019
Eric Leeds	11653 Gas Light Ct, Unit D, Reston, VA 20190	0172 40090020
Suzanne K. McNamara	11653 Gas Light Ct, Unit E, Reston, VA 20190	0172 40090021
Brodley James Mueller	11653 Gas Light Ct, Unit F, Reston, VA 20190	0172 40090022
Elizabeth B. Mantalvano	11653 Gas Light Ct, Unit G, Reston, VA 20190	0172 40090023
Jua Wang	11653 Gas Light Ct, Unit H, Reston, VA 20190	0172 40090024
Sumeet J. Buckley	11653 Gas Light Ct, Unit I, Reston, VA 20190	0172 40090025
Kaur Ramandi	11653 Gas Light Ct, Unit J, Reston, VA 20190	0172 40090026
Camilan Glade	11653 Gas Light Ct, Unit K, Reston, VA 20190	0172 40090027
Eun Ah Kim	11653 Gas Light Ct, Unit L, Reston, VA 20190	0172 40090028
Carolyn Parker	11655 Gas Light Ct, Unit A, Reston, VA 20190	0172 40090029
Judo Baker	11655 Gas Light Ct, Unit B, Reston, VA 20190	0172 40090030
Margaret A. Frantz	11655 Gas Light Ct, Unit C, Reston, VA 20190	0172 40090031
Barbara Brown	11655 Gas Light Ct, Unit D, Reston, VA 20190	0172 40090032

Name	Address	Tax Map Parcel #
Redevelopment and Housing Authority	1799 Jonathan Wy, Unit A, Reston, VA 20190	0172 40010001
Jason Fisher	1799 Jonathan Wy, Unit C, Reston, VA 20190	0172 40010002
Robert W. Schwartz	1799 Jonathan Wy, Unit D, Reston, VA 20190	0172 40010003
Athena Renaissance Reston LLC	1799 Jonathan Wy, Unit B, Reston, VA 20190	0172 40010004
Redevelopment and Housing	11718 Olde English Dr A, Reston, VA 20190	0172 40010005
Tara L. Walther	11718 Olde English Dr B, Reston, VA 20190	0172 40010006
Athena Renaissance Reston LLC	11715 Olde English Dr A, Reston, VA 20190	0172 40010007
Redevelopment and Housing	11715 Olde English Dr. B, Reston, VA 20190	0172 40010008
Elaine Yuson	11715 Olde English Dr. C, Reston, VA 20190	0172 40010009
Adele H. Warner	11715 Olde English Dr. D, Reston, VA 20190	0172 40010010
Quoc Huynh Bao Nguyen	11715 Olde English Dr. E, Reston, VA 20190	0172 40010011
Marie-Antoinette Barnes	11715 Olde English Dr. F, Reston, VA 20190	0172 40010012
Ekkehard Oktay	11707 Olde English Dr. A, Reston, VA 20190	0172 40020001
Frankie E. D. Putman	11707 Olde English Dr. B, Reston, VA 20190	0172 40020002
Ashok Kumar Shegi	11707 Olde English Dr. C, Reston, VA 20190	0172 40020003
Eva K. Bosok	11707 Olde English Dr. D, Reston, VA 20190	0172 40020004
William J. Duffy	11709 Olde English Dr. A, Reston, VA 20190	0172 40020005
Prabhakar Prabhu Rao Badiula	11709 Olde English Dr. B, Reston, VA 20190	0172 40020006
Patricia A. Habel	11709 Olde English Dr. C, Reston, VA 20190	0172 40020007
Nolan M. Berkeli	11709 Olde English Dr. D, Reston, VA 20190	0172 40020008
Michael B. Maughan	11709 Olde English Dr. E, Reston, VA 20190	0172 40020009
John K. Vieatherspoon	11709 Olde English Dr. F, Reston, VA 20190	0172 40020010
Andrew Sterling	11711 Olde English Dr. A, Reston, VA 20190	0172 40020011
Yang Jiao	11711 Olde English Dr. B, Reston, VA 20190	0172 40020012
Elizabeth Borchers	11701 Olde English Dr. A, Reston, VA 20190	0172 40030001
Lenore Sarasin	11701 Olde English Dr. B, Reston, VA 20190	0172 40030002
John W. Webber	11701 Olde English Dr. C, Reston, VA 20190	0172 40030003
Gopala Kondury	11701 Olde English Dr. D, Reston, VA 20190	0172 40030004
Paolo Quiroga-Olson	11703 Olde English Dr. A, Reston, VA 20190	0172 40030005
Johnny Chung	11703 Olde English Dr. B, Reston, VA 20190	0172 40030006
Christopher O. Winslow	11703 Olde English Dr. C, Reston, VA 20190	0172 40030007
Usha Chaudhary	11703 Olde English Dr. D, Reston, VA 20190	0172 40030008
Andrew L. Sanders	11703 Olde English Dr. E, Reston, VA 20190	0172 40030009
Suzan Cengiz	11703 Olde English Dr. F, Reston, VA 20190	0172 40030010
Patricia J. Lee	11703 Olde English Dr. G, Reston, VA 20190	0172 40030011
Caitlin Donovan	11703 Olde English Dr. H, Reston, VA 20190	0172 40030012
Susan Cee	11703 Olde English Dr. I, Reston, VA 20190	0172 40030013
Baba Jali	11703 Olde English Dr. J, Reston, VA 20190	0172 40030014
Terry Joshua Davidson	11703 Olde English Dr. K, Reston, VA 20190	0172 40030015
Harry Nelson	11703 Olde English Dr. L, Reston, VA 20190	0172 40030016
Robert J. Greig	11705 Olde English Dr. A, Reston, VA 20190	0172 40030017
Erin Watson	11705 Olde English Dr. B, Reston, VA 20190	0172 40030018
Tariq F. Bonnnas	11702 Olde English Dr. A, Reston, VA 20190	0172 40040001
Arturo Gurlen	11702 Olde English Dr. B, Reston, VA 20190	0172 40040002
Redevelopment and Housing	11704 Olde English Dr. A, Reston, VA 20190	0172 40040003
Crystal E. Smythe	11704 Olde English Dr. B, Reston, VA 20190	0172 40040004
Daniel J. O'Connell	11704 Olde English Dr. C, Reston, VA 20190	0172 40040005
Ashley Frazier	11704 Olde English Dr. D, Reston, VA 20190	0172 40040006
Lu Yan	11704 Olde English Dr. E, Reston, VA 20190	0172 40040007
Bing Gu	11704 Olde English Dr. F, Reston, VA 20190	0172 40040008
Tara Elizabeth Goorin	11704 Olde English Dr. G, Reston, VA 20190	0172 40040009
Hua He	11704 Olde English Dr. H, Reston, VA 20190	0172 40040010
Tristan M. North	11704 Olde English Dr. I, Reston, VA 20190	0172 40040011
Justin W. McCarthy	11704 Olde English Dr. J, Reston, VA 20190	0172 40040012
Geoffrey F. Hunter	11704 Olde English Dr. K, Reston, VA 20190	0172 40040013
Janice L. Lewis	11704 Olde English Dr. L, Reston, VA 20190	0172 40040014
Nitin R. Remtell	11706 Olde English Dr. A, Reston, VA 20190	0172 40040015
Girish Sethi	11706 Olde English Dr. B, Reston, VA 20190	0172 40040016
Serhat Cengiz	11706 Olde English Dr. C, Reston, VA 20190	0172 40040017
Phillip Marengelis	11706 Olde English Dr. D, Reston, VA 20190	0172 40040018
Gordon Haddad	11710 Olde English Dr. A, Reston, VA 20190	0172 40050001
Ursula Russell Trustee	11710 Olde English Dr. D, Reston, VA 20190	0172 40050002
Kevin M. Cook	11710 Olde English Dr. E, Reston, VA 20190	0172 40050003
Lynn C. Grant	11710 Olde English Dr. H, Reston, VA 20190	0172 40050004
Ann L. McCartan	11710 Olde English Dr. I, Reston, VA 20190	0172 40050005
Miguel A. Perez	11710 Olde English Dr. L, Reston, VA 20190	0172 40050006
David M. Vinstad	1793 Jonathan Wy, Unit A, Reston, VA 20190	0172 40050007
Nelson Benitez	1793 Jonathan Wy, Unit B, Reston, VA 20190	0172 40050008
Christine M. Meister	1793 Jonathan Wy, Unit E, Reston, VA 20190	0172 40050009
Wayne E. Smith	1793 Jonathan Wy, Unit F, Reston, VA 20190	0172 40050010
Venkata S. Alluru	1793 Jonathan Wy, Unit I, Reston, VA 20190	0172 40050011
Jennifer L. Rose	1793 Jonathan Wy, Unit J, Reston, VA 20190	0172 40050012
Brian O'Neil	11708 Olde English Dr. A, Reston, VA 20190	0172 40050013
Nicholas J. Hartigan	11708 Olde English Dr. B, Reston, VA 20190	0172 40050014
Robert E. Clark	11708 Olde English Dr. C, Reston, VA 20190	0172 40050015
Eric D. Hooper	11708 Olde English Dr. D, Reston, VA 20190	0172 40050016
Darel R. Lowe	1791 Jonathan Wy, Unit A, Reston, VA 20190	0172 40050017
Betty R. Rojas	1791 Jonathan Wy, Unit B, Reston, VA 20190	0172 40050018
Nicholas Thomas	1791 Jonathan Wy, Unit C, Reston, VA 20190	0172 40050019
Suja John	1791 Jonathan Wy, Unit D, Reston, VA 20190	0172 40050020
Jeffrey F. Kinsey	11710 Olde English Dr. B, Reston, VA 20190	0172 40050021
Rawel G. Yunus	11710 Olde English Dr. C, Reston, VA 20190	0172 40050022
Caroline A. Malek	11710 Olde English Dr. F, Reston, VA 20190	0172 40050023
Ashish Jain	11710 Olde English Dr. G, Reston, VA 20190	0172 40050024
Jay E. Wang	11710 Olde English Dr. J, Reston, VA 20190	0172 40050025
Ravindra Nere	11710 Olde English Dr. K, Reston, VA 20190	0172 40050026
Suzanne M. Boccia	1793 Jonathan Wy, Unit C, Reston, VA 20190	0172 40050027
Layla Mad Ghalamber	1793 Jonathan Wy, Unit D, Reston, VA 20190	0172 40050028
Michael Chevalier	1793 Jonathan Wy, Unit G, Reston, VA 20190	0172 40050029
Hai Hai Aung	1793 Jonathan Wy, Unit H, Reston, VA 20190	0172 40050030
Wesley C. Kelly	1793 Jonathan Wy, Unit K, Reston, VA 20190	0172 40050031
Brian J. Earp	1793 Jonathan Wy, Unit L, Reston, VA 20190	0172 40050032

Urban Engineering & Associates, Inc.

7712 LITTLE RIVER TPKE.
ANNANDALE, VIRGINIA 22003

Telephone: (703) 642-8080
Facsimile: (703) 642-8251

J. EDGAR SEARS, JR., P.E., C.L.S., R.L.A., Principal
BARRY E. SMITH, P.E., Principal
ERIC E. SIEGEL, P.E., Principal
DAVID T. McELHANEY, P.E., Principal
JEFFREY L. ORTENZIO, P.E., Principal
PHILLIP A. BLEVINS, C.L.S., Associate
BRIAN A. STARR, P.E., Associate

DESCRIPTION OF SECTION 81, BLOCKS 1 and 2, RESTON
DEED BOOK 5925 PAGE 1689
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA.

Beginning at a point on the easterly right-of-way line of Reston Avenue (Route 602) said point being the southwesterly corner of Section IA, Block 19, Reston; thence with the southerly line of Section IA, Block 19

South 84° 02' 54" East 396.57 feet to a point on the southerly right-of-way line of Wainwright Drive (Route 4733); thence with the southerly right-of-way line of Wainwright Drive, the westerly right-of-way line of North Shore Drive (Route 4726) and the northerly right-of-way line of proposed Temporary Road, the following courses and distances:

with the arc of a curve to the left whose radius is 250.00 feet and whose chord bearing and chord are South 37° 36' 39" East 94.18 feet respectively, an arc distance of 94.75 feet to a point; thence

South 48° 28' 05" East 569.67 feet to a point; thence

with the arc of a curve to the right whose radius is 25.00 feet and whose chord bearing and chord are South 8° 50' 20" East 31.89 feet respectively, an arc distance of 34.58 feet to a point; thence

with the arc of a curve to the left whose radius is 685.01 feet and whose chord bearing and chord are South 16° 35' 12" West 336.12 feet respectively, an arc distance of 339.59 feet to a point; thence

South 2° 23' 07" West 340.00 feet to a point; thence

with the arc of a curve to the left whose radius is 660.00 feet and whose chord bearing and chord are South 12° 12' 30" East 332.60 feet respectively, an arc distance of 336.22 feet to a point; thence

Page 1 of 3

with the arc of a curve to the right whose radius is 25.00 feet and whose chord bearing and chord are South 15° 55' 00" West 33.90 feet respectively, an arc distance of 37.28 feet to a point; thence

South 58° 35' 33" West 49.81 feet to a point; thence

with the arc of a curve to the right whose radius is 380.00 feet and whose chord bearing and chord are South 81° 24' 51" West 294.78 feet respectively, an arc distance of 302.72 feet to a point; thence

North 75° 45' 53" West 72.47 feet to a point; thence

with the arc of a curve to the left whose radius is 827.56 feet and whose chord bearing and chord are North 83° 15' 52" West 216.04 feet respectively, an arc distance of 216.65 feet to a point; thence

South 89° 14' 08" West 33.17 feet to a point; thence

North 83° 55' 17" West 100.72 feet to a point; thence

South 89° 14' 08" West 115.31 feet to a point; thence

with the arc of a curve to the right whose radius is 40.00 feet and whose chord bearing and chord are North 44° 08' 14" West 58.15 feet respectively, an arc distance of 65.10 feet to a point on the easterly right-of-way line of Reston Avenue; thence with the easterly right-of-way lines of Reston Avenue

with the arc of a curve to the left whose radius is 10,529.00 feet and whose chord bearing and chord are North 02° 06' 27" East 140.50 feet respectively, an arc distance of 140.50 feet to a point; thence

North 02° 50' 31" East 56.30 feet to a point; thence

North 03° 01' 36" East 90.14 feet to a point; thence

with the arc of a curve to the left whose radius is 10,541.00 feet and whose chord bearing and chord are North 00° 55' 06" East 5.11 feet respectively, an arc distance of 5.11 feet to a point; thence

with the arc of a curve to the right whose radius is 10,459.00 feet and whose chord bearing and chord are North 01° 23' 10" East 177.92 feet respectively, an arc distance of 177.92 feet to a point, said point being the southwest corner of Section 81A, Reston; thence with Section 81A the following courses and distances:

Page 2 of 3

North 86° 36' 22" East 356.54 feet to a point; thence

North 03° 23' 38" West 423.50 feet to a point; thence

South 86° 36' 22" West 513.75 feet to a point on the easterly right-of-way line of Reston Avenue; thence with the easterly right-of-way line of Reston Avenue

North 02° 50' 31" East 627.46 feet to the point of beginning, containing 22.98812 acres more or less.

Page 3 of 3

STORMWATER MANAGEMENT WAIVER

APR-18-2005 13:36 DPWES/EFRD 703 324 8359 P.02

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

August 19, 1988

Telephone (703) 246-2746

21-88

TO: All Architects, Builders, Developers, Engineers and Surveyors Practicing in Fairfax County

SUBJECT: Abbreviated Stormwater Detention Waiver Procedure; Article 6, Part 3 of the Public Facilities Manual

Purpose

To eliminate a formal application for waiver of stormwater detention facility requirements where there is no effect in post development stormwater runoff.

Background/Issue

Section 6-0301, Paragraph 3 of the Public Facilities Manual permits the waiver of stormwater detention facility requirements by the Director of Environmental Management in instances where there is either a decrease or no increase in post development stormwater runoff.

Implementation

Effective October 1, 1988, the Director of Environmental Management may waive detention requirements according to Paragraph 3, Section 6-0301 without a formal application for waiver. However, as evidenced by a detailed drainage analysis, conducted by a consulting engineer, the plan must contain a statement that there is either a decrease or no increase in stormwater runoff. Additionally, the statement must reference that there would be no adverse downstream effects after development.

This procedure does not relieve the applicant from pro rata share payments for off-site drainage improvements or from Best Management Practices as may be required.

Sincerely,

C. G. Cooper, Director
Department of Environmental Management
The Fairfax Building - 8th Floor
10555 Main Street
Fairfax, Virginia 22030

CGC/plb/1424/653

United States Constitution Bicentennial

TOTAL P.02

GENERAL NOTES
RESTON SECTION 81, BLOCKS 1&2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED | CI. N/A | DATE: OCT, 2005

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

PLAN DATE: 03-03-05, 09-01-06, 09-19-06, 01-22-07, 02-16-07, 03-07-08

NO.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SHEET 3 OF 20

FILE No. PRC 1671

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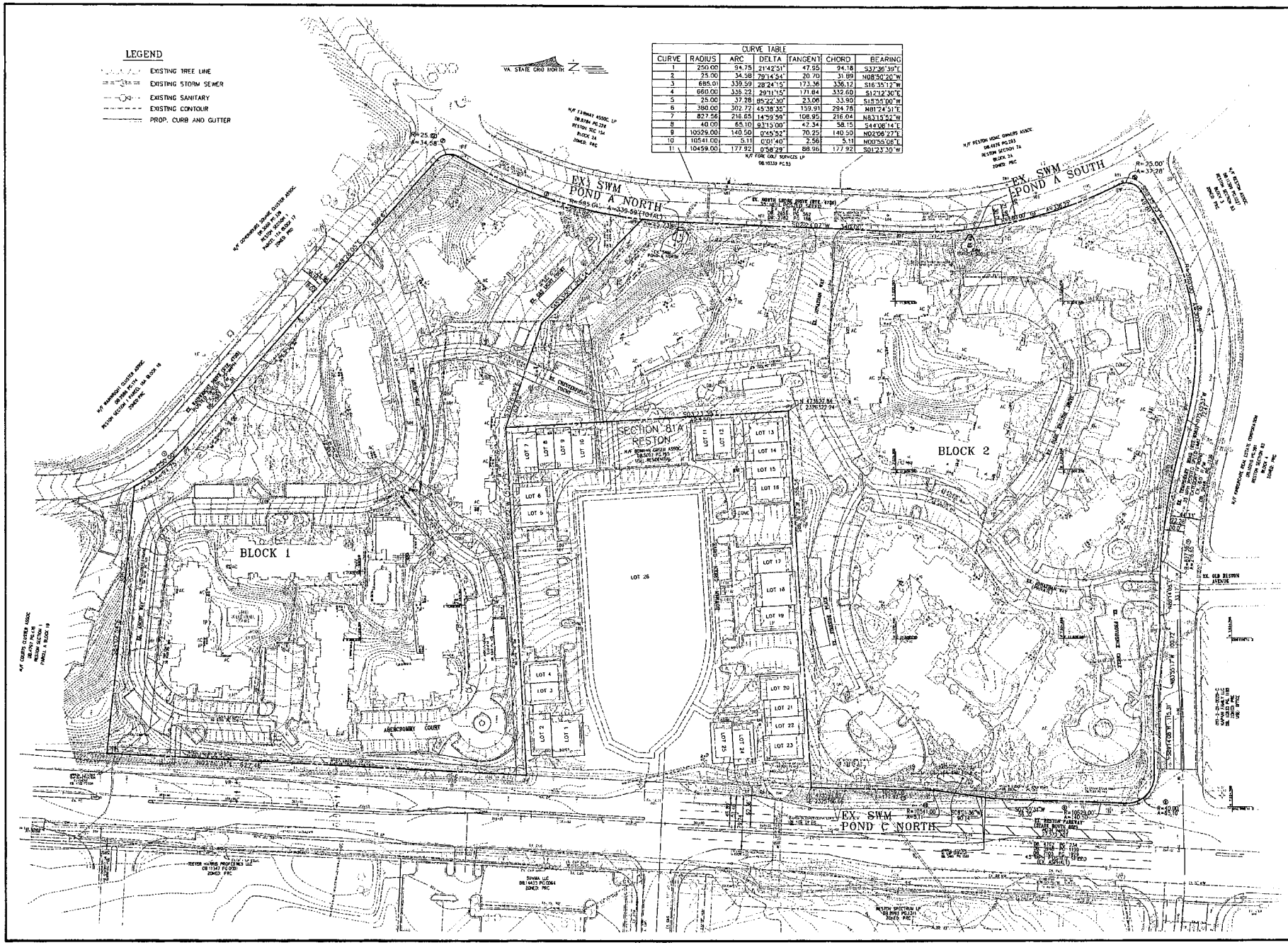

CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
1	250.00	94.75	21°42'51"	47.95	94.18	S37°36'39"E
2	25.00	34.98	79°14'34"	20.70	31.99	N08°50'20"W
3	685.01	339.59	28°24'15"	173.36	336.12	S16°35'12"W
4	660.00	335.22	29°11'15"	171.64	332.60	S12°12'30"E
5	25.00	37.28	85°22'30"	23.06	33.90	S15°55'00"W
6	380.00	302.72	45°38'35"	159.91	294.78	N81°24'51"E
7	827.56	216.65	14°59'59"	108.95	216.04	N83°15'52"W
8	40.00	65.10	93°15'00"	47.34	58.15	S44°08'14"E
9	10529.00	140.50	0°45'52"	70.25	140.50	N02°06'27"E
10	10541.00	5.11	0°01'40"	2.56	5.11	N00°55'08"E
11	10459.00	177.92	0°58'29"	88.96	177.92	S01°23'30"W

No.	DATE	DESCRIPTION	REVISION APPROVED BY DIVISION OF DESIGN REVIEW	DATE

PLAN DATE
10-21-05
02-06-06
05-08-06
11-14-06
12-21-06
11-06-07
03-07-08

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ANNANDALE, VIRGINIA 22003 (703) 642-8080

EXISTING CONDITIONS SITE PLAN
RESTON SECTION 81, BLOCKS 1&2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=60' CI. N/A DATE: OCT. 2005

SHEET 4 OF 20

FILE No. PRC-1671

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EXISTING VEGITATION SITE PLAN
RESTON SECTION 81, BLOCK 2
ParkResion
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=60'
CL N/A
DATE: OCT., 2005
SHEET 5 OF 20
PBLB No. PRC-1671
URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8060
PLAN DATE
REVISION APPROVED BY DIVISION OF DESIGN REVIEW
SECTION 81A
LEGEND
GRASS AREA
TREE COVER
COVER TYPE SUMMARY TABLE
TOTAL SITE ACREAGE
22.98

LEGEND

- EXISTING TREE LINE
- LIMITS OF DISTURBANCE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROP. CURB AND GUTTER
- PROP. CURB AND GUTTER
- CG-6 CG-6R SPILL AND TRANSITION CURB AND GUTTER
- EXISTING TREE TO BE SAVED
- EXISTING TREE TO BE SAVED IF POSSIBLE
- EXISTING TREE TO BE REMOVED FROM THE EXISTING STORM DRAIN EASEMENTS

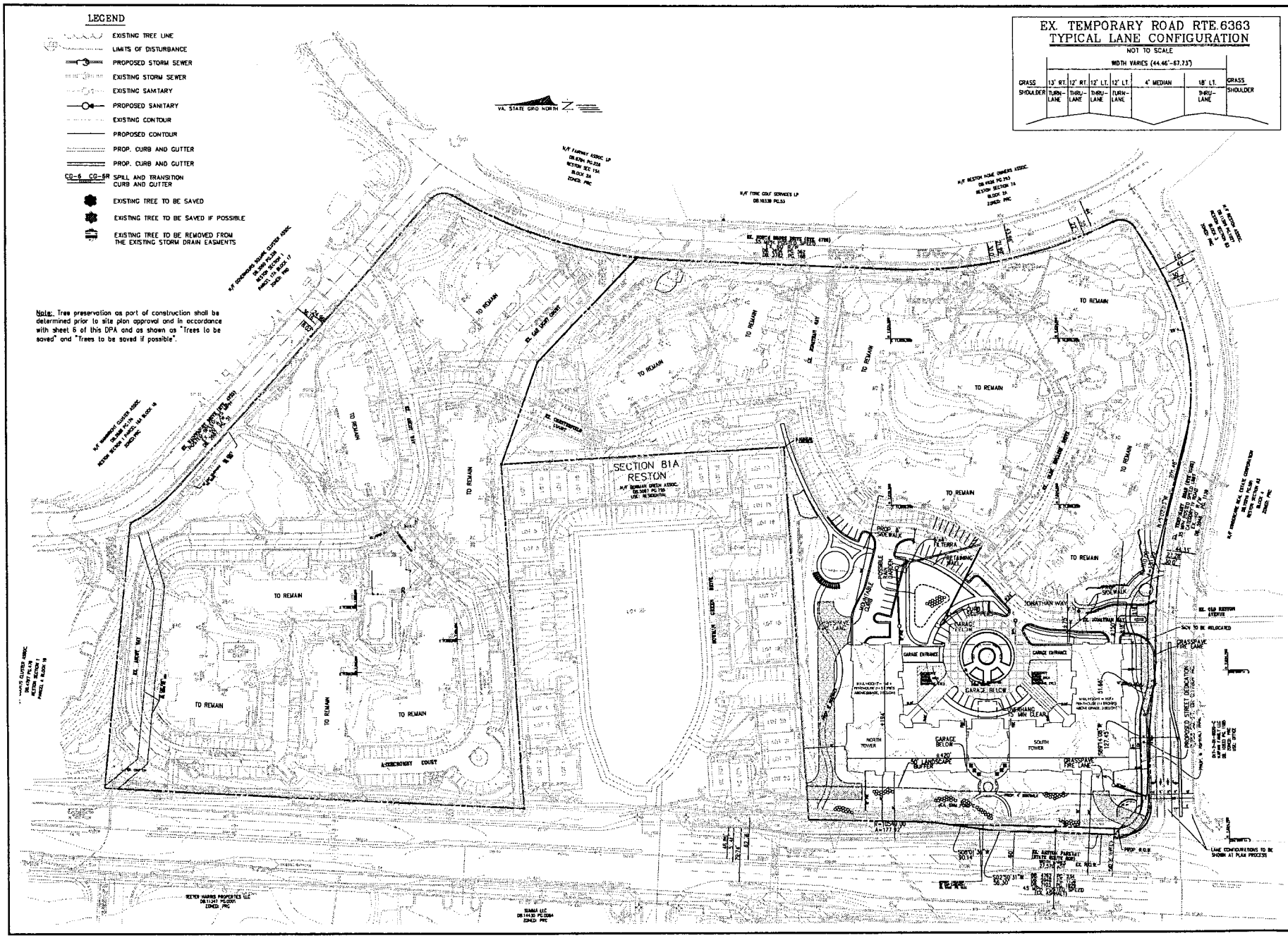
Note: Tree preservation as part of construction shall be determined prior to site plan approval and in accordance with sheet 6 of this DPA and as shown as "Trees to be saved" and "Trees to be saved if possible".

EX. TEMPORARY ROAD RTE.6363 TYPICAL LANE CONFIGURATION

NOT TO SCALE

WIDTH VARIES (44.46'-67.73')

GRASS SHOULDER	13' RT. TURN-LANE	12' RT. THRU-LANE	12' LT. THRU-LANE	12' LT. TURN-LANE	4' MEDIAN	18' LT. THRU-LANE	GRASS SHOULDER



No.	DATE	DESCRIPTION	REVISIT APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

PLAN DATE

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STATE OF VIRGINIA
CHRISTOPHER E. SCHUTTENHELM
LICENSED PROFESSIONAL ENGINEER

CONCEPTUAL DEVELOPMENT PLAN
RESTON SECTION 81, BLOCKS 1&2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=60' C.I. N/A DATE: OCT. 2005

SHEET 6 OF 20

FILE No. PRC-1671

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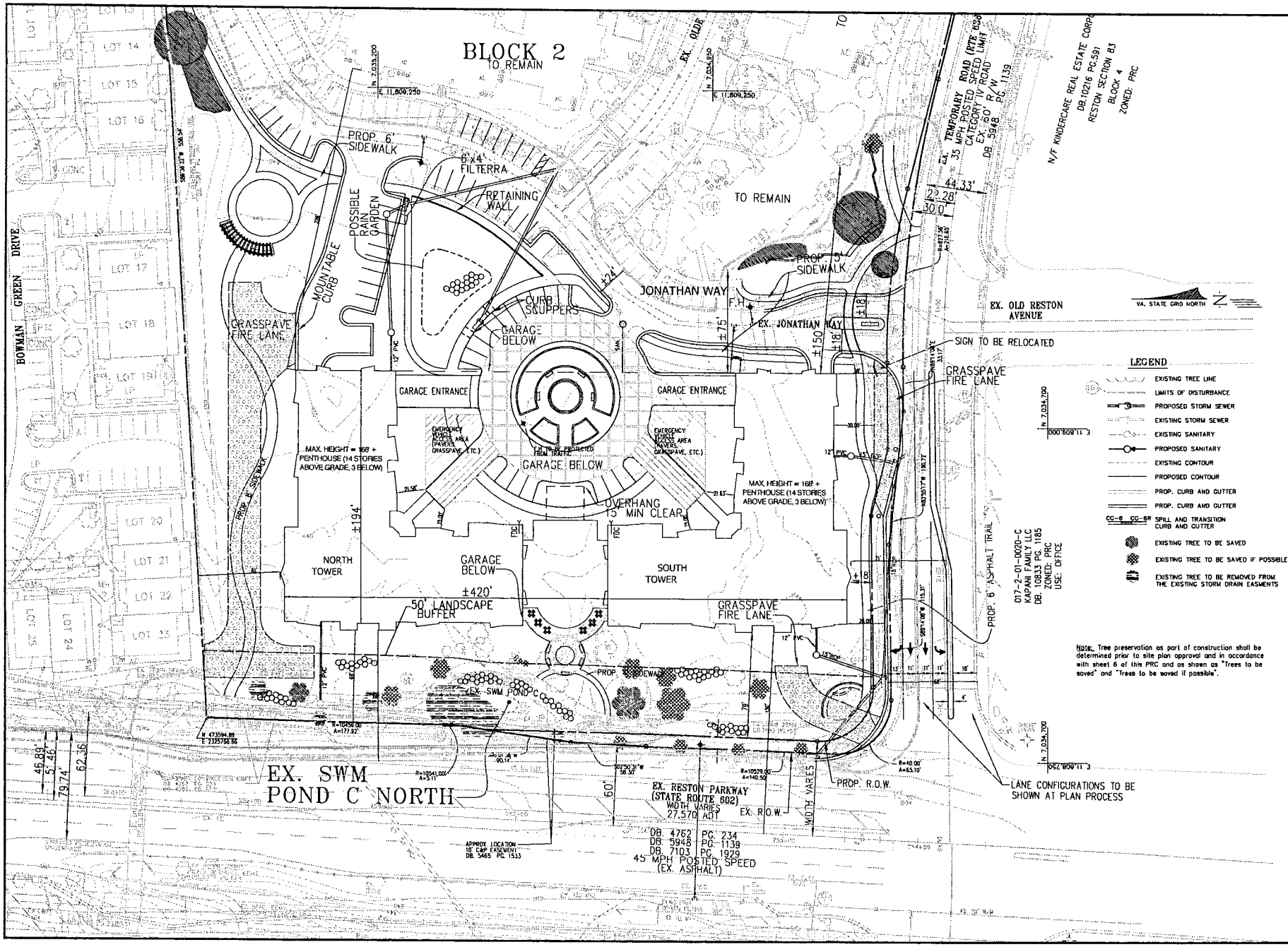

No.	DATE	DESCRIPTION	REVISED	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE

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CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
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ANNANDALE, VIRGINIA 22003 (703) 642-8080

DETAILED SITE AND LANDSCAPING PLAN
RESTON SECTION 81, BLOCKS 1&2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=30' CL. N/A DATE: OCT., 2005

SHEET 7 OF 20

FILE No. PRC-1671

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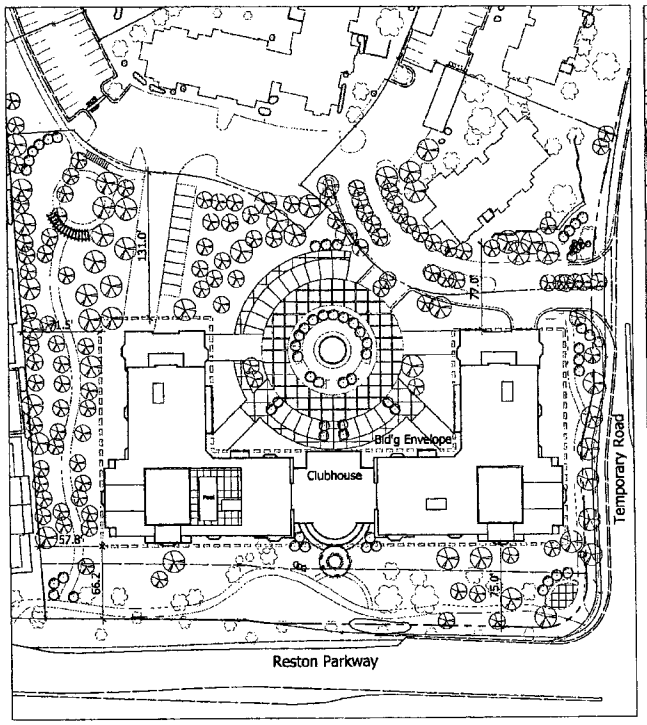
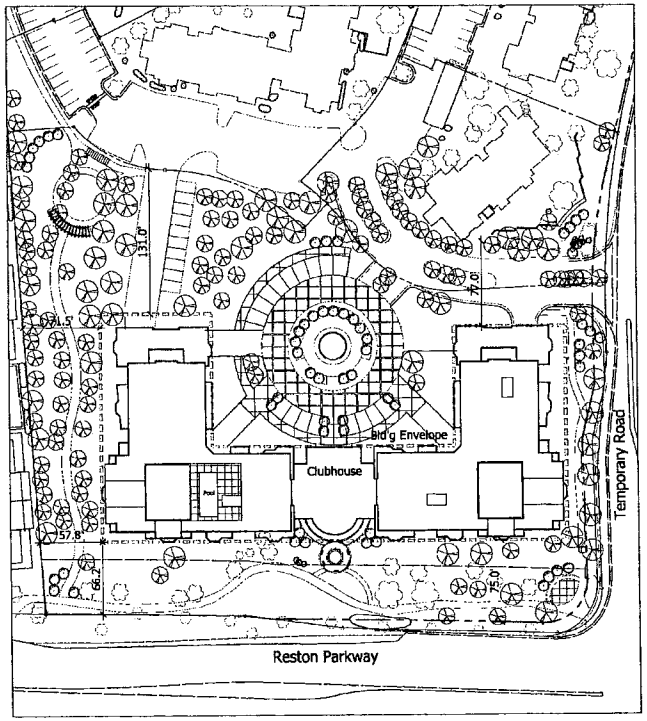


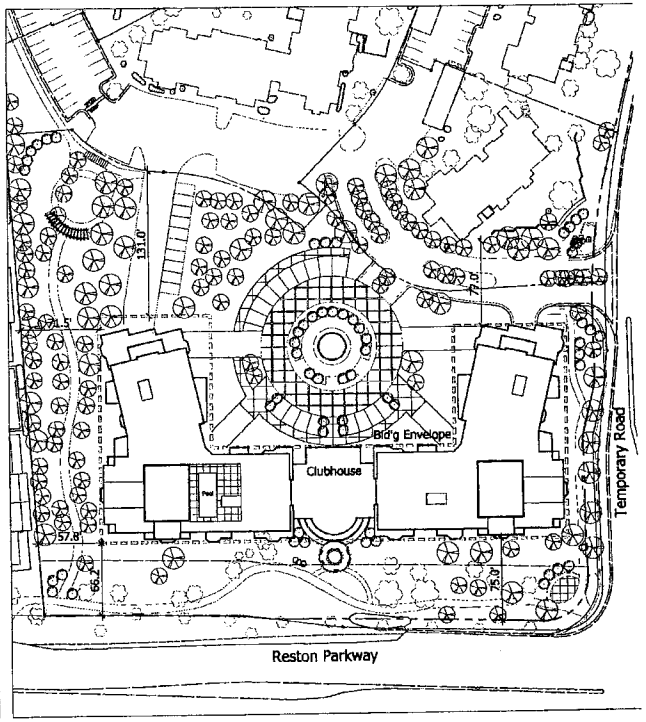
Example 1

Established Building Envelope:
with Current Footprint of Building



Example 2

Established Building Envelope:
with Potential Bays and Balconies



Example 3

Established Building Envelope:
with Potential Angulation and Bays

LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

Flexibility Envelope Analysis

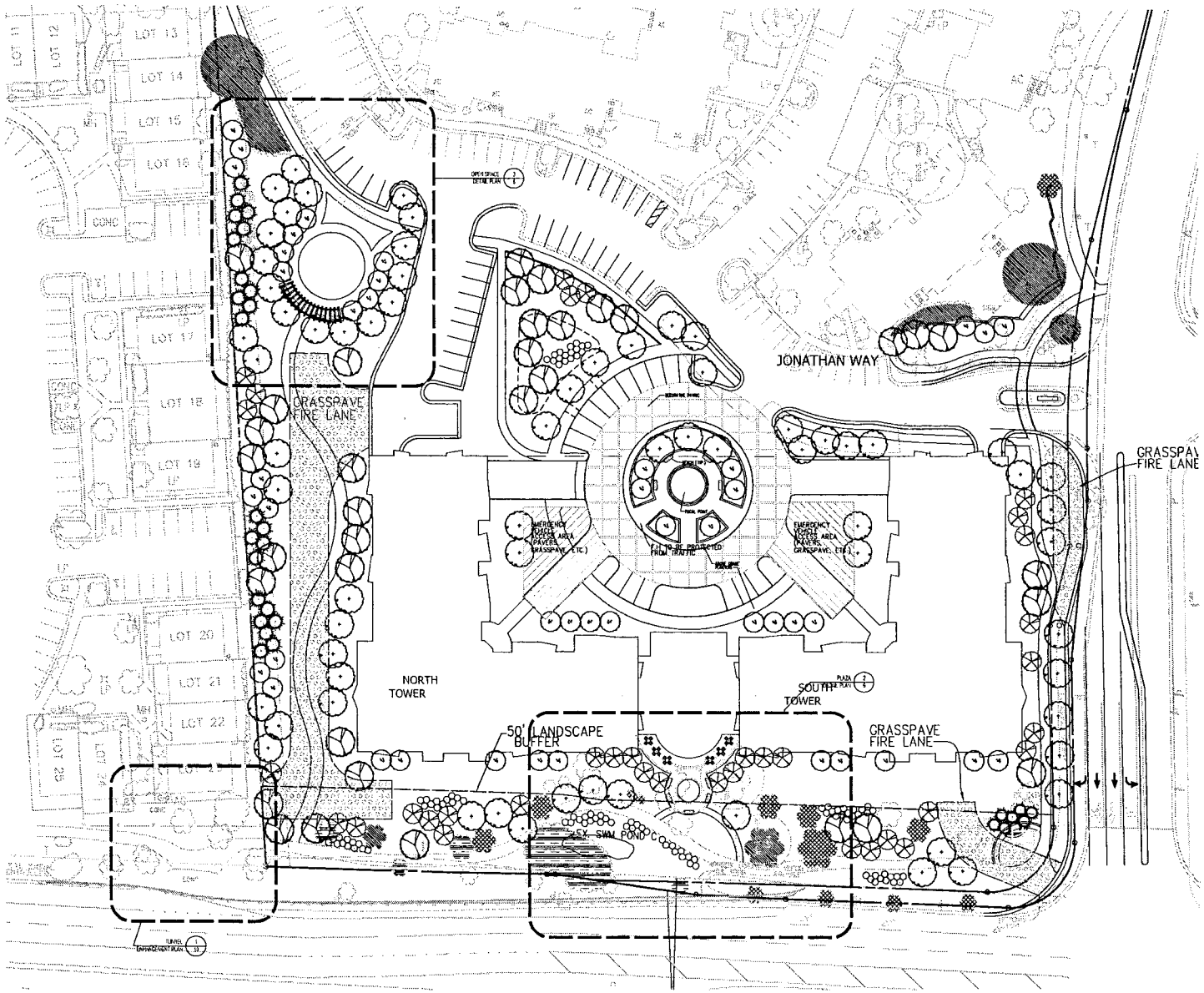
March 7, 2008

ParcReston
Reston, Va

Athena / Renaissance Reston LLC.
REN168a.00

N
0 25' 50' 100'
1"=50'

Sheet 7A OF 20
PRC-1671



LEGEND

- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED FLOWERING ORNAMENTAL TREE
- PROPOSED SHRUB
- EXISTING TREE TO BE SAVED
- EXISTING TREE TO BE SAVED IF POSSIBLE
- EXISTING TREE TO BE REMOVED FROM THE EXISTING STORM DRAIN EASMENTS

TREE PRESERVATION NOTE:
IF TREES DESIGNATED "TO BE SAVED IF POSSIBLE" DECLINE OR DIE AS A RESULT OF IMPACTS FROM CONSTRUCTION OR ALTERED ENVIRONMENTAL CONDITIONS DURING REDEVELOPMENT OF THE SITE THEY SHALL BE REPLACED WITH 2-INCH CALIPER DECIDUOUS TREES OR 6-FOOT TALL EVERGREENS, DEPENDING ON THE TYPE OF TREE BEING REPLACED. THE NUMBER OF TREES REQUIRED WILL BE BASED ON CANOPY AREA OF THE TREE BEING REPLACED.

No.	DATE	DESCRIPTION	REVISIT APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

PLAN DATE
06-25-04
10-27-04
05-16-05
01-23-07
03-07-08
03-31-08

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LANDSCAPE PLAN
RESTON SECTION 81, BLOCKS 1& 2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=30' C.I. N/A DATE: OCT., 2005

SHEET 8 OF 20

FILE No. PRC-1671

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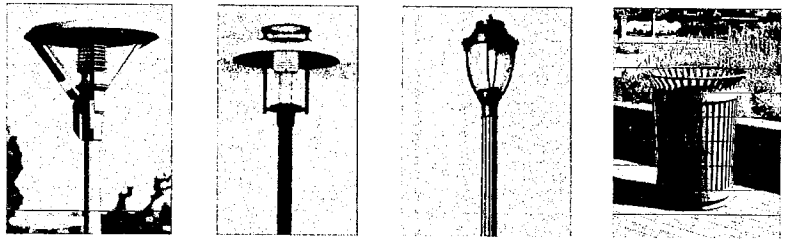
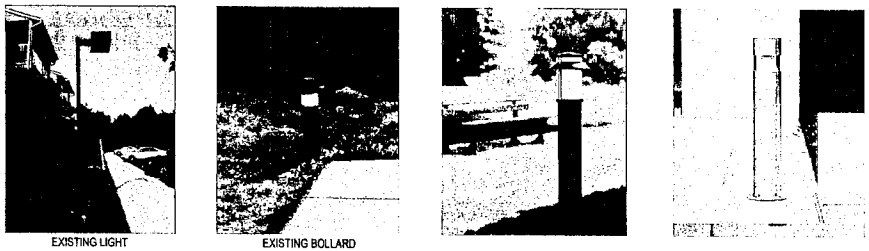
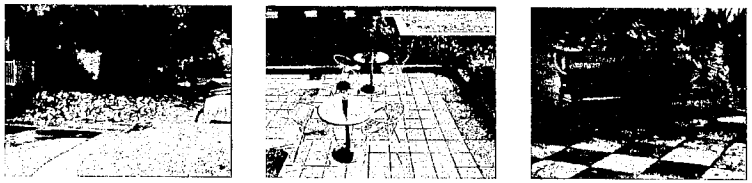




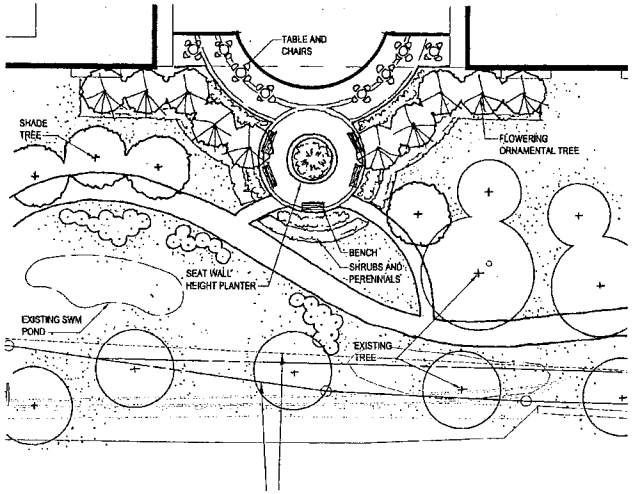
EXISTING LIGHT

EXISTING BOLLARD

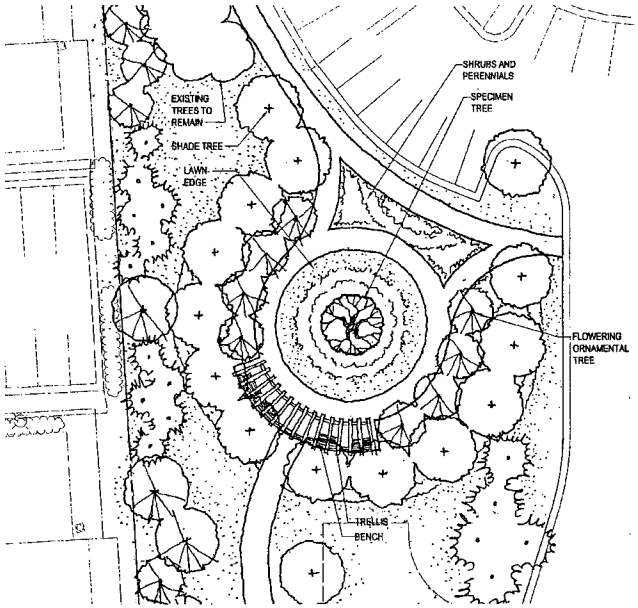


1 ILLUSTRATIVE IMAGES

NOTES:
1. PHOTOS SHOWN ABOVE REPRESENT THE GENERAL CHARACTER OF SITE APPURTENANCES TO BE PROVIDED. ACTUAL APPURTENANCES TO BE SELECTED WITH FINAL DESIGN AND SUBJECT TO DESIGN REVIEW BOARD APPROVAL.



2 PLAZA DETAIL PLAN
1/16"=1'-0"



3 OPEN SPACE DETAIL PLAN
1/16"=1'-0"

No.	DATE	REVISION APPROVED BY DIVISION OF DESIGN REVIEW	REV BY	APPROVED	DATE
	08-25-06				
	09-27-06				
	10-17-06				
	12-18-06				
	01-12-07				
	02-16-08				

PLAN DATE

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CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
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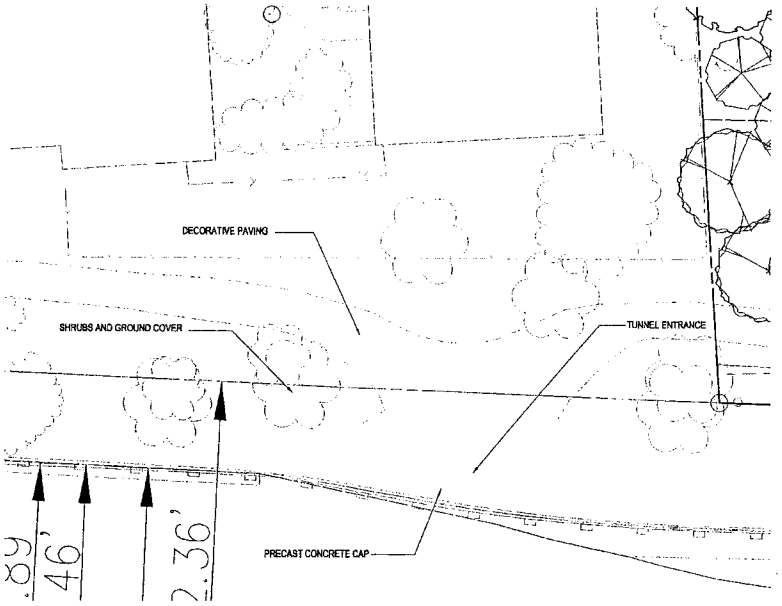
ANNANDALE, VIRGINIA 22003 (703) 642-0080

COMMONWEALTH OF VIRGINIA
WALTER L. ROGERS
LICENSED
PROFESSIONAL ENGINEER
9/27/06

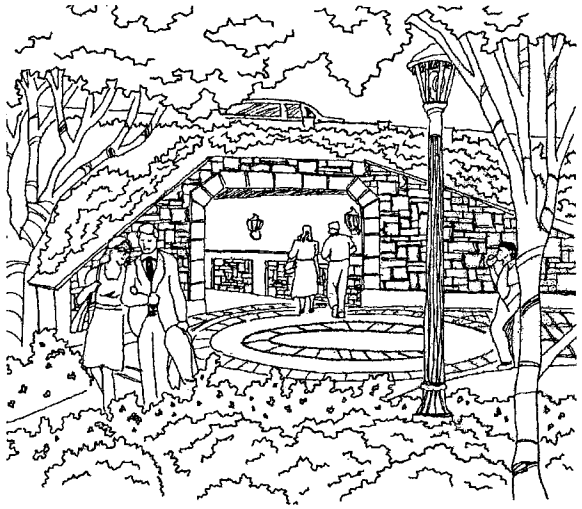
LANDSCAPE DETAILS
RESTON SECTION 81, BLOCKS 1 & 2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=20' C.I. N/A DATE: AUG., 2007

SHEET 9 OF 20

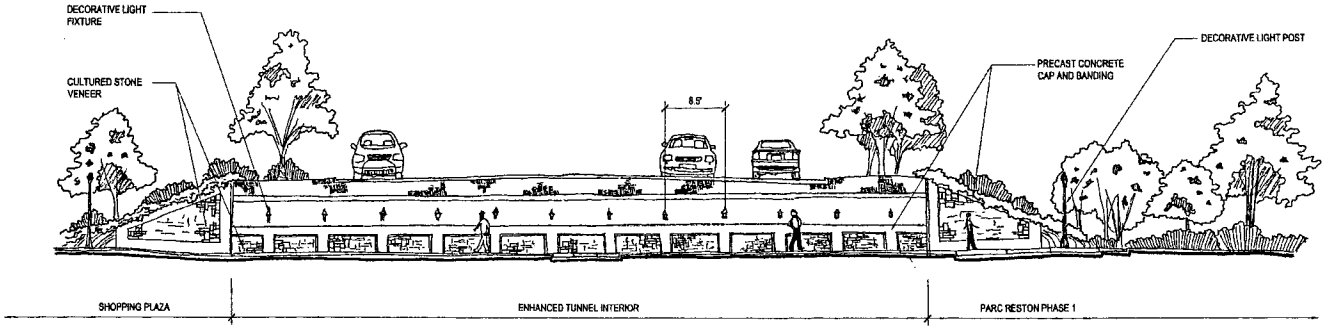
FILE No. PRC-1671



1 TUNNEL ENHANCEMENT PLAN
1"=10'



2 TUNNEL ENHANCEMENT PERSPECTIVE



3 TUNNEL ENHANCEMENT SECTION
1/8"=1'

No.	DATE	DESCRIPTION	DES BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
08-25-06
10-27-06
10-27-06
12-18-06
03-16-07
03-16-07
03-07-08

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CIVIL ENGINEERS · LANDSCAPE ARCHITECTS · LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

LANDSCAPE DETAILS
RESTON SECTION 81, BLOCKS 1& 2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20' C.I. N/A DATE: OCT., 2005

SHEET 10 OF 20

FILE No. PRC-1671

PLANTING SPECIFICATIONS

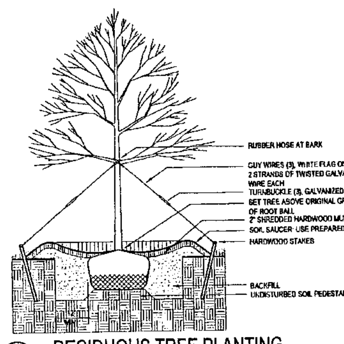
1. Quality Assurance:
   a. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in the type and scale of work.
   b. Applicable Specifications and Standards:

      Fairfax County Zoning Ordinance, American Joint Committee on Horticultural Nomenclature,
      American Standard for Nursery Stock, latest edition.
      American Association of Nurserymen
      Landscape Specification Guidelines for Baltimore Washington Metropolitan Areas, latest edition,
      Landscape Contractors Association.

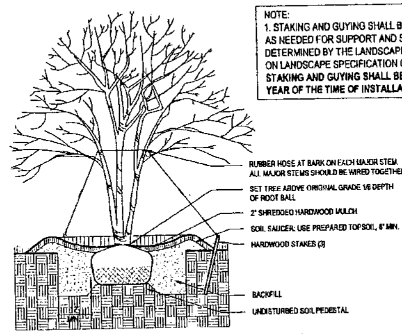
2. Submittals: Submit the following to the Owner's Representative prior to beginning work:

   Copies of manufacturer's data for all materials required.
   Samples of required mulch material.
   Chemical and mechanical analysis and samples of all existing soil, topsoil, organic matter and soil mix to be used.
   Planting schedule showing the dates (earliest and latest) proposed for each type of plant specified, schedule each type of planting within the normal planting seasons for such work. Include requests for any proposed changes in the approved planting season and a list of proposed sources for all plant materials.
   List of proposed sources for all plant material.

3. Delivery, Storage and Handling:
   a. Deliver packaged materials in manufacturer's unopened containers or bundles, fully identified with name, brand, type, weight, and analysis. Store packaged materials in such a manner as to prevent damage or intrusion of foreign matter.
   b. Dig balled and burlapped (B&B) plants with firm, natural balls of earth, of a diameter not less than that shown on the plant list nor less than recommended by the American Standard for Nursery Stock, and of sufficient depth to include the fibrous and feeding roots. B&B plants will not be accepted if the ball is cracked or broken before or during planting operation.
   c. Deliver trees and shrubs after preparations for planting have been completed. Do not bend, bind, or tie trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by heeling-in bare root stock and covering plant balls with soil, peat moss or other acceptable material for balled stock. Plants shall be kept well watered and shall not remain unplanted for longer than ten (10) days after delivery.
   d. Plants shall be lifted and handled from the bottom of the ball only.
   e. Do not remove container-grown stock from containers until planting time.
4. Before planting, determine that areas to receive plant material have adequate subdrainage.
   a. The landscape contractor is responsible for drainage tests as necessary to identify any problems prior to beginning planting operations. Upon commencement of planting operations the landscape contractor assumes responsibility for soil conditions.
   b. Dig planting pits to full depth and dimensions indicated on drawings.
   c. At bottom of planting pit, excavate rectangular pit 12 inches by 12 inches by 18 inches deep. Quickly pour water into small pit to a depth of 6 inches (approximately 3-3 3/4 gallon). Note time required for water to be completely absorbed. Divide time noted by 6 to achieve average rate of absorption for 1 inch of water. Where rate of absorption exceeds 60 minutes per inch, notify owner immediately for directions on how to proceed.
5. Planting shall be done only within the following dates except as approved by Owner.
   a. Deciduous Trees and Shrubs: March 1 to May 31 and October 15 to December 15.
   b. Evergreen Trees, Shrubs and Vines: March 1 to May 31 and September 1 to November 15.
6. All plant material shall be guaranteed by the Contractor for a period of 1 year from the date final acceptance to be in good, healthy and flourishing condition.
7. Materials for Planting:
   a. Mulch shall be double shredded hardwood bark. Submit sample for approval. Material shall be matching grade, uniform in size and free from foreign matter.
   b. Leaf Compost shall be screened and free of trash.
   c. Coir Mesh (geo-textile blanket) shall be a natural fiber geo-textile woven mesh composed of 100% coir (spun from coconut fiber) yarn, containing 45% Lignin and 55% Cellulose. Opening in the mesh shall be 1 inch square (nominal) by .3 inches thick. Yarn count per yard shall be 42 warp x 37 weft. Fabric tensile strength shall be 432 lb/ft x 1380/ft.
   d. Twelve-inch hardwood stakes shall be Eco-STAKES by North American Green or equal.
   e. Fertilizer shall be commercial fertilizer for ornamental trees, shrubs and ground cover. Fertilizer shall be provided in accordance with the recommendations of the soil tests. As a basis for bidding, Contractors shall assume a fertilizer with an analysis of 10% Nitrogen, 6% Phosphorous and 4% Potassium. The fertilizer shall be granular with a minimum of 50% of the total Nitrogen in organic form. Newly planted trees and shrubs shall not be fertilized within their first year.
   f. Topsoil: If required, shall be a fertile, friable natural loam, uniform in composition, free of stones, lumps, plants and their root debris and other extraneous matter of 1" in diameter, and capable of sustaining vigorous plant growth. Topsoil shall have a pH range of 6.0 to 6.5, with a pH range of 5.0 to 5.5 for plants requiring acid soils. Contractor shall have soil tested at an approved agricultural laboratory, and submit results and recommendations for acceptance by the Owner before providing topsoil for use.
   g. Composted Pine Bark Fines shall be approved composted ground pine bark, having no particle with a dimension greater than 3/4 inch.
   h. Soil Mix shall consist of 3/4 existing soil and 1/4 composted pine bark fines or other approved organic matter, by volume.
8. Plant Materials (Refer to the PLANT LIST on the drawings for specific types and quantities of plants):
   a. Plants shall be nursery grown in accordance with good horticultural practices. Plants shall either be obtained from local nurseries and/or others, which have soil (heavy clay) and climatic conditions similar to those in the locality of the project. Plant material grown in sandy, well-drained soil will not be approved for this project.
   b. Plants shall be true to species and variety and unless specifically noted otherwise, all plants shall be of specimen quality, exceptionally heavy, symmetrical, tightly-knit plants, so trained or favored in their development and appearance as to be superior in form, number of branches, compactness and symmetry.
   c. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf, free of disease, insect pests, eggs or larvae and shall have healthy, well-developed root systems. They shall be free from physical damage or any conditions that would prevent thriving health and the desired appearance.
   d. Trees, which have a damaged or crooked leader, or multiple leaders, unless specified in the plant list, will be rejected. Trees with abrasion of the bark, sun scald, disfiguring knots, or pruning cuts more than 1 1/4 inch diameter which have not completely callused, will be rejected.
   e. Plants shall conform to measurements specified in the plant schedules except that plants larger than specified may be used if acceptable to the Landscape Architect or owner. Use of such plants shall not increase the contract price. If larger plants are accepted, the root ball shall be sized for the larger plant.
   f. Caliper Measurement: Shall be taken at a point on the trunk 6 inches above natural ground line for trees up to 4 inches diameter, and at a point 12 inches above the natural ground line for trees over 4 inches diameter.
   g. Plants shall be measured when branches are in the normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to tip.
9. Preparation of Areas for Planting:
   a. Stake out all plant material beds and tree locations for approval of Landscape Architect or owner prior to any bed preparation.
   b. Shrubs, Shrub Beds and Hedges on slopes of 3:1 or less: Loosen soil in the area of entire plant bed or hedgerow to a depth of 6 inches minimum with a rototiller. Add soil amendments and rototill again to a depth of 6 inches. Excavate plant pit and hedge trenches a minimum of 12 inches wider than the root ball or bare root on all sides. The depth shall be sufficient to allow shrub to sit 2 inches above finished grade.
   c. Shrub Beds on Slopes of Greater than 3:1: Amend soil as above. Spread coir mesh across entire area of shrub bed in steep slope area per manufacturer's specifications. Excavate plant pit through coir mesh a minimum of 12 inches wider than the root ball or bare root on all sides. The depth shall be sufficient to allow shrub to sit 2 inches above finished grade.
   d. Ground Covers and Seasonal Plantings: Loosen soil to a depth of 6 inches minimum with a rototiller. Add amendments to the soil and/or specified planting soil mix and rototill again to a depth of 6". Install plants directly into prepared bed, and firm the soil mix around them.
   e. Groundcover on Slopes of Greater than 3:1: Amend soil as above or by hand as required. Spread leaf compost to 2 inches in depth immediately prior to placing coir mesh. Spread coir mesh across entire area of groundcover bed in steep slope area per manufacturer's specifications. Each ground cover shall be placed in an individual planting pit planted through the biodegradable netting.
   f. Trees: Excavate plant pit walls vertical and scarify sides. Plant pit depth shall be sufficient to allow 2 inch maximum of root ball to be above finished grade. Tree pit shall be 12 inches wider than the ball on all sides.
10. Erosion Control Material and Planting on Steep Slopes
    a. Material meeting the requirements of the specifications shall be installed and maintained on the designated areas as shown and specified. The areas to be covered shall be prepared and fertilized as specified before the erosion material is placed. Immediately prior to the planting operations, the material shall be laid evenly, smoothly and in contact with the soil throughout.
    b. Lay erosion control materials with one inch nominal openings in accordance with manufacturer's instructions. Unroll in direction of water flow. Overlap sheets by at least 6 inches. Where strips are to be spliced lengthwise, overlap strips by 6 inches. Upgrade section shall be on top of all splices.
    c. The Contractor shall maintain and protect the erosion control material until the final inspection. Maintenance shall consist of repairs made necessary by erosion, wind or any other cause. Following the restoration of damaged areas under plant and turf guarantee and establishment requirements for applicable underlying items; the erosion control material shall be repaired or replaced to meet the original requirements and maintained until the final inspection.
11. General Plant Installation:
    a. Excavation: Excavate all tree pits and planting areas to the width and depth shown in the planting details.
    b. Center plant in pit and orient for the best visual effect. Set plants plumb and hold rigidly in position until soil has been tamped firmly around root ball.
    c. Backfill shall be unamended. Newly planted trees and schrubs should not be fertilized in their first year.
    d. Mulch within 48 hours after planting and after applying the pre-emergent herbicide, except ground cover areas (which shall have organic material placed before planting) with a 2" layer of mulch immediately after planting. All bed lines shall be cut with a smooth consistent edge to a minimum depth of 3 inches. Keep mulch out of the crowns of shrubs and off buildings, sidewalks, light standards, and other structures.
    e. All planting areas to conform to specified grades after full settlement has occurred and mulch has been applied. Provide saucers around tree pits as shown on planting details. Remove all tags, labels, strings, etc. from all plants.
12. Permanent Seeding or Sodding for Grass Areas:
    a. Lawn Seed or Sod varieties shall be an improved variety turf-type tall fescue blend. The landscape contractor shall select from varieties approved by the Maryland or Virginia Department of Agriculture.
    b. Refer to the Virginia Erosion and Sediment Control Handbook, for guidelines, specifications and installation techniques of seed and sod.
    14. Maintenance shall begin immediately after each plant and lawn area is installed and shall continue until 90 days after final acceptance of the last section.



1 DECIDUOUS TREE PLANTING
NTS



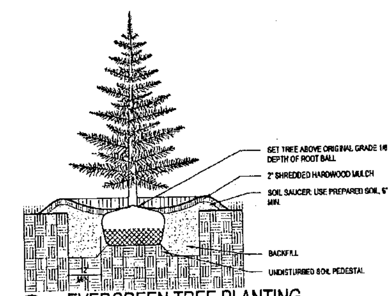
2 ORNAMENTAL TREE PLANTING
NTS

NOTE:
1. STAKING AND GUYING SHALL BE IMPLEMENTED ONLY AS NEEDED FOR SUPPORT AND STABILITY AS DETERMINED BY THE LANDSCAPE CONTRACTOR BASED ON LANDSCAPE SPECIFICATION GUIDELINES. ALL STAKING AND GUYING SHALL BE REMOVED WITHIN ONE YEAR OF THE TIME OF INSTALLATION.

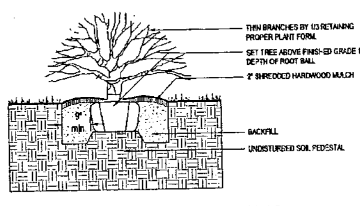
TYPICAL PLANT PALETTE

Botanical Name	Common Name	Size
CANOPY TREES		
Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.
Prunus yedoensis	Yoshino Cherry	3" cal.
Quercus palustris	Pin Oak	3" cal.
Quercus phellos	Willow Oak	3" cal.
Quercus rubra	Red Oak	3" cal.
Zelkova serrata	Zelkova	3" cal.
ORNAMENTAL TREES		
Amelanchier arborea	Downy Serviceberry	8'-10' ht.
Cercis canadensis	Eastern Redbud	8'-10' ht.
Chionanthus virginicus	Fringe Tree	8'-10' ht.
Cornus kousa	Kousa Dogwood	8'-10' ht.
Magnolia soulangiana	Saucer Magnolia	8'-10' ht.
Magnolia virginiana	Sweetbay Magnolia	8'-10' ht.
EVERGREEN TREES		
x Cupressocyparis leylandii	Leyland Cypress	6'-8' ht.
Ilex opaca	American Holly	6'-8' ht.
Pinus strobus	White Pine	8'-10' ht.
Thuja occidentalis 'Nigra'	Dark American Arborvitae	6'-8' ht.
SHRUBS / GROUNDCOVERS / PERENNIALS / MISC.		
Azalea 'Delaware Valley'	White Azalea	30"
Calamagrostis acutiflora 'Karl Forester'	Feather Reed Grass	3 gal.
Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	18"-24"
Euonymus alatus 'Compactus'	Compact Burning Bush	30"-36"
Hemerocallis minor 'Stella D'Oro'	Stella D'Oro Daylily	2 gal.
Hydrangea quercifolia	Oakleaf Hydrangea	30-36"
Hypericum calycinum	Aaronsbeard St. John's Wort	3 gal.
Ilex crenata 'Helleri'	Helleri Holly	18"-24"
Ilex x meserveae 'Blue Princess'	Blue Princess Holly	30"-36"

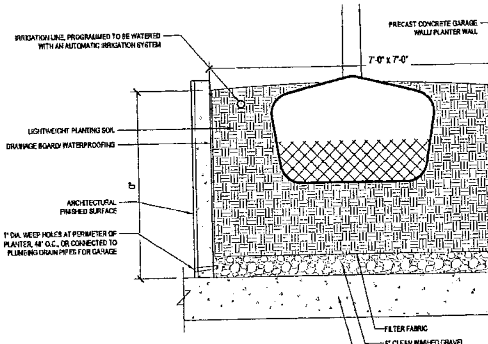
NOTES:
1. LANDSCAPING SHOWN IS CONCEPTUAL AND PRESENTED ONLY TO ILLUSTRATE CHARACTER AND QUALITY OF DESIGN. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.



3 EVERGREEN TREE PLANTING
NTS



4 TYP. B&B SHRUB PLANTING
N.T.S.



5 GARAGE DECK PLANTER
3/4"=1'-0"

TREE COVER CALCULATION

1. REQUIRED TREE COVER
   SITE ZONING
   PRC REQUIRES 10% TREE COVER PER THE FAIRFAX COUNTY ZONING ORDINANCE

OVERALL SITE AREA	=	1,001,363 S.F.
LESS BUILDING FOOTPRINTS	=	-172,873 S.F.
REMAINING AREA	=	828,490 S.F.
% REQUIRED COVER REQUIRED FOR PRC	=	10%

2. PROVIDED TREE COVER
   THE REQUIRED TREE CANOPY WILL BE PROVIDED AT TIME OF FINAL SITE PLAN. = 82,849 S.F.

PLAN DATE
08-25-06
09-19-06
10-27-06
12-18-06
01-23-07
02-16-07
03-07-08

NO.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
MATTHEW E. KOSTYZAK
No. 039021
3/07/08
PROFESSIONAL ENGINEER

PLANT SCHEDULE AND SPECIFICATIONS
RESTON SECTION 81, BLOCKS 1& 2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I. N/A DATE: OCT., 2005

SHEET 11 OF 20

FILE No. PRC-1671

KEY PLAN

COMMONWEALTH OF VIRGINIA
MATTHEW L. WOOTEN, AIA
PROFESSIONAL INSPECTOR

ParcReston
Reston, Va

Athena / Renaissance Reston LLC.
REN.168a.00

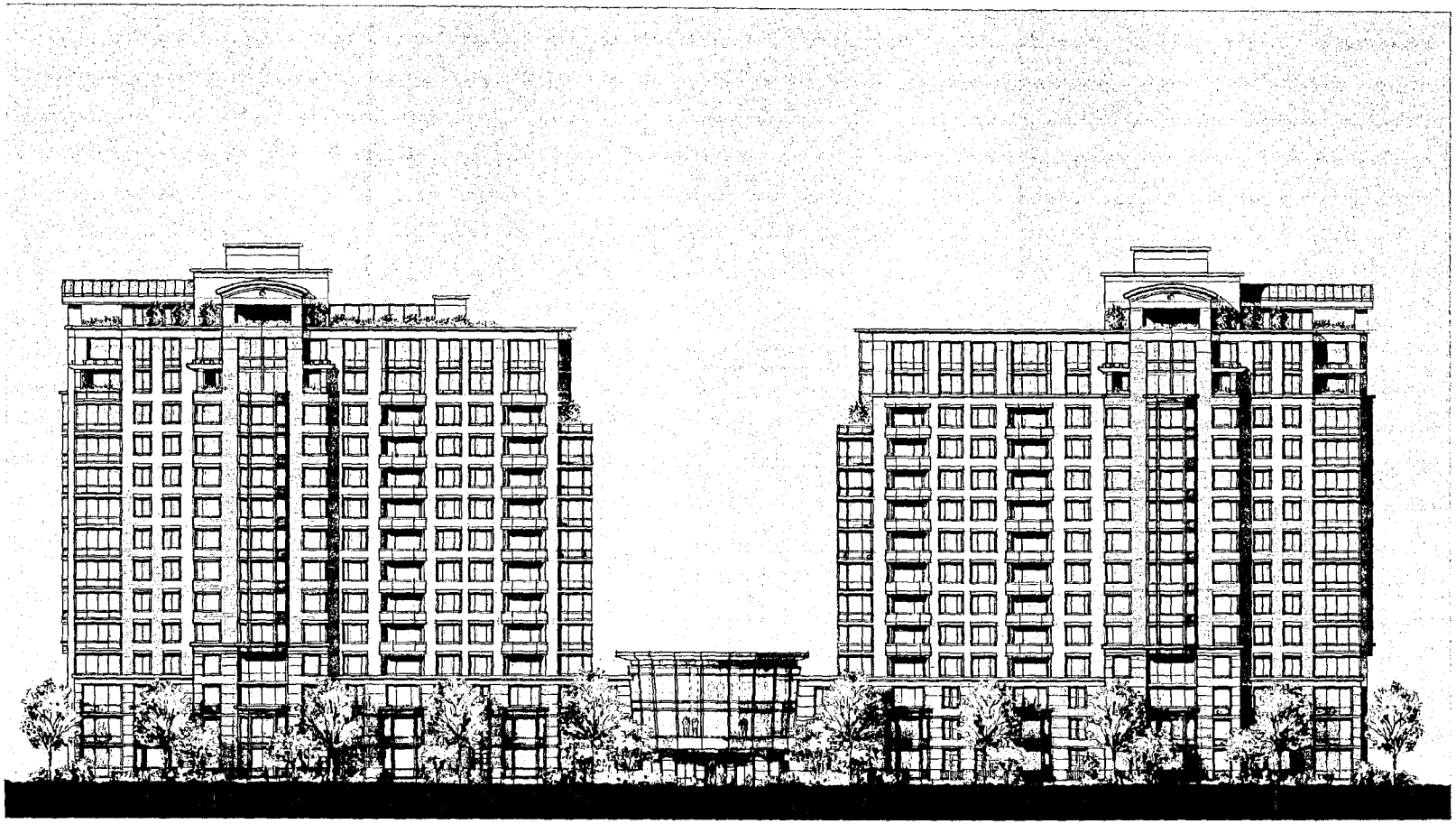
0 8' 16' 32'
1/16" =1'

Sheet 12 OF 20
PRC-16

SECTION
TEMPORARY ROAD

Oct 27, 2006

LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM



FOR ILLUSTRATIVE PURPOSES ONLY

LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

ELEVATION
RESTON PARKWAY

Oct 27, 2006

ParcReston
Reston, Va

Athena / Renaissance Reston LLC.
REN.168a.00

0 8' 16' 32'
1/16" =1'

Sheet
13
OF
20
PRC-1671

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ELEVATION
TEMPORARY ROAD

October 27, 2006

ParcReston
Reston, Va

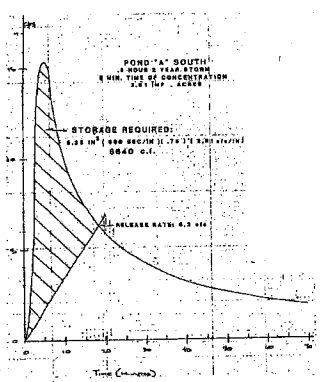
Athena / Renaissance Reston LLC.
REN.168a.00

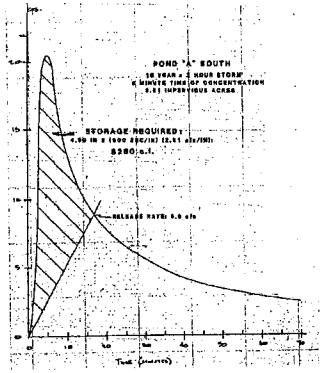
0 8' 16' 32'
1/16" =1'

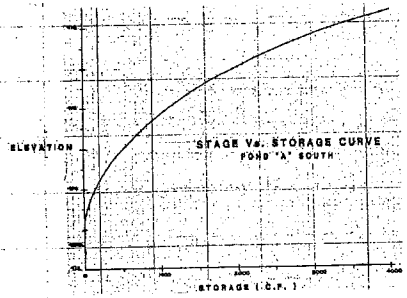
Sheet 14 OF 20
PRC-1671

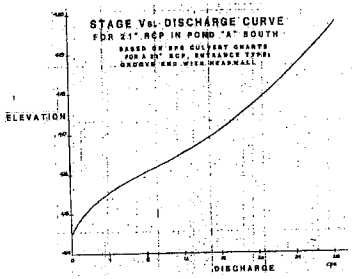
GREEN OAK APARTMENTS
Reston, Va.

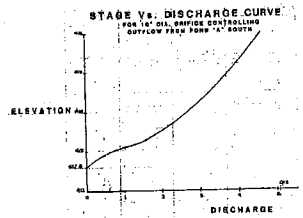
POND A SOUTH











2 YEAR STORM POND A SOUTH

TIME	INFLOW RATE CFS	AVERAGE INFLOW CFS	VOLUME CF	STORAGE CHANGE OVER	TOTAL IN CF	TRIAL W.S. ELEVATION	OUTFLOW RATE CFS (CULVERT)	OUTFLOW RATE CFS (ORIFICE)	AVERAGE OUTFLOW CFS	VOLUME OUT CF	BALANCE IN STORAGE	CORRECT W.S. ELEVATION	CHECK
0	0		-	-	0	412.6				0	-0	412.6	
		2.7					3.7	4.7					
5	5.4		2160	0	2160	413.67			4.3				
		12.65							5.6				
10	7.9		3165	900	4065	414.18	5.1	6.0		1440	2625	414.13	
		8.6								104			
15	9.3		3360	1215	3360	415.30	6.0	7.0		1320	675	415.19	
		6.55							6.85				
20	3.8		1965	675	2640	415.10	7.4	8.3		1365	945	415.06	
		3.55							7.8				
25	3.3		1420	945	2365	415.00	7.8	8.3		1560	360	414.92	
		4.5							8.7				
30	4.7		1305	360	1815	414.72	9.7	9.4		1410	405	414.71	
		2.85							9.95				
35	1.0		930	405	1560	414.63	10.2	9.3		885	270	414.60	

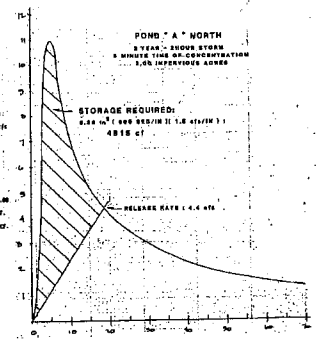
PEAK AT 40 MINUTES: OUT = 9.6 CFS
STORAGE = 1820 C.F.
MAX. W.S.E. = 414.75

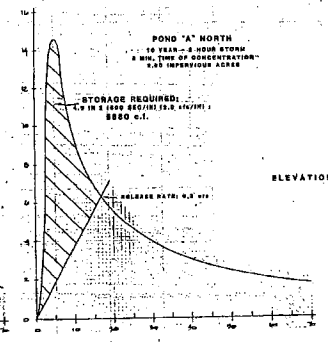
10 YEAR STORM POND A SOUTH

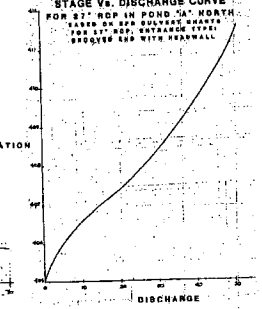
TIME	INFLOW RATE CFS	AVERAGE INFLOW CFS	VOLUME CF	STORAGE CHANGE OVER	TOTAL IN CF	TRIAL W.S. ELEVATION	OUTFLOW RATE CFS (CULVERT)	OUTFLOW RATE CFS (ORIFICE)	AVERAGE OUTFLOW CFS	VOLUME OUT CF	BALANCE IN STORAGE	CORRECT W.S. ELEVATION	CHECK
0	0		-	-	0								
		12.25							6.15				
5	20.5		3075	0	3075	414.05	8.3	4.6		1575	1500	414.04	
		16.85							13.1				
10	13.2		5055	1140	6195	416.50	11.7	5.0		4320	1875	416.48	
		8.45							15.75				
15	3.7		3435	1905	5040	417.00	5.4	4.4		4725	315	417.19	
		2.7							5.1				
20	1.7		2610	315	2925	415.52	4.3	4.2		2730	195	415.50	
		.9							7.55				
25	0.1		2130	195	2325	415.27	12.8	2.3		2340	-660	415.23	
		0.0							6.25				
30	0.5		1875	-660	2460	415.00	2.0	5.8		1875	585	415.01	
		3.15							5.4				
35	4.8		1575	585	2160	414.95	1.4	3.6		1620	540	414.95	

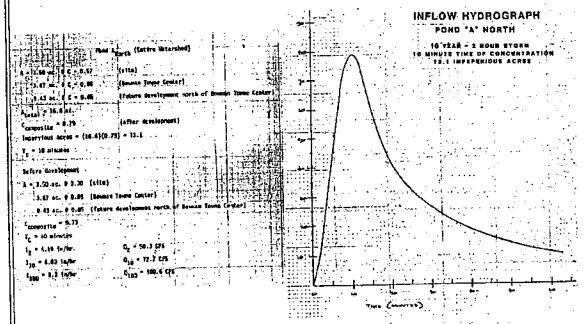
PEAK AT 40 MINUTES: OUT = 20 CFS
STORAGE = 4590 C.F.
MAX W.S.E. 416.50

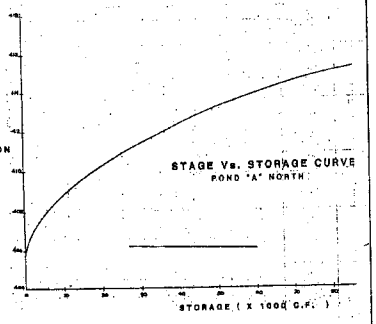
POND A NORTH











10 YEAR STORM POND A NORTH

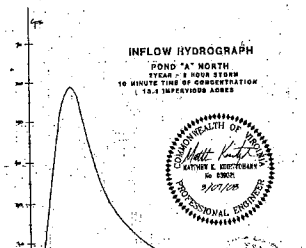
TIME	INFLOW RATE CFS (Pond A-1)	INFLOW RATE CFS (Pond "A")	AVERAGE INFLOW CFS	VOLUME CF	STORAGE CHANGE OVER	TOTAL IN CF	TRIAL W.S. ELEVATION	OUTFLOW RATE CFS	AVERAGE OUTFLOW CFS	VOLUME OUT CF	BALANCE IN STORAGE	CORRECT W.S. ELEVATION	CHECK
0				-	-	0	405.00	0				405.00	
			25.45						11.3				
5	42.6	8.3		7630	0	7630	407.60	22.6		3390	4240	407.60	
			71						21.4				
10	70.6	12.7		12780	4240	17020	409.63	20.2		9420	11920	409.63	
			77.5						44.1				
15	51.9	3.4		23490	11920	35410	410.60	48.0		19230	24915	410.50	
			54.75						48.5				
20	41.0	4.2		16275	24915	41190	411.07	49.0		19500	43940	411.07	
			40.05						48.15				
25	32.1	2.8		12015	43940	55955	412.80	47.5		18435	55980	412.80	
			31.55						43.2				
30	26.1	2.0		9465	55980	65445	413.37	41.5		15795	49650	413.37	

PEAK AT 30 MINUTES: OUT = 49.0 CFS
STORAGE = 32,940 C.F.
MAX. W.S.E. = 414.07

2 YEAR STORM POND A NORTH

TIME	INFLOW RATE CFS (Pond A-1)	INFLOW RATE CFS (Pond "A")	AVERAGE INFLOW CFS	VOLUME CF	STORAGE CHANGE OVER	TOTAL IN CF	TRIAL W.S. ELEVATION	OUTFLOW RATE CFS	AVERAGE OUTFLOW CFS	VOLUME OUT CF	BALANCE IN STORAGE	CORRECT W.S. ELEVATION	CHECK
0				-	-	0	405.00	0				405.00	
			12.25						5.75				
5	24.95	2.1		3675	0	3675	407.05	11.5		1725	1950	407.05	
			14.6						12.75				
10	29.85	2.2		5355	1950	7305	408.85	14.0		3825	3480	408.85	
			13.5						13.3				
15	13.4	1.0		2700	3480	6180	409.75	12.6		4350	1830	409.75	
			8.8						10.8				
20	4.2	0.4		1590	1830	3420	409.39	9.0		4140	-720	409.39	
			2.9						7.95				
25	1.6			870	-720	150	409.00	6.9		3975	-3825	409.00	

PEAK AT 15 MINUTES: OUT = 12.6 CFS
STORAGE = 3,930 C.F.
MAX. W.S.E. = 409.75



COMMONWEALTH OF VIRGINIA
MATTHEW E. BRITTINGHAM
No. 03801
3/07/86
PROFESSIONAL ENGINEER

THIS SHEET REFERENCED FROM FAIRFAX COUNTY PLAN # 5505-SP-001-1 (COMPLETED OCTOBER 20, 1986) FOR INFORMATION PURPOSES ONLY

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS · LANDSCAPE ARCHITECTS · LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
DAVID M. BOSEN
LICENSE NO. 11684
PROFESSIONAL ENGINEER

Storm Water Management Computations

Date: 3-10-84

Revisions:

No.	Description	By	Approved	Date

REVISIONS APPROVED IN DIVISION OF DRAINAGE REVIEW

VIKA
VAN DORP IRISH KRAUS AMATETTI

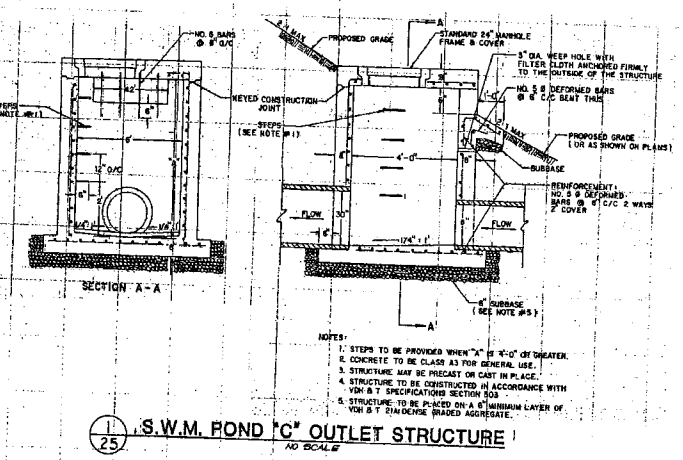
ENGINEERS · PLANNERS · LANDSCAPE ARCHITECTS · SURVEYORS
ROCK SPRINGS CENTER
RESTON, VIRGINIA 22090
703-689-9400

Project:

~~Sheet No. 24 of 26~~

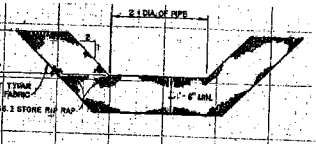
SHEET 15 OF 20 FILE NO. PRC - 1871

GREEN OAK APARTMENTS
Reston, Va.

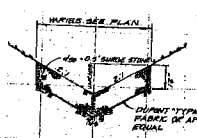


NOTES:
1. STEPS TO BE PROVIDED WHEN "A" IS 4'-0" OR GREATER.
2. CONCRETE TO BE CLASS A3 FOR GENERAL USE.
3. STRUCTURE MAY BE PRECAST OR CAST IN PLACE.
4. STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH VDH & T SPECIFICATIONS SECTION 503
5. STRUCTURE TO BE PLACED ON A 6" MINIMUM LAYER OF VDH & T STANDARD GRADED AGGREGATE.

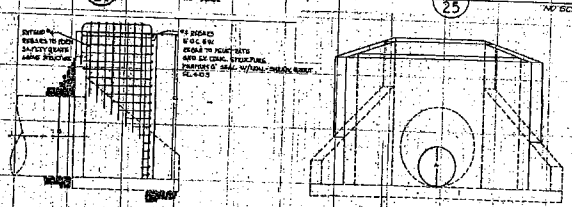
1/25 S.W.M. POND "C" OUTLET STRUCTURE
NO SCALE



2/25 RIP RAP DETAIL
NO SCALE



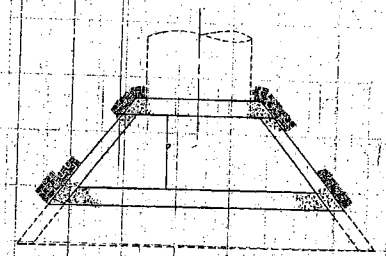
3/25 LOW FLOW CHANNEL
NO SCALE



4/25 POND CONTROLLED STRUCTURE
NO SCALE

Outfall Structure

DIM.	A	B	C	D	E	F	G
24" SOUTH	10"	30"	4'-0"	34"			
24" NORTH	23"	48"	5'-0"	48"			



GENERAL UTILITY NOTES

1. ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DRAWN FROM AVAILABLE RECORDS. THE CONTRACTOR IS RESPONSIBLE TO FIELD TEST PITS IN ADVANCE OF TRENCHING IN ORDER TO DETERMINE THE EXACT LOCATION AND ELEVATION AT CROSSINGS. IF A CONFLICT IS DISCOVERED NOTIFY FIRM INC. (703) 339-4100 PRIOR TO BEGINNING CONSTRUCTION OF UTILITIES.
2. ALL SANITARY SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE PLANS REQUIREMENTS OR THE STANDARD SPECIFICATIONS AND DETAILS OF THE PUBLIC WATER SUPPLY AGENCY, THE FAIRFAX COUNTY WATER AUTHORITY.
3. ALL UTILITY TRENCHES AND EMBANKMENTS SHALL COMPLY WITH THE FCDSM.
4. NO UNDERGROUND ELECTRIC, TELEPHONE, TELEVISION/CABLES, GAS OR ANY OTHER UNDERGROUND UTILITIES SHALL BE INSTALLED WITHIN THE FINAL EASEMENT PARALLEL TO AN PROPOSED WATER MAIN. PLAN AND PROFILES OF ALL UTILITY CROSSINGS OF WATER MAINS REQUIREMENTS SHALL BE SUBMITTED TO THE PUBLIC WATER SUPPLY AGENCY FOR APPROVAL PRIOR TO CONSTRUCTION.
5. UNLESS OTHERWISE DESIGNATED BY FCWA, ALL WATER MAINS 3" THROUGH 12" SHALL BE CLASS 52 DUCTILE IRON PIPE. LARGER SIZES ARE TO BE CLASS 52 DUCTILE IRON WATER MAIN.
6. NO WATER MAIN VALVES ARE TO BE CLOSED PRIOR TO NOTIFICATION TO THE FAIRFAX COUNTY WATER AUTHORITY, PHONE 698-5600.
7. WATER MAINS SHALL NOT BE INSTALLED ON-SITE UNTIL FCWA EASEMENTS HAVE BEEN RECORDED. CONTRACTOR MAY FURNISHED PROOF FCWA FOR WATER MAIN CONSTRUCTION.
8. ALL WORKING WATER SERVICE, FIRE LINE AND STUB-OUT VALVES SHALL BE STAMPED IN-PLACE INITIAL LETTERS AND OPTIONAL 24 LINE OF STAMPING.
9. IF CONTRACTOR WISHES TO USE FIRE HYDRANTS FOR CONSTRUCTION PURPOSES, IT IS TO BE ARRANGED THE AUTHORITY BY A CONTRACTOR WITH THE FCWA. CONTRACTOR TO CONTACT FCWA 698-5600 A COMPLETE PROCEDURE TO INSTALLATION OF HYDRANTS, PLUMBERS TO DETERMINE WATER METER LOCATION AND PRE-WORKING FIELD MEASUREMENTS.
10. ALL WATER MAINS HAVE A MINIMUM COVER OF 3.0' AT A MINIMUM.
11. IF FIRE LINE SERVICE IS OBTAINED FOR TEMPORARY VEHICLE WASH AREA, A BACKFLOW PREVENTER SHALL BE REQUIRED.
12. THE CONTRACTOR SHALL REQUEST INSPECTION BY THE PUBLIC WATER SUPPLY AGENCY SUBMITTED DATE PRIOR TO CONNECTING CONSTRUCTION OF ANY WATER MAINS.
13. CONTRACTOR SHALL MAKE PROVISION FOR DISCONNECT OF WATER AS REQUIRED BY FCWA FOR WATER METER REPAIRS AND TESTING. (CONTACT MR. ROBERTSON AT 698-4782 FOR ADDITIONAL INFORMATION).
14. WATER METERS SHALL BE LOCATED WITHIN A AN ACCESSIBLE LOCATION AND SHALL NOT BE INSTALLED UNDER EXISTING PIPING OR CLOSE TO OTHER FACILITIES. WATER INSTALLATIONS SHALL BE INSPECTED AND TEST-PASS WORK, IF REQUIRED, SEALED BY THE FAIRFAX COUNTY WATER AUTHORITY. ONLY THE METER TO BE INSTALLED IN THE DIVISION OF THE WATERS.
15. ALL SOLID SANITARY SEWER LATERALS AND OTHER SEWERS MUST BE INSTALLED, THEN REINCE COMPACTED FOR FULL DEPTH ACCORDING TO CURRENT REQUIREMENTS AND ACCEPTED FOR SERVICE BY FAIRFAX COUNTY'S DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE SHEETS BELOW EASEMENTS MUST BE GRADED AND COMPACTED IN ACCORDANCE WITH FCDSM STANDARDS PRIOR TO ANY WATER MAIN INSTALLATION.
16. THE INSTALLATION TO ASSUME COMPLETE RESPONSIBILITY, AND ALL COSTS FOR THE INSTALLATION OF ALL SANITARY SEWER AND APPURTENANCES AS THEY ARE REQUIRED BY AUTHORITY AND THE PUBLIC WORKS, MAINTENANCE, REPAIRS AND MAINTENANCE THEREOF WHICH MAY BE REQUIRED BY ON THE FINAL GRADING AND SATISFACTION OF THE STREETS AND/OR CONTRACTOR FOR FINAL ACCEPTANCE OF THE FACILITIES BY FAIRFAX COUNTY AUTHORITIES. IT SHALL BE UNDERSTOOD THAT THE ACCEPTANCE STILL MAY BE CONSIDERED ON SERVICE LATER, AFTER THE STREETS HAVE BEEN SURFACED OR THE EASEMENTS FINALLY ACCEPTED.
17. ALL SEWER LOCATIONS TO BE APPROVED BY FAIRFAX COUNTY FIRST HORIZONTAL PROIOT TO FINAL APPROVAL BY FCWA AND ARE TO BE INSPECTED ACCORDING TO THE COUNTY STANDARDS.
18. ALL EXISTING REQUIRED TO INSTALL UTILITIES SHALL REQUIRE A PERMIT AND SHALL BE PURCHASED IN ACCORDANCE WITH FAIRFAX COUNTY STANDARDS AND THE PROJECT SPECIFICATIONS (WATER TYPE SECTION 3.02)
19. ALL SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS 300 AND SECTION 300 AND AS SPECIFIED ON THE DRAWINGS AND IN FAIRFAX COUNTY'S DEPARTMENT OF PUBLIC WORKS DESCRIPTIONS.
20. ALL STORM SEWER AND SANITARY SEWER CONNECTIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH FAIRFAX COUNTY'S AND VDH&T STANDARD DETAILS AS SPECIFIED ON THE DRAWINGS.
21. THE CONTRACTOR IS REQUIRED TO PERFORM ALL TESTS REQUIRED BY THE COUNTY AND VDH&T TO SECURE FINAL ACCEPTANCE OF ALL UTILITIES.
22. ALL CONCRETE USED IN UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATION SECTION 300 AND SHALL BE CONSTRUCTED IN THE PLACE INDICATED ON THE PLANS AND THE DRAWINGS.
23. NO PLANTINGS OR OTHER OBSTRUCTIONS SHALL BE MADE WITHIN FOUR FEET OF ANY FIRE HYDRANT.
24. ALL EXCAVATION IS UNCLASSIFIED AND THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT THE UTILITIES TO THE ELEVATIONS INDICATED ON DRAWINGS WITH NO ADDITIONAL COMPENSATION FOR HARD ROCK EXCAVATION.

GENERAL NOTES

1. PROPERTY LINE SHOWN IS AS LOCATED IN FIELD AND ESTABLISHED FROM SURVEY BY URBAN ENGINEERS INC.
2. ALL TOPOGRAPHY SITE WAS TAKEN FROM SURVEY PERFORMED BY CLOUDE CONSULTANTS INC.
3. 5 1/2" CONCRETE FROM STD. CURB TO STD. CURB AND GUTTER WILL BE REQUIRED.
4. SEE DWG. 6 FOR DETAILS OF DIMENSIONS AND LAYOUT OF SITE.
5. TRADE PLACES AND DRAINAGE WITH THE PROPOSED CONSTRUCTION ON THIS SITE PLAN SHALL BE IN ACCORDANCE WITH THE CURRENT APPROVED PUBLIC FACILITIES MANUAL SECTIONS 2, 11, AND 210 OR ANY APPROPRIATE REVIEW AND THE STANDARDS AND SPECIFICATIONS OF THE VDH&T.
6. ALL LAND ON THE OFF SITE, WHICH IS DISTURBED BY THIS DEVELOPMENT AND WHICH IS NOT WELL WITH OR LANDSCAPED, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION.
7. A SMOOTH GRADE SHALL BE MAINTAINED FROM CENTERLINE OF PROPOSED ROADS ON EXISTING ROADS IN PROPORTION CURB AND GUTTER TO PREVENT THE FORMATION OF FALSE GUTTERS AROUND THE PLACEMENT OF CURB AND GUTTER ON THE ROADWAY.
8. ALL EASEMENTS ARE SHOWN ON THE FINAL PLAT AND NOT ON THE ROADWAY PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE FURNISHED DATA TO SUCH A MANNER TO PREVENT THE WASHING OF ANY TOPSOIL, SILT OR DEBRIS INTO ADJACENT PROPERTY.
9. THE STRUCTURE TOPS ARE TO BE SET AFTER FINE GRADING IS FINISHED TO ADJUST GRADE(SEWER) MANHOLES.
10. ALL EXISTING DRAINAGE, IRRIGATION AND SEWERAGE SHALL BE MADE IN SUCH A MANNER AS TO PREVENT THE PONDING OF THE WATER ON THE SITE PARTICULARLY ADJACENT TO THE BUILDINGS OR STORM INLETS.
11. ALL CURB AND GUTTER SHOWN ON PLANS AND NOT IN PROFILES SHALL BE OF STRAIGHT GRADIENT BETWEEN POINTS. CONTRACTOR SHALL ROUND ALL VERTICAL GRADES WITH SMOOTH SPLINE CURVES.

BASIC NOTES

1. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND THE PUBLIC FACILITIES MANUAL VOLUME I, II, AND III.
2. ALL CONSTRUCTION MATERIALS SHALL CONFORM TO THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS.
3. ALL CONCRETE WORK CONFORM TO STANDARD 3-1 SHEET 2 OF 2 OR 3-18 SHEET 1 OF 2 OR 3-19A & 3PV-3AA AS SHOWN IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
4. ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD 3-1 SHEET 2 OF 2 (CLASS "A" BEDDING) AS SHOWN IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL VOLUME II, EXCEPT IN AREAS OF ROCK WHERE TRENCHES SHALL CONFORM TO STANDARD 3-1 SHEET 2 OF 2.
5. ALL LIGHTING SHOWN FOR SAFETY ONLY AND MAY BE MADE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
6. THE CONTRACTOR SHALL BOX OUT PITS AT ALL LOCATIONS WHERE CONNECTIONS OR CROSSINGS ARE INDICATED ON THE CONTRACT DRAWINGS PRIOR TO BEGINNING BACKFILLING TO EXCAVATION IF A COMPLETE PITS.
7. THE CONTRACTOR IS TO PROVIDE ALL THE EQUIPMENT NECESSARY TO PERFORM THE DYNAMIC CONE SHOCK TEST AS OUTLINED IN THE FAIRFAX PUBLIC FACILITIES MANUAL VOLUME I AND II.
8. THE CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED TO PERFORM ANY BLASTING.
9. ALL ELECTRICAL SHALL BE DONE IN ACCORDANCE WITH FAIRFAX COUNTY STANDARDS.
10. ALL EXCAVATION IS UNCLASSIFIED AND THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT THE CURB LINES TO THE ELEVATIONS INDICATED ON DRAWINGS WITH NO ADDITIONAL COMPENSATION FOR HARD ROCK EXCAVATION.
11. THE CONNECTION TO EXISTING SANITARY SEWER SHALL BE BY THE BUSINESS DRAIN TYPE WYE AND A 90° BEND BEHIND THE WYE AND A PVC WYE FITTING AND A 6 INCH PIPE SHALL BE ASBESTOS CEMENT, SERVICE LATERAL SHALL BE PVC PIPE, SAME MATERIAL, THAT IS ACCEPTED BY FAIRFAX COUNTY DPW. IS SUBMITTED AND APPROVED BY FAIRFAX COUNTY FOR INSTALLATION.
12. ALL LATERALS FROM BUILDINGS SHALL BE PLACED AT A MINIMUM OF 5% SLOPE AND A CLEAN-OUT PROVIDED AT ALL BENDS AND AT LEAST EVERY 50 FEET. ALL LATERALS MUST EXTEND 10' OR A BEND BEYOND CURBS.

WATER DISTRIBUTION NOTES

1. ALL WATER MAIN CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND PLANS OF FCWA AND WITH THE REQUIREMENTS OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
2. NO WATER MAIN PLANS ARE TO BE CLEARED PRIOR TO NOTIFICATION OF FCWA, PHONE 698-5600.
3. THE CONTRACTOR SHALL REQUEST INSPECTION BY THE PUBLIC WATER SUPPLY AGENCY 3 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION OF ANY WATER MAINS.
4. VERTICAL TOLERANCE SHALL BE 2" P.S.I.
5. APPROVAL BY FCWA IS CONDITIONAL UPON THE INSTALLATION OF WATER PIPING FOR TEMPORARY USE - PART OF PARCELS A & B AND CONNECTION THERETO.

LAND DISTURBANCE NOTES
SANITARY & SEWER SERVICE

1. NO DISTURBED AREA TO BE REMOVED FOR POND FROM SITE (OFF SITE).
2. TEMPORARY DIVERSIONS, SILTED AND MULCHED OR STAKED SPAN HALE DIVERSIONS AND OTHER OTHERS, MEASURES AS NECESSARY AND TO BE PLACED AS INDICATED ON THE DRAWINGS PRIOR TO ON IN THE FIRST STEP IN EXCAVATION.
3. UNDER CONSTRUCTION WITH OUR SAFETY REQUIREMENTS, NATIONWIDE MATERIAL TO BE PLACED ON THE UPHILL SIDE OF TRENCHES. NO MATERIAL TO BE PLACED ON THE DOWNHILL SIDE. ANY TRENCHES REMAIN WITH FILL TONIGHT TO PLACE LONGER THAN ONE WEEK, (5) DAYS IS TO BE SEEDED FOR TEMPORARY VEGETATION AND MULCHED. ALL TRENCHES, WHERE NOT TO PLACED ON TEMPORARY FILL TONIGHT TO BE BACKFILLED TO SMALL "SNAKE TRENCH" UNDER NECESSARY TO REMOVE THE TEMPORARY DRAINAGE HOSE MUST BE PLACED IN A STABILIZED MANNER.
4. WHERE STREAM CROSSINGS ARE REQUIRED FOR DRAINAGE, TEMPORARY CULVERTS WILL BE PROVIDED BY CONTRACTOR.
5. NO MORE THAN 500 FEET OF TRENCH ARE TO BE OPEN AT ANY ONE TIME.
6. ALL DISTURBED AREAS ARE TO BE SEEDED AND MULCHED WITHIN FIFTEEN (15) DAYS AFTER RECEIPT OF THE APPLICABLE FRANCE SECTION. SEED IS THE ESSENTIAL LAND STABILIZATION ELEMENT FOR TURFAL PROJECTS.

100 YEAR STORM POND A NORTH (100 YEAR SPILLWAY ONLY)

TIME	INFLOW RATE CFS	OUTFLOW RATE CFS	VOLUME CF	STORAGE CAPA. AVA.	TOTAL H CF	TOTAL H.L. ELEVATION	INFLOW VOLUME CFS	OUTFLOW VOLUME CFS	VOLUME CF	BALANCE H. STORAGE	CREST H.L. ELEVATION	CHECK
0	0	0	0		0							
		87										
5	74		8,100	0	8,100	405.10	0	0	0	8,100	405.10	
		76.5										
10	129		21,450	1,100	38,550	411.40	0	0	0	38,550	411.40	
		75.5										
15	92		39,550	23,800	63,300	414.9	0	0	0	63,300	414.9	
		69.5										
20	39.5		50,750	47,200	97,950	418.55	0			97,950	418.55	
		50.5						4.5				
25	45.5		55,240	87,200	142,440	419.40	56		1850	140,590	419.30	
		40.5										
30	36		57,800	142,400	204,180	420.50	34	40.5	13,350	190,830	419.95	

PEAK AT 15 MINUTES: OUT = 56 CFS
STORAGE = 52,000 CF
MAX W.S.E. = 420.60
NOTE: FLOW OVER NORTH SHORE DRIVE OCCURS AT APPROXIMATELY 18.0 MINUTES INTO THE STORM

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8060

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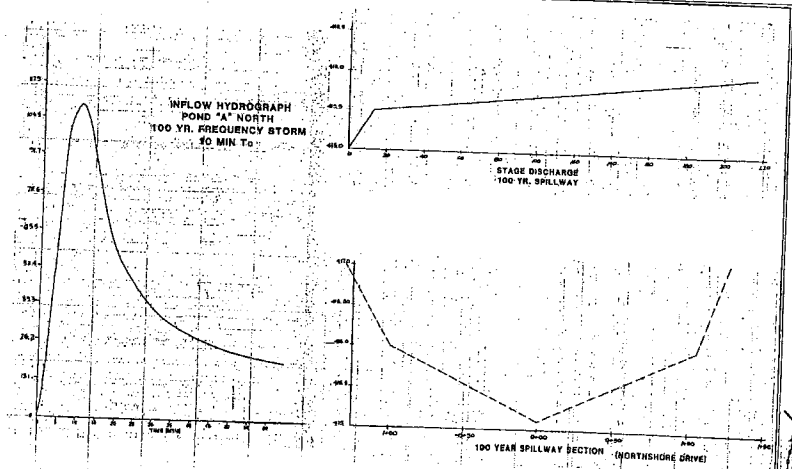


POND "A" NORTH CONT.

Scale: As Shown
Notes:

COMMONWEALTH OF VIRGINIA
MATTHEW K. KONTOGIANNIS
No. 029027
3/07/89
PROFESSIONAL ENGINEER

Details & Notes
Date: 3-10-84
Revisions:

NO	DESCRIPTION	BY	APPROVED	DATE

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

COMMONWEALTH OF VIRGINIA
DAVID W. BESSEN
LICENSE NO. 11867
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
KENNETH MAUTNER
LICENSE NO. 11867
PROFESSIONAL ENGINEER

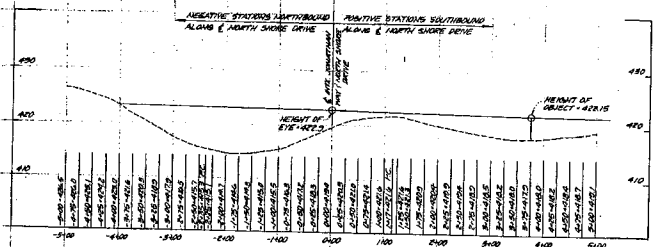
VIKA
VANDORN SIMS KOANE ANARITY

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS
4700 SAVAGE MILL ROAD
ELLICOTT CITY, MARYLAND 21043
301-596-0042

Project No.:
~~Sheet No. 25 of 26~~

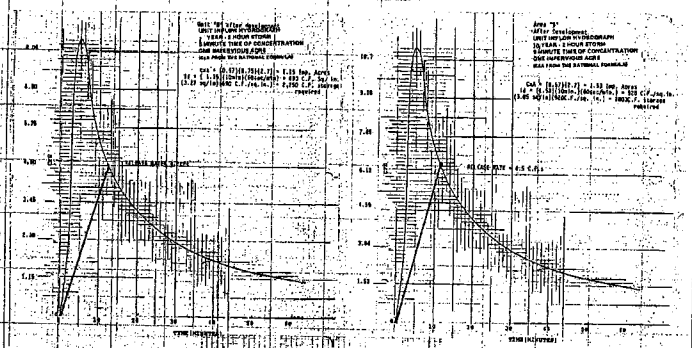
SHEET 16 OF 20 FILE NO. PRC - 1871

GREEN OAK APARTMENTS
Reston, Va.



GREEN OAK APARTMENTS:
SIGHT DISTANCE ANALYSIS AT INTERSECTION
JONATHAN WAY AND NORTH SHORE DRIVE
SPEED LIMIT 35 MPH POSTED
SCALE: 1" = 100' HORIZONTAL
1" = 10' VERTICAL

SWM AREA B



SWM AREA B

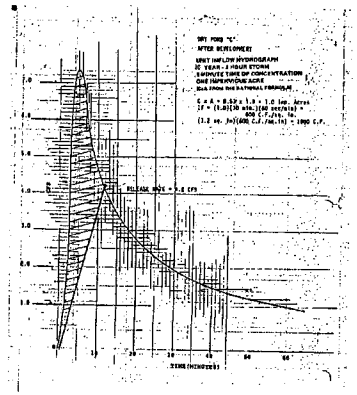
PREDEVELOPMENT
A = 3.1 ACRES
C = 0.30
T_c = 5 MIN.

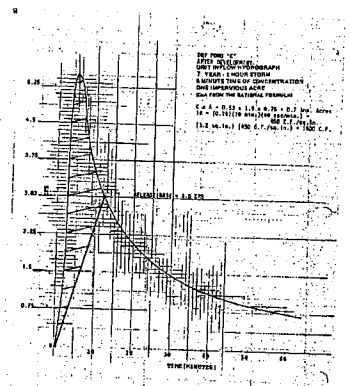
I_2 = 5.0 IN./HR. Q_2 = 4.5 cfs
I_{10} = 7.0 IN./HR. Q_{10} = 6.5 cfs
I_{100} = 10.0 IN./HR. Q_{100} = 9.3 cfs

AFTER DEVELOPMENT
A = 2.7 ACRES
C = 0.67
T_c = 5 MIN.

IMPERVIOUS ACRES = (0.67)(2.7) = 1.53
2 YEAR STORAGE REQUIRED = 2250 c.f.
10 YEAR STORAGE REQUIRED = 2800 c.f.

POND C





POND C

PREDEVELOPMENT

A = 2.0 ACRES
C = 0.30
T_c = 5 MIN.

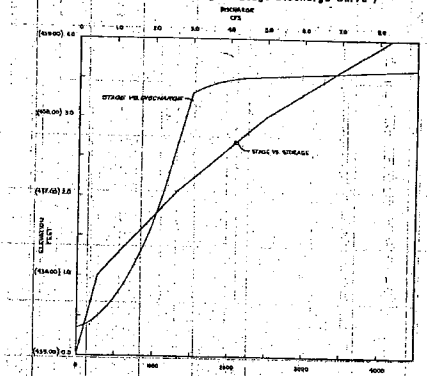
I_2 = 5.0 IN./HR. Q_2 = 3.0 cfs
I_{10} = 7.0 IN./HR. Q_{10} = 4.2 cfs
I_{100} = IN./HR. Q_{100} = 6.0 cfs

AFTER DEVELOPMENT

A = 1.9 ACRES
C = 0.53
T_c = 5 MIN.

IMPERVIOUS ACRES = (0.53)(1.9) = 1.0
2YEAR STORAGE REQUIRED = 1500 c.f.
10 YEAR STORAGE REQUIRED = 1800 c.f.

Dry Pond "C"
(Stage Storage & Stage Discharge Curve)



10 Year Storm Routing Dry Pond "C"

TIME	INFLOW RATE CFS	AVERAGE INFLOW CFS	VOLUME CF	STORAGE CAPACITY BASIS	TOTAL IN CF	TOTAL W.S. ELEVATION	OUTFLOW RATE CFS	AVERAGE OUTFLOW CFS	VOLUME OUT CF	BALANCE IN STORAGE	CORRECTED W.S. ELEVATION	CHECK
0												
		5.25						0.56				
5	7.50		1095		1095	43.65	1.01			220	005	43.65 OK
		5.95						2.23				
10	4.20		1785	805	2580	43.95	2.55			670	1520	43.93 OK
		4.00						2.64				
15	3.40		1200	1520	3120	43.83	2.74			700	2320	43.89 OK
		3.05						2.77				
20	2.70		1620	2320	3940	43.95	2.80			870	3420	43.95 OK
		2.52						2.78				
25	2.30		1380	3420	4800	43.97	2.75			885	4540	43.95 OK
		2.2						2.72				
30	1.95		1140	4540	5680	43.70	2.68			915	5455	43.70 OK

PEAK AT 20 MINUTES: Q_{out} = 2.80 CFS
STORAGE = 2420 CF
MAX. WSE = 43.95

2 Year Storm Routing Dry Pond "C"

TIME	INFLOW RATE CFS	AVERAGE INFLOW CFS	VOLUME CF	STORAGE CAPACITY BASIS	TOTAL IN CF	TOTAL W.S. ELEVATION	OUTFLOW RATE CFS	AVERAGE OUTFLOW CFS	VOLUME OUT CF	BALANCE IN STORAGE	CORRECTED W.S. ELEVATION	CHECK
0												
		2.74						0.86				
5	5.48		820	-	820	43.50	1.70			255	565	43.27 OK
		4.42						1.99				
10	3.35		1640	565	2200	43.70	2.28			600	1200	43.66 OK
		3.00						2.32				
15	2.65		1200	1200	2400	43.70	2.36			700	1900	43.70 OK
		2.02						2.30				
20	1.40		600	1900	2500	43.78	2.24			700	1400	43.70 OK
		1.01						2.22				
25	1.72	-	870	1400	2270	43.70	2.20			605	1565	43.70 OK
		1.87						2.20				
30	1.42		870	1565	2435	43.80	2.16			670	1765	43.80 OK
		1.05										

PEAK AT 15 MINUTES: Q_{out} = 2.32 CFS
STORAGE = 1700 CF
MAX. WSE = 43.70

URBAN ENGINEERING & ASSOC., INC.
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7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
MATTHEW K. SOROTOMAKIS
No. 17931
3/17/88
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
JOHN F. MASTEN
No. 11487
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
DAVID A. JOSEPH
No. 11481
PROFESSIONAL ENGINEER

Scale: As Shown
Notes:

THIS SHEET REFERENCED FROM FAIRFAX COUNTY PLAN # 5565-SP-001-1 (COMPLETED OCTOBER 20, 1986) FOR INFORMATION PURPOSES ONLY.

Utility Details & Notes
Date: 2-16-88
Revisions:

NO	DESCRIPTION	BY	APPROVED	DATE

DESIGN APPROVED BY
SIGNATURE OF OWNER OR OPERATOR

VIKA
VIKA OF MD SEN STALLS ANNAPOLIS
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS
9051 RIDGEPARK DR. TOWN
BETHESDA, MD. 20814
301-907-9600

Project No.:
~~Project No. 28 of 28~~

SHEET 17 OF 20 FILE NO:- PRC - 1671

BMP FACILITY DESIGN FORMAT

Plan Name: ParcReston PRC

Plan Number:

Date: 10/27/2006

Engineer: EDR

Water Quality Control Narrative

See SWM and BMP Narrative.

Watershed Data

Part 1 List All of the Subareas and "C" Factors Used in the BMP Computations.

Subarea Designation (1)	Description (1)		"C" (2)	Acres (3)
S1 Onsite	Bio-Retention	Controlled	0.90	0.61
S2 Onsite	Filterra #1	Controlled	0.50	0.45
UC Onsite	Developed	Uncontrolled	0.60	4.72

NOTE: "C" factors developed using % imperviousness for existing and proposed conditions.

Phosphorus Removal

Part 2 Compute the Weighted Average "C" Factor For the Site.

(A) Area(s) Site Site (a) 5.78 acres

(B) Subarea Designation and Description

(1)			"C" (2)		Acres (3)		Product (4)
S1 Onsite	Bio-Retention	Controlled	0.90	x	0.61	=	0.55
S2 Onsite	Filterra #1	Controlled	0.50	x	0.45	=	0.23
UC Onsite	Developed	Uncontrolled	0.60	x	4.72	=	2.83
				x		=	
				x		=	
				x		=	
				x		=	
				x		=	
				x		=	
				x		=	
				x		=	
			(b)		Total	=	3.61

(C) Weighted average "C" factor (b) / (a) = (c) 0.62

Part 3 Compute the Total Phosphorus Removal for the Site.

Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)		Area Ratio (4)		"C" Factor Ratio (5)		Product (6)
S1 Onsite	Bio-Retention	65.0	x	0.11	x	1.44	=	10
S2 Onsite	Filterra #1	74.0	x	0.08	x	0.80	=	5
UC Onsite	Developed	0.0	x	0.82	x	0.96	=	0
			x		x		=	
			x		x		=	
			x		x		=	
			x		x		=	
			x		x		=	
			x		x		=	
			x		x		=	
			x		x		=	
			x		x		=	
			x		x		=	
					(a)	Total		15%

(A) Total Phosphorus Removal

Part 4 Determine Compliance with Phosphorus Removal Requirement.

(A) Select Requirement (a) 10%

Water Supply Overlay District (Occoquan) 50 %
Chesapeake Bay Resourse Preservation Area (New Development) 40 %
Chesapeake Bay Resourse Preservation Area (Redevelopment) 10 %
(1-0.9 x (1/pre / 1/post)) x 100

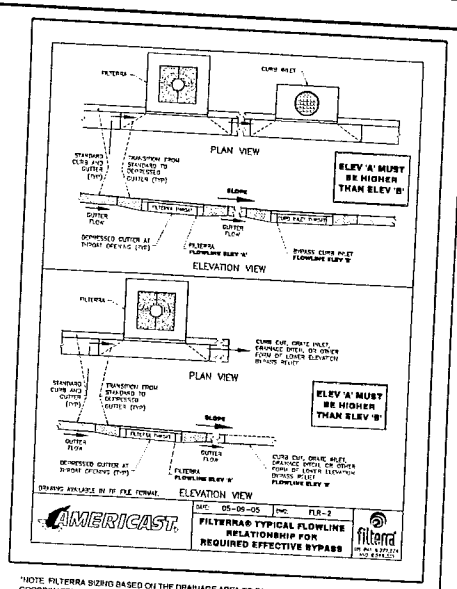
(B) If Line 3 (a) is greater than or equal to Line 4 (a), then the Phosphorus removal requirement is satisfied. Line 3 (a) 15% > Line 4 (a) 10.0%

FILTERRA NOTES:

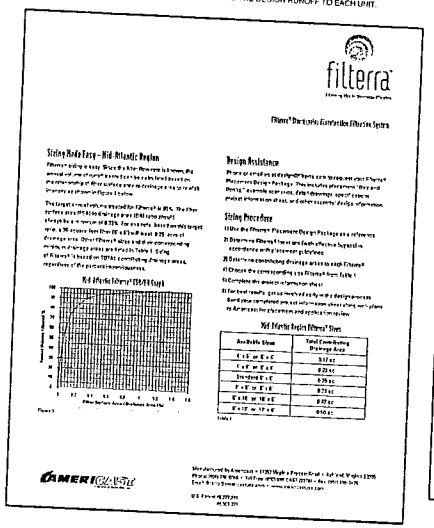
1. THE BMP AND LOW IMPACT DEVELOPMENT TECHNIQUES IMPLEMENTED FOR THIS SITE WILL BE PRIVATELY OWNED AND MAINTAINED.

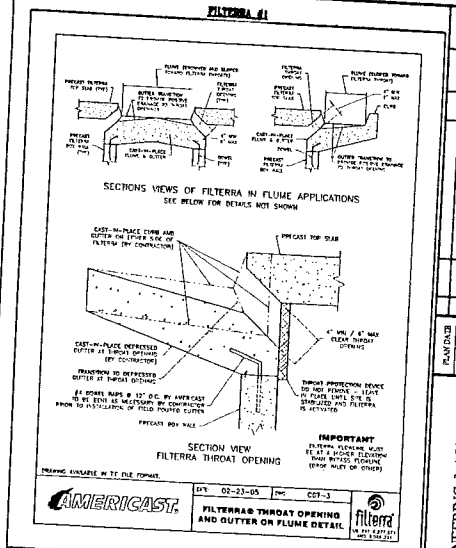
2. THE UNDERGROUND BMP DEVICES SHOWN ARE PRELIMINARY. CHANGES TO THE BMP'S FOR THE SITE MAY BE IMPLEMENTED AT THE TIME OF FINAL SITE PLAN TO MEET THE FAIRFAX COUNTY PFM REQUIREMENTS.

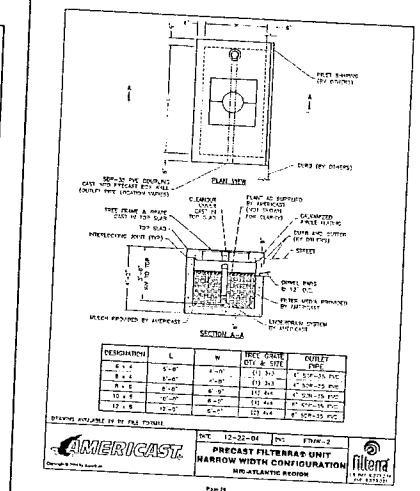
3. THE LOCATION AND TYPE OF LOW IMPACT DEVELOPMENT (LID) MEASURES AND BMP'S FOR THE SITE IS PRELIMINARY. CHANGES OR REMOVAL OF LID'S AND/OR BMP'S MAY BE EMPLOYED AT THE TIME OF FINAL SITE PLAN BASED ON SITE CONSTRAINTS AND/OR PFM REQUIREMENTS. PROVIDED THE PHOSPHORUS REMOVAL REQUIREMENTS OF THE PFM ARE MET FOR THE REDEVELOPMENT AREA.



*NOTE: FILTERRA SIZING BASED ON THE DRAINAGE AREA TO EACH FILTERRA UNIT, AS COORDINATED WITH THE MANUFACTURER. THE INFLOW LISTED IN THIS CHART IS AN INTERNAL FUNCTION OF THE FILTERRA UNIT, BASED ON THE UNIT SIZE AND FILTERRA MEDIA. THE INFLOW LISTED IN THIS CHART IS UNRELATED TO THE DESIGN RUNOFF TO EACH UNIT.







FILTERRA MAINTENANCE NOTE:

IN ACCORDANCE TO THE EXPIRATION OF THE MANUFACTURER'S MAINTENANCE PERIOD (THREE 3-YEARS), THE LAND OWNER SHALL EITHER NEGOTIATE FURTHER MAINTENANCE FROM THE MANUFACTURER OR PROPERLY MAINTAIN THE FILTERRA SYSTEMS PER THE MANUFACTURER'S MAINTENANCE SCHEDULE AS SHOWN ON THIS SHEET.

THIS SHEET FOR BMP PURPOSES ONLY.

No.	DATE	DESCRIPTION	BY	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

PLAN DATE: 10-27-06, 1-18-07, 2-12-07, 3-12-07

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

BMP DETAILS
RESTON SECTION 81, BLOCKS 1&2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: NA
DATE: OCT., 2005

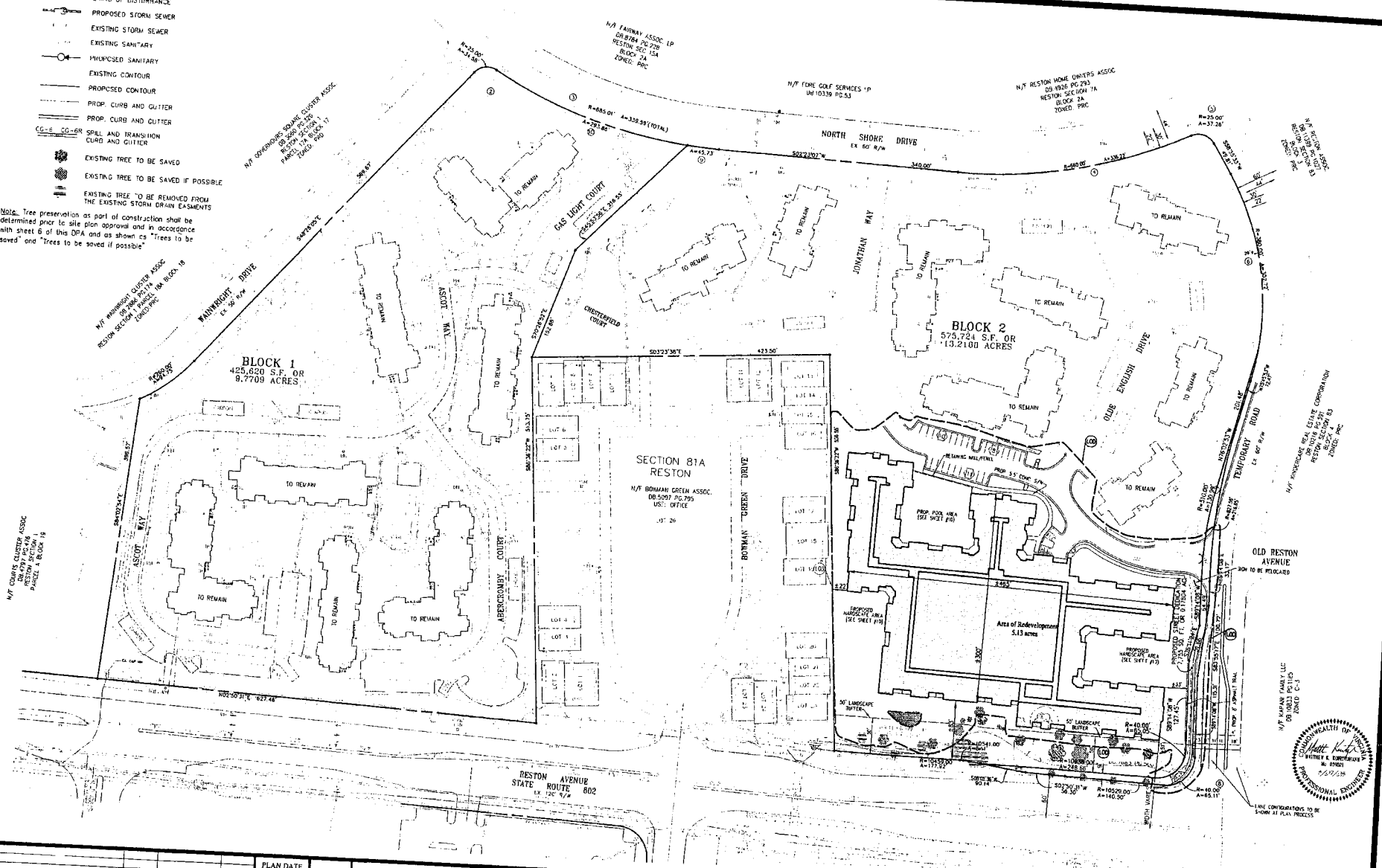
SHEET 17A OF 20

FILE No. PRC-1671

LEGEND

- EXISTING TREE LINE
- LIMITS OF DISTURBANCE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROP. CURB AND GUTTER
- PROP. CURB AND GUTTER
- CG-6 CG-6R SPILL AND TRANSITION CURB AND GUTTER
- EXISTING TREE TO BE SAVED
- EXISTING TREE TO BE SAVED IF POSSIBLE
- EXISTING TREE TO BE REMOVED FROM THE EXISTING STORM DRAIN EASMENTS

Note: Tree preservation as part of construction shall be determined prior to site plan approval and in accordance with sheet 6 of this DPA and as shown as "Trees to be saved" and "Trees to be saved if possible"



No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
02-05-01
11-20-01
01-04-02
04-22-02

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 022418
PROFESSIONAL ENGINEER

THIS SHEET FOR INFORMATION PURPOSES ONLY.

~~CONCEPT SITE PLAN~~ EXISTING CONCEPT SITE PLAN

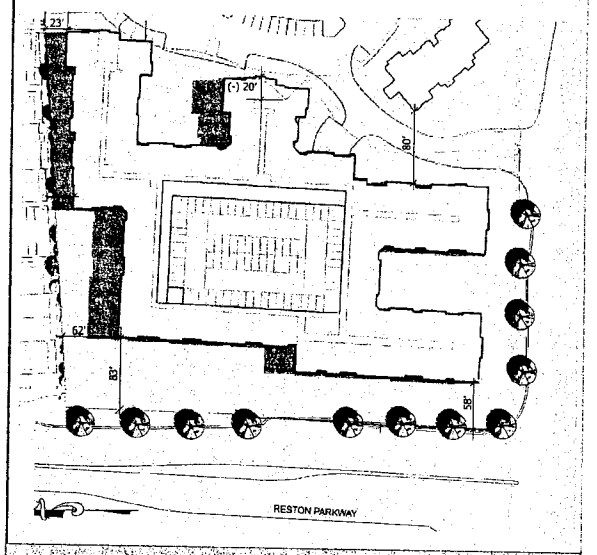
BLOCKS 1 & 2
RESTON 81
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=60'
C.I. N/A
PRC-1671
DATE: FEB., 2001

SHEET ~~5~~ 18 OF ~~10~~ 20

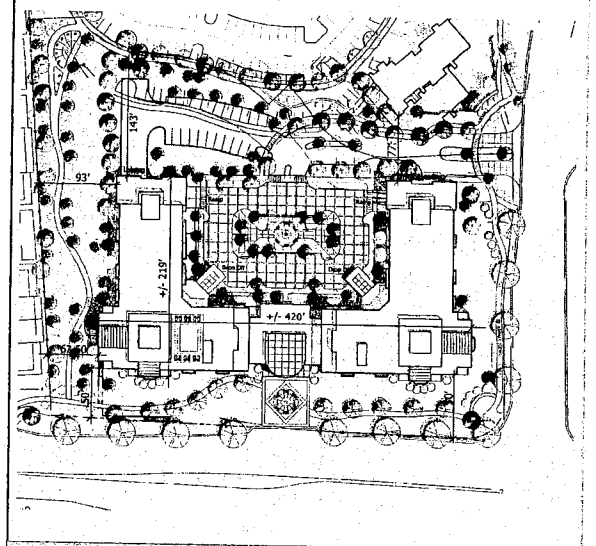
FILE No. ~~U15C-118~~

Currently Approved



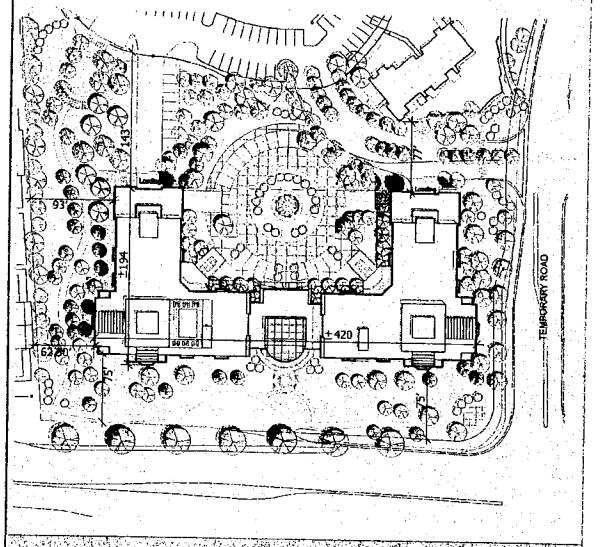
LOT AREA = 5.68 Acres
OCCUPIED SPACE = 101,256 sf
PERCENTAGE OF OPEN SPACE = 59.1%

Nov. 2005 Submission



LOT AREA = 5.68 Acres
OCCUPIED SPACE = 51,964 sf
PERCENTAGE OF OPEN SPACE = 79.0%

Oct. 2006 Submission



LOT AREA = 5.68 Acres
OCCUPIED SPACE = 47,114 sf
PERCENTAGE OF OPEN SPACE = 81.0%

FOR ILLUSTRATIVE PURPOSES ONLY

LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

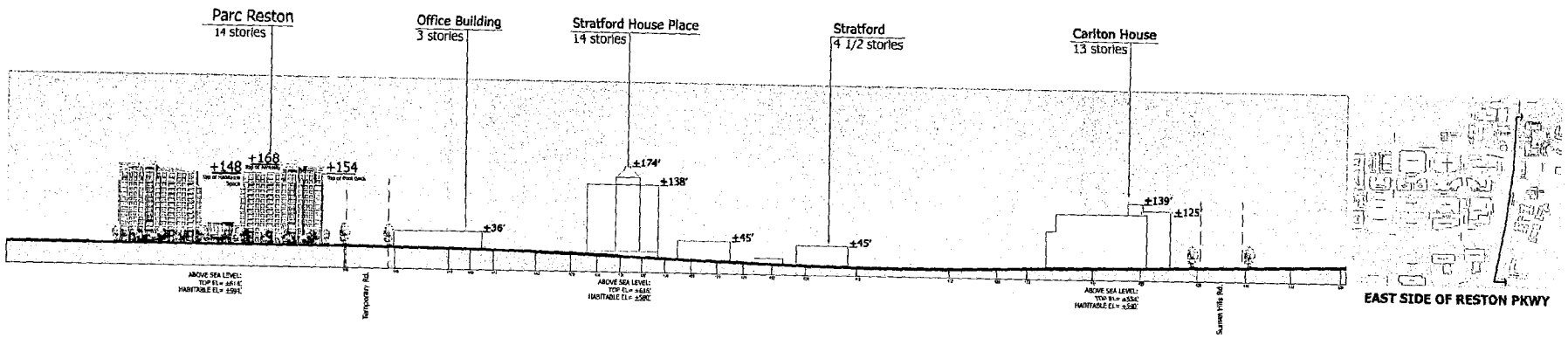
Open Space Analysis

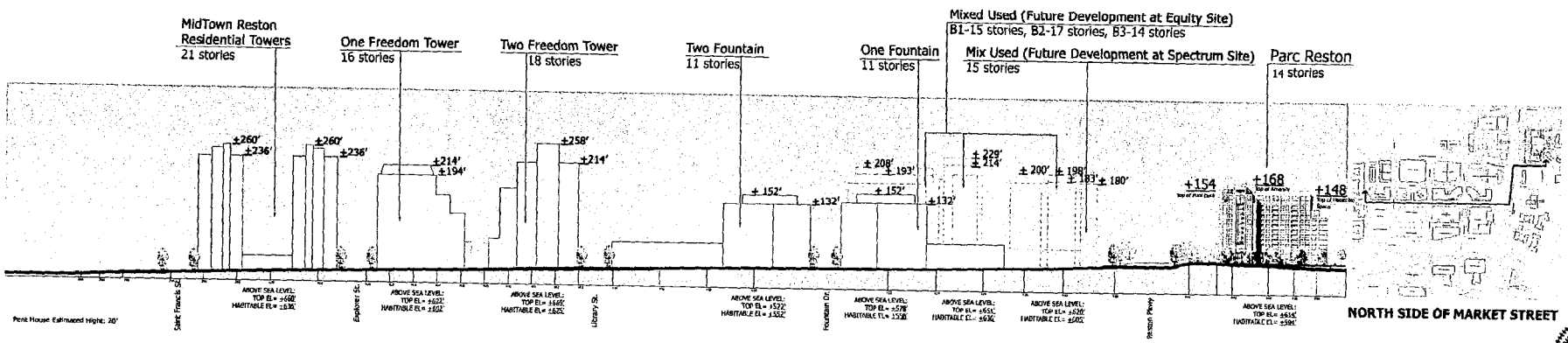
October 27, 2006

ParcReston
Reston, Va

Athena / Renaissance Reston LLC.
Ren.012a.00

0 30' 60' 120'
1"=60'





FOR ILLUSTRATIVE PURPOSES ONLY

LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

Height Section Study

Oct 27, 2006

ParcReston
Reston, VA

Athena / Renaissance Reston LLC.
REN.1.86a.00

0 40' 80' 160'
1"=80'

Sheet 20 OF 20

PRC-1671

BLOCK 2
TO REMAIN

TO REMAIN

6'x4' FILTERRA

RETAINING WALL

POSSIBLE RAIN GARDEN

MOUNTABLE CURB

GRASSPAVE FIRE LANE

CURB SCUPPERS

GARAGE BELOW

EX. JONATHAN WAY

EX. OLD RESTON AVENUE

SIGN TO BE RELOCATED

VA. STATE GRID NORTH

N/F KINDERCARE REAL ESTATE CORP.
DB.10215 PG.591
RESTON SECTION 83
BLOCK 4
ZONED: PRC

TEMPORARY ROAD (RTE. 602)
35 MPH POSTED SPEED LIMIT
CATEGORY IV ROAD
EX. 60' R/W
DB. 5948 PG. 1139

Loading

Loading

GARAGE ENTRANCE

GARAGE ENTRANCE

Roof Area 17,566 SF

Roof Area 17,566 SF

Mech. Pent. Amenity 3,888 SF 22% Roof Coverage

Mech. Pent. Amenity 3,888 SF 22% Roof Coverage

GARAGE BELOW

GARAGE BELOW

±194'

±420'

50' LANDSCAPE BUFFER

GRASSPAVE FIRE LANE

PROP. 6' ASPHALT TRAIL

PROP. SIDEWALK

017-2-01-0020-C
KAPLAN FAMILY LLC
DB. 10633 PG. 1185
ZONED: PRC
USE: OFFICE

EX. SWM POND C NORTH

EX. RESTON PARKWAY (STATE ROUTE 602)
WIDTH VARIES
27,570 ADT
45 MPH POSTED SPEED
(EX. ASPHALT)

DB. 4762 PG. 234
DB. 5948 PG. 1139
DB. 7103 PG. 1929

WIDTH VARIES

PROP. R.O.W.

EX. R.O.W.

LANE CONFIGURATIONS TO BE SHOWN AT PLAN PROCESS

BOWMAN GREEN DRIVE

LOT 13 · LOT 14 · LOT 15 · LOT 16 · LOT 17 · LOT 18 · LOT 19 · LOT 20 · LOT 21 · LOT 22 · LOT 23 · LOT 24 · LOT 25

EXISTING PEDESTRIAN UNDERPASS

EX. UNDERGROUND PEDESTRIAN CROSSING

TEMPORARY CONSTRUCTION ESM'T
DB. 4762 PG. 234
DB. 4793 PG. 653

EX. STORM DRN. ESM'T
DB. 4762 PG. 234
DB. 4793 PG. 653

EX. 10' RETAINING WALL & MAINT. ESM'T.
DB.8975 PG.664

EX. TRAIL ESM'T
DB.9748 PG.1429

EX. WALL ESM'T
DB.5948 PG.1139

APPROX. LOCATION 10' C&P EASEMENT
DB. 5465 PG. 1533

EX. 30' R/W

EX. FC

EX. UG MCI

EX. UG ELEC.

EX. VDH BOX

EX. ELEC. BOX

EX. SIGN

EX. 20' R/W

Note: Tree preservation as part of construction shall be determined prior to site plan approval and in accordance with sheet 6 of this DPA and as shown as "Trees to be saved" and "Trees to be saved if possible".

LEGEND

- EXISTING TREE LINE
- LIMITS OF DISTURBANCE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROP. CURB AND GUTTER
- PROP. CURB AND GUTTER
- CG-6 CG-6R SPILL AND TRANSITION CURB AND GUTTER
- EXISTING TREE TO BE SAVED
- EXISTING TREE TO BE SAVED IF POSSIBLE
- EXISTING TREE TO BE REMOVED FROM THE EXISTING STORM DRAIN EASEMENTS

THIS SHEET FOR INFORMATION PURPOSES ONLY.

Sheet 20A OF 20

PRC-1671

Rezoning Application RZ-82-C-004-2 Staff approval
APPROVED DEVELOPMENT PLAN
(DPA) (CDP) (FDP)
SEE PROFFERS DATED March 31, 2003
Date of (PC) approval March 24, 2003
Sheet 22 of 22

COMMONWEALTH OF VIRGINIA
MATTHEW E. KOOTTUNGAL
No. 030021
3/07/08
PROFESSIONAL ENGINEER

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7716 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8060

NO.	DATE	DESCRIPTION	BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

DETAILED SITE AND LANDSCAPING PLAN
RESTON SECTION 81, BLOCKS 1&2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' · C.I. N/A · DATE: OCT., 2005

SHEET 7 OF 20

FILE No. MISC-1671

M:\Jobs\Reston\81\PRC\Parc Reston Project\1671-development plan.dwg, 3/7/2008 12:32:48 PM, mkelleran

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, Athena Renaissance, is seeking PRC Plan approval for development a single residential building, with two towers at a maximum height 626 feet above sea level (including rooftop mechanical structures and an optional rooftop recreation amenity structure).
Acreage:	22.99 acres
Proposed Density:	30.28 du/ac
Proposed Open Space:	40%
Proposed Modifications/ Waivers:	Modification of the transitional screening and waiver of the barrier requirements along Wainwright Drive in favor of existing conditions.

LOCATION AND CHARACTER

Site Description:

ParcReston, formerly known as Summit Reston and Jonathan's Keepe, is located in the northeastern quadrant of the intersection of Reston Parkway and Temporary Road, immediately to the east of the Reston Town Center Urban Core. The property is zoned PRC and is currently developed with garden-style apartments, consisting of two separate blocks, Block 1 and Block 2, with a total of 418 multi-family units. Surface parking is provided throughout the development, and there are two recreation facilities on site which include swimming pools, outdoor athletic courts, and passive recreation areas. There are several small pockets of landscaping throughout the site, as well as significant vegetative buffering along much of the site's road frontages and along the common site boundary line with the Bowman Green property. The property is located to the northeast of the Reston Town Center Study Area and the Urban Core; the site is not within that study area.

The 5.68 acre southwest corner of the site is the portion of the 22.99 acres site being redeveloped and the only portion of the site impacted with this application. The redevelopment area has street frontage on both Reston Parkway and Temporary Road. In addition, the site has frontage on Jonathan's Way, an internal access road that provides vehicular connection from Temporary Road to North Shore Drive, as well as access to other areas throughout the entire development.

The subject property is surrounded by a mixture of office, retail and residential uses. The ParcReston development wraps around an existing townhouse office development, Bowman Green, which is also zoned PRC.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	Residential, Single Family Attached (Vantage Hill)	PRC	Residential Planned Community
South	Office	C-3	Office
East	Residential – Multi-family (Fairway & Charter Oak Apartments) and Golf Course	PRC	Residential Planned Community/Private Recreation
West	Retail, Office and Residential (Spectrum & Reston Town Center)	PRC	Residential Planned Community

BACKGROUND

Site History:

On January 31, 1983, the Fairfax County Board of Supervisors approved RZ 82-C-060, subject to proffers dated January 6, 1983, which rezoned the 22.99 acre subject property from R-E to PRC. The approved development plan depicted a single family attached and/or multi-family development with up to 460 residential units, with a maximum density of 19.9 du/ac. The approved maximum height for any building was 4 stories, with exception of any buildings located within 75 feet of Wainright Drive, which were limited to a maximum height of only 3 stories. The development also included surface parking and recreational amenities.

The development, first known as Jonathan's Keepe, was constructed in two phases during the mid-1980s, and included only garden-style apartments. The northern portion of the site, Block 1, includes 182 units, while the southern portion of the property, Block 2, includes 236 units. In total, the entire development currently consists of 418 garden-style apartments at an overall density of 18.18 du/ac, which is slightly lower than what was approved for the site. Appendix 4 includes the approved proffers for PCA 82-C-060.

PCA/DPA 82-C-060 was approved by the Board of Supervisors on April 29, 2002, with proffers dated April 29, 2002, and development conditions dated April 26, 2002, and permitted an increase of the approved density from 19.9 to 30.28 dwelling units per acre and a change in the multi-family unit type from garden-style apartments to a

mid-rise multifamily building. This request for amendment was to accommodate the redevelopment of a 5.68 acre section of the development, now renamed Summit Reston, located in the immediate southwest corner of the site on the corner of Reston Parkway and Temporary Road. As a part of this approval, 82 of the garden-style apartments were approved to be replaced with 360 new dwelling units, all located in a single, mid-rise multifamily building with a maximum height of seven stories. As such, the overall unit count increased to 696 dwellings at an overall density of 30.28 du/ac in the 22.99 acres ParcReston site. Parking for the new units was to be accommodated through the use of a structured parking garage site internal within the center of the building.

PCA/DPA 82-C-060-02 was approved by the Board of Supervisors on March 26, 2007, subject to proffers dated March 21, 2007 and the proffered development conditions dated March 26, 2007. The DPA/PCA approved in 2007 did not increase the approved density, it remained at 30.28 dwelling units per acre. The unit count of 696 units in ParcReston did not increase. However, the approved application permitted a single residential structure with two high rise towers (instead of one mid-rise building), 626 feet above sea level. The approval also included provision for open space, recreational amenities, landscaping and a reduction of impervious surfaces onsite. Appendix 3 also includes the approved proffers, development conditions and development plan for PCA 82-C-060-02.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area III

Planning District: Upper Potomac Planning District

Planning Sector: Reston Community Planning Sector – UP5

Plan Map: Residential Master Plan, Land Use Plan, High Density Residential

Plan Text:

On pages 117, 118 and 123 of the Fairfax County Comprehensive Plan, 2003 Edition, the Plan states the following:

Land Use

"The Reston Community Planning Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 & 14…

Land Within the Planned Community of Reston

1. Incorporate the Reston Master Plans (Land Use Plan, Community Facilities Plan and Transportation Plan), adopted on July 18, 1962, and as subsequently amended, by reference in the Area Plan and on the composite map…*

On the periphery where development is not committed by zoning, land should be developed at a density no greater than one dwelling unit per acre. Density should be tiered so that it decreases from the center toward the boundary (within Reston)…

**NOTE: The Reston Master Plan has its own program of time-phased development, which shall be the guide for development in Reston…*

4. Well-defined stable residential neighborhoods exist throughout Reston. However, because of nearby commercial and other non-residential uses, these neighborhoods cab be threatened by development or redevelopment, and therefore are particularly in need of protection. The design of all new infill projects or development projects should be compatible with existing and planned residential neighborhoods."

ANALYSIS

PRC Plan (Copy at front of staff report)

Title of PRC Plan: Reston Section 81, Blocks 1 & 2, ParcReston

Prepared By: Urban Engineering and Associates, Inc

Original and Revision Dates: October 2005 and revised through March 31, 2008

PRC 82-C-060 Reston Section 81, Blocks 1 &2, ParcReston	
Sheet #	**Description of Sheet**
1	Cover Sheet: Vicinity Map, Soils Map/Data, and Sheet Index
2 -3	General Notes, Site Tabulations, SWM Narrative, Outfall Narrative Adjacent Property Owners, Metes and Bounds description,
4	Existing Conditions Plan
5	Existing Vegetation Site Plan
6	Conceptual Development Plan
7	Detailed Site Plan
7A	Building Envelope Exhibit
8	Landscaping Plan
9-10	Illustrative Images, Plaza Details, Tunnel Enhancement Details
11	Plant Schedule and Specifications

Sheet #	Description of Sheet
12	Concept Section Temporary Road
13	Reston Parkway Elevation
14	Temporary Road Elevation
15-17	SWM Computations (Approved Plans)
17A	BMP Details
18	Existing Concept Site Plan
19	Open Space Analysis
20	Height Section Study
20A	Approved Development Plan

Site Layout: The 5.68 portion of the site impacted here is currently developed with 82 garden-style apartments and an ancillary recreation center, including a pool, all of which will be removed. The PRC Plan proposes to replace the existing structures with a single multi-family residential structure that will have two 168 foot high towers (possible rooftop amenities, as described below, will be placed above the 168-foot height). According to the approved DPA and proffers, the rooftop amenity structures could contain a rooftop pool deck and associated clubhouse/amenity space and would be limited in size to 33% of the gross floor area of the top residential story. Per the approved proffers, the elevation of the habitable portion of the towers will not exceed an elevation of 594 feet above sea level and the penthouse/amenities/mechanical extension will not exceed 626 feet above sea level. The proposed multi-family structure has also been designed to taper down to 9 stories from west to east, in an attempt to transition to the 4-story garden-style buildings within ParcReston located to the east. The two towers will be joined in the middle by a 4-story connection that will include the proposed recreational amenities. The overall footprint of the building will be 35,491 square feet. It will be set back approximately 69 feet from Reston Parkway, 18 feet from Temporary Road and 61 feet from the shared property line with the existing Bowman Green development (a 2-story office townhouse development). The high-rise building will be 75 feet from the closest garden-style building in ParcReston.

Vehicle Access: Vehicle access to the 5.68 acre area is provided via Jonathan's Way, a private internal access road that connects Temporary Road and North Shore Drive, and provides access to other parts of the ParcReston community. The entrance to the high-rise complex will be located exclusively off of Jonathan's Way, via a courtyard plaza area that is situated in between the two high-rise towers at the rear of the building. This allows vehicular access to the site from Temporary Road and North Shore Drive, as well as from the existing entrance along Wainwright Drive.

Parking: The parking for the proposed new structure will be provided by way of both surface parking and underground structured parking, in order to meet the parking requirement for the entire development, which is a minimum of 1,114 spaces. The proposed high-rise building will have three levels of structured parking which will be located below grade. Access to these underground decks will be provided via two

entrances located off of the courtyard plaza area centered behind the building, which is accessed from the site entrance along Jonathan's Way. There is also a proposed small area of surface parking that is located off of Jonathan's Way depicted on the PRC Plan. A note on Sheet 2 indicates that 5 loading spaces are required, and that these spaces will be provided with the Final Site Plan.

Tree Save & Landscaping: The subject area proposed to be redeveloped currently contains several landscaped areas, consisting of pockets of vegetation among the existing garden-style buildings on the site, and those landscape areas along the perimeter of the subject area. The site layout also shows trees to be saved and proposed supplemental plantings on the site's perimeter along Temporary Road, Reston Parkway and the northern property boundary adjacent to the Bowman Green development. There will also be a 50-foot wide landscape buffer along Reston Parkway.

The development proposes a significant amount of new landscaping that will include a variety of canopy, ornamental and evergreen trees, as well as additional shrubs and groundcover. While the majority of these plantings will be along the Reston Parkway frontage and the northern property line, additional plantings are also proposed along Temporary Road and the courtyard plaza area behind the high-rise building.

Open Space & Sidewalks: The overall open space provided for the entire ParcReston community, including the area to be redeveloped, will be 40 percent. Within the 5.68 acre area site proposed for this redevelopment, there will be a 50-foot wide landscape buffer along Reston Parkway, as well as a proposed landscaped area between the new building and the Bowman Green development to the north. In both of these areas, the applicant is proposing plaza areas that will include decorative landscaping and hardscape amenities such as benches and other outdoor seating, walking paths, lighting, and trellises. Furthermore, Proffer 18 in the approved proffers requires the applicant to provide a focal feature in the Reston Parkway plaza that may include a fountain, public art display or similar structure.

The PRC plan shows that the existing sidewalk along the site's Reston Parkway frontage will remain. A connection to the proposed plaza in this area will be provided. There is an existing asphalt sidewalk along Temporary Road, but it is proposed to be relocated slightly to the north in order to accommodate right-of-way improvements. The PRC Plan also depicts a sidewalk along the northern boundary adjacent to the Bowman Green development that will provide pedestrian access from the center of the development west to Reston Parkway. This sidewalk will connect the existing development to the plaza proposed in this area, as well as to the existing pedestrian tunnel located in northwest corner of the subject property. This tunnel connects the ParcReston community to the Reston Town Center Urban Core, located to the west of the subject site across Reston Parkway. Additional sidewalk has been provided along the eastern limits of the project site, which will allow pedestrian access to the high-rise from other points within the ParcReston community.

Stormwater Management: The PRC Plan states that on-site stormwater management will be provided via the existing dry ponds on the site which were constructed in 1986. Since there is no increase in the impervious surface of the subject property as it relates to this application, the applicant will be seeking a waiver of the stormwater management requirement at the time of site plan approval. In addition, the applicant is proposing various BMP and low impact development (LIDs) measures on the site. A waiver will also be required for the use of these types of innovative BMP techniques. Any such waiver will be reviewed by DPWES at the time of site plan review and approval.

Land Use Analysis

Issue: Affordable Housing

Due to its construction type, the application is exempt from the requirement to provide Affordable Dwelling Units (ADUs). As part of the PCA/DPA 82-C-060 approval, the applicant proffered to contribute $200,000 to the Affordable Housing Trust Fund. These funds were to be used to support affordable housing opportunities in the Reston Community but were never provided since no building permits were issued and construction activities did not commence on the redevelopment of the subject property. During the PCA/DPA 82-C-050-02 application approval process, the applicant was encouraged to provide workforce housing in order to satisfy the long standing Board of Supervisors policy that affordable housing be satisfied via the provision of units under the ADU program, or the contribution of funds to the Housing Trust Fund for those buildings that are exempt from the ADU program.

In April 2006, prior to PCA/DPA 82-C-050-02, the applicant sold ten (10) residential units within the existing ParcReston Community to the Fairfax County Redevelopment and Housing Authority (FCRHA) for use as affordable dwelling units. After PCA/DPA 82-C-050-02 was approved, the applicant conveyed another eight (8) residential units within the existing ParcReston community (not within the proposed high-rise) which are designated as workforce housing units. An additional five (5) units have been made available to the FCRHA and will be conveyed after PRC Plan approval.

Based on a net increase of 278 new units associated with the most recent PCA/DPA, (above the existing 418 units currently in the development), the applicant's contribution of 13 workforce housing units equated to approximately 4.7% of new unit count. With the addition of the ten (10) units previously sold to FCRHA, the ratio increased to 8.2%.

On September 24, 2007, the Board approved policy relating to workforce housing to be added to the Comprehensive Plan. The policy called for 12% affordable housing to be provided for proposals for development that are above the baseline recommendation(s) in certain areas of the county, including in the *"County's Mixed-Use Centers, including Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas, where the Area Plans envision mixed use or high-density residential development above the baseline recommendation for development."*

It should be noted, however, this proposal is not within such a center as delineated by the Comprehensive Plan. Were the applicant to commit to provide 12% workforce housing with this application, it would result in a total of 34 workforce housing units. With the 23 units already provided, eleven (11) more units would be necessary to achieve 12% workforce housing associated with this development.

Resolution:

While staff has encouraged the applicant to make an increased commitment to affordable housing, such commitment has not been made. The applicant has indicated that proffers associated with PCA/DPA 82-C-060-02 have already appropriately addressed the project's contribution of workforce housing in the area. While conceding that the provision of more affordable housing is desirable, the applicant feels that the PRC Plan review is not an appropriate mechanism for obtaining further commitments of this nature.

Transportation Analysis (Appendix 5)

The Fairfax County Department of Transportation (FCDOT) has reviewed the subject request and no significant transportation issues have been raised with this application as long as all previous proffered conditions are retained. While The Virginia Department of Transportation did recommend that a traffic impact analysis (TIA) be submitted, FCDOT has determined that the trip generation rates associated with this PRC Plan do not warrant a TIA at this time. It should be noted that a TIA will be required, pursuant to state regulations, at the time of site plan submittal.

Issue: Intersection Detail and Lane Width Temporary Road & New Dominion Parkway

In order to determine the operation and functioning of the intersection of Temporary Road/New Dominion Parkway and Reston Parkway, staff requested that the applicant depict the intersection on the plan in greater detail. Staff also noted to the applicant that VDOT would not support the proposed 11 foot wide lanes in that area.

Resolution:

The requested details were not provided by the applicant. It should be noted that intersection details for Temporary Road/New Dominion Parkway and Reston Parkway will be required at the time of site plan submittal. Therefore, staff is satisfied that this issue has been resolved.

Issue: Entrance at Jonathan's Way

In order to reduce possible conflicts and long queuing, the entrance at Jonathan's Way should be restricted to right run in/right turn out if the queuing analysis shows the need.

Resolution:

The applicant has not provided queuing analysis at this time. It should be noted that all appropriate analyses and any required entrance modifications will be required at the time of site plan submittal. Therefore, staff is satisfied that this issue has been resolved,

Environmental Analysis (Appendix 6)

Issue: Green Building.

The Comprehensive Plan was recently amended to recommend that buildings and associated landscapes be designed and constructed to use energy and water resources efficiently and to minimize negative impacts on the environment and building occupants. As such, staff encouraged the applicant to incorporate energy conservation, water conservation and other green building practices in the design and construction of the proposed development. A commitment to seek certification for the proposed buildings through the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program and a commitment to attain Energy Star ratings where applicable were also encouraged.

Resolution:

The applicant has indicated that the proffers associated with PCA/DPA 82-C-060-02 have already appropriately addressed the project's environmental impact by reducing the overall percentage of impervious surfaces onsite, proposing to install a rain garden and the use of other LID measures. In addition, the applicant is providing 40% open space and is preserving vegetation and providing supplemental landscaping where needed. The applicant feels that the PRC Plan review is not an appropriate mechanism for obtaining further commitments of this nature, and therefore has made no commitment to use green building techniques.

Urban Forest Management (Appendix 7)

Issue: Existing Vegetation and Proposed Landscaping.

While the proposed site layout increases the amount of landscaping above that proposed under previously approved layouts, staff encouraged the applicant to present existing vegetation rather than rely too heavily upon new landscaping to meet tree coverage requirements. As such, staff has encouraged the applicant to preserve as many mature trees as possible along the Reston Parkway frontage and adjacent to the existing office townhouse condominiums.

Resolution:

The applicant has maintained the previously proffered commitment to submit a Tree Preservation Plan for review and approval by Urban Forest Management (UFM) at the time of site plan review and approval. As such, staff believes that this issue is resolved

Issue: Protection of Existing and Proposed Vegetation

UFM noted that the existing and proposed trees in the proposed landscape buffers may decline or die as a result of construction impacts. As such, UFM recommended that a note indicating the need for replacement, with certain specifications relating to amount, type and size of trees necessary should be added to the PRC Plan.

Resolution:

The requested note has been added to Sheet 8. With the revision, this issue has been resolved.

Issue: Planting Depth

Tree plantings are shown to be located over below-grade portions of the parking garage. The original iteration of the plans did not show how deep the soil would be in the area of these plantings. Adequate soil depth for root zone development and water holding capacity is important for the long term survival of these trees. Staff asked the applicant to provide a detail that clearly showed the depth of soil in the areas where trees are proposed over the underground garage

Resolution:

Details regarding the garage deck planter were added to Sheet 11. The applicant has noted that the planter detail is subject to change with final engineering of the site. Staff has thus proposed a development condition requiring that a planter detail be provided for trees that are proposed to be planted on the parking deck of the garage at site plan submittal 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, DWPES. With the adoption of this proposed development condition, this issue will be resolved.

Issue: Selection of Vegetation Species

The Virginia Department of Forestry has reviewed this application and made several observations relating to the selection of species onsite. Specifically, the Department of Forestry recommends against the planting of white ash (*Fraxinus amercana)* and eastern white pine on this particular site. The Department of Forestry also noted that pin oaks and willow oaks have branches that grow towards the ground and thus should be kept away from sidewalks, roads or driveways.

Resolution:

The landscape specifications have been revised to remove both the *Fraxinus amercana* and the eastern white pine. In addition, the placement of pin oaks and willow oaks has been considered so as not to interfere with pedestrian or vehicular

traffic. In addition, staff notes that the approved proffers require that the applicant submit a Tree Preservation Plan for review and approval by Urban Forest Management at the time of site plan review and approval. Therefore, staff finds that this issue is resolved.

Issue: Care of Plantings

The Virginia Department of Forestry also made several suggestions relating to care of trees and plantings onsite. Specifically, the Department of Forestry recommended the limited use and time for guying onsite, cutting of root balls, and compensatory pruning. Finally, it was also recommended that the planting depth and back filling practices should be calculated with care.

Resolution:

The applicant has removed the root ball specification on the plans and has highlighted a note which indicates the use of guying is to be limited to one year. In addition, staff believes that the approved proffers, which require that the applicant submit a Tree Preservation Plan for review and approval by Urban Forest Management at the time of site plan review and approval will insure that proper care of trees is exercised. Therefore, staff finds that this issue is resolved.

Public Facilities Analysis (Appendices 8-14)

Fire and Rescue (Appendix 8)

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #425, Reston. The Fire Marshal reviewed the previous iteration of this plan and determined that the plan did not sufficiently address the issue of fire access to the front and rear of the buildings. The applicant has submitted revised plans showing appropriate fire with these revisions access to the building—including increased turn radii and grass paved fire lanes, the plans have been approved by staff and this issue is resolved.

Sanitary Sewer (Appendix 9)

The proposed project is located in the Colvin Run Watershed and will be sewered by the Blue Plains Treatment Plant. Based on the current and committed flow, excess capacity is available at this time. In addition, the existing 8-inch pipe line located in the easement on this property is adequate for the proposed use.

Fairfax County Park Authority (Appendix 10)

The Fairfax County Park Authority has reviewed the subject request and has determined that this application bears no adverse impact on land or resources of the Park Authority.

Facilities Planning Branch (Appendix 11)

In accordance with the Countywide Trails Plan, no trails are required.

Fairfax County Public Schools (Appendix 12)

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.

As noted previously under PCA 82-C-060-02, the proposed redevelopment would be served by Lake Ann Elementary, Langston Hughes Middle, and South Lakes High School.

According to the Fairfax County Public Schools Analyses completed for PCA/DPA 82-C-060-02, the redevelopment of the site with 360 additional units could generate 12 additional students above what the existing development would allow. As such, the Fairfax County Public Schools, Office of Facilities Planning Services, determined that the proffered contribution of $139,560 is appropriate to offset the potential impact on student membership in the area. As a part PCA/DPA 82-C-060-02, the applicant proffered to make a contribution of $11,630 per student generated by the new development, up to a maximum of $140,000.

Fairfax County Water Authority (Appendix 13)

The subject property is located within the Fairfax County Water Authority Service Area and adequate domestic water service is available at the site from existing 12-inch, 8-inch and 6-inch water mains located at the property. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

Stormwater Management (Appendix 14)

The subject property is located in the Sugarland Run and Difficult Run watersheds as well as within the County's Chesapeake Bay Watershed. SWM is provided for this development by three onsite dry ponds constructed in 1986. The applicant has also indicated that innovative BMP and LID techniques will be used to satisfy the water quality (i.e. phosphorus removal) requirement. The Best Management Practices Narrative states that the applicant reserves the right to change the specific type and quantity of the BMP/Low Impact Development (LID) facilities at final site plan. Any SMW/MP measure or waiver of such is subject to review and approval by the Department of Public Works and Environmental Services (DPWES). DPWES has indicated that the proposed PRC Plan generally meets the SWM requirements; but did request that the applicant provide the location of the proposed Filterra onsite.

While no SWM Management memorandum has been prepared for this application, staff notes that the applicant will be required to meet all proffered and PFM standards at the time of site plan approval. At that time, DPWES will evaluate any waiver

requested—including any request for a waiver of SWM requirements due to the reduction of impervious surface or for the use of LID techniques onsite. Of note, the applicant continues to propose a on-site bioretention filter. The PRC Plan has been revised to show the location of the Filterra onsite. DPWES has indicated that the proposed PRC Plan generally meets the SWM requirements; however, a final determination regarding all waivers will be made by the DPWES at the time of final site plan review.

ZONING ORDINANCE PROVISIONS (Appendix 15)

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 is 22.99 acres, of which only a 5.68 acre portion is directly impacted. The entire 22.99 acres contains low –rise multifamily uses. The 5.68-acres portion of the site impacted by this application is located in the northeast quadrant of the intersection of Reston Parkway and Temporary Road. The proposed structure is a single residential building with two 14-story towers which will be 168 feet tall with additional height for rooftop amenities and/or mechanical systems. The proposed multi-family structure has also been designed to taper down to 9-stories from west to east. The two towers will be joined in the middle by a connection that will include the proposed recreational amenities. The building will be set back approximately 69 feet from Reston Parkway, 18 feet from Temporary Road and 61 feet from the shared property line with the existing Bowman Green development (a 2-story office townhouse development). The high-rise building will be 75 feet from the closest garden-style building in ParcReston.

Staff finds that the site layout will not be detrimental to existing or prospective adjacent dwellings, nor will it be detrimental to the existing or prospective development of the neighborhood. The tallest portions of the building will be along the Reston Parkway, across from the development associated with the Reston Town Center. In addition, the building tapers to the rear, in order to more closely mimic the lower garden style residences to the rear. Further, the configuration as proposed here allows for less impervious surface than the current conditions, creating an attractive and more environmentally sensitive use of the land. As such, staff finds that the proposal is not detrimental to the adjacent dwellings or the development of the neighborhood.

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. Staff believes that the conventional zoning district that most closely characterizes this type of development is the R-30 zone. The bulk regulations in the R-30 Zoning District require a minimum district size of 3 acres, a minimum lot width of 100 feet and a minimum of 40 percent open space. The maximum height permitted is 150 feet, subject to any increase as may be permitted by the Board. In addition, in the R-30 District, front yards are controlled by a 20° angle of bulk plane, but not less than 15 feet; side yards are controlled by a 15° angle of bulk plane, but not less than 10 feet; and rear yards are controlled by a 15° angle of bulk plane, but not less than 15 feet. As noted earlier, this plan does not meet the required yards as described in the R-30 district. Specifically, the proposal does not meet the angle of bulk plan standards—stemming from the height increase as approved with the recent rezoning and development plan. However, as noted in the earlier section, staff does not believe that the layout will adversely impact the adjacent properties. Furthermore, the site layout does show increased landscape buffer along the Reston Parkway frontage and landscaping along Temporary Road. 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 PRC Plan depicts a site layout with significant landscaping, buffering and architectural details that will mitigate impacts of the proposed building on adjacent residences and commercial uses, both internal and external to the site. The site layout will also provide 40% open space, as required in the comparable (R-30) Zoning District. The PRC Plan shows that this project will reduce the existing impervious area from 52% to 50% for ParcReston. The off-street parking shall be provided by underground structured parking and some surface parking spaces. The applicant is not requesting any signage other than what would be allowed per the Zoning Ordinance. Staff does not believe that this development will cause any adverse impact on adjacent development. 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 ingress/egress points will be added from existing Jonathan's Way to access the residential structure. Jonathan's Way will continue to provide access for the ParcReston development from Temporary Road to North Shore Drive. Pedestrian access will be provided with a trail and sidewalk system along the periphery of the redeveloped site. The proposed sidewalks will provide

convenient access to open space areas and amenities that will be located on the subject property, as well as throughout the entire ParcReston community. In addition, the sidewalk network provides connections to the existing pedestrian tunnel that allows the community to access the Reston Town Center to the west across Reston Parkway. Finally, the applicant is also proposing various enhancements to the pedestrian tunnel, such as façade and lighting improvements, as a part of this application. Therefore, staff believes that this particular 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 the existing garden style apartments and recreational facilities to construct a multi-family residential structure with two 168-foot high towers. As discussed above, as part of the previously approved proffers, the applicant has provided 8.2% of the increased units for workforce housing, or 23 units. While a target contribution of 12% workforce housing units would be preferable, the proposal does add to the variety of housing types available in the area and near the Reston Town Center. As the subject property is located in close proximity to the Reston Town Center, there is also a variety of employment opportunities and commercial services in the vicinity.

Objective 2: *An orderly and creative arrangement of all land uses with respect to each other and to the entire community.* The PRC Plan presents an orderly and creative arrangement of the land uses on the site. First, the proposed development decreases the amount of impervious surface that exists on the site. Also, the proposed site layout increases the landscaping over what currently exists on the site. In addition, and the building presents its highest elevation directly across from the Reston Town Center and Spectrum Development. 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.* The access points off Jonathan's Way will be changed by this layout, but the number of access points will not be increased. As discussed above, pedestrian access will be provided with a trail and sidewalk system along the periphery of the redeveloped site. The proposed sidewalks will provide convenient access to open space areas and amenities that will be located on the subject property, as well as throughout the entire ParcReston community. In addition, the proposed sidewalk network provides connections to the existing pedestrian tunnel that allows the community to access the

Reston Town Center on the opposite side of Reston Parkway. The applicant is also proposing various enhancements to the pedestrian tunnel, such as façade and lighting improvements, as a part of this application. The site is served by bus service and the previously approved proffers provide for a bus shelter along the Temporary Road frontage. Finally, the previously approved proffers require the applicant institute a Transportation Demand Management (TDM) program to reduce the amount of vehicle trips associated with the development. In staff's opinion, the proposed PRC Plan meets this objective.

Objective 4: *The provision of cultural, educational, medical, and recreational facilities for all segments of the community.* The layout offers pedestrian amenities including the sidewalk system and two focal points—one along Reston Parkway and one near the buffer with Bowman Green. Under the previously approved proffer, the applicant has committed to providing a swimming pool, media/entertainment center, outdoor plaza areas with benches and seating areas, and a business center for the residents. This commitment is further noted on Sheet 2 of the PRC Plan. The development is in close proximity to Reston Town Center, the Reston Library and the Reston Hospital, which provide educational, cultural, medical and recreational facilities. In staff's opinion, the proposed PRC Plan meets this objective.

Objective 5: *The location of structures to take maximum advantage of the natural and manmade environment.* As noted on Sheet 2 of the PRC Plan, the proposed PRC Plan reduces the amount of impervious surface on the entire 22.99 acre site from the existing 52% to 50%. The applicant is also proposing the use of innovative BMP/LID techniques to provide for water quality for the site. While staff would have preferred additional commitments to green building practices, 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 provide well-designed open space including trails, plazas and focal points for use of the entire community. The amount of open space associated with this redevelopment satisfies the 40% open space requirement as required in the comparable R-30 District. Staff believes that this objective has been satisfied.

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.

Waivers and Modifications

The applicant is seeking a modification of the transitional screening and a waiver of the barrier requirements along the property's Wainwright Drive frontage, in favor of the existing vegetative screen in this area, which has a variable width of 40 – 50 feet. These requirements were modified and/or waived previously with the approval of PCA/DPA 82-C-060 and PCA/DPA 82-C-060-02 and no additional work is being proposed in this area as a part of this current request. Since the existing vegetation is mature and provides a sufficient visual screen to the adjacent properties to the north, staff supports this request.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application to construct a high-rise residential structure with associated landscaping and trails is in harmony with the approved development plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of PRC 82-C-060, subject to the development conditions set forth in Appendix 1 of the Staff Report.

Staff recommends that the transitional screening be modified along the northern property line (Wainwright Drive) in favor of the existing vegetation as depicted on the PRC Plan.

Staff recommends that the barrier requirement be waived along the northern property line (Wainwright Drive).

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.

All applicable standards have been satisfied with the proposed development conditions.

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.

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification
3. Board Clerk's approval letter & approved & Development Plan for PCA/DPA 82-C-060-02.
4. Board Clerk's approval letter and proffers for PCA/DPA 82-C-060
5. Transportation Analysis
6. Environmental Analysis
7. Urban Forest Management Division (with Virginia Department of Forestry Memo)

APPENDICES (Continued)

8. Fire and Rescue Analysis
9. Sanitary Sewer Analysis
10. Fairfax County Park Authority Analysis
11. Fairfax County Public Schools Facilities Planning Branch Analysis
12. Fairfax County Public Schools Analysis
13. Fairfax County Water Authority Analysis
14. Stormwater Management Analysis
15. Zoning Ordinance Provisions
16. Glossary

PROPOSED DEVELOPMENT CONDITIONS

PRC 82-C-060

April 9, 2008

If it is the intent of the Board of Supervisors to approve PRC 82-C-060, located at Tax Map 17-2 ((1)) 23, 24 & 24A, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. 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.

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.

APPENDIX 2

RECEIVED
Department of Planning & Zoning
SEP 0 6 2007
Zoning Evaluation Division

STATEMENT OF JUSTIFICATION
PRC DEVELOPMENT PLAN APPLICATION

ATHENA/RENAISSANCE RESTON, LLC
PARCRESTON PROPERTY REDEVELOPMENT

AUGUST 30, 2007

I. INTRODUCTION

Athena/Renaissance Reston, LLC (the "Applicant"), is the title owner of the property identified on the Fairfax County Tax Map as 17-2 ((1)) 23, 24 and 24A; the additional parcels under consideration as part of this PRC Development Plan include the following Fairfax County Tax Map references: 17-2 ((40)) (01) Units 1-12, 17-2 ((40)) (02) Units 1-12, 17-2 ((40)) (03) Units 1-18, 17-2 ((40)) (04) Units 1-18, 17-2 ((40)) (05) Units 1-32, 17-2 ((40)) (06) Units 1-32, 17-2 ((40)) (07) Units 1-12, 17-2 ((40)) (08) Units 1-18, 17-2 ((40)) (09) Units 1-32, 17-2 ((40)) (10) Units 1-22, 17-2 ((40)) (11) Units 1-22, 17-2 ((40)) (12) Units 1-32, 17-2 ((40)) (13) Units 1-22, 17-2 ((40)) (14) Units 1-32, 17-2 ((40)) (15) Units 1-20, (collectively, the "Property"), has amended the development plan and proffers approved with DPA 82-C-060 and PCA 82-C-060 (collectively referred to as the "DPA/PCA") to permit a redesign of the 360-unit mid-rise residential building now permitted on a portion of the Property. The Applicant's approved plans proposed two (2) residential buildings (containing the same 360 units) to be constructed on top of below-grade structured parking facilities. The design of this already-approved redevelopment represents an improvement over the existing design and results in a greater percentage of open space and a more substantial buffer from and transition to adjacent parcels.

Approval of the PRC Plan will further enhance the use permitted on this site and will complement Fairfax County's planning objectives currently identified in the Fairfax County Comprehensive Plan (the "Plan"). The PRC Plan does not introduce any use not already permitted in the development area.

II. BACKGROUND

The Property is approximately 5 acres and is located east of Reston Parkway, north of Temporary Road, and west of North Shore Drive in the planned community of Reston. The Property is zoned Planned Residential Community ("PRC"), a designation given by the Board of Supervisors with its approval of RZ 82-C-060, and is designated for High Density Residential on the Reston Master Plan. The Property currently is developed with a series of garden-style residential buildings, surface parking and related amenities, with a total of 418 units. Construction of the 418 residential units and two clubhouse/pool facilities was complete in the mid-1980s.

On April 29, 2002, the Board of Supervisors approved the DPA/PCA to permit the redevelopment of approximately five (5) acres of the Property in the southwest corner of the site. Specifically, the approved DPA/PCA permitted the replacement of 82 dwelling units in three (3)

garden-style buildings with up to 360 dwelling units in a seven-story, mid-rise building, with the residential units wrapping an above-grade, seven-level structured parking facility (the "Redevelopment Plan"). The approved Redevelopment Plan has not been constructed.

III. PRC DEVELOPMENT PLAN APPLICATION

On March 26, 2007, the Applicant's revised DPA/PCA was approved by the Fairfax County Board of Supervisors to amend the Redevelopment Plan to substantially alter and improve the design of the residential building permitted under the Redevelopment Plan, but did not propose the addition of any new residential units. In particular, the Applicant proposed to substitute a two-building configuration with below-grade structured parking for the single-building, above-grade parking design previously approved as part of the DPA/PCA. The result of this new design is an improved transition to surrounding properties, as well as greater open space and landscaping opportunities than are approved under the existing Redevelopment Plan.

The purpose of the PRC Plan application is to complete the process of the approval of the DPA/PCA. The approved design was driven by the location and required size of the above-grade parking facility, which is shown in the middle of the redevelopment area. Because of this design constraint, the result is a sprawling residential building that projects to all corners of the redevelopment area and occupies most of the redevelopment area, leaving less room for usable open space. Indeed, under the approved DPA/PCA, the single residential building would be over a football field's length in width and would have uninterrupted frontage along Reston Parkway of +/- 465 feet. Similarly, the northeastern end of the residential building in the Redevelopment Plan would be a mere 22 feet from the adjacent boundary line. In this respect, the design of the garage forced a less-than-ideal design of the residential building.

By contrast, the Applicant's new and approved design places the structured parking facilities underground, allowing for greater design flexibility and open space on the Property's surface. Under the Applicant's approved design, two (2) 14-story residential buildings replace the single, 5-7-story residential building at the corner of Reston Parkway and Temporary Road, joined in the middle by amenity space. A number of benefits result from the approved design. For example, the two-building design will help break the visual mass and bulk of the buildings along Reston Parkway when compared to the existing Redevelopment Plan. Similarly, to ensure appropriate transitions to the existing residential units on the Property, the heights of the approved residential buildings are tapered west to east, which has the effect of reducing the visual mass and bulk of the new buildings and better integrating them with the existing structures to the east. A new courtyard plaza will greet residents and visitors accessing the Property from Temporary Road, while also helping transition the approved buildings to the existing units to the east.

In short, the Applicant's approved design trades additional building height for the opportunity to place the required parking below-grade and achieve improved transitions with adjacent uses and buildings. A comparison of the open space tabulations between the Applicant's approved plans and the existing Redevelopment Plan underscores the benefits of this change in design. For example, when comparing the approved design to the existing Redevelopment Plan, the Applicant's proposed layout has 112,267 square feet of landscaping compared to the Redevelopment Plan, which has 86,885 square feet of landscaping. Similarly,

the approved residential building is approximately 74 feet from the nearest property line along the northern boundary, which is 52 feet farther away than the existing Redevelopment Plan provides. In sum, the approved design proposes the same number of residential units, but in a better, more pedestrian-friendly design.

To address community comments and suggestions with regard to the approved design, the Applicant has worked closely with the Reston Association Design Review Board ("RADRB"), which approved the preliminary design on August 16, 2005. The Applicant will continue to work with and seek approval from the RADRB with respect to the more detailed aspects of the facility, such as landscaping and lighting.

IV. CONFORMANCE WITH APPLICABLE ZONING ORDINANCE REGULATIONS

A. SECTION 16-101

1. *The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.*

The PRC Plan and existing development of the Property conforms to the goals, objectives and policies of the Comprehensive Plan. In particular, it seeks to implement the Comprehensive Plan objectives within walking distance of a future rail station.

2. *The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.*

This PRC Plan will enhance the uses already contemplated in the area and will further encourage additional residential uses in Reston. This PRC Plan does not relieve the Applicant of any proffered design guidelines.

3. *The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.*

The Property will be developed in accordance with these principles through the construction of underground parking facilities, affording the Applicant greater design flexibility and open space on the Property's surface. Further, the new layout affords residents a more aesthetically pleasing place to live, as well as additional passive recreation areas and improved pedestrian connections. New landscaping and hardscape designs will add visual amenities and create more usable open space. Moreover, the Applicant's plans enhance the existing pedestrian connections between the old and new parts of the Property's development. All of these factors represent an improvement over the existing, approved design.

4. *The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.*

The PRC Plan seeks to further approve the Applicant's new design of two (2) 14-story residential buildings at the corner of Reston Parkway and Temporary Road, joined in the middle by amenity space. A number of benefits result from this approved design. For example, the two building design will help break the visual mass and bulk of the buildings along Reston Parkway. Similarly, to ensure appropriate transitions to the existing residential units on the Property, the heights of the new residential buildings are tapered west to east, which has the effect of reducing the visual mass and bulk of the new buildings and better integrate them with the existing structures to the east. A new courtyard plaza will greet residents and visitors accessing the Property from Temporary Road, while also helping transition the new buildings to the existing units to the east.

5. *The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.*

The Applicant shall utilize structural and non-structural Best Management Practices ("BMP") such as sand filters, storm filters, Filterra devices or a combination of both, the stormwater management plan (The "SWM Plan") shall demonstrate that, after the full build-out of the proposed development, there is a five percent (5%) reduction of the phosphorous loading that from that portion of the Property on which the proposed development will be constructed (approximately 4.5 acres), based on a comparison of the conditions of such portion of the Property before and after construction of the proposed development.

To further mitigate the environmental impacts of the proposed development beyond the five percent (5%) reduction in phosphorous loading, the Applicant shall incorporate the following low impact development ("LID") strategies as part of the proposed development, including both a driveway plaza and a rain garden on the approved plan.

6. *The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.*

The Applicant has proffered to make improvements to the existing pedestrian tunnel located beneath Reston Parkway and connecting Bowman Green and the Reston Spectrum retail center (Fairfax County Tax Map # 17-1 ((1)) 3K), (the "Tunnel Improvements"). The Tunnel Improvements shall have a cumulative value of at least $100,000 and shall include, but not be limited to, the installation of LID features, brick pavers, landscaping, stonework, new or replacement lighting, and other decorative features designed to make the pedestrian tunnel more aesthetically pleasing and inviting for the residents of the proposed development.

B. SECTION 16-302

This PRC Plan proposed for the Property subject to an approved PRC Plan (a) would not adversely affect the use of the Property subject to the approved DPA/PCA and associated proffers, (b) would not inhibit, adversely affect, or preclude in any manner the fulfillment of the

DPA/PCA, and (c) would not increase the overall approved density/intensity for the development.

V. CONCLUSION

The proposed PRC Plan will further enhance the development of the Property and will complement the efforts of the Fairfax County Board of Supervisors to permit appropriate land use mixes and levels of intensity in close proximity to rail stations. The proposed PRC Plan is consistent with Fairfax County's prior approval of the DPA/PCA. The Applicant respectfully requests the support of the County Staff and the Planning Commission, and approval of the PRC Plan by the Board of Supervisors.

Respectfully Submitted:

Meaghen P. Murray, Senior Urban Planner
Cooley Godward Kronish LLP

336137 v1/RE

Cooley
GODWARD KRONISH LLP

Brian J. Winterhalter
(703) 456-8168
bwinterhalter@cooley.com

March 25, 2008

Ms. Suzanne Lin
Zoning Evaluation Division
Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

RE: Athena/Renaissance - Parc Reston
PRC 82-C-060-02

Dear Ms. Lin:

I write on behalf of Athena/Renaissance Reston, LLC (the "Applicant") in response to comments from the Department of Planning & Zoning ("DPZ") regarding the above-referenced PRC plan (the "PRC Plan"). The PRC Plan reflects the development approved as part of Proffered Condition Amendment and Development Plan Amendment PCA/DPA 82-C-060-2 (the "Approved Development"). Specifically, your office requests that the Applicant: (i) provide additional affordable housing units with the Approved Development, (ii) provide green building features for the Approved Development, and (iii) design and construct all dwelling units within the Approved Development in accordance with the Americans with Disabilities Act ("ADA") (collectively, the "Additional Items").

The Applicant contends that DPZ's request of these items is inappropriate at this stage of the approval process. As set forth below, there are several significant limitations on Fairfax County's authority to condition its approval of the PRC Plan on the Applicant's provision of additional commitments or features not included among the Applicant's proffers dated March 21, 2007, which Fairfax County accepted as part of PCA/DPA 82-C-060-2 (the "Proffers").

For example, Section 15.2-2303 of the Code of Virginia allows Fairfax County to include provisions in its Zoning Ordinance for the adoption "as part of an amendment to the zoning map of reasonable conditions . . . when such conditions shall have been proffered in writing . . . by the owner of the property which is the subject of the proposed zoning map amendment." Once adopted, such proffers become part of the Zoning Ordinance applicable to the property under Section 18-204(3) of the Fairfax County Zoning Ordinance. Because a PRC plan does not involve an amendment to the Fairfax County zoning map, Fairfax County is not authorized to accept proffered conditions, even if offered, with respect to the Additional Items as part of its approval of the PRC Plan. This is true even if the Applicant wants to make such commitments.

Similarly, the Code of Virginia's authorization for Fairfax County to impose reasonable development conditions as part of a special exception does not apply to PRC plans. Section 15.2-2286 of the Code allows Fairfax County to include provisions in its Zoning Ordinance for "the granting of special exceptions under suitable regulations and safeguards." The Code

defines a special exception as "a special use, that is not permitted in a particular district except by a special use permit." Under Section 6-300 of the Zoning Ordinance, the uses included in the Approved Development do not require special exception approval because all such uses are depicted on an approved development plan. Therefore, Fairfax County does not have the authority to impose development conditions regarding the Additional Items as part of the PRC Plan.

The Code of Virginia's provisions regarding subdivision ordinances and site plans also do not provide Fairfax County the authority to condition approval of the PRC plan on the Applicant's provision of the Additional Items. Sections 15.2-2241 and 15.2-2242 of the Code contain the mandatory and optional provisions of subdivision ordinances and identify the improvements localities may require as part of the development of property. The Additional Items do not fall within the scope of improvements that Fairfax County may require as part of site plan or subdivision plan approval. Accordingly, Fairfax County does not have the authority to condition approval of the PRC Plan, or any subsequent site plan, on the Applicant's provision of the Additional Items.

In summary, there is no procedure or authorization under Virginia law for Fairfax County to accept proffered conditions or to impose development conditions as part of the approval of a PRC plan. Therefore, any purported "proffer" accepted or "condition" imposed as part of the PRC Plan would not be enforceable by Fairfax County.

In addition, the Applicant has a vested right to develop the Property in accordance with the Proffers approved as part of PCA/DPA 82-C-060-2. Section 15.2-2307 of the Code of Virginia provides that:

> a landowner's rights shall be deemed vested in a land use and such vesting shall not be affected by a subsequent amendment to a zoning ordinance when the landowner:
>
> > (i) obtains or is the beneficiary of a significant affirmative governmental act which remains in effect allowing development of a specific project,
> > (ii) relies in good faith on the significant affirmative governmental act, and
> > (iii) incurs extensive obligations or substantial expenses in diligent pursuit of the specific project in reliance on the significant affirmative governmental act.

The County's approval of PCA/DPA 82-C-060-2 subject to the Proffers constitutes a significant affirmative governmental act on which the Applicant has relied in good faith and incurred substantial expenses in diligent pursuit of the Approved Development. Indeed, eight of the proffered thirteen affordable housing units already have been conveyed to Fairfax County in satisfaction of the Proffers accepted as part of the Approved Development (these eight units are in addition to ten units previously conveyed).

The pending PRC Plan is not an appropriate mechanism for Fairfax County to retroactively seek additional proffers based upon changes to County policy that the Board of Supervisors adopted subsequent to the approval of the PCA/DPA. Moreover, the Proffers accepted as part of the PCA/DPA already address affordable housing and environmental measures, portions of which

already have been fulfilled. Regardless of the nobility and desirability of the new policies, the Applicant has a vested right under Va. Code Section 15.2-2307 to develop the Property in accordance with the Proffers. The pending PRC Plan, therefore, is not subject to such policies, and Fairfax County cannot seek additional commitments pursuant to these policies.

As noted above, the Proffers already include substantial contributions and commitments for environmental protection measures and affordable housing. For example, the Applicant proffered to install a rain garden and other LID measures to improve water quality of storm runoff, which is consistent with the green building policies subsequently adopted by the Board of Supervisors. Similarly, as noted above, the Applicant already has conveyed eighteen affordable units to the Fairfax County Redevelopment and Housing Authority to be used to provide housing opportunities for those of limited economic means. Pursuant to the Proffers, an additional five units will be conveyed following approval of the subject PRC Plan. The Proffers also provide that a majority of these units must be outfitted with some of the universal design features set forth in the draft policies under discussion (but not yet approved) by the Planning Commission. Please refer to the Proffers attached as Exhibit A, and specifically proffers 6 and 33, for more information on these existing commitments. These Proffers were heavily negotiated by the Applicant and Fairfax County and constitute a substantial contribution toward the County's stated goals as identified in the Additional Items.

We hope and trust this letter addresses your questions regarding the Applicant's PRC Plan. Please contact me at 703-456-8168 if you have any additional questions or need additional information.

Best regards,

Brian J. Winterhalter

cc: The Honorable Catherine M. Hudgins, Hunter Mill District Supervisor
Frank de la Fe, Hunter Mill District Planning Commissioner
William S. Blair, Athena Renaissance Venture I, LLC
Mark C. Looney, Cooley Godward Kronish LLP

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03/18/08 11:05 AM

APPENDIX 3

County of Fairfax, Virginia

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

July 16, 2007

Mark C. Looney, Esquire
Cooley Godward LLP
One Freedom Square / Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, Virginia 20190-5601

RE: Proffered Condition Amendment PCA 82-C-060-02

Dear Mr. Looney:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 26, 2007, approving Proffered Condition Amendment PCA 82-C-060-02 in the name of Athena/Renaissance Reston, LLC, to amend the proffers for Rezoning Application RZ 82-060-02. The Board's action allows for residential development at a density of 30.28 dwelling units per acre and permits a change in the site design and multi-family type. The subject property is located in the northeast quadrant of the intersection of Temporary Road and Reston Parkway and on the west side of North Shore Drive on approximately 22.99 acres of land zoned PRC in the Hunter Mill district, Tax Map 17-2 ((1)) 23; 17-2 ((1)) 24; 17-2 ((1)) 24A; 17-2 ((40)) (01) 1-12; 17-2 ((40)) (02) 1-12; 17-2 ((40)) (03) 1-18; 17-2 ((40)) (04) 1-18; 17-2 ((40)) (05) 1-32; 17-2 ((40)) (06) 1-32; 17-2 ((40)) (07) 1-12; 17-2 ((40)) (08) 1-18; 17-2 ((40)) (09) 1-32; 17-2 ((40)) (10) 1-22; 17-2 ((40)) (11) 1-22; 17-2 ((40)) (12) 1-32; 17-2 ((40)) (13) 1-22; 17-2 ((40)) (14) 1-32; and 17-2 ((40)) (15) 1-20. PCA 82-C-060-02 is subject to the proffers dated March 21, 2007 and the proffered development condition dated March 26, 2007.

On March 21, 2007, the Planning Commission approved Development Plan Amendment Application DPA 82-C-060-02, subject to the development conditions dated January 25, 2007.

The Board also:

- **Modified the transitional screening requirement along the northern property line in favor of the existing vegetation.**
- **Waived the barrier requirement along the northern property line.**

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

Office of Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
http://www.fairfaxcounty.gov/bosclerk

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 26th day of March, 2007, the following ordinance was adopted.

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 82-C-060-02

WHEREAS, Athena/Renaissance Reston, LLC filed in the proper form an application requesting amendment to the plan of a certain parcel of land, hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), 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 it 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,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Hunter Mill District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 26th day of March, 2007.

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

PROFFER STATEMENT
ATHENA/RENAISSANCE RESTON, LLC
PCA 82-C-060-2
DPA 82-C-060-2

March 21, 2007

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owners and applicants for themselves and their successors or assigns (hereinafter collectively referred to as the "Applicant") in this Proffer Condition Amendment ("PCA") and Development Plan Amendment ("DPA") proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map references 17-2 ((40)) (01) Units 1-12, 17-2 ((40)) (02) Units 1-12, 17-2 ((40)) (03) Units 1-18, 17-2 ((40)) (04) Units 1-18, 17-2 ((40)) (05) Units 1-32, 17-2 ((40)) (06) Units 1-32, 17-2 ((40)) (07) Units 1-12, 17-2 ((40)) (08) Units 1-18, 17-2 ((40)) (09) Units 1-32, 17-2 ((40)) (10) Units 1-22, 17-2 ((40)) (11) Units 1-22, 17-2 ((40)) (12) Units 1-32, 17-2 ((40)) (13) Units 1-22, 17-2 ((40)) (14) Units 1-32, 17-2 ((40)) (15) Units 1-20, and 17-2 ((1)), Parcels 23, 24, and 24A, (collectively, the "Property") will be in accordance with the following conditions if, and only if, Proffer Condition Amendment application PCA 82-C-060-2 and Development Plan Amendment application DPA 82-C-060-2 (collectively, the "Application") are granted. The Applicant reconfirms its commitment to the proffers associated with DPA/PCA 82-C-060 (the "Existing Proffers"), except as modified herein. These proffers, if accepted, amend only those Existing Proffers referenced below. In the event that this Application is denied, these proffers will immediately be null and void and of no further force and effect, and the Existing Proffers shall remain in effect.

GENERAL

1. Development Plan. The Property shall be developed in substantial conformance with the Development Plan Amendment/Proffered Condition Amendment ("DPA/PCA") Plat dated October 2005, and revised through February 16, 2007, prepared by Urban Engineering & Associates, Inc., and containing twenty-two (22) sheets, (collectively, the "Development Plan").

2. Minor Modifications. Minor modifications to the Development Plan may be permitted when necessitated by sound engineering or that may become necessary as part of final site engineering, pursuant to Section 16-203(13) of the Zoning Ordinance, as determined by the Zoning Administrator. The Applicant reserves the right to make modifications to the building footprints for the Proposed Development (as defined in Proffer 3 herein) as part of final site plan approval and as may be approved by the Reston Association Design Review Board ("RADRB"), such as those modifications illustrated on Sheet 7A of the Development Plan, provided that (a) such modifications do not extend beyond the building envelopes provided on Sheet 7A of the Development Plan, (b) the Building Heights (as defined in Proffer 4 herein) are not increased and (c) the minimum forty percent (40%) open space to be provided on the Property (as shown on Sheet 2 of the Development Plan) is not reduced. Building setbacks shall be provided in accordance with the dimensions shown on Sheets 6, 7 and 7A of the Development Plan.

PROPOSED DEVELOPMENT

3. Maximum Number of Residential Units. The Property shall be developed as a combination of garden-style and high-rise residential buildings with a maximum number of dwelling units not to exceed 696 units, including (a) 336 garden-style units (the "Existing Development") and (b) a minimum 180 high-rise units and a maximum 360 high-rise units (the "Proposed Development"). In the event the Applicant develops fewer than the maximum permitted 360 high-rise units, the Applicant also shall be permitted to provide fewer parking spaces than the total spaces shown on the Development Plan, provided the Proposed Development conforms to the requirements of Article 11 of the Zoning Ordinance.

4. Maximum Building Height. The maximum building height of the Proposed Development, including all penthouse, mechanical and/or other rooftop amenity structures, shall not exceed a top elevation of 626 feet above sea level and the maximum height of all habitable space, excluding any rooftop amenity space or structure, shall not exceed a top elevation of 594 feet above sea level. A rooftop pool deck and associated clubhouse/amenity space (collectively, the "Amenity Structure") may be constructed above the top residential floor of one or both of the residential buildings in the Proposed Development as shown on Sheet 12 of the Development Plan, provided that the gross floor area of the Amenity Space shall not exceed more than thirty-three percent (33%) of the gross floor area of the top residential floor of the building below. In addition, mechanical penthouses and related facilities shall be permitted on the roof of the high rise residential buildings provided, however, that the top elevation of such mechanical penthouse(s) and related facilities shall not exceed 626 feet above sea level. Nothing herein shall preclude the Applicant from constructing buildings to a lesser building height than that which is represented on the Development Plan, provided the configuration of building footprint remains in substantial conformance with those shown on the Development Plan. Irrespective of the foregoing, any portion of any building constructed within seventy-five feet (75') of the right-of-way of Wainwright Drive will not exceed three (3) stories in height (exposed to view from Wainwright Drive). Residential buildings that are part of the Existing Development shall not exceed four (4) stories in height.

5. Number of Stories Per Residential Building. **HEREBY DELETED**

6. Stormwater Management and BMP. As part of site plan approval for the Proposed Development, the Applicant shall submit to the Fairfax County Department of Public Works and Environmental Services ("DPWES") a stormwater management plan (the "SWM Plan") for the Proposed Development demonstrating that stormwater management for the Proposed Development can be provided using the dry ponds that are part of the Existing Development. As part of the SWM Plan, the Applicant also shall include Best Management Practices ("BMP") to be incorporated into the Proposed Development in order to improve water quality associated with stormwater runoff from the Property. Using structural and non-structural BMPs, such as sand filters, storm filters, Filterra devices or a combination of both, the SWM Plan shall demonstrate that, after the full build-out of the Proposed Development, there is a five percent (5%) reduction of the phosphorous loading that from that portion of the Property on which the Proposed Development will be constructed (approximately 4.5 acres), based on a comparison of the conditions of such portion of the Property before and after construction of the Proposed Development. Any modifications to the existing stormwater management and/or BMP

facilities necessary to accommodate the Proposed Development shall not reduce the amount of open space provided on the Property and shown on the Development Plan.

A. Low Impact Development. To further mitigate the environmental impacts of the Proposed Development beyond the five percent (5%) reduction in phosphorous loading required under this Proffer 6, the Applicant shall incorporate the following low impact development ("LID") strategies as part of the Proposed Development, subject to approval by DPWES. The LID facilities shown on the Development Plan are for the purpose of illustrating the application of the proposed LID techniques. These additional LID facilities will result in an approximate ten percent (10%) additional reduction in phosphorous loading from that portion of the Property on which the Proposed Development will be constructed (approximately 4.5 acres), based on a comparison of the conditions of such portion of the Property before and after construction of the Proposed Development. In the event that either the Applicant or DPWES deems it necessary to substitute another LID strategy for one of those listed below, the Applicant shall identify an alternate strategy acceptable to both parties and, if necessary, will seek administrative approval from the Zoning Administrator pursuant to the provisions of Sect. 16-403 of the Zoning Ordinance.

i. Driveway Plaza. In order to (1) incorporate into otherwise impervious areas of the site a soil matrix and plantings intended to provide stormwater pollutant removal; (2) reduce the heat island effect; and (3) naturalize and add aesthetically-pleasing elements for residents of the Proposed Development, the Applicant shall install and maintain landscape plantings in a soil matrix over an under-drain system within the circular driveway plaza to be located on the top deck of the below-grade parking structure serving the Proposed Development, as shown on the Development Plan and as approved by DPWES. Specific details concerning the plantings and design elements of the driveway plaza shall be included on the Landscape Plan that will be submitted pursuant to Proffer 16 herein.

ii. Rain Garden. To the extent permitted by the underlying soils, the Applicant shall install a rain garden in the general location shown on Sheet 7 of the Development Plan. Details of these areas shall be included in the Landscape Plan to be provided pursuant to Proffer 16 herein.

7. Pathways, Plazas. The Applicant shall construct asphalt pathways, sidewalks and landscaped internal access drives generally consistent with Sheets 8 and 9 of the Development Plan.

8. Parking. Parking shall be provided in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by DPWES, for the uses constructed on the Property. The Applicant reserves the right, however, to provide more parking spaces than otherwise are required under Article 11 of the Zoning Ordinance for the Proposed Development, provided that the Building Heights set forth in Proffer 4 herein are not exceeded and the Proposed Development otherwise is in substantial conformance with the Development Plan and these Proffers.

10. Amenities and Facilities for Residents. In addition to the existing recreational facilities that serve the Existing Development, the Applicant shall provide as part of the Proposed Development, the following facilities that are designed to meet the onsite recreational needs of the future residents. Pursuant to Paragraph 2 of Section 6-110 and Paragraph 2 of Section 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall expend a minimum of $955.00 per market-rate residential unit on such recreational facilities. Prior to final bond release for the Proposed Development, the balance of any funds not expended on-site shall be contributed to the Fairfax County Park Authority for the provision of recreational facilities located in proximity to the Property. The onsite recreational facilities and amenities shall include the following:

A. A swimming pool and related bathhouse facilities;

B. A media/entertainment center outfitted with large screen/projection TV(s), seating areas and stereo/sound equipment;

C. Outdoor plaza areas with benches, seating areas and similar facilities, as shown on Sheets 8 and 9 of the Development Plan;

D. A fitness center that includes equipment such as stationary bikes, treadmills, weight machines, free weights, etc., having a total value of at least $100,000; and

E. A business center, with broadband or high-speed data connections (including "secure" voice and/or data connections), computers, facsimile machine and similar items (the cost of providing such facilities shall not be counted toward the required expenditure of $955 per unit set forth in this Proffer).

12. Architectural Design and Building Materials. Subject to final approval of the RADRB and except as set forth in Proffer 2 herein, the Applicant shall construct the Proposed Development in accordance with the building design and elevations generally shown on Sheets 12-14 of the Development Plan and shall utilize exterior materials and designs selected from among the following: brick, aluminum, steel, glass, Hardi-plank panels, split-face block and pre-cast panels. Fences and/or retaining walls constructed on the Property shall be constructed using brick and/or decorative metal, subject to approval by the RADRB. Any modifications to the building design and architecture required or approved by the RADRB automatically shall be deemed in "substantial conformance" with the Development Plan and these Proffers and shall not require approval by the Board of Supervisors of a DPA or PCA.

14. Tree Survey and Preservation Plan.

A. Preservation of Existing Trees. Prior to submission of a site plan for the Proposed Development, the Applicant shall consult with the Urban Forest Management Division of DPWES ("UFM") and RADRB to prepare a tree preservation plan identifying which trees on the Property will be preserved and which trees can be removed, including those trees shown on the Development Plan as "Existing Tree To Be Saved" and "Existing Tree to saved if possible" (the "Tree Preservation Plan"). The Applicant shall submit the Tree Preservation Plan to UFM

for review and approval as part of site plan submission(s) for the Proposed Development. The existing landscape area along the Property's frontage on Wainwright Drive that averages approximately 40' to 50' in width, exclusive of the ingress/egress driveway along Wainwright Drive, shall be included as part of the Tree Preservation Plan and preserved and maintained. The Applicant shall save those trees identified in the Tree Preservation Plan as intended to be saved (including the trees identified on the Development Plan as targeted to be saved and included in the Tree Preservation Plan) or as otherwise approved by UFM. All relocated or new public and/or private utilities serving the Proposed Development shall be located to avoid trees that are to be preserved pursuant to the Tree Preservation Plan, as determined by UFM. As part of the Tree Preservation Plan, the Applicant shall list tree preservation and maintenance activities designed to maximize the survivability of each tree designated for preservation, including, but not limited to, pre-construction root pruning and crown pruning, vertical and horizontal mulching and fertilization. All trees shown to be preserved on the Tree Preservation Plan and site plan shall be protected by 14-gauge welded wire fencing, a minimum of four (4) feet in height, attached to steel posts spaced no farther than ten (10) feet apart. The fencing shall be erected at the proposed limits of disturbance prior to commencement of any clearing or grading on the relevant portion(s) of the site, and shall be made clearly visible to construction personnel.

B. Trees Abutting Bowman Green Office Condominium. Subject to mutual agreement between the Applicant and the Board of Directors of the property owners association for the Bowman Green office condominium community identified as Fairfax County Tax Map # 17-2 ((30)) Parcels 1-26 ("Bowman Green"), the Applicant shall be permitted, pursuant to the Tree Preservation Plan approved by UFM, to remove and replace existing trees located on or near the common boundary line with Bowman Green that (a) are dead, dying or diseased, (b) pose or create a hazard for Bowman Green, or (c) negatively impact the viability and survivability of existing trees located on property owned or maintained by Bowman Green. Subject to mutual agreement between the Applicant and Bowman Green, which the Applicant shall diligently pursue, the Applicant also shall repair and/or replace all or a portion of the existing fence located along the common boundary line separating Bowman Green and the Proposed Development with a comparably similar fence or structure, the design of which shall be approved by RADRB. In the event the Applicant and Bowman Green cannot agree on the fence repairs/replacement, or if the RADRB fails to approve the Applicant's reasonable plans for the same, prior to the issuance of the first building permit for the Proposed Development, then the Applicant shall be relieved of this proffer obligation. The Applicant shall copy DPWES on all correspondence between the Applicant and Bowman Green relating to this Proffer 14(B).

C. Tree Removal and Replacement. During the County's review of the site plan(s) for the Proposed Development, if it is determined necessary by UFM to permit the removal of any trees previously designated to be preserved on the Tree Preservation Plan, the Applicant shall provide supplemental plantings at another location(s) on the Property according to the directions of UFM and consistent with the tree canopy requirements of the PFM.

16. Landscape Plan. As part of its site plan submission for the Proposed Development, the Applicant shall submit for review and approval by DPWES a detailed landscape plan for the Property (the "Landscape Plan"). Such Landscape Plan shall be consistent with the quality and quantity of plantings and materials shown on Sheet 8 of the Development Plan and shall include a 50' landscape buffer along the Property's frontage on Reston Parkway in

the area adjacent to the Proposed Development. No portion of any residential building in the Proposed Development shall extend into the landscape buffer area along Reston Parkway, except that the Applicant shall be permitted to construct a plaza area within a portion of the landscape buffer as shown on Sheets 8-9 of the Development Plan. Such Landscape Plan shall include the Tree Preservation Plan and proposed new plantings, including deciduous trees, evergreen trees, shrubs, bushes and similar under plantings. New plantings along the Property's frontage of Reston Parkway shall include at least fifteen (15) shade trees of three-inch (3") caliper or greater planted in mulched beds, as shown on Sheet 8 of the Development Plan.

17. Structured Parking - Modification of Interior Parking Lot Landscaping. **HEREBY DELETED**

18. Hardscape Areas. The Applicant shall design and construct the proposed hardscape areas adjacent to the Bowman Green office condominium community identified as Fairfax County Tax Map # 17-2 ((30)), Parcels 1-26 and along the Property's frontage on Reston Parkway consistent with the quality and quantity of plantings and amenities depicted on Sheet 8 of the Development Plan. Among the features the Applicant shall include in the hardscape areas are LID measures, concrete/asphalt walkways, brick pavers, trees, shrubs, benches, barbeque facilities and similar amenities for residents of the Proposed Development. The plaza area to be located along Reston Parkway also shall include a focal point feature to be selected by the Applicant, such as a fountain, public art or similar structure, that will serve as a defining feature for the Proposed Development. Any lighting provided in the hardscape areas shall be in conformance with Proffer #9 herein, and all applicable provisions of the Zoning Ordinance.

TRANSPORTATION IMPROVEMENTS

17. Traffic Signals

A. Old Reston Avenue and Temporary Road. Prior to submission of a site plan for the Proposed Development, the Applicant shall conduct a warrant study to determine whether a traffic signal at the intersection of Old Reston Avenue and Temporary Road adjacent to the entrance to the Property would be warranted upon completion of the Proposed Development. The Applicant shall include in the warrant study the number of residential units to be developed on the Property as submitted on the site plan for the Proposed Development (including the units that comprise the Existing Development that are to remain). In the event a traffic signal at that location is deemed warranted and approved by VDOT, the Applicant shall construct such traffic signal prior to the issuance of the 180th Residential Use Permit ("RUP") for the Proposed Development or as directed by VDOT. As part of the warrant study, the Applicant shall analyze the existing and anticipated turning movements at the subject intersection and submit the results to VDOT and FCDOT for review and approval of the appropriate lane configurations and striping. The Applicant shall implement all lane configurations and striping improvements resulting from this review; provided, however, that such lane configurations shall not require the Applicant to acquire additional offsite right-of-way or easements. Further, such proposed lane configurations shall not preclude the Applicant's construction of a dedicated left turn lane into the Property from eastbound Temporary Road unless the Applicant otherwise consents in writing to such alternate design. The Applicant shall be responsible for implementing modifications to the signal timing of the existing traffic

signal(s) at the intersection(s) of Reston Parkway/Temporary Road/New Dominion Parkway and Temporary Road/North Shore Drive (as defined in subsection B immediately below), should the latter signal be operational. The Applicant shall be entitled to be reimbursed for (or in the event of an escrow, credited for) any previous contributions by others for a signal at the intersection of Temporary Road and Old Reston Avenue after the Applicant installs the signal or, as applicable, at the time of escrow.

B. Temporary Road and North Shore Drive. Prior to submission of a site plan for the Proposed Development, the Applicant shall conduct a warrant study to determine whether a traffic signal at the intersection of Temporary Road and North Shore Drive would be warranted upon completion of the Proposed Development. The Applicant shall include in the warrant study the number of residential units to be developed on the Property as submitted on the site plan for the Proposed Development (including the units that comprise the Existing Development that are to remain) and shall submit the results of the warrant study to VDOT for review. In the event a traffic signal at that location is deemed warranted and approved by VDOT, the Applicant shall construct such traffic signal prior to the issuance of the 180th RUP for the Proposed Development or as directed by VDOT. As part of the warrant study, the Applicant shall analyze the existing and anticipated turning movements at the subject intersection and submit the results to VDOT and FCDOT for review and approval of the appropriate lane configurations and striping. The Applicant shall implement all lane configurations and striping improvements resulting from this review; provided, however, that such lane configurations shall not require the Applicant to acquire additional right-of-way or offsite easements except as shown on the Development Plan. The Applicant shall be responsible for implementing modifications to the signal timing of the existing traffic signal(s) at the intersection(s) of Reston Parkway/Temporary Road/New Dominion Parkway and Temporary Road/Old Reston Avenue, should the latter be operational. The Applicant shall be entitled to be reimbursed for (or in the event of an escrow, credited for) any previous contributions by others for a signal at the intersection of Temporary Road and North Shore Drive after the Applicant installs the signal or, as applicable, at the time of escrow.

C. Signal Escrows. If, based on the warrant studies required under this Proffer, VDOT determines that a traffic signal(s) is/are not warranted at the subject intersection(s) until a time subsequent to expected bond release for the Proposed Development, then the Applicant shall provide an escrow for the cost of such signal(s) prior to final bond release in lieu of construction in an amount to be determined by FCDOT. Such funds shall be used for other transportation related improvements in the vicinity of the Property as determined by FCDOT. Should VDOT determine that a signal(s) is/are warranted at the subject intersection(s), but FCDOT determines that an alternative to signalization of the subject intersection(s) should be undertaken, then the Applicant shall work with FCDOT and, as necessary, VDOT to implement alternatives to signalization of the intersection(s). Should this/these alternative(s) be less costly than installation of a traffic signal(s), then the Applicant will contribute to Fairfax County the difference between the cost of the selected alternative and the cost of a traffic signal(s), as determined by FCDOT, for use for other transportation related improvements in the vicinity of the Property as determined by FCDOT.

24. Reston Parkway Widening. Prior to the issuance of the first building permit for the Proposed Development, the Applicant shall contribute to the Board of Supervisors Two

Hundred and Fifty Thousand and No/Dollars ($250,000.00) to be used by FCDOT for improvements, including spot improvements, to Reston Parkway, as determined by the Hunter Mill District Supervisor. Notwithstanding the foregoing, such funds may be reallocated at the discretion of the Hunter Mill District Supervisor toward construction of the proposed Dulles Corridor rail project or other transportation improvements in the vicinity of the Property as determined by the Hunter Mill District Supervisor.

29. Bus Shelter. The Applicant shall construct one (1) bus shelter (open, typical type) along the Property's frontage on Temporary Road. The final location of the bus shelter shall be determined in consultation with the FCDOT at the time of site plan approval for the Proposed Development. The bus shelter shall be installed prior to the issuance of the first RUP for the Proposed Development. The Applicant shall install a covered trash receptacle within the bus shelter. The owner(s) of the Proposed Development shall be responsible for providing refuse removal and pick-up services for the bus shelter; disclosure of this maintenance requirement shall be provided as part of the documentation for the establishment of any unit owners association for the Proposed Development.

30. Bicycle Racks. In addition to the TDM Plan (as defined in Proffer #37 herein), the Applicant shall provide secure, weather-protected, bicycle storage facilities within the Proposed Development. At a minimum, the Applicant shall provide bicycle storage, such as lockers or secure storage areas sufficient for at least ten (10) bicycles in each residential building in the Proposed Development. Such bicycle rack(s) shall be installed prior to the issuance of the first residential use permit for the Proposed Development.

31. Reston Parkway Tunnel. Subject to the approval of the Reston Association and FCDOT, which shall be diligently pursued, the Applicant shall construct façade and/or lighting improvements to the existing pedestrian tunnel located beneath Reston Parkway and connecting Bowman Green and the Reston Spectrum retail center (Fairfax County Tax Map #17-1 ((1)) 3K), as generally shown on Sheet 10 of the Development Plan (the "Tunnel Improvements"). The Tunnel Improvements shall have a cumulative value of at least $100,000.00 and shall include such features as may be approved by the Reston Association and FCDOT, including, but not limited to, the installation of LID features, brick pavers, landscaping, stonework, new or replacement lighting, and other decorative features designed to make the pedestrian tunnel more aesthetically pleasing and inviting for residents of the Proposed Development. The Applicant shall detail the Tunnel Improvements on the site plan(s) for the Proposed Development and, upon completion of the Tunnel Improvements, shall submit to DPWES documentation summarizing the Applicant's expenditures on such improvements to ensure compliance with this Proffer 31. The Applicant shall complete the Tunnel Improvements prior to the issuance of the first RUP for the Proposed Development.

RESTON COMMUNITY

33. Workforce Housing. The Applicant shall make available for purchase by the Fairfax County Redevelopment and Housing Authority ("FCRHA") thirteen (13) residential units within the Existing Development (the "Workforce Units") to be used by FCRHA to provide

housing opportunities for persons or families consistent with other Fairfax County or FCRHA housing programs. Each Workforce Unit shall contain two (2) bedrooms and at least one (1) bathroom. The Applicant shall notify FCRHA in writing of the availability of the Workforce Units within ninety (90) days following approval of this DPA/PCA Application. Thereafter, the Applicant shall negotiate in good faith and execute one or more purchase and sale agreements and related agreements (each a "Purchase Agreement") with FCRHA for the conveyance of the Workforce Units to FCRHA, either as a single lot of units or in phases. The purchase price for each Workforce Unit shall be determined by mutual agreement between the Applicant and FCRHA based on the size and type of the Workforce Unit to be conveyed up to a maximum purchase price of no greater than $220,000.00 per unit for eleven (11) Workforce Units and up to a maximum purchase price of $205,000.00 per unit for the remaining two (2) Workforce Units. The Purchase Agreement(s) shall include a commitment by the Applicant to prepare, to the extent practical, six (6) of the Workforce Units for habitation by persons with disabilities (but not necessarily to the standards required under the Americans with Disabilities Act), including the installation of grab-bars and appropriate appliances and plumbing fixtures, as mutually determined by the Applicant and FCRHA. Actual conveyance of the Workforce Units to FCRHA shall be completed in accordance with the terms and conditions of the Purchase Agreement(s), but in no event shall a Workforce Unit be conveyed to FCRHA prior to the County's approval of a PRC Plan for the Proposed Development pursuant to Section 16-203 *et seq.*, of the Zoning Ordinance, unless otherwise mutually agreed to by the Applicant and FCRHA.

34. Notice of Lease Termination to Existing ParcReston Residents. The Applicant shall comply with the requirements of Virginia Code § 55-222 concerning the provision of notice of lease termination to tenants of the 82 residential units to be removed as a result of the proposed redevelopment. For any tenant who receives notice of lease termination pursuant to this Proffer, the Applicant shall provide each displaced tenant with information and assistance concerning available apartment rental space elsewhere in the Reston/Herndon submarket.

FAIRFAX COUNTY PUBLIC SCHOOLS

35. Public Schools. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors and effective June 1, 2006, at the time of issuance of the first building permit for each residential building in the Proposed Development, the Applicant shall contribute $11,630 per expected student (up to a maximum of $140,000.00) to the Board of Supervisors for transfer to the Fairfax County School Board to be utilized for capital improvements and capacity enhancements to schools in the Reston area that serve the Property. Such contribution shall be made at the time of the issuance of the first RUP for each residential building triggering the Fairfax County Public Schools contribution for the students generated by that building.

School Level	Proposed Zoning – PRC 360 Multi-Family High Rise		
	Units	**Ratio**	**Students**
K-6	360	x.042	15
7-8	360	x.010	4
9-12	360	x.024	9
		Total	**28**

A. Escalation in Contribution Amounts. Prior to the Applicant's payment of the contribution(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per high-rise multifamily unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.

RECREATION FACILITIES

36. Recreational Facilities. In addition to the onsite recreational amenities and facilities set forth in Proffer 10 herein, the Applicant shall provide a one-time contribution of Two Hundred Five Thousand and No/Dollars ($205,000.00) to the Board of Supervisors to be used for parks and/or athletic facilities and fields in the vicinity of the Property, as determined by the Hunter Mill District Supervisor (the "Park Contribution"). The Park Contribution shall be made prior to issuance of the first RUP for the Proposed Development.

A. Escalation in Contribution Amounts. Prior to the Applicant's payment of the contribution(s) set forth in this Proffer, if Fairfax County should increase the estimated amount of the contribution per resident, the Applicant shall increase the amount of the contribution per resident for that phase of development to reflect the current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.

TRANSPORTATION DEMAND MANAGEMENT

37. Transportation Demand Management. This Proffer sets forth a program for a transportation demand management plan (the "TDM Plan") that shall be implemented by the Applicant, and subsequently, as appropriate, the respective condominium association(s) to encourage the use of transit (Metrorail and bus), other high-occupant vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the Proposed Development.

A. TDM Goal. TDM strategies, as detailed below, shall be utilized by the Applicant in order to reduce the P.M. peak hour trips by a minimum of twenty percent (20%) from the total number of vehicle trips that would be expected from the Proposed Development (the "Baseline Trips") under the Institute of Traffic Engineers (ITE) Trip Generation Manual, 7th Edition (the "TDM Goal"). In the event the Applicant constructs fewer than 360 high-rise

residential units as part of the Proposed Development, then the Baseline Trips shall be calculated as if the full 360 high-rise residential units of the Proposed Development actually had been constructed as reflected on the Development Plan. Residents and employees of the Proposed Development shall be advised of the TDM Goal and the TDM strategies by the PM (as defined in this Proffer) through the annual dissemination of written materials summarizing the availability of the TDM strategies. Further, written materials will also be included in the respective sale, lease or condominium association documents for future residents.

B. Program Manager. Within three (3) months following approval of the first building permit for the Proposed Development, the Applicant (and thereafter, as applicable, the condominium association) shall designate an individual to act as the Program Manager ("PM") for the Property, whose responsibility will be to implement the TDM strategies, with on-going coordination with FCDOT. The PM duties may be a part of other duties assigned to the individual(s).

C. TDM Plan. In order to meet the TDM Goals set forth in this Proffer, the Applicant shall implement the TDM Plan. A draft copy of this plan shall be provided to FCDOT for review and comment prior to the issuance of the first building permit for the Proposed Development. Should FCDOT seek modifications to the TDM Plan, the Applicant shall work in good faith with FCDOT and shall amend the TDM Plan as mutually agreed to by the Applicant and FCDOT. If FCDOT does not comment on the TDM Plan within sixty (60) days following its submission, the TDM Plan shall be deemed approved. Once the TDM Plan is approved by FCDOT, the Applicant shall implement the TDM Plan. Because the TDM Plan represents the strategy to be employed by the PM to meet the TDM Goal, the TDM Plan may be amended from time to time, subject to approval of FCDOT, without the requirement to secure a PCA; provided, however, that the TDM Goal shall not be amended absent approval of the Board of Supervisors. The TDM Plan and any amendments thereto shall include provisions for the following with respect to the Proposed Development:

i. A targeted marketing program for residential sales/leases that encourages and attracts TDM-oriented residents, such as one or no-car individuals/families to live in the Proposed Development; provided, however, that such marketing shall be completed on a non-discriminatory basis in conformance with the Fair Housing Act and all other applicable laws and regulations;

ii. Integration of transportation information, including Metro maps, schedules and forms, ride-sharing and other relevant transit option information into residential sales/rental kits;

iii. Coordination/Assistance with vanpool and carpool formation programs, including Reston's LINK program, ride matching services, adjacent office buildings and homeowners associations, and established guaranteed ride home programs;

iv. A parking management plan, which shall include (i) a unit sales/rental program/policy under which each residential unit is allocated

one (1) parking space as part of the base purchase/rental price, and that additional parking spaces may be purchased/leased for an additional cost; and (ii) dedicated space for residential vanpools and car-sharing vendors not otherwise addressed herein;

v. Distribution of fare media or other incentives, at least one time, to all initial residents of driving age, including distribution of SmartTrip cards (or similar transit fare cards) to all new residents of the Proposed Development upon execution of their initial lease or at closing, as applicable, as well as on select occasions as an incentive;

vi. Use of car sharing program(s), subject to agreement with third-party vendor(s) (such as ZipCar/FlexCar);

vii. Establishment of a phasing strategy, coordinated with FCDOT as provided herein, to address which TDM strategies are implemented at what time;

viii. The residential buildings of the Proposed Development shall be hardwired to provide high-capacity, high-bandwidth communication lines or the equivalent wireless access. Further, the Applicant shall provide in at least one residential building a business facility as part of the common area, which may include, but not be limited to, wireless internet access, fax machine, photocopier and desktop computers, including restroom facilities; and

ix. "Personalized transportation advising" integrated into new unit walk-throughs, including appropriate training of sales/leasing agents.

D. TDM Account. Concurrent with the designation of the PM, the Applicant shall establish and fund a TDM account (the TDM Account") in the initial amount of Fifty Thousand dollars ($50,000.00). Funds in the TDM Account shall be utilized by the PM each year to implement the TDM strategies. The TDM Account shall be managed by the PM. As applicable, a line item for further funding of the TDM Account shall be included in the annual condominium association budget upon the establishment of the condominium association. The condominium association documents shall provide that the TDM Account shall not be eliminated as a line item in the condominium association budget, and that funds in the TDM Account shall not be utilized for purposes other than to fund implementation of the TDM Plan. The PM shall consult with FCDOT to develop and implement the initial TDM strategies. TDM strategies ii, iii, v, and viii set forth above shall be established prior to, or concurrent with, the issuance of the first RUP on the Property. All other TDM strategies shall be established concurrent with the issuance of the first RUP for each respective building, as appropriate for each TDM strategy.

E. Monitoring.

i. No later than one (1) year following the issuance of the final RUP on the Property, the effectiveness of the TDM Plan shall be evaluated using surveys and/or

traffic counts prepared by the PM in cooperation with FCDOT. The Applicant shall coordinate with FCDOT regarding the scope of the traffic counts. All costs exclusive of those of the PM, such as the employment of a traffic consultant, associated with undertaking the traffic study shall be funded outside the TDM Account. The Applicant shall submit the results of the surveys and traffic counts to FCDOT to permit the Applicant and FCDOT to determine if the TDM Goal has been met. If FCDOT has not responded to such submission within sixty (60) days, the survey and count data for that year shall be deemed approved. Such TDM surveys shall be conducted annually for three (3) years following the initial survey. If the TDM surveys show that the trip reduction objective is being met after a total of four (4) annual surveys, the Applicant shall proceed with the TDM strategies as implemented and shall provide continuing surveys on a bi-annual basis.

ii. In the event any TDM survey and traffic count indicates that the TDM Goal has not been met, the Applicant shall meet with FCDOT to review the strategies in place and to develop modifications to the TDM strategies, adopt additional TDM strategies and/or conduct additional traffic counts, as deemed appropriate by FCDOT, that will facilitate meeting the TDM Goal. If the TDM Goal is not met for two (2) consecutive surveys and traffic counts, then the Applicant, or successor condominium association, shall contribute Fifty and No/Dollars ($50.00) per residential unit on the Property to the TDM account to be utilized on supplemental TDM strategies approved in cooperation with FCDOT. The TDM Goal, the TDM strategies and potential for such TDM penalty shall be disclosed in the condominium association documents.

38. Escalation in Contribution Amounts. Except for the contributions set forth in Proffers 35 and 36 herein, the amounts of each cash contribution set forth in these Proffers shall escalate on a yearly basis from the base year of 2008 and change effective each January 1 thereafter in accordance with the methods provided for under the Code of Virginia.

[SIGNATURE PAGE FOLLOWS]

ATHENA/RENAISSANCE RESTON, LLC, a Delaware limited liability company, as to: Tax Map Parcel Numbers: 17-2 ((1)), Parcels 23, 24, and 24A

By: Athena-Renaissance I Venture, LLC, a Delaware limited liability company, its Managing Member

By: Athena-Reston Venture, LLC, a Delaware limited liability company, its Managing Member

By: Athena-Reston, LLC, a Delaware limited liability company, its Sole Member

By: Athena Real Estate Partners L.P., a Delaware limited partnership, its Managing Member

By: Athena Realty, LLC, a Delaware limited liability company, its General Partner

By: The Athena Group, LLC, a Maryland limited liability company, its Managing Member

By: _____
Name: Louis M. Dubin
Title: Chief Executive Officer, Managing Member and President

THE UNIT OWNERS ASSOCIATION OF THE PARCRESTON CONDOMINIUM, as to the following Tax Map Numbers listed below:

By: Athena-Renaissance I Venture, LLC, a Delaware limited liability company, its Managing Member

By: Athena-Reston Venture, LLC, a Delaware limited liability company, its Managing Member

By: Athena-Reston, LLC, a Delaware limited liability company, its Sole Member

By: Athena Real Estate Partners L.P., a Delaware limited partnership, its Managing Member

By: Athena Realty, LLC, a Delaware limited liability company, its General Partner

By: The Athena Group, LLC, a Maryland limited liability company, its Managing Member

By: _____
Name: Louis M. Dubin
Title: Chief Executive Officer, Managing Member and President

17-2 ((40)) (01) Units 1-12, 17-2 ((40)) (02) Units 1-12, 17-2 ((40)) (03) Units 1-18, 17-2 ((40)) (04) Units 1-18, 17-2 ((40)) (05) Units 1-32, 17-2 ((40)) (06) Units 1-32, 17-2 ((40)) (07) Units 1-12, 17-2 ((40)) (08) Units 1-18, 17-2 ((40)) (09) Units 1-32, 17-2 ((40)) (10) Units 1-22, 17-2 ((40)) (11) Units 1-22, 17-2 ((40)) (12) Units 1-32, 17-2 ((40)) (13) Units 1-22, 17-2 ((40)) (14) Units 1-32, 17-2 ((40)) (15) Units 1-20

300346 v16/RE

PROFFERED DEVELOPMENT CONDITION

PCA 82-C-060-02

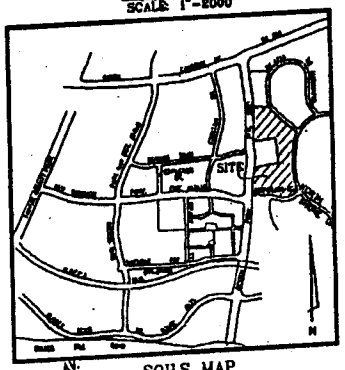
March 26, 2007

If it is the intent of the Board of Supervisors to approve PCA 82-C-060-02, the staff recommends that the Board condition the approval by requiring conformance with the following development condition. This condition supersedes all previous development conditions associated with the subject property:

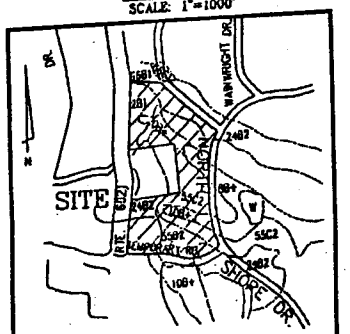
1. The Letter of Intent entitled, "Purchase of ParcReston Condominium Units," dated March 26, 2007, shall be implemented in accordance with the terms and conditions of such Letter of Intent, hereby attached.

DEVELOPMENT PLAN AMENDMENT/ PROFFERED CONDITION AMENDMENT
FOR
RESTON SECTION 81, BLOCKS 1&2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

VICINITY MAP
SCALE: 1"=2000'



SOILS MAP
SCALE: 1"=1000'



SYM.	SOIL SERIES	SUITABILITY FOR ROADS	SUITABILITY FOR DWELLINGS	HYDRIC	DRAINAGE	HYDROLOGIC SOIL GROUP
25C2	CLODULE	GOOD	GOOD	GOOD	SEVERE	C
55C2	CLODULE	GOOD	GOOD	GOOD	SEVERE	C
24B2	CLODULE	GOOD	GOOD	GOOD	SEVERE	C
20B+	MEADOWVALE	FAIR-S,W	MARGINAL-W	GOOD	MODERATE	B
2B1	CHENANDA	POOR-F,W,S	POOR-F,W	GOOD	SLIGHT	A
10B+	GLENVALE	FAIR-S,W	MARGINAL-W	GOOD	MODERATE	B
54B1	LLOYD	GOOD	FAIR-C	GOOD	MODERATE	C
54C1	LLOYD	GOOD	FAIR-C	GOOD	MODERATE	C
28B+	NORSHAM	POOR-S,W,C	POOR-W,C,S	GOOD	SLIGHT	A

OWNER
ATHENA/RENAISSANCE RESTON, LLC
712 5TH AVENUE
8TH FLOOR
NEW YORK, NY 10019

APPLICANTS/ DEVELOPERS
ATHENA/RENAISSANCE RESTON, LLC
11714 PROVIDENCE CIRCLE
UNIT C
RESTON, VA 20190
(703) 707-8204

SHEET INDEX

1. COVER SHEET
2-3 GENERAL NOTES
4. EXISTING CONDITIONS SITE PLAN
5. EXISTING VEGETATION SITE PLAN
6. CONCEPTUAL DEVELOPMENT PLAN
7. DETAILED SITE PLAN
7A. BUILDING ENVELOPE EXHIBIT
8. LANDSCAPING PLAN
9-10. LANDSCAPING DETAILS
11. LANDSCAPE SPECIFICATION AND PLANT LIST
12. CONCEPT SECTION TEMPORARY ROAD
13. RESTON PARKWAY ELEVATION
14. TEMPORARY ROAD ELEVATION
15-17. SWM COMPUTATIONS
17A. BMP DETAILS
18. EXISTING CONCEPT SITE PLAN
19. OPEN SPACE ANALYSIS
20. HEIGHT SECTION STUDY

NO.	DATE	DESCRIPTION	BY
1	10/26/07	FIRST PROOF	
2	10/26/07	REVISION APPROVED BY DIVISION OF DESIGN REVIEW	

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-0555

COVER SHEET
RESTON SECTION 81, BLOCKS 1&2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=40'
DATE: OCT. 2003
C.L.=2

SHEET 1 — 20

FILE No. MISC-1671

Reston: Existing/Proposed Residential Development Potential

Total Units	26,043
Single Family Detached	4,347
Single Family Attached	8,205
Garden	10,475
Elevator	3,316
Acres	6,224

Density calculation

Unit Type	Unit Count	Population Factor		Number of Persons	
		existing	proposed	existing	proposed
Single family detached	4,347	3.3 persons	3.0 persons	14,345	13,041
Single family attached	8,205	3.0 persons	2.7 persons	24,615	22,154
Garden	10,475	2.5 persons	2.1 persons (available family)	26,188	21,998
Elevator	3,316	2.0 persons	2.1 persons (see note below)	7,632	7,384
				72,780	64,227
				Current population	
				11.69	10.32
				persons per acre	

Maximum population calculation

6,224 acres @ 13 persons per acre = maximum population of 80,912 persons

Existing	Proposed
80,912 max. pop. – 72,780 current pop.*	80,912 max. pop. – 64,277 current pop.*
8,212 persons of available density:	16,635 persons of available density:
2,346 single family detached units	5,545 single family detached units
or	or
2,737 single family attached units	6,164 single family attached units
or	or
3,284 garden units	7,284 garden units
or	or
4,106 elevator units	7,921 multifamily units

* Existing dwelling unit count from Department of Tax Administration data and Plan and Document Control; proposed population factors are from 2000 Fairfax County Demographic Report.

GENERAL NOTES

1. Tax Map. The property delineated on this Development Plan Amendment ("DPA") is identified on the Fairfax County Tax Assessment Map #17-2-((1)), Parcel 11B and those listed on Sheet A3 (the "Property") and consists of approximately 22.98612 acres. The portion of the Property to be redeveloped is approximately 4.36 acres.

2. Zoning. The Property is zoned PRC per rezoning case RZ 83-C-060 and FCA/DPA-83-C-060-1.

3. Boundary Information. The boundary information shown hereon is compiled from deeds of records and adjacent information.

4. Topography. The topography shown hereon is at a two-foot contour interval, compiled from Air Survey Corp. Feb. 22, 2002.

5. Magisterial District. The Property is located in the Hunter Mill District.

6. Existing Development. The Property currently is developed with 418 garden-style multifamily residential units, with 182 units in Block 1 and the remaining 236 units in Block 2. The Applicant's redevelopment plans, as depicted [illegible] in Block 2 and replacement with 360 [illegible] high-rise residential units. Upon completion of the redevelopment as set forth hereon, the Property will have approximately 696 multifamily residential units.

7. Water and Sewer Service. The County of Fairfax is the public water and sanitary sewer supply agency for this development.

8. Conformance with Development Plan Amendment. The Property shall be developed in general conformance with this Development Plan, which reflects the character, density and general orientation of the proposed redevelopment. The Applicant reserves the right, in its discretion, to construct rental and/or condominium units on the Property within the building/garage footprints shown hereon.

9. Minor Modifications. In accordance with Section 16-403 of the Zoning Ordinance, minor modifications to the size, dimensions, footprints and location of buildings, parking spaces, garages and sidewalks may occur as part of final engineering and design. The building and garage footprints represented hereon are approximate. Building footprints may be increased or decreased and the number of units in each building may be modified, so long as the minimum open space provided in the tabulation is not diminished. Building setbacks shall be provided in accordance with the dimensions shown on the Development Plan. The Applicant reserves the right to develop fewer dwelling units than the number represented in the tabulation hereon, and to correspondingly reduce the number of parking spaces. The Applicant also reserves the right to substitute surface and/or structured parking for the residential buildings shown hereon.

10. Modifications for Interior Parking Lot Landscaping and Transitional Screening and Barriers. This proposed development is in conformance with the Comprehensive Plan and all applicable ordinances, regulations and adopted conditions, with the exception of the following:

- The Applicant requests a modification of the transitional screening and barrier requirements along Wainwright Drive and to substitute the existing conditions.

11. Parking. Parking shall be provided in accordance with the tabulation set forth on this Development Plan. The actual number of parking spaces provided may be adjusted based on actual number of units and/or square footage constructed. The Applicant reserves the right to provide more than the minimum required parking. The Applicant also reserves the right to place on-site parking (a) on the surface of the Property, including parallel spaces along internal private streets and (b) within the footprint areas where the proposed residential buildings and parking structures are to be constructed.

12. Utilities. Utility locations shown are approximate. There are no known existing [underground] utility easements of 25' or more in width on the site. Individual utility plans and profiles will be submitted as part of site plan approval.

13. Phasing of Construction. Construction of this redevelopment is anticipated to begin during 2006, subject to market and financing conditions and considerations. The Applicant reserves the right, at its discretion, to construct the proposed development in phases, with such potential phases to be determined as part of site plan approval.

14. Hazardous Substances. There are no known hazardous or toxic substances on this site. If any substances are found, the methods for disposal shall adhere to County, State or Federal law.

15. Burial Sites. There are no known burial sites on the Property.

16. Amendments to Development Plan. If an amendment to this DPA becomes necessary at a later date, the Applicant reserves the right to submit for review and approval by the Planning Commission and Board of Supervisors only that portion of the DPA that is affected by the amendment.

LANDSCAPING AND ENVIRONMENTAL

18. Stormwater Management. Stormwater management for the proposed redevelopment shall be provided on the Property using the existing dry ponds, subject to approval of DPWES at the time of the plan approval for the portion of the Property to be redeveloped. Best Management Practices ("BMP") shall be provided in accordance with the Fairfax County Public Facilities Manual ("PFM") and as part of site plan approval. Any modifications to the existing stormwater management and/or BMP facilities necessary to accommodate the proposed redevelopment shall not reduce the amount of open space provided on the Property and shown on the Development Plan. See SWM, BMP and Outfall Narratives on this sheet.

19. Limits of Disturbance. The proposed limits of disturbance are noted on the Concept Site Plan and are subject to adjustment at time of final design and engineering.

20. Erosion and Sediment Control. The applicant will comply with provide erosion and sediment controls in accordance with the Virginia Erosion and Sediment Control Handbook.

21. Landscape Plan. A detailed landscape plan shall be submitted with the PRC and site plans for each phase of development. The Landscape Plan shall be consistent in the quality and quantity of plantings as the Illustrative Landscape Exhibit attached hereto as Sheet 6.

a. Planting details shall be provided and composition of the planting materials and soils used shall be specified where plantings are to be located within or on top of structures. Other methods designed to insure the viability of the proposed plantings shall be specified as requested by Urban Forest Management.

b. All planting sites shall provide at least the minimum planting area for the selected species as specified in the Public Facilities Manual. No structural soils shall be used as part of this development.

c. Trees designated "to be saved" or "to be saved if possible" on the DPA/FCA that die as a result of development impacts shall be replaced with trees of similar type at a rate of 2 to 2.5-inch caliper deciduous trees or 8 to 10-foot high evergreen trees for each tree that declines significantly or does not survive, as required by the Urban Forest Management Division.

22. Landscape Specifications. The landscape plan and specifications shall incorporate techniques designed to reduce maintenance requirements, and create a cleaner and healthier environment maximizing the levels of social, economic and environmental benefits that can be provided by these resources. Such techniques include but are not limited to reduced turf area, and a diverse selection of native and noninvasive plants, [illegible] planting beds incorporating groups and entire areas of trees and other plants reduced need for supplemental watering, and plants selected for resistance to insect and disease pests.

RECREATION FACILITIES AND TRAILS

23. Pedestrian Circulation Plan. All new pedestrian connections or facilities shall consist of sidewalks to be constructed pursuant to the standards of the Fairfax County PFM, Section 8000, and 4' to 8' walkways/trails. The pedestrian circulation system, including existing and new pedestrian facilities, shall be reflected on the PRC and site plans.

24. Lighting and Site Features. Subject to approval by the Reston Association Design Review Board ("RADRB"), the Applicant may provide additional site features, such as entrance signs, gazebos, trellises, lights and/or walls, not represented hereon.

25. Recreational Facilities. Recreational facilities for the residential uses, as determined by the Applicant at the time of PRC and site plan approval, shall include some combination of the following:

- Indoor/Outdoor Swimming pool;
- A recreation and/or community center to serve the residents of the proposed development that may include exercise facilities, a business center, meeting room and/or similar facilities as determined by the Applicant; and
- Passive recreation area(s) to be utilized for recreational activities, such as seating areas, formal gardens, picnic areas, etc., as determined by the Applicant.

RESTON COMMUNITY

26. Reston Planning and Zoning Committee. The site plan for the portion of the Property to be redeveloped shall be submitted to the Reston Association Planning and Zoning Committee for review and comment prior to site plan approval.

27. RADRB. All architectural drawings of buildings, structures, landscaping, lighting, materials, color and signage for the Property shall be submitted to the RADRB for review and approval in accordance with the Reston Residential Covenants.

SITE TABULATION

Existing site area (O.E.A. Sec. 81 Blocks 1&2) 22.98612 AC. (1,001,265 S.F.)

Redevelopment Area 251,587 S.F.

Existing Zone PRC

Proposed Zone PRC

Maximum F.A.R. N/A

Open Space Required N/A

Open Space Provided 400,000 S.F. (40%)

Ex. Impervious Area 512,354 S.F. (52%)

Prop. Impervious Area 495,531 S.F. (50%)

Maximum Building Height N/A

Proposed Max. Height
Existing Residential Buildings 40'
Proposed Renovation 40' *
Proposed High-Rise Buildings 140' * (Residential + Amenity Space)

Existing Number of Units
Block 1 182 units
Block 2 236 units

Total 418 units

Existing density: 18.19 du/ac.

Proposed Number of Units
Block 1 182 existing units remain
Block 2 154 existing units to remain
Block 2 360 elevator-served units

Total 696 units

Proposed density: 30.28 du/ac.

	PROPOSED USE	LAND AREA ACRES	LAND AREA SQ. FT.
Blocks 1&2	Residential	22.81606	993,609
Other	Dedication	0.17004	7,725
Total		22.98612	1,001,265

*The height and number of floors of buildings may change with final design and engineering, but shall not exceed the maximum height (in feet) listed herein.

PARKING TABULATIONS:

Parking Required: 696 Units @ 1.6 spaces/unit = 1,114 spaces

Parking Provided: a minimum of 1,114 Spaces**

**Handicapped spaces are included and will meet "ADA" requirements. Handicapped spaces will be located with the Final Site Plan.

Loading Spaces Required: 5 spaces maximum

Loading Spaces Required: Loading spaces will be shown with the Final Site Plan.

[illegible]

STORMWATER MANAGEMENT NARRATIVE

STORM WATER MANAGEMENT (SWM) IS PROVIDED FOR THIS DEVELOPMENT BY THREE EXISTING DRY PONDS CONSTRUCTED WITH FAIRFAX COUNTY PLAN #5565-SP-001-1, COMPLETED ON OCTOBER 20, 1984. FOR INFORMATION PURPOSES, SHEETS 10-12 OF THIS PLAN ARE REFERENCED FROM APPROVED PLAN #5565-SP-001-1 TO DEMONSTRATE THAT THE EXISTING FACILITIES SERVES THIS DEVELOPMENT. THE EXISTING DRAINAGE DIVIDES WILL BE MAINTAINED. THIS DEVELOPMENT WILL NOT INCREASE THE IMPERVIOUS AREA OF THE SITE; THEREFORE, NO ADDITIONAL SWM MEASURES WILL BE REQUIRED. A WAIVER OF THE STORMWATER MANAGEMENT REQUIREMENT HAS BEEN PROVIDED ON SHEET 3.

BEST MANAGEMENT PRACTICES NARRATIVE

THIS DEVELOPMENT IS CLASSIFIED AS A REDEVELOPMENT IN ACCORDANCE WITH SECTION 6-401 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL. THUS, THE REQUIRED REDUCTION IN PHOSPHORUS LOAD WILL BE CALCULATED AS FOLLOWS:

% P REMOVAL = [1-0.9(Cpre/Cpost)] × 100
= [1-0.9(0.90/0.90)] × 100
= 10% P REMOVAL

INNOVATIVE BMP MEASURES AND LID TECHNIQUES WILL BE UTILIZED TO SATISFY THIS REQUIREMENT. DETAILS AND APPROXIMATE SIZING FOR AN INNOVATIVE BMP HAVE BEEN PROVIDED ON SHEET 17A TO SHOW ADEQUACY. AN APPROXIMATE SIZE AND LOCATION OF AN BIO-RETENTION FILTER HAS BEEN SHOWN ON SHEETS 6&2. THE APPLICANT RESERVES THE RIGHT TO CHANGE THE SPECIFIC TYPE AND QUANTITY OF BMP/LID FACILITIES AT THE TIME OF FINAL SITE PLAN IN CONFORMANCE WITH THE PUBLIC FACILITIES MANUAL.

OUTFALL NARRATIVE

A SMALL PORTION OF THIS SITE (1.9 AC) DRAINS WEST TO EXISTING SWM POND C. RUNOFF IS CONVEYED FROM POND C THROUGH EXISTING CLOSED CONDUIT PIPES THAT CROSS RESTON PARKWAY. THE CLOSED CONDUIT NETWORK CONTINUES TO THE EXISTING TOWN CENTER PARKWAY SWM/BMP FACILITY AND ON TO THE EXISTING RESTON SECTION 43 SWM/BMP FACILITY. THESE TWO EXISTING RETAINING PONDS WERE DESIGNED TO PROVIDE ADEQUATE OUTFALLS. THE OPEN CHANNEL OUTFALL DOWNSTREAM OF THE EXISTING RESTON SECTION 43 SWM/BMP FACILITY ENTERS THE MAPPED FLOODPLAIN AND REACHES THE POINT WHERE THE TOTAL DRAINAGE AREA EXCEEDS 1 MILE.

THE REMAINING AREA OF THE SITE DRAINS EAST TO EXISTING SWM PONDS A NORTH AND A SOUTH. RUNOFF IS CONVEYED THROUGH EXISTING CLOSED CONDUIT PIPES THAT CROSS NORTH SHORE DRIVE AND OUTFALL TO AN OPEN DRAINAGE CHANNEL THROUGH THE RESTON CREEK GOLF COURSE. THE CHANNEL CROSSES THROUGH THE GOLF COURSE, ENTERS THE MAPPED FLOODPLAIN, CROSSES UNDER WIEHLE AVENUE AND ULTIMATELY OUTFALLS INTO EXISTING LAKE FAIRFAX. LAKE FAIRFAX WAS DESIGNED TO PROVIDE AN ADEQUATE OUTFALLS. THE AREA DRAINING TO EXISTING LAKE FAIRFAX EXCEEDS 1 SQUARE MILE.

DATE	DESCRIPTION	DESIGN	APPROVED	DATE
	REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE: [illegible]

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

GENERAL NOTES
RESTON SECTION 81, BLOCKS 1&2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED | CI: N/A | DATE: OCT., 2005

SHEET 2 OF 20

FILE No. MISC 1671

ADJACENT CONDO PROPERTY OWNERS

[illegible]

Urban Engineering & Associates, Inc.

[illegible]

DESCRIPTION OF SECTION 81, BLOCKS 1 and 2, RESTON

CENTREVILLE DISTRICT

FAIRFAX COUNTY, VIRGINIA

[illegible]

STORMWATER MANAGEMENT WAIVER

COUNTY OF FAIRFAX

[illegible]

GENERAL NOTES

RESTON SECTION 81, BLOCKS 1 & 2

ParcReston

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED | C.I. N/A | DATE: OCT., 2005

SHEET 3 OF 18

FILE No. MISC 1671

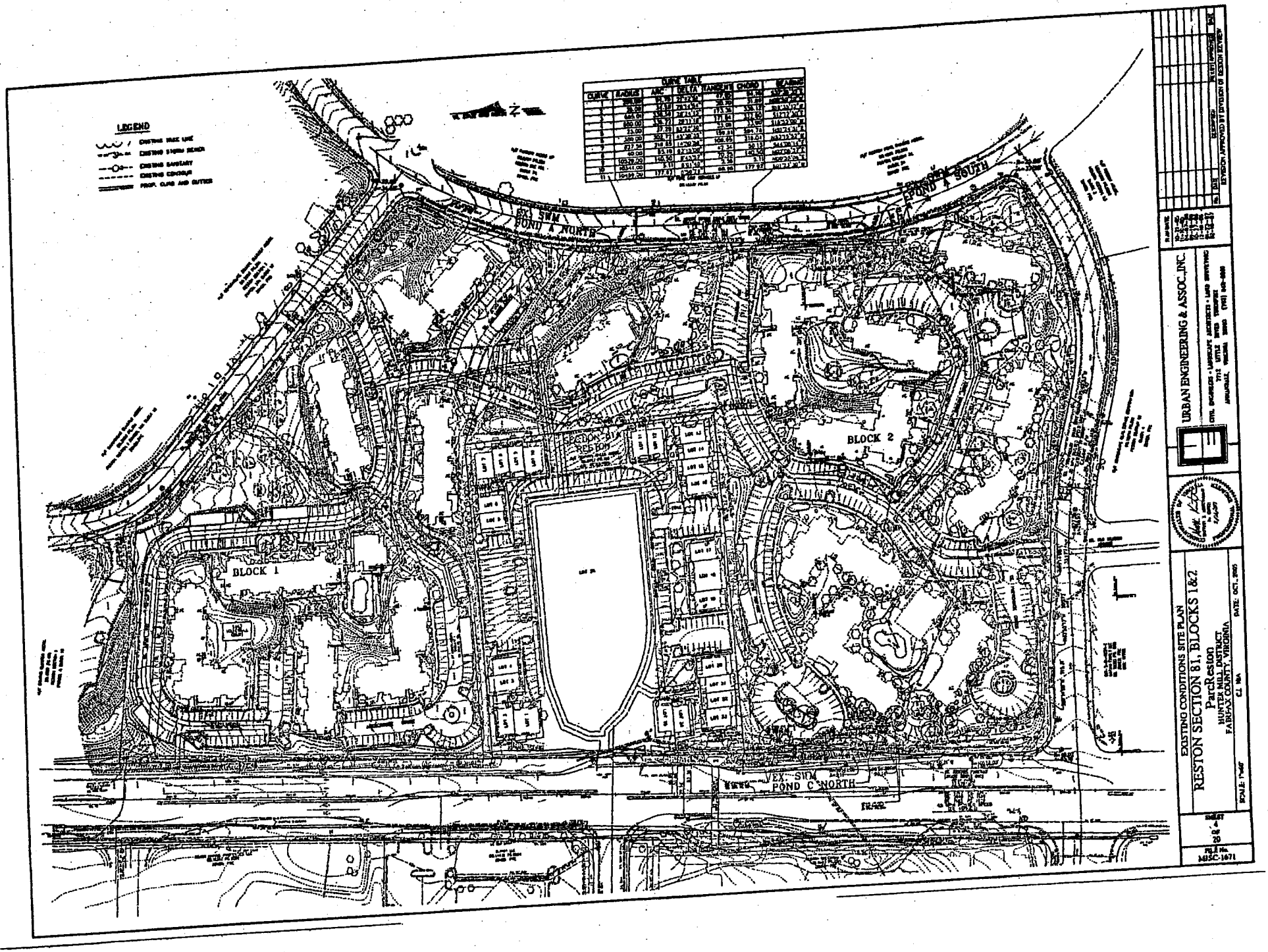
URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS

7712 LITTLE RIVER TURNPIKE

ANNANDALE, VIRGINIA 22003 (703) 642-8080

REVISION APPROVED BY DIVISION OF DESIGN REVIEW


LEGEND
EXISTING PROP. CURB AND GUTTER
CURVE TABLE
EX. SWM POND A NORTH
EX. SWM POND A SOUTH
BLOCK 1
BLOCK 2
EX. SWM POND C NORTH
URBAN ENGINEERING & ASSOC., INC.
EXISTING CONDITIONS SITE PLAN
RESTON SECTION 81, BLOCKS 1&2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: OCT. 2003
SCALE: 1"=50'
MISC-1671

EXISTING VEGETATION SITE PLAN

RESTON SECTION 81, BLOCK 2

ParkRegion

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=60'

CL MA

DATE: OCT., 2006

SHEET 1 OF 1

FILE No. MISC-1671

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS

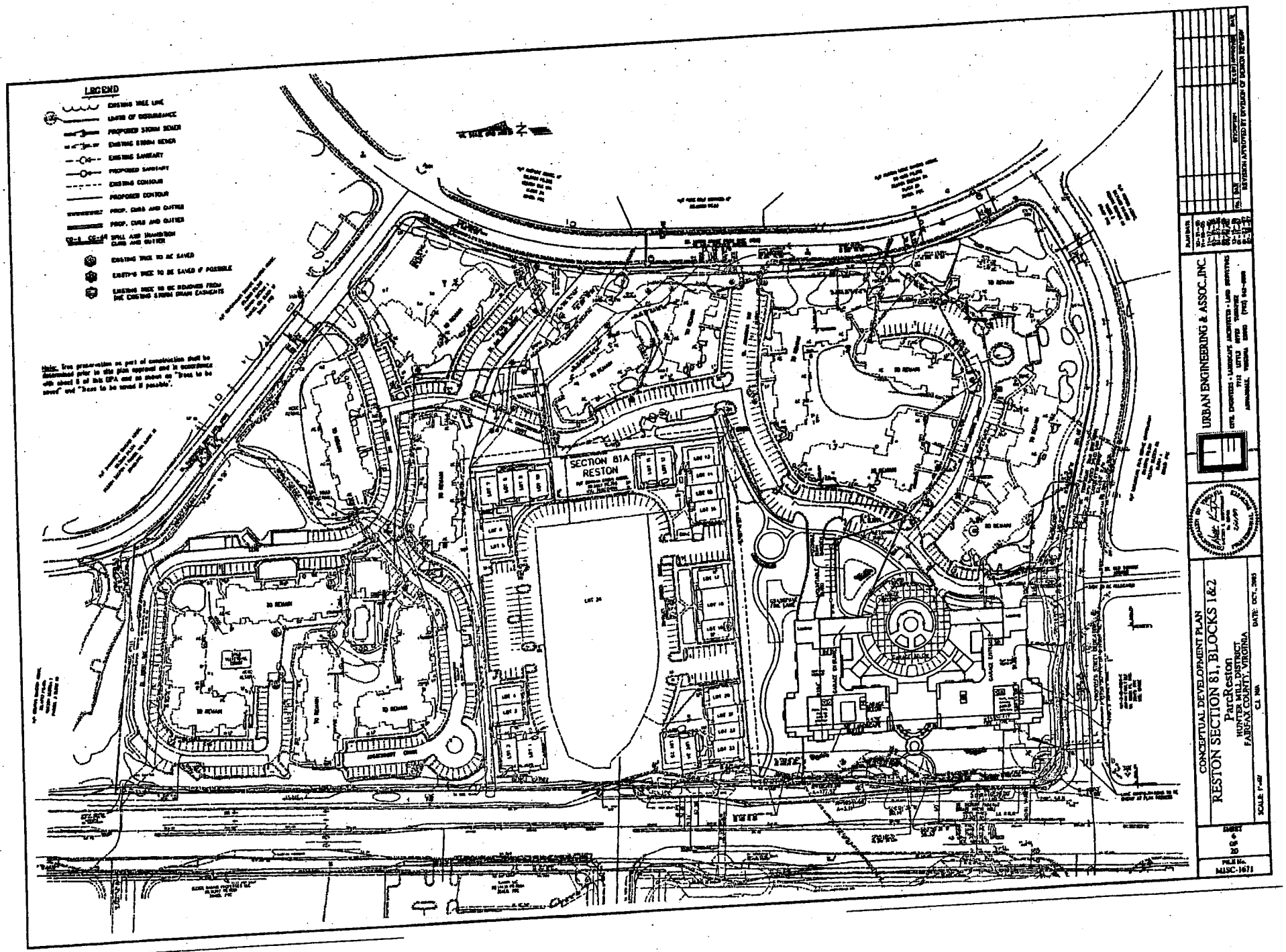
7712 LITTLE RIVER TURNPIKE

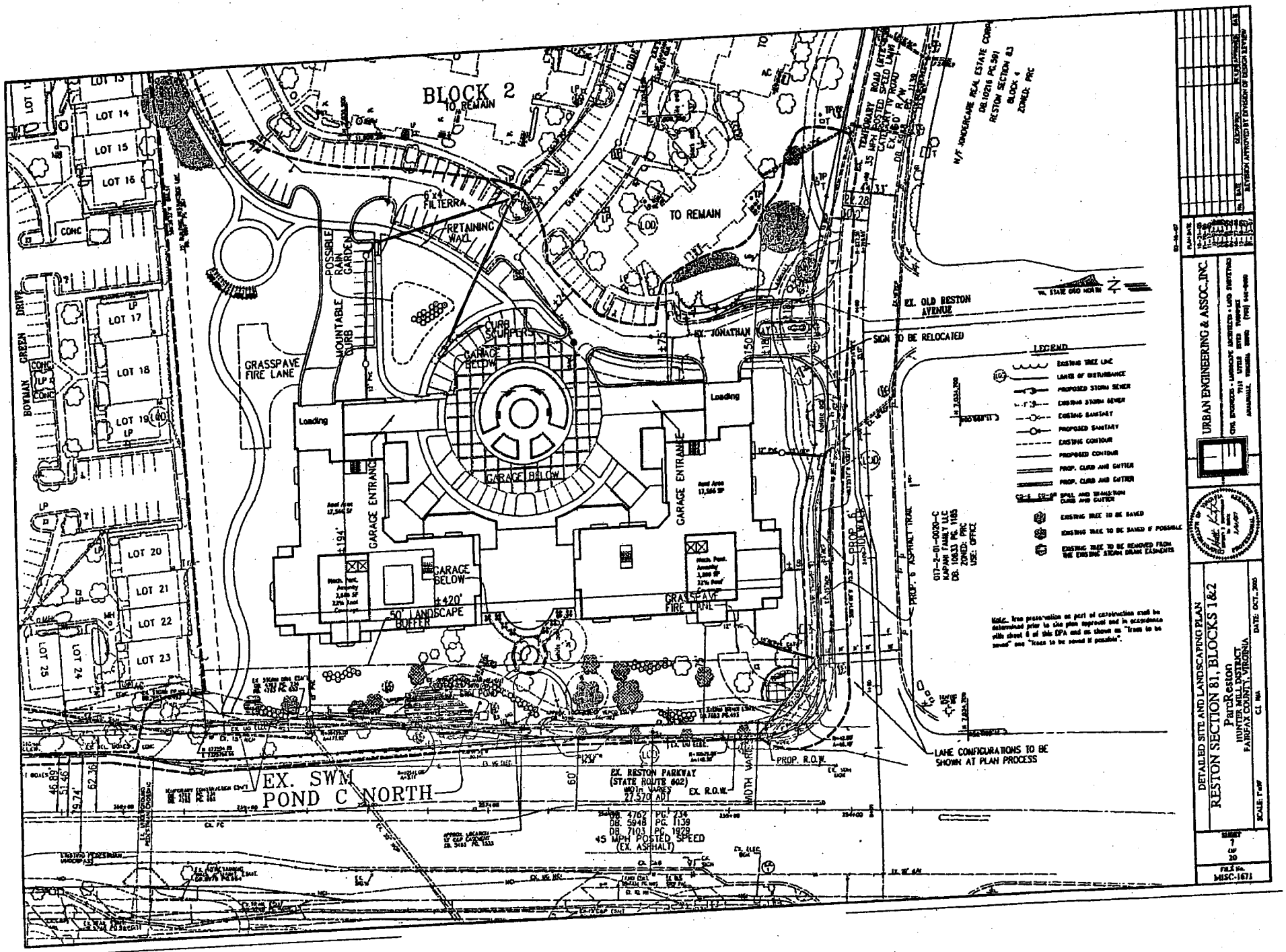
ANNANDALE, VIRGINIA 22003 (703) 642-0900

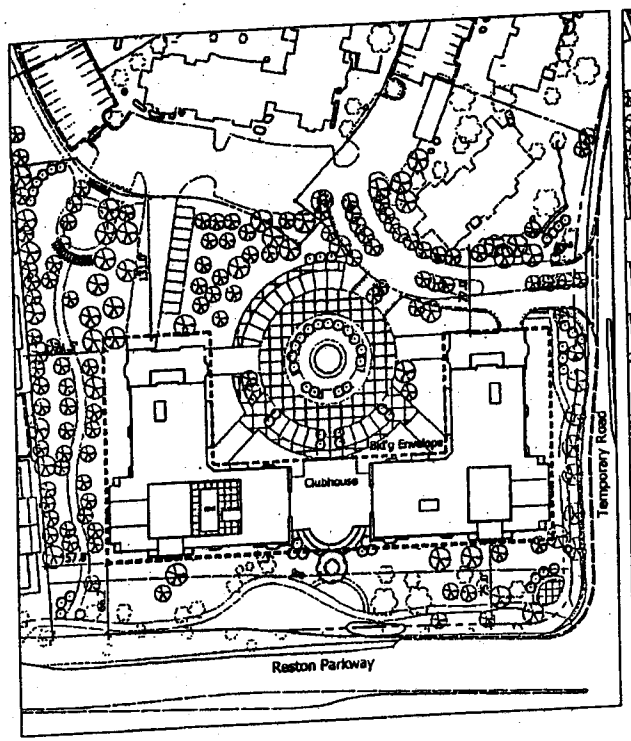
PLAN SHEETS

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

No.	DATE	DESCRIPTION	BY	APPROVED	DATE

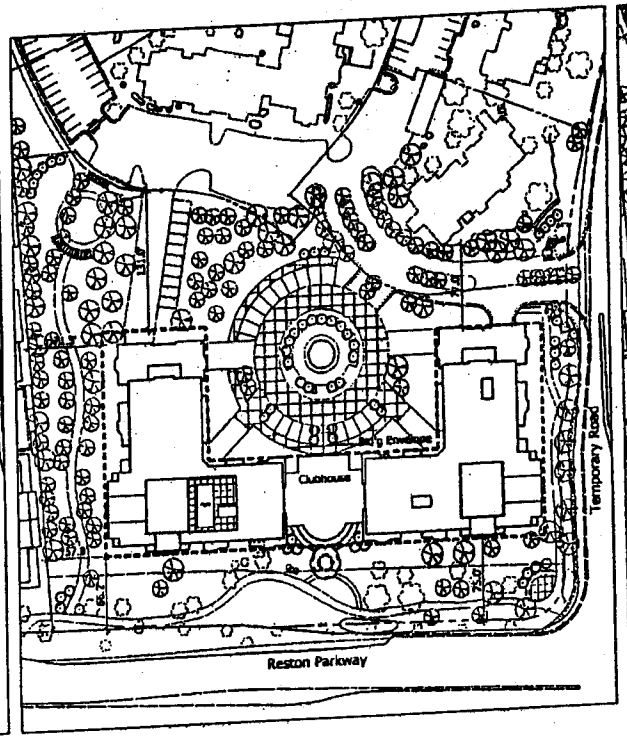

LEGEND
EXISTING TREE LINE
LIMITS OF DISTURBANCE
PROPOSED STORM SEWER
EXISTING STORM SEWER
EXISTING SANITARY
PROPOSED SANITARY
EXISTING CONTOUR
PROPOSED CONTOUR
PROP. CURB AND GUTTER
PROP. CURB AND GUTTER
SPILL AND TRANSITION CURB AND GUTTER
EXISTING TREE TO BE SAVED
EXISTING TREE TO BE SAVED IF POSSIBLE
EXISTING TREE TO BE REMOVED FROM THE EXISTING STORM DRAIN EASEMENTS
Note: Tree preservation as part of construction shall be determined prior to site plan approval and in conformance with sheet 5 of this DPA and as shown on "Trees to be saved" and "Trees to be saved if possible".
SECTION 81A
RESTON
TO REMAIN
LOT 24
GARAGE ENTRANCE
URBAN ENGINEERING & ASSOC., INC.
CONCEPTUAL DEVELOPMENT PLAN
RESTON SECTION 81, BLOCKS 1&2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: OCT., 2003
SCALE: 1"=40'
SHEET 6 OF 6
FILE No. MISC-1671


BLOCK 2
TO REMAIN
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
CONC
BOWMAN GREEN DRIVE
6'x4' FILTERRA
RETAINING WALL
POSSIBLE RAIN GARDEN
MOUNTABLE CURB
CURB SCUPPERS
GRASSPAVE FIRE LANE
GARAGE BELOW
GARAGE ENTRANCE
Loading
±194'
±420'
50' LANDSCAPE BUFFER
EX. JONATHAN
EX. OLD RESTON AVENUE
SIGN TO BE RELOCATED
N/F JONDERCARE REAL ESTATE CORP.
DB.10216 PG.591
RESTON SECTION 83
BLOCK 4
ZONED: PRC
TEMPORARY ROAD LIFTED
35 MPH POSTED SPEED
CATEGORIZED TV ROAD
EX. 160' R/W
DB. 5948 PG. 1139
PROP. 6' ASPHALT TRAIL
017-2-01-0070-C
KAPLAN FAMILY LLC
DB. 10633 PG. 1165
ZONED: PRC
USE: OFFICE
PROP. R.O.W.
EX. RESTON PARKWAY
(STATE ROUTE 602)
WIDTH VARIES
27,570 ADT
EX. R.O.W.
DB. 4762 PG. 236
DB. 5948 PG. 1139
DB. 7103 PG. 1929
45 MPH POSTED SPEED
(EX. ASPHALT)
EX. SWM
POND C NORTH
LANE CONFIGURATIONS TO BE SHOWN AT PLAN PROCESS
LEGEND
EXISTING TREE LINE
LIMITS OF DISTURBANCE
PROPOSED STORM SEWER
EXISTING STORM SEWER
EXISTING SANITARY
PROPOSED SANITARY
EXISTING CONTOUR
PROPOSED CONTOUR
PROP. CURB AND GUTTER
EXISTING TREE TO BE SAVED
EXISTING TREE TO BE SAVED IF POSSIBLE
EXISTING TREE TO BE REMOVED FROM THE EXISTING STORM DRAIN EASEMENTS
Note: tree preservation as part of construction shall be determined prior to the plan approval and in accordance with sheet 6 of this DPA and as shown on "trees to be saved" and "trees to be saved if possible".
URBAN ENGINEERING & ASSOC., INC.
DETAILED SITE AND LANDSCAPING PLAN
RESTON SECTION 81, BLOCKS 1&2
ParkReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: OCT. 2003
SCALE: 1"=50'
SHEET 7 OF 20
FILE No. MISC-1671



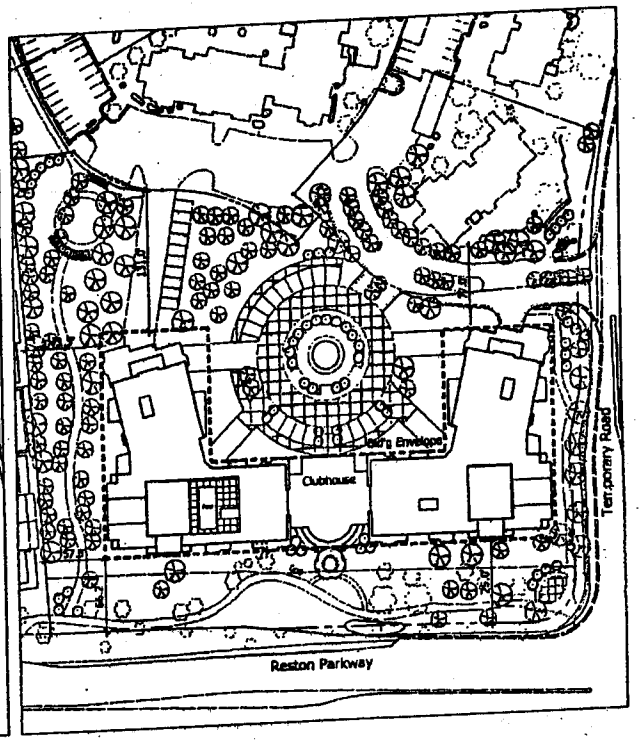
Example 1

Established Building Envelope:
with Current Footprint of Building



Example 2

Established Building Envelope:
with Potential Bays and Balconies



Example 3

Established Building Envelope:
with Potential Angulation and Bays

LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

Flexibility Envelope Analysis

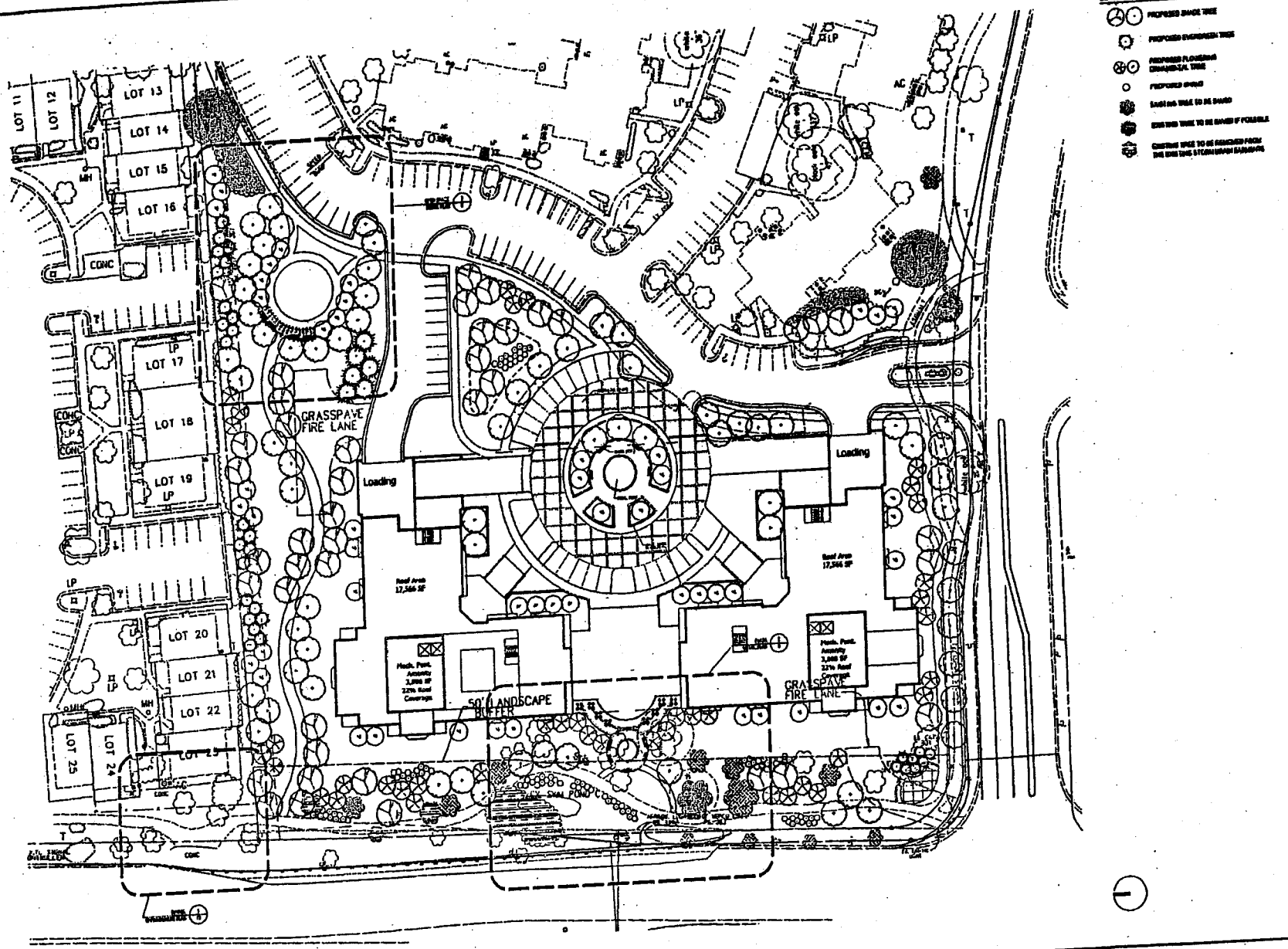
February 16,2007

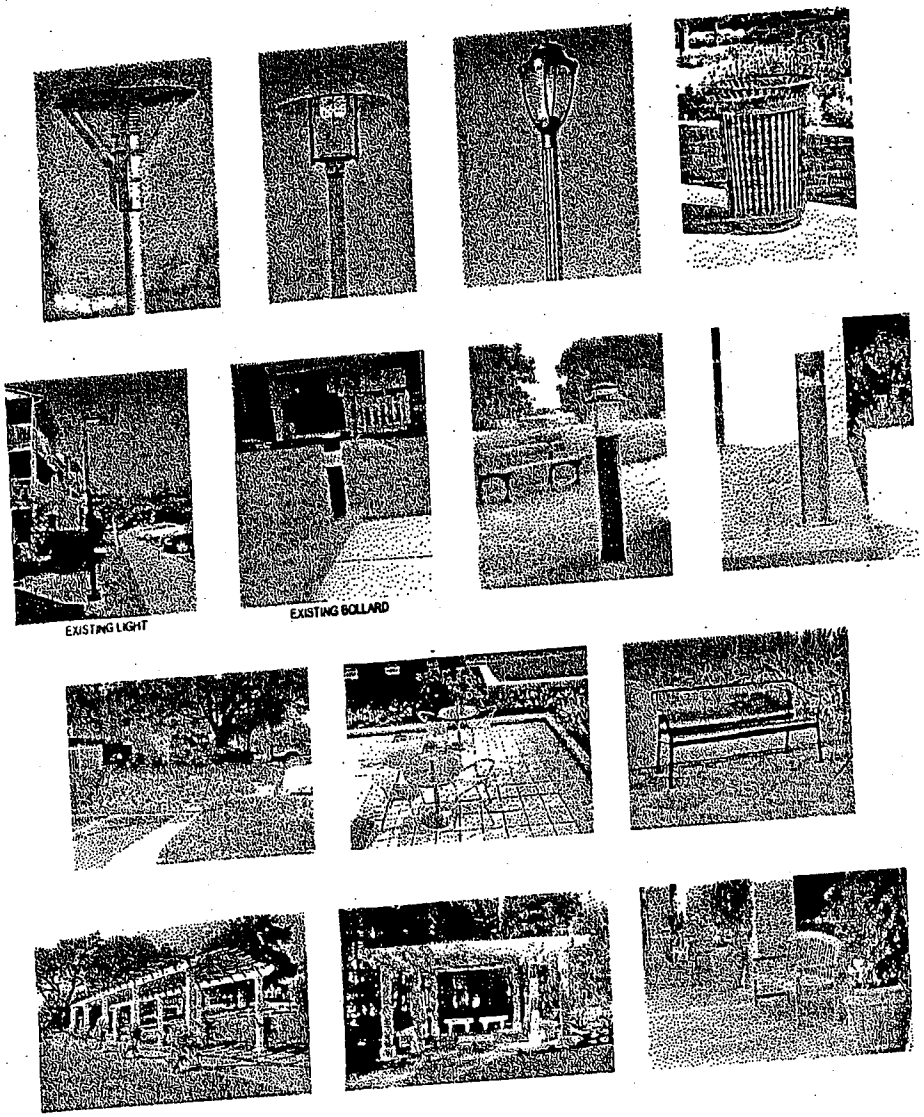
ParcReston
Reston, Va

Athena / Renaissance Reston LLC.
REN168a.00

N
0 25' 50' 100'
1"=50'

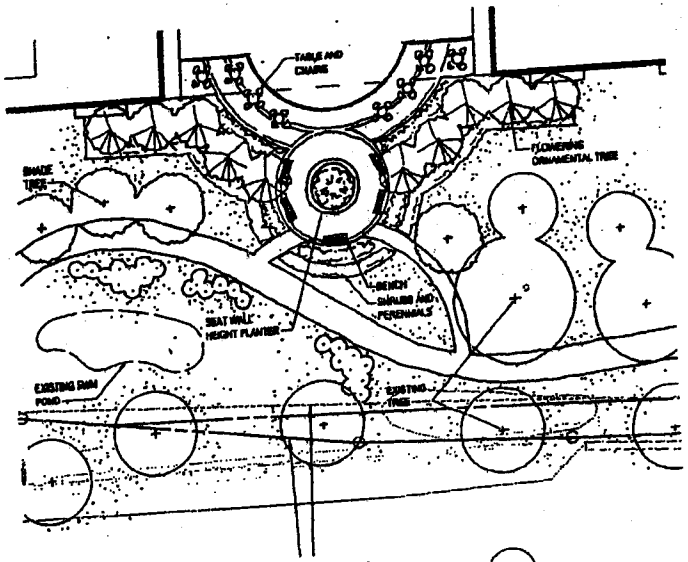
Sheet
7A
OF
20
MISC-1671


LEGEND
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
CONC
GRASSPAVE FIRE LANE
Loading
50' LANDSCAPE BUFFER
SWM POND
URBAN ENGINEERING & ASSOC., INC.
LANDSCAPE PLAN
RESTON SECTION 81, BLOCKS 1& 2
ParcResion
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE 1"=30'
DATE OCT., 2001
SHEET 8
FILE No. MISC-1671

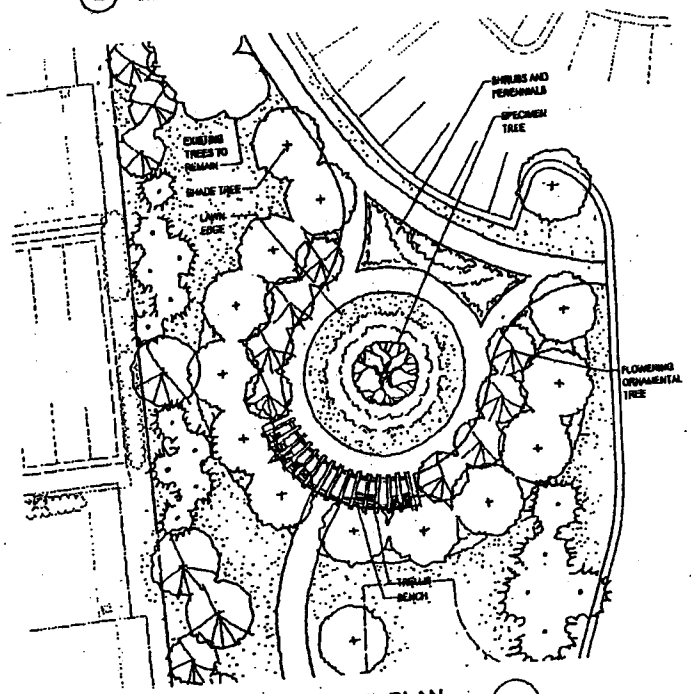


1 ILLUSTRATIVE IMAGES

NOTES:
1. PHOTOS SHOWN ABOVE REPRESENT THE GENERAL CHARACTER OF SITE APPURTENANCES TO BE PROVIDED. ACTUAL APPURTENANCES TO BE SELECTED WITH FINAL DESIGN AND SUBJECT TO DESIGN REVIEW BOARD APPROVAL.



2 PLAZA DETAIL PLAN
1/16"=1'-0"



3 OPEN SPACE DETAIL PLAN
1/16"=1'-0"

No.	DATE	DESCRIPTION	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW	

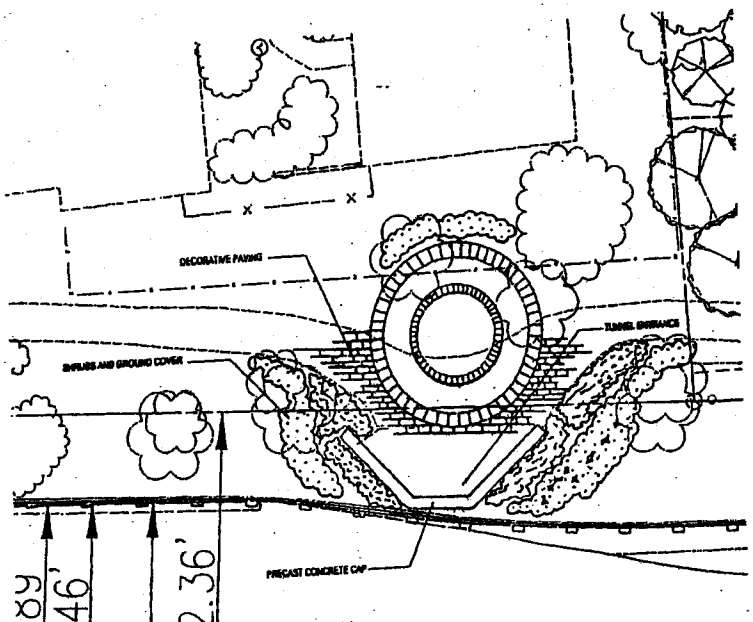
PLAN DATE

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7700 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-4800

LANDSCAPE DETAILS
RESTON SECTION 81, BLOCKS 1 & 2
ParcResion
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: OCT. 2005
F1 MA

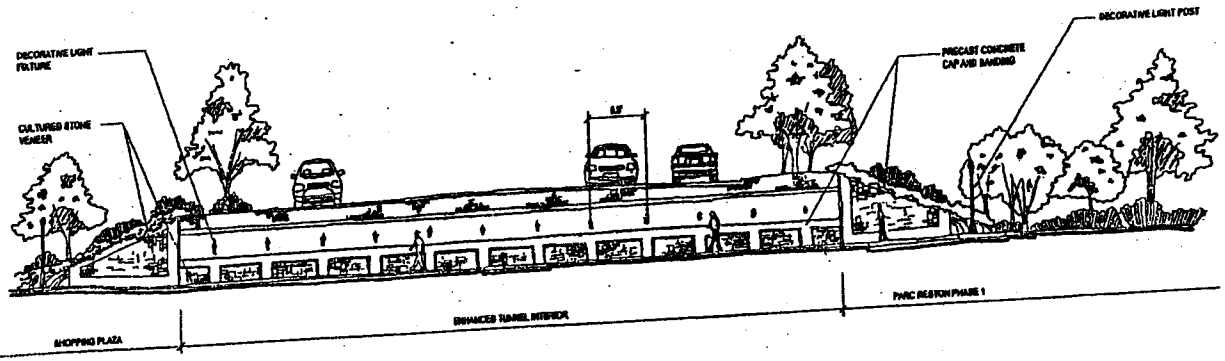
SHEET 9 OF 20

FILE No. MISC-1671



1 TUNNEL ENHANCEMENT PLAN

2 TUNNEL ENHANCEMENT PERSPECTIVE



3 TUNNEL ENHANCEMENT SECTION

URBAN ENGINEERING & ASSOC. INC.

LANDSCAPE DETAILS

RESTON SECTION 81, BLOCKS 1& 2

ParcReston

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

DATE: OCT., 2002

SCALE: 1"=30'

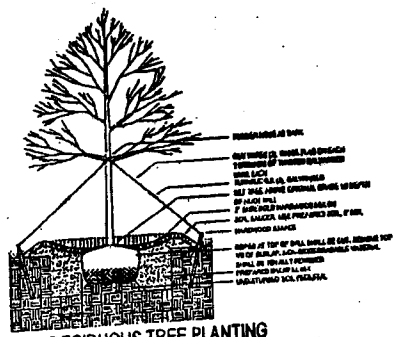
C.L. 94A

SHEET 10 OF 28

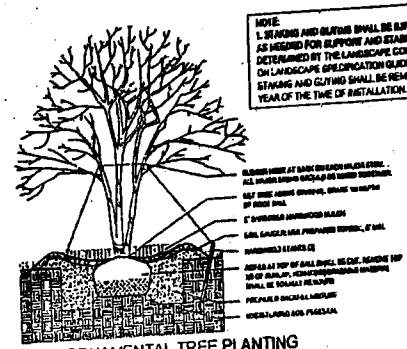
FILE No. MISC-1671

PLANTING SPECIFICATIONS

1. Quality Assurance:
   a. [illegible]
   b. Applicable Specifications and Standards:
      [illegible]
2. Acceptance before the following in the Owner's Representative prior to beginning work:
   [illegible]
3. Delivery, Storage and Handling:
   [illegible]
4. Before planting, inspection and where deficiencies plant material must be rejected for installation.
   [illegible]
5. Planting shall be done only within the following dates except as approved by Owner.
   a. Deciduous Trees and Shrubs: March 1 to May 31 and October 15 to December 15.
   b. Evergreen Trees, Shrubs and Vines: March 1 to May 31 and September 1 to November 15.
   c. All plant material shall be guaranteed by the Contractor for a period of 1 year from the date of substantial completion to be in good, healthy and flourishing condition.
6. Materials for Planting:
   [illegible]
7. Plant materials prior to the Planting Work on the drawings or specify alternate planting.
   [illegible]
8. Preparation of Areas for Planting:
   [illegible]
9. Installation of Plant Material and Planting on Slope Areas:
   [illegible]
10. General Plant Maintenance:
    [illegible]
11. Performance Guarantee and Replacement:
    [illegible]

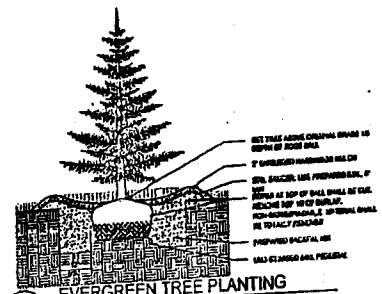


1 DECIDUOUS TREE PLANTING
NTS



2 ORNAMENTAL TREE PLANTING
NTS

NOTE:
1. STAKING AND GUYING SHALL BE IMPLEMENTED ONLY AS NEEDED FOR SUPPORT AND STABILITY AS DETERMINED BY THE LANDSCAPE CONTRACTOR BASED ON LANDSCAPE SPECIFICATION GUIDELINES. ALL STAKING AND GUYING SHALL BE REMOVED WITHIN ONE YEAR OF THE TIME OF INSTALLATION.

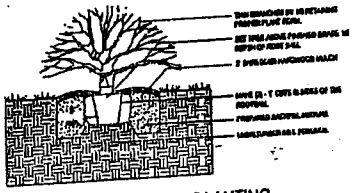


3 EVERGREEN TREE PLANTING
NTS

TYPICAL PLANT PALETTE

Botanical Name	Common Name	Size
CANOPY TREES		
Acer saccharum 'Columbia Spire'	Columbia Sunset Sugar Maple	3" cal.
Fraxinus americana	Southern Green Ash	3" cal.
Quercus palustris	Pin Oak	3" cal.
Quercus phellos	Willow Oak	3" cal.
Quercus rubra	Red Oak	3" cal.
Zelkova serrata	Zelkova	3" cal.
ORNAMENTAL TREES		
Amelanchier arborea	Downy Serviceberry	8'-10' ht.
Cercis canadensis	Eastern Redbud	8'-10' ht.
Chionanthus virginicus	Fringe Tree	8'-10' ht.
Cornus kousa	Kousa Dogwood	8'-10' ht.
Magnolia x soulangiana	Saucer Magnolia	8'-10' ht.
Magnolia virginiana	Sweetbay Magnolia	8'-10' ht.
EVERGREEN TREES		
Chamaecyparis x leylandii	Leyland Cypress	6'-8' ht.
Ilex opaca	American Holly	6'-8' ht.
Pinus strobus	White Pine	6'-8' ht.
Tsuga canadensis 'Hicksii'	Dark American Arborvitae	6'-8' ht.
SHRUBS / GROUNDCOVERS / PERENNIALS / MISC.		
Acanthus 'Dalaveno Valley'	White Acanthus	3"
Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	3 gal.
Calamagrostis dasyanthe 'Great Barrier'	Great Barrier Calamagrostis	18"-24"
Euonymus alatus 'Compactus'	Compact Burning Bush	30"-36"
Hemerocallis minor 'Stella D'Oro'	Stella D'Oro Daylily	3 gal.
Hydrangea quercifolia	Oakleaf Hydrangea	30-36"
Hypericum calycinum	Aaronsbeard St. John's Wort	3 gal.
Ilex crenata 'Hetzii'	Hetzi Holly	18"-24"
Ilex x meserveae 'Blue Princess'	Blue Princess Holly	18"-24"

NOTES:
1. LANDSCAPING SHOWN IS CONCEPTUAL AND PRESENTED ONLY TO ILLUSTRATE CHARACTER AND QUALITY OF DESIGN. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.



4 TYP. B&B SHRUB PLANTING
NTS.

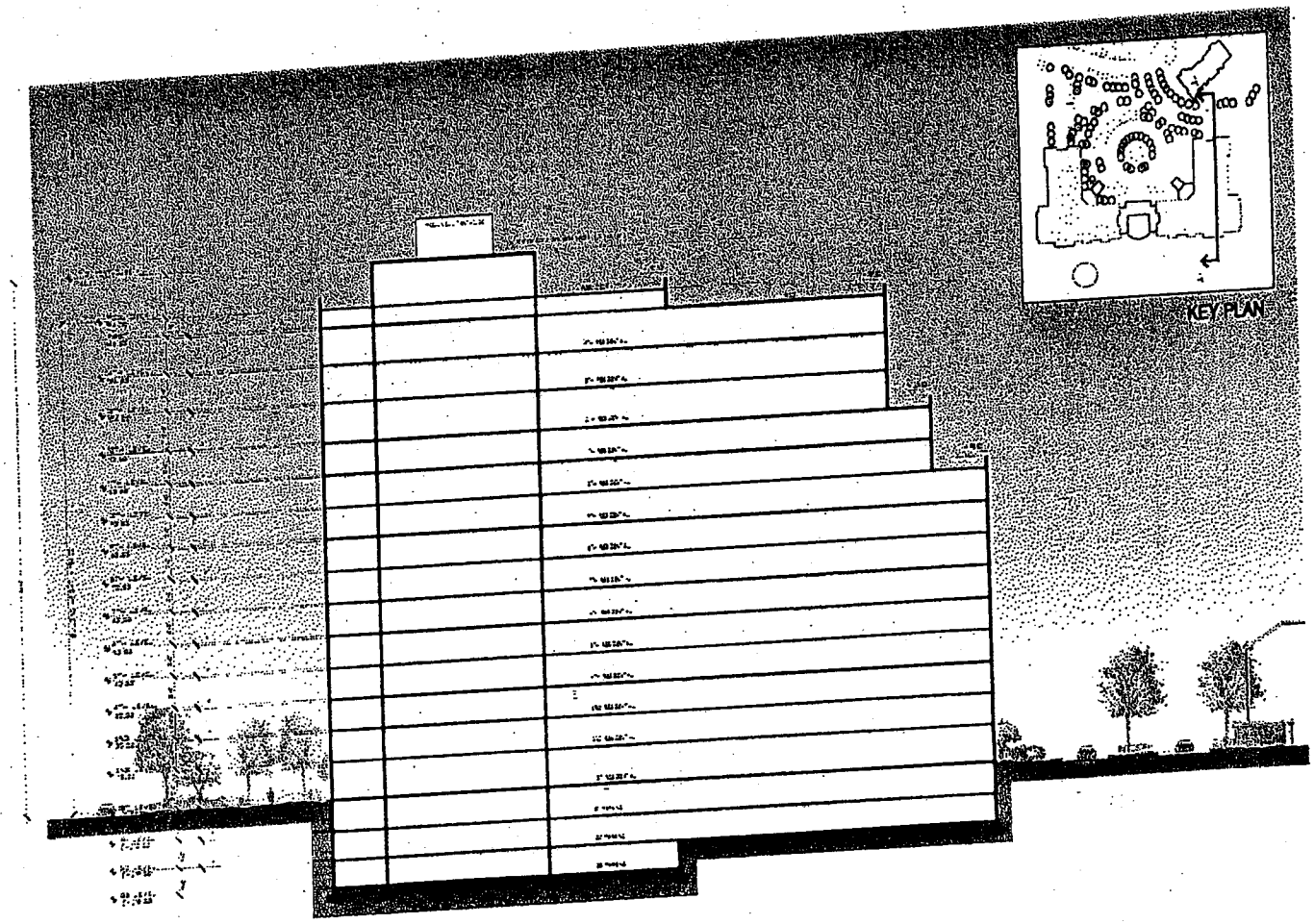
No.	DATE	DESCRIPTION	PROJECT APPROVAL DATE
1	8-2-07	REVISION APPROVED BY DIVISION OF DESIGN REVIEW	
2	8-23-07		
3	9-13-07		

URBAN ENGINEERING & ASSOC. INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 916-0900

PLANT SCHEDULE AND SPECIFICATIONS
RESTON SECTION 81, BLOCKS 1 & 2
ParcReston
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: N/A
DATE: OCT. 2002
CL. N/A

SHEET 19 OF 20

FILE No. MISC-1671



LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

SECTION
TEMPORARY ROAD

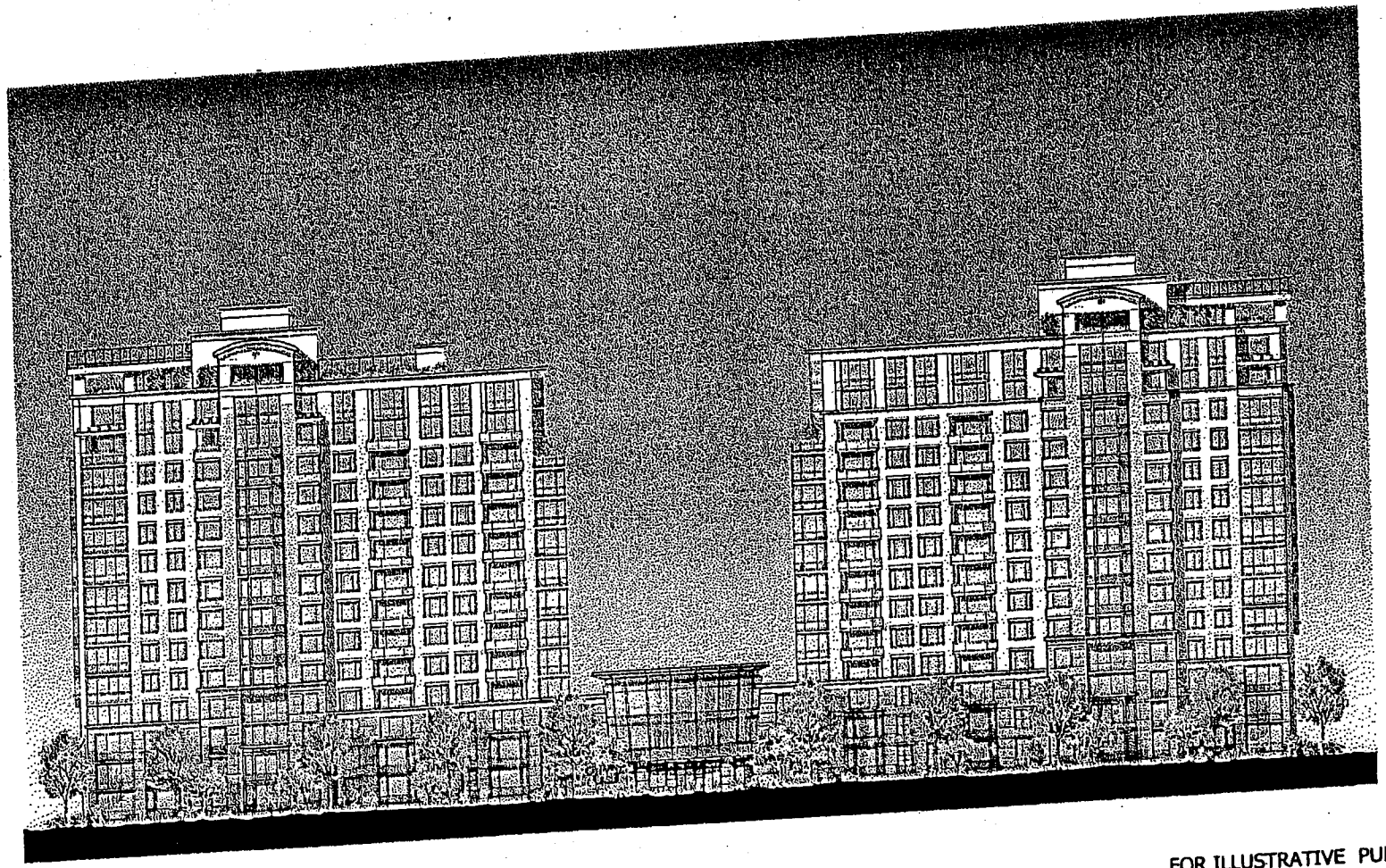
Oct 27, 2006

ParcReston
Reston, Va

Athena / Renaissance Reston LLC.
REN.168a.00

0 8' 16' 32'
1/16" =1'

Sheet
12
OF
20
MISC-1671



FOR ILLUSTRATIVE PURPOSES ONLY

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8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
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ELEVATION
RESTON PARKWAY

Oct 27, 2006

ParcReston
Reston, Va

Athena / Renaissance Reston LLC
REN.168a.00

0 8' 16' 32'
1/16" =1'

Sheet 13 OF 20
MISC-1671

FOR ILLUSTRATIVE PURPOSES ONLY

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ELEVATION
TEMPORARY ROAD

October 27, 2006

ParcReston
Reston, Va

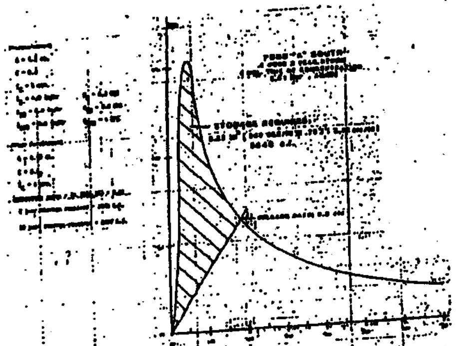
Athena / Renaissance Reston LLC
REN.168a.00

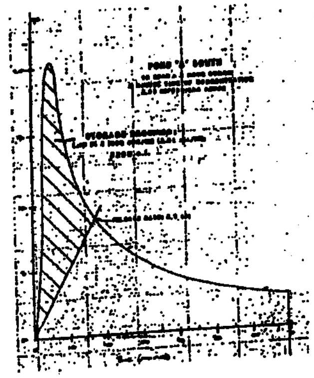
1/16" = 1'

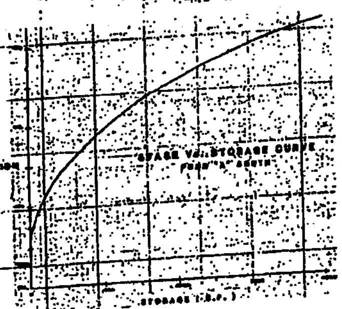
MISC-1471

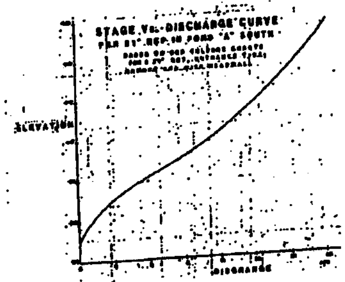
GREEN OAK APARTMENTS
Reston, Va.

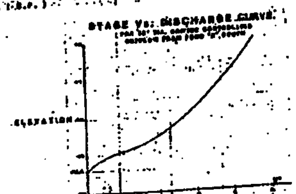
POND A SOUTH







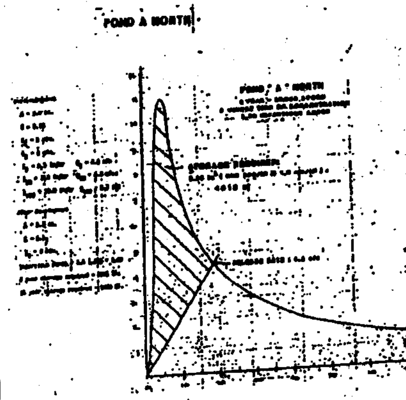


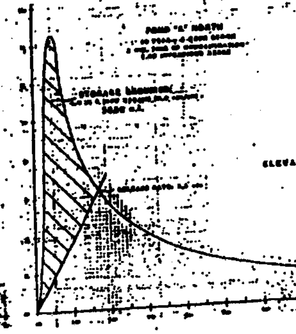


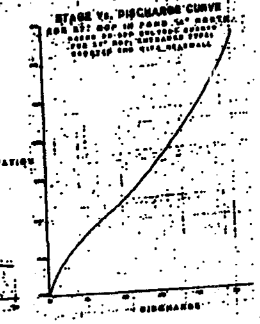
2 YEAR STORM POND A SOUTH

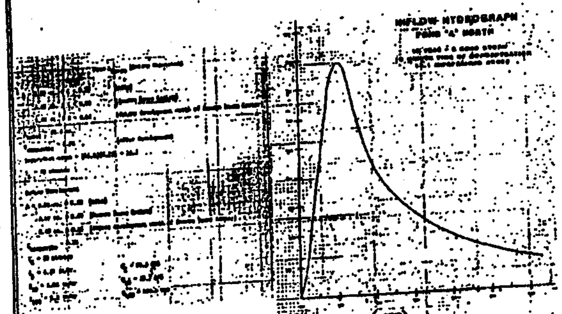
10 YEAR STORM POND A SOUTH

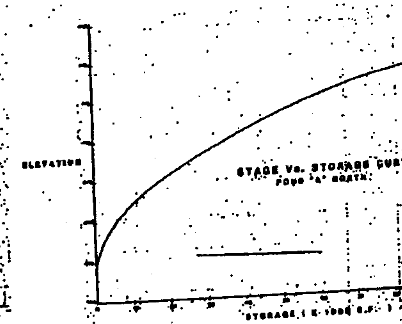
POND A NORTH





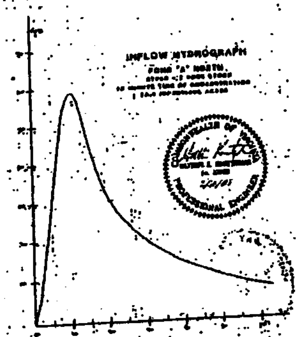






10 YEAR STORM POND A NORTH

2 YEAR STORM POND A NORTH



Storm Water Management Computations

Date: 5-10-84

Revisions:

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS

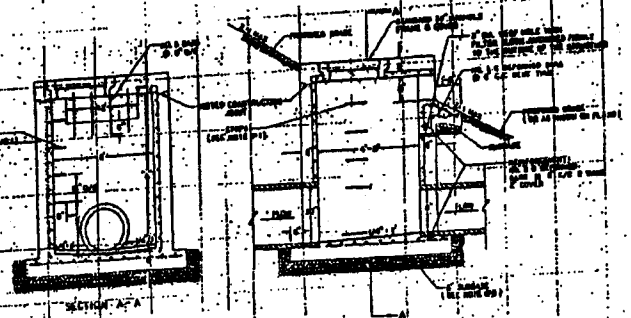
7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-8080

Project:

Sheet No. 8A of 26

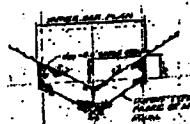
SHEET 16 OF 26 FILE NO.

GREEN OAK APARTMENTS
Reston, Va.



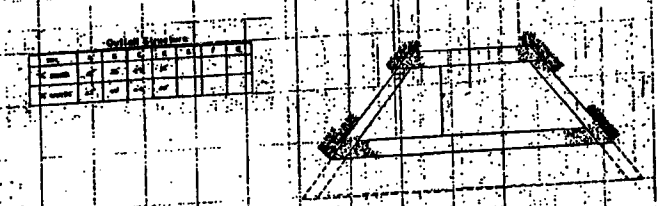
11/25 S.W.M. POND "C" OUTLET STRUCTURE

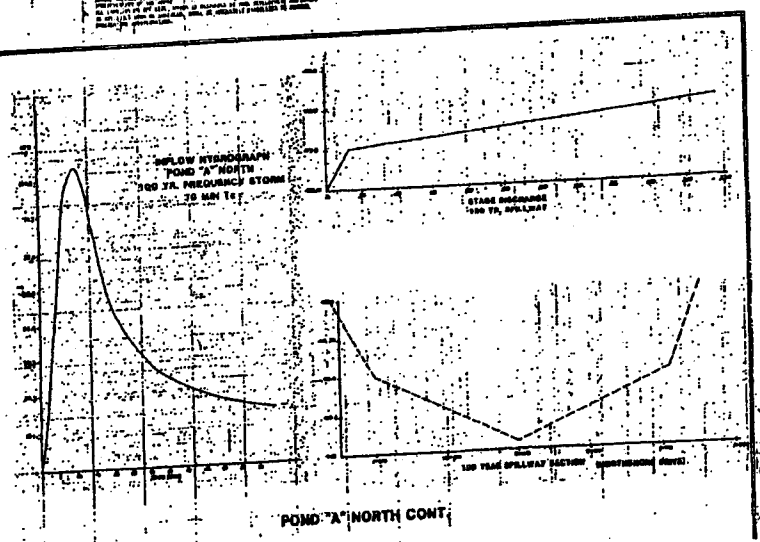
2/25 RIP RAP DETAIL



3/25 LOW FLOW CHANNEL

4/25 POND CONTROLLED STRUCTURE





POND "A" NORTH CONT.

URBAN ENGINEERING & ASSOC. INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7132 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-0900

THIS SHEET REFERENCED FROM FAIRFAX COUNTY PLAN # 5565-SP-001-1 (COMPLETED OCTOBER 28, 1986) FOR INFORMATION PURPOSES ONLY.

Scale: As Shown
Notes:

Details & Notes
Date: 2-9-86
Revisions:

Project No.:
Sheet No.: 25 of 26

SHEET 15 OF 20. FILE: HQ_MISC - 1071

GREEN OAK APARTMENTS
Reston, Va.

POND C

DWM AREA B

Dry Pond "C"
(Stage Storage & Stage Discharge Curve)

10 Year Storm Routing Dry Pond "C"

100 Year Storm Routing Dry Pond "C"

Scale: As Shown

Notes:

THIS DATA REFERENCED FROM FAIRFAX COUNTY FILE # 5666-SD-005-1 (COMPLETED OCTOBER 28, 1986) FOR DRAINAGE PROPOSED BASIN.

Facility Details & Notes

Date: 2-10-88

Revisions:

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7718 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

VIKA

Project No:

SHEET 17 OF 20 FILE NO: MSC - 1671

ParcReston Rezoning

Da: 10/27/2005

Engineer: [illegible]

Plan Number: ______

Water Quality Control Narrative

See SWM and BMP Narrative.

Watershed Data

Part 1 List All of the Subareas and 'C' Factors Used in the BMP Computations.

Subarea Designation and Description (1)			'C' (2)	Acres (3)
S1 Onsite	Bio-Retention	Controlled	0.90	0.61
S2 Onsite	Filterra #1	Controlled	0.50	0.45
UC Onsite	Developed	Uncontrolled	0.60	4.72

NOTE: 'C' Factors developed using % Imperviousness for existing and proposed conditions.

Phosphorus Removal

Part 2 Compute the Weighted Average 'C' Factor for the Site.

(A) Area of Site: (a) 5.78 acres

(B) Subarea Designation and Description

Subarea Designation and Description (1)			'C' (2)	x	Acres (3)	=	Product (4)
S1 Onsite	Bio-Retention	Controlled	0.90	x	0.61	=	0.55
S2 Onsite	Filterra #1	Controlled	0.50	x	0.45	=	0.23
UC Onsite	Developed	Uncontrolled	0.60	x	4.72	=	2.83
					(b) Total	=	3.61

(C) Weighted average 'C' factor (b) / (a) = 0.62

Part 3 Compute the Total Phosphorus Removal for the Site.

Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)	x	Area Ratio (4)	x	'C' Factor Ratio (5)	=	Product (6)
S1 Onsite	Bio-Retention	65.0	x	0.11	x	1.44	=	10
S2 Onsite	Filterra #1	74.0	x	0.08	x	0.80	=	5
LC Onsite	Developed	0.0	x	0.82	x	0.96	=	0
						(c) Total		15%

(A) Total Phosphorus Removal

Part 4 Determine Compliance with Phosphorus Removal Requirement.

(A) Select Requirement (a) 10%

Water Supply Overlay District (Occoquan) 50 %

Chesapeake Bay Resource Preservation Area (New Development) 40 %

Chesapeake Bay Resource Preservation Area (Redevelopment) 10 %

Chesapeake Bay Resource Preservation Area

[1-0.9 x ('I'pre / 'I'post)] x 100

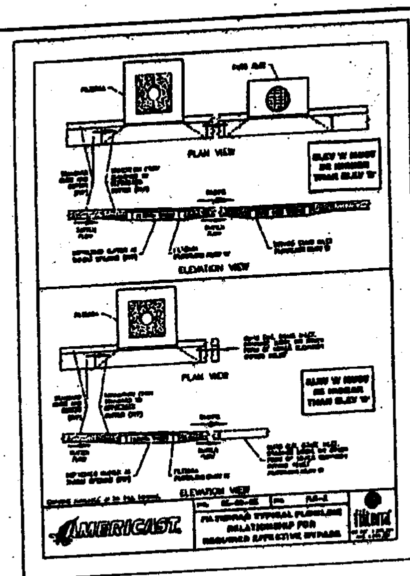
(B) If Line 3 (a) is greater than or equal to Line 4 (a), then the Phosphorus removal requirement is satisfied. Line 3 (a) 15% > Line 4 (a) 10.0%

FILTERRA NOTES:

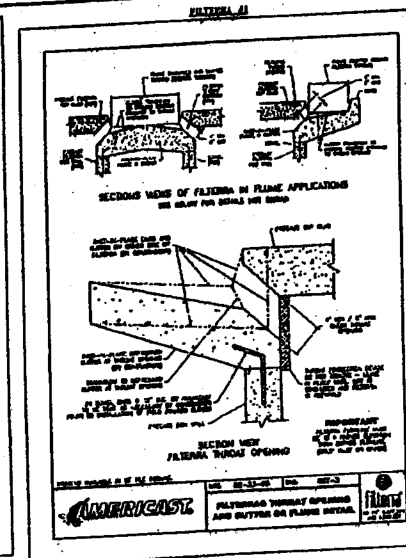
1. THE BMP AND LOW IMPACT DEVELOPMENT TECHNIQUES IMPLEMENTED FOR THIS SITE WILL BE [illegible] AND MAINTAINED.

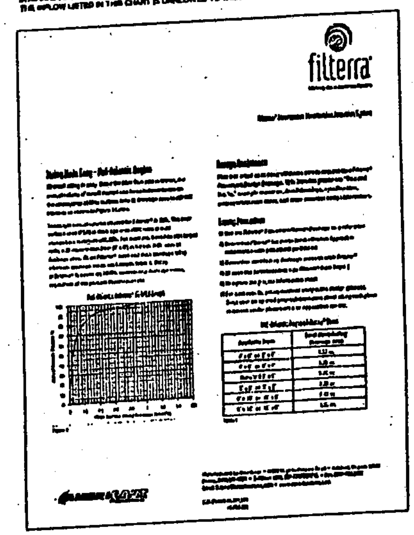
2. THE UNDERGROUND BMP [illegible] SHOWN ARE PRELIMINARY. CHANGES TO THE BMP'S FOR THE SITE MAY BE IMPLEMENTED AT THE TIME OF FINAL SITE PLAN TO MEET THE FAIRFAX COUNTY PFM REQUIREMENTS.

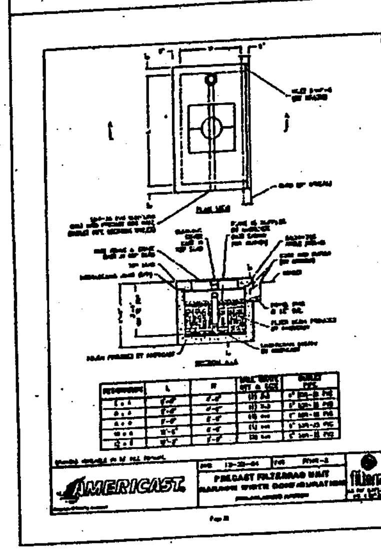
3. THE LOCATION AND TYPE OF LOW IMPACT DEVELOPMENT (LID) MEASURES AND BMP'S FOR THE SITE IS PRELIMINARY. [illegible] CHANGES OR REMOVAL OF LID'S AND/OR BMP'S MAY BE [illegible] AT THE TIME OF FINAL SITE PLAN BASED ON SITE CONSTRAINTS AND/OR PFM REQUIREMENTS, PROVIDED THE PHOSPHORUS REMOVAL REQUIREMENTS OF THE PFM ARE MET FOR THE REDEVELOPMENT AREA.



NOTE: FILTERRA SIZING BASED ON THE DRAINAGE AREA TO EACH FILTERRA UNIT, AS COORDINATED WITH THE MANUFACTURER. THE INFLOW LISTED IN THIS CHART IS AN INTERNAL FUNCTION OF THE FILTERRA UNIT, BASED ON THE UNIT SIZE AND FILTERRA MEDIA. THE INFLOW LISTED IN THIS CHART IS UNRELATED TO THE DESIGN RUNOFF TO EACH UNIT.







FILTERRA MAINTENANCE NOTE:

SUBSEQUENT TO THE EXPIRATION OF THE MANUFACTURER'S MAINTENANCE PERIOD ([illegible]-YEARS), THE LAND OWNER SHALL EITHER [illegible] FURTHER MAINTENANCE FROM THE MANUFACTURER OR PROPERLY MAINTAIN THE FILTERRA SYSTEM PER THE MANUFACTURER'S MAINTENANCE SCHEDULE AS SHOWN ON THIS SHEET.

THIS SHEET FOR BMP PURPOSES ONLY.

BMP DETAILS

RESTON SECTION 81, BLOCKS 1&2

ParcReston

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

SCALE: NA | CI = NA | DATE: OCT., 2005

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS

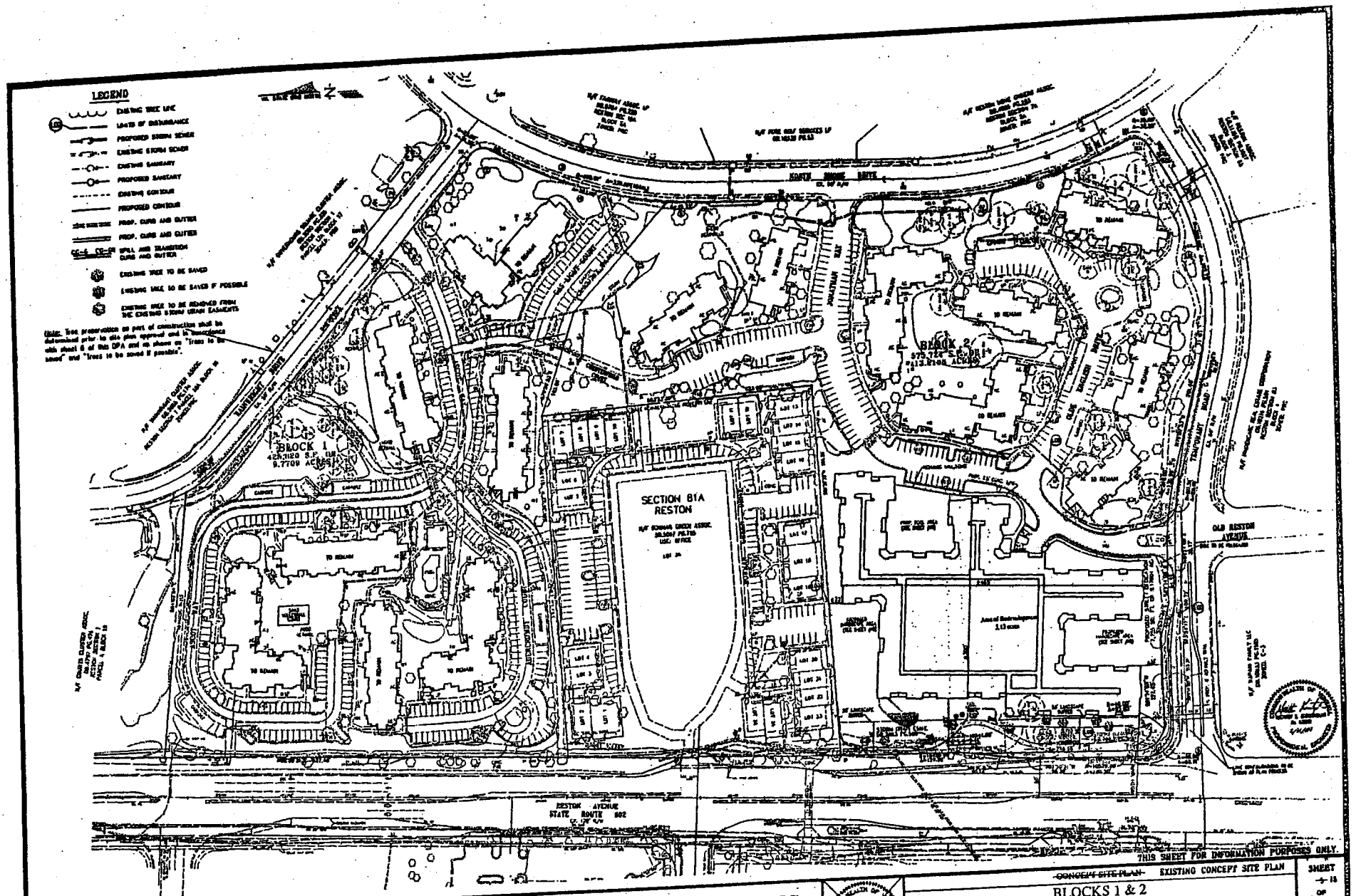
7712 LITTLE RIVER TURNPIKE

ANNANDALE, VIRGINIA 22003 (703) 642-8080

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SHEET 17A OF 20

FILE No. MISC-1671



No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
02-03-01
11-16-01
01-04-02
04-22-02

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
ERIC J. GRIMES
PROFESSIONAL ENGINEER

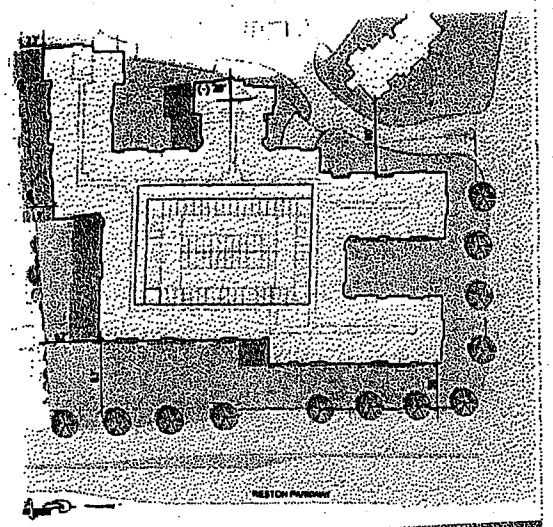
~~CONCEPT SITE PLAN~~ EXISTING CONCEPT SITE PLAN

BLOCKS 1 & 2
RESTON 81
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=60'
C.I. NA
DATE: FEB. 2001
MISC-1671

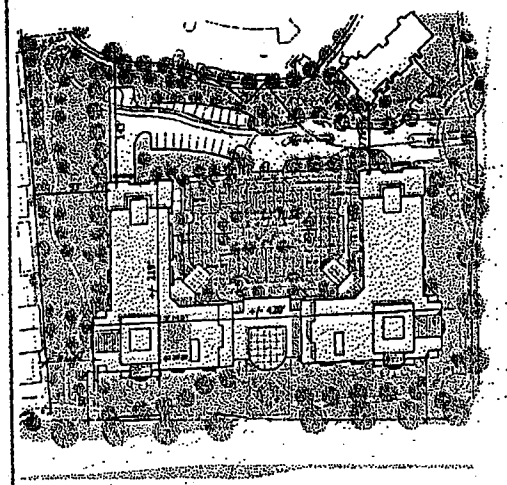
SHEET 15 OF 20
FILE No.

Currently Approved



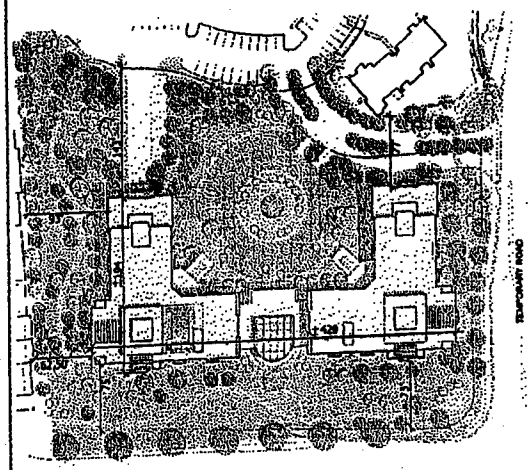
LOT AREA - 5.08 ACRES
OCCUPIED SPACE - 3.07 ACRES
PERCENTAGE OF OPEN SPACE - 39.4%

Nov. 2005 Submission



LOT AREA - 5.08 ACRES
OCCUPIED SPACE - 1.39 ACRES
PERCENTAGE OF OPEN SPACE - 72.6%

Oct. 2006 Submission



LOT AREA - 5.08 ACRES
OCCUPIED SPACE - 1.47 ACRES
PERCENTAGE OF OPEN SPACE - 71.0%

FOR ILLUSTRATIVE PURPOSES ONLY

LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

Open Space Analysis

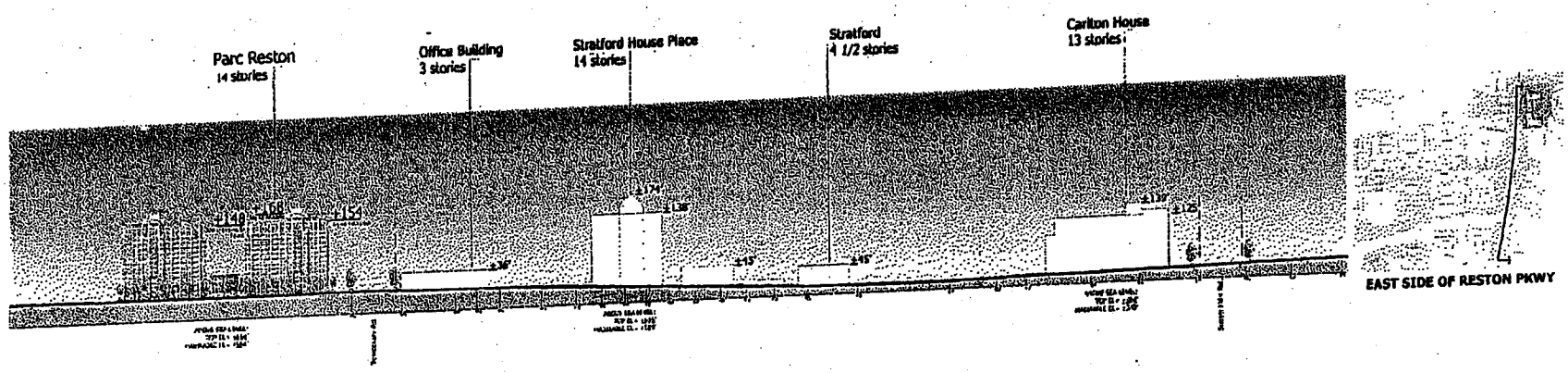
October 27, 2006

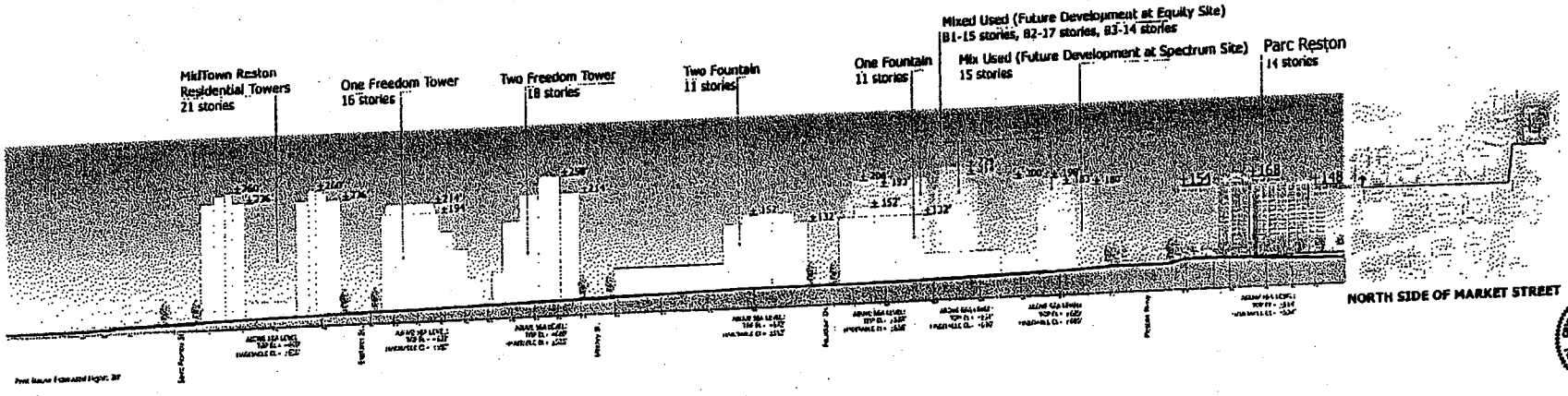
ParcReston
Reston, Va

Athena / Renaissance Reston LLC
Rcn.012a.00

0 30' 60' 120'
1"=60'

LGSC-1671





FOR ILLUSTRATIVE PURPOSES ONLY

LESSARD GROUP INC.

Height Section Study

ParcReston
Reston, VA
Ashona / Renaissance Reston LLC.

Sheet 20 OF 20
MJSC-1671

APPENDIX 4

FAIRFAX COUNTY
VIRGINIA

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Telephone: 703-324-3151
FAX: 703-324-3926
TTY: 703-324-3903

June 5, 2002

Mark C. Looney, Esquire
Cooley Godward LLP
One Freedom Square / Reston Town Center
11951 Freedom Drive Suite 1500
Reston, Virginia 20190-5601

RE: Proffered Condition Amendment Number PCA 82-C-060 and
Development Plan Amendment Number PCA 82-C-060

Dear Mr. Looney:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 29, 2002, approving Proffered Condition Amendment PCA 82-C-060 and Development Plan Amendment PCA 82-C-060 in the name of Summit Properties Partnership, L.P., to amend the proffers and Development Plan for RZ 82-C-060 previously approved for residential development at a density of 19.9 du/ac to permit residential redevelopment at a density of 30.28 dwelling units per acre (du/ac); located at the northeast quadrant of the intersection of Reston Parkway and Temporary Road, Tax Map 17-2 ((1)) 23, 24, and 24A, subject to the proffers dated April 29, 2002 and DPA conditions dated April 26, 2002, consisting of approximately 22.99 acres located in Hunter Mill District.

The Board also:

- **Modified the interior parking lot landscaping requirement for the top deck of the parking garage in favor of the plan illustrated on sheet 10 of the Development Plan.**

- **Modified the transitional screening requirement along the northern property line in favor of the existing vegetation.**

- **Waived the barrier requirement along the northern property line.**

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor Hunter Mill District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Thomas Conry, Dept. Mgr. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.
Charles Strunk, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPWES
Kenny King, Proffer Administrator, Plans & Document Control, OSDS, DPWES
Frank Edwards, Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
James Patteson, Director, Facilities Mgmt. Div., DPWES

RECEIVED
Department of Planning & Zoning
JUN 10 2002
Zoning Evaluation Division

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held the Board Auditorium in the Government Center at Fairfax, Virginia, on the 29th day of ril, 2002, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 82-C-060 AND
DEVELOPMENT PLAN AMENDMENT PCA 82-C-060

WHEREAS, Summit Properties Partnership, L. P., filed in the proper form pplications to amend the proffers and development plan for RZ 82-C-060-hereinafter escribed, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

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

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Hunter Mill District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 29th day of April, 2002.

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

PROFFER STATEMENT
SUMMIT PROPERTIES PARTNERSHIP, L.P.
PCA 82-C-060
DPA 82-C-060
April 29, 2002

Pursuant to Section 15.2-2303 (A), Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owners and applicants for themselves and their successors or assigns (hereinafter collectively referred to as the "Applicant") in this Proffer Condition Amendment ("PCA") and Development Plan Amendment ("DPA") proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map references 17-2-((1)), Parcels 23, 24 and 24A (the "Property") will be in accordance with the following conditions if, and only if, Proffer Condition Amendment application PCA 82-C-060 and DPA 82-C-060 are granted. In the event that this PCA and DPA are denied, these proffers will immediately be null and void and of no further force and effect, and the proffers accepted with RZ 82-C-060 for the Property will remain in effect. These proffered conditions, if accepted, supersede all proffers existing on the Property. The proffered conditions are:

GENERAL

1. Development Plan. The Property shall be developed in substantial conformance with the Development Plan Amendment/Proffered Condition Amendment ("DPA/PCA") Plat dated February 5, 2001, and revised through April 22, 2002, prepared by Urban Engineering and Associates, Inc. (collectively, the "Development Plan").

2. Minor Modifications. Minor modifications to the Development Plan may be permitted when necessitated by sound engineering or that may become necessary as part of final site engineering, pursuant to Section 16-203(13) of the Zoning Ordinance, as determined by the Zoning Administrator. Building footprints may be decreased and the number of units in each building may be reduced, so long as the minimum open space tabulation provided on Sheet 2 of the Development Plan is not reduced. Building setbacks shall be provided in accordance with the dimensions shown on the Development Plan.

DEVELOPMENT PLAN

3. Maximum Number of Residential Units. The Property shall be developed as a combination of garden-style and mid-rise residential buildings with a maximum number of dwelling units not to exceed 696 units, including 336 garden-style units and 360 mid-rise units. The Applicant reserves the right to develop fewer dwelling units than the number represented herein and on the Development Plan, and to correspondingly reduce the number of parking spaces, provided the ratio of parking spaces per residential unit within the proposed mid-rise residential building is maintained.

4. Maximum Building Height. The maximum building height of the proposed mid-rise residential building and/or parking structure shall not exceed seventy-five feet (75'), as shown on the Development Plan; provided, however, that up to three (3) architectural features or

accents may be constructed on the mid-rise residential building to vary the building's roofline and may exceed the maximum building height by no more than ten feet (10').

5. Number of Stories Per Residential Building. The maximum number of floors for the proposed mid-rise residential building shall not exceed seven (7) floors, inclusive of any terrace or below-grade units, except that the parking structure for the mid-rise residential building may be constructed to a maximum of nine (9) floors, provided (a) the height of the parking structure does not exceed the top of the roofline of the proposed mid-rise residential building and (b) no vehicles on the top level of the parking structure are visible above the building's roofline when viewed from Reston Parkway directly in front of the mid-rise building. Any building constructed within 75' of Wainwright Drive will not exceed three (3) stories in height exposed to view from Wainwright Drive. All other residential buildings constructed on the Property (including the existing residential buildings) shall not exceed four (4) stories in height.

6. Stormwater Management and BMP. Stormwater management for the proposed development shall be provided on the Property using the existing dry ponds, subject to approval of the Fairfax County Department of Public Works and Environmental Services ("DPW&ES") at the time of site plan approval for the portion of the Property to be redeveloped. Best Management Practices ("BMP") shall be provided in accordance with the Fairfax County Public Facilities Manual ("PFM") and as part of site plan approval. Any modifications to the existing stormwater management and/or BMP facilities necessary to accommodate the proposed redevelopment shall not reduce the amount of open space provided on the Property and shown on the Development Plan.

7. Pathways, Plazas. The Applicant shall construct pathways, sidewalks, landscaped internal access drives and plazas generally consistent with Sheet 6 of the Development Plan.

8. Parking. The Applicant shall comply with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance as determined by the DPW&ES. The Applicant reserves the right to include more parking than required by the Zoning Ordinance and shall provide a minimum of 1.75 parking spaces per residential unit for the mid-rise residential building (which calculation may include some or all of the surface parking spaces shown within the "limits of disturbance" on Sheet 6 of the DPA/PCA Plat). The Applicant also reserves the right to place surface parking in the areas designated for structured parking and building, provided the ratio of parking spaces per residential unit for the mid-rise residential building is maintained.

9. Lighting. Parking lot or exterior building lighting located on the Property shall be directed inward and/or downward and designed with fully shielded fixtures in order to minimize glare onto adjacent properties. The maximum height of any freestanding light poles shall be eighteen feet (18') above grade.

10. Recreational Facilities. The Applicant shall construct recreational uses for residents of the Property selected from among the following:

(a) Swimming pool(s), including required fencing;

(b) A recreation/community center that may include exercise facilities, a business center, meeting room, media room and other facilities as selected by the Applicant; and

(c) Passive recreation area(s) to be utilized for recreational activities, such as seating areas, formal gardens/patios, picnic areas and other facilities as selected by the Applicant.

11. Signage. The Applicant may relocate the existing sign currently located west of the Temporary Road entrance to a new location in the same general area west of the Temporary Road entrance to accommodate modifications to that site entrance resulting from the proposed redevelopment. The Applicant also reserves the right to renovate and/or replace all existing signage on the Property, subject to review and approval by the Reston Association Design Review Board ("RADRB"). All signage on the Property shall conform to the requirements of Article 12 of the Zoning Ordinance.

12. Architectural Design and Building Materials. The Applicant shall construct the proposed mid-rise residential building in accordance with the building design and elevations shown on Sheets 7-9 of the Development Plan and shall utilize exterior materials and designs selected from among the following: brick, EIFS (Exterior Insulation Finish System), wood, vinyl/ Hardi panels, vinyl or similar siding, split-face block and pre-cast panels. Fences and/or retaining walls constructed to enclose the swimming pool shown on the Development Plan shall be constructed using brick and/or decorative metal, subject to approval by the RADRB. The Applicant also may make other such modifications to the mid-rise building's architecture, building materials and design as may be permitted by the Zoning Administrator pursuant to Proffer #2 above. In the event the Zoning Administrator determines that any modifications to the mid-rise building's architecture, building materials and design that are required by the RADRB are not in accordance with the elevations included with the Development Plan, the Applicant may submit such modifications to the Planning Commission for administrative review and approval.

13. Reston Association Design Review Board. All architectural drawings of buildings, structures, landscaping, lighting, materials, color and signage for the Property shall be submitted to the Reston Association Design Review Board for review and approval in accordance with the Reston Residential Covenants.

TREE SAVE AREAS AND LANDSCAPING

14. Tree Survey and Preservation Plan.

A. Preservation of Existing Trees. In preparation for the filing and processing of this DPA/PCA application, the Applicant employed a certified arborist to develop a survey and tree condition analysis (the "Tree Survey") for all existing specimen trees and all trees 12" in diameter and larger located on the Property. Using the Tree Survey as a tool, the Applicant's design engineer shall consult with the Applicant's certified arborist to identify which trees to propose for preservation and which trees to propose for removal, including those trees shown on the Development Plan as "Existing Tree To Be Saved" and " Existing

Tree to save if possible" (the "Tree Preservation Plan"). The placement of all new public and/or private utilities and the relocation of existing public and/or private utilities shall be considered as part of this Tree Preservation Plan. As part of the Tree Preservation Plan, the Applicant shall list tree preservation and maintenance activities designed to maximize the survivability of each tree designated for preservation, including, but not limited to, pre-construction root pruning and crown pruning, vertical and horizontal mulching and fertilization. The Applicant shall submit the Tree Preservation Plan to the Urban Forestry Division of the DPW&ES for review and approval as part of site plan submissions for the portion of the Property to be redeveloped. The Applicant shall save those trees identified in the Tree Preservation Plan as intended to be saved (including the trees identified on the Development Plan targeted to be saved and included in the Tree Preservation Plan) or as otherwise determined in conjunction with the Urban Forestry Division. All trees shown to be preserved on the Tree Preservation Plan and site plan shall be protected by 14-gauge welded wire fencing, a minimum of four (4) feet in height, attached to steel posts spaced no farther than ten (10) feet apart. The fencing shall be erected at the proposed limits of disturbance prior to commencement of any clearing or grading on the relevant portion(s) of the site, and shall be made clearly visible to construction personnel.

B. Tree Removal and Replacement. During the site plan review for the portion of the Property to be redeveloped, if it is determined necessary by DPW&ES to remove any trees previously designated to be preserved on the Tree Preservation Plan as part of any dedication for future road widening(s), or in order to locate additional utility lines, trails, etc., the Applicant shall replace such trees at another location on the Property according to the directions of the Urban Forestry Division of DPW&ES and consistent with the requirements of the PFM. Subject to mutual agreement between the Applicant and the Board of Directors of the property owners association for the Bowman Green office condominium community ("BGPOA"), the Applicant may remove and replace existing trees located on or near the common boundary line with the Bowman Green office community that (a) are dead, dying or diseased, (b) pose or create a hazard for the BGPOA, or (c) negatively impact the viability and survivability of existing trees located on property owned or maintained by the BGPOA. The Applicant also shall coordinate with the BGPOA concerning the repair and/or replacement of the existing fence located along the common boundary with Bowman Green of the portion of the Property to be redeveloped.

15. Limits of Disturbance. The Applicant shall adhere to the Limits of Disturbance ("LOD") as noted on the Development Plan. Minor adjustment of the LOD at time of final design and engineering and the location of proposed utilities may be permitted pursuant to Section 16-203 and Section 18-204 of the Zoning Ordinance.

16. Landscape Plan. The Applicant's Development Plan includes a conceptual landscape plan for the portion of the Property to be redeveloped (Sheet 10). As part of its site plan submission, the Applicant shall submit to the Urban Forestry Division of DPW&ES for review and approval a detailed Landscape Plan for the portion of the Property to be redeveloped,

including the removal and replacement of any trees located along the common boundary with the Bowman Green office community as outlined in Proffer #14 above. Such Landscape Plan shall be consistent with the quality and quantity of plantings and materials shown on Sheet 10 of the Development Plan and shall include a 50' landscape buffer along the Property's frontage on Reston Parkway in the area adjacent to the proposed new residential building as shown on the Development Plan. No portion of the footprint of any residential building may extend into the landscape buffer areas. Such Landscape Plan shall include preservation of existing trees and new plantings, including deciduous trees, evergreen trees, shrubs, bushes and similar underplantings, to replace or supplement any trees that are excluded from the Tree Preservation Plan or that are removed as part of clearing and grading the portion of the Property to be redeveloped. New plantings along the Property's frontage of Reston Parkway shall consist primarily of shrubs, bushes and native deciduous tree species, including a complement of 6-8 three-inch (3") caliper trees, planted in mulched beds designed to encourage the generation of associated plant communities. The placement of all new public and/or private utilities and the relocation of existing public and/or private utilities shall be considered as part of this Landscape Plan. The existing landscape area along the Property's frontage on Wainwright Drive that was proffered as part of the Property's initial development, which averages approximately 40' to 50' in width exclusive of the ingress/egress driveway along Wainwright Drive, shall be maintained.

17. Structured Parking - Modification of Interior Parking Lot Landscaping. The Applicant requests modification of the interior parking lot landscaping on the top deck of the internal structured parking facility. The Applicant shall provide planters for shrubs and flowers on the top deck of the proposed parking structure, as generally shown on Sheet 10 of the Development Plan. Subject to review and approval of the Urban Forestry Division and the DPW&ES, the Applicant reserves the right to modify the design and schedule of landscaping to be provided on the parking structure rooftop to ensure the viability and care of such landscaping in view of its proposed location above a concrete parking structure. Any such modifications shall provide, at a minimum, the quality and quantity of planting depicted on the Development Plan.

18. Hardscape Areas. The Applicant shall design and construct the proposed hardscape areas adjacent to the Bowman Green office condominium community and along the Property's frontage of Temporary Road consistent with the quality and quantity of plantings and amenities depicted on Sheet 10 of the Development Plan. Among the features the Applicant may include in the hardscape areas are brick pavers, trees, shrubs, benches, barbeque facilities and similar amenities for residents of the Summit Reston community. Any lighting provided in the hardscape areas shall be in conformance with Proffer #9 above.

19. Open Space. The overall minimum open space for the Property shall be 40%.

TRANSPORTATION IMPROVEMENTS

20. Temporary Road Improvements. The Applicant shall dedicate in fee simple to the Board of Supervisors additional right-of-way, consistent with areas depicted on the Development Plan, along the Property's frontage on Temporary Road for the construction of a dedicated right turn lane from westbound Temporary Road to northbound Reston Parkway. Such dedication shall occur at the time of site plan approval for the portion of the Property to be redeveloped or

upon demand by either Fairfax County or the Virginia Department of Transportation ("VDOT"), whichever occurs first. Pursuant to Zoning Ordinance Section 17-200, the Applicant shall construct frontage improvements to Temporary Road along the Property as generally shown on the Development Plan. Actual lane designations and/or striping shall be done in consultation with the Fairfax County Department of Transportation ("FCDOT") and VDOT as part of site plan approval (See Proffer #22). These improvements shall be constructed within the existing right-of-way on the south side of Temporary Road to include:

(a) a dedicated right turn lane from westbound Temporary Road to northbound Reston Parkway;

(b) at least one dedicated through-only lane from westbound Temporary Road to westbound New Dominion Parkway; and

(c) dual left turn lanes from westbound Temporary Road to southbound Reston Parkway;

(d) a single through lane eastbound along Temporary Road; and

(e) subject to FCDOT and VDOT approval as part of site plan approval, a single, dedicated left turn lane on eastbound Temporary Road into the subject Property, adjacent to the intersection of Temporary Road and Old Reston Avenue.

These improvements shall be constructed and placed in service prior to the issuance of the 180th residential use permit for the new residential units to be constructed on the Property. Any modifications to the timing of traffic signals along Temporary Road and/or New Dominion Parkway necessary to accommodate these improvements shall be the responsibility of the Applicant, and shall be completed in consultation with VDOT. No additional off-site dedication will be required.

21. Temporary Road Entrance. The Applicant shall construct no more than one (1) access point from its development to/from Temporary Road, as generally reflected on the Development Plan across from Old Reston Avenue. Such entrance shall be designed to provide two inbound and two outbound lanes.

22. Traffic Signal at Old Reston Avenue and Temporary Road. Prior to site plan approval for the portion of the Property to be redeveloped, the Applicant shall conduct a warrant study to determine the necessity for the installation of a traffic signal at the intersection of Old Reston Avenue and Temporary Road adjacent to the entrance to the Property. The Applicant shall include in the warrant study the number of residential units to be developed on the Property as submitted on the site plan for the proposed mid-rise residential building (including the existing units that are to remain) and shall submit the results of the warrant study to VDOT for review. In the event VDOT determines that a traffic signal is warranted at that location upon the completion of construction of the proposed mid-rise residential building, the Applicant shall construct such traffic signal prior to the issuance of the 180th residential use permit for the proposed mid-rise residential building or as directed by VDOT. The Applicant shall be permitted to use any funds previously proffered by nearby developments for the construction of such traffic signal. As part

of the warrant study, the Applicant shall analyze the existing and anticipated turning movements at the subject intersection and submit the results to VDOT to determine the appropriate lane configurations and striping as detailed in Proffer #20 above. The Applicant shall be responsible for any necessary modifications to signal timing to the Reston Parkway/Temporary Road/New Dominion Parkway traffic signal as a result of constructing this additional traffic signal.

23. Wainwright Drive Entrance. Only one point of ingress/egress shall be provided on Wainwright Drive. The drive will be located directly across from the Governours Square Cluster, as shown on the Development Plan.

24. Reston Parkway Widening. The Applicant reserves the right to request a waiver of Section 17-201 of the Zoning Ordinance related to the construction of frontage improvements to northbound Reston Parkway along the Property's frontage between Temporary Road and the southern boundary line with the Bowman Green office condominium community. In the event such a waiver is granted and in lieu of such construction, the Applicant shall establish an escrow fund with the Fairfax County Department of Public Works and Environmental Services and contribute to such fund $125,000 to be used for the construction of improvements to widen northbound Reston Parkway along the Property's frontage between Temporary Road and the southern boundary line with the Bowman Green office condominium community. The escrow fund for Reston Parkway shall be established and such contribution made (a) prior to the issuance of the first building permit for the proposed mid-rise residential building to be constructed as part of the Property's redevelopment or (b) in the event VDOT approves plans to widen Reston Parkway prior to the issuance of a building permit for the proposed mid-rise building, upon demand by either VDOT or Fairfax County.

25. No Reston Parkway Entrance. No entrance to the Property shall be provided directly to/from Reston Parkway.

26. VDOT Standards. The design and construction of these road improvements shall be completed according to VDOT standards, as determined by DPW&ES and VDOT, and the Applicant reserves the right to request modifications regarding lane widths as necessary based on final engineering and design.

27. Reston Parkway Right-of-Way. The Applicant shall dedicate in fee simple to the Board of Supervisors additional right-of-way along the Property's entire frontage of Reston Parkway, consistent with areas depicted on the Development Plan, for the widening of northbound Reston Parkway. Such dedication shall occur at the time of site plan approval for the portion of the Property to be redeveloped or upon demand by either Fairfax County or VDOT, whichever occurs first.

28. Density Credit. Advanced density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT pursuant to the Public Facilities Manuel (PFM), at the time of site plan approval for the Property.

29. Bus Shelter. The Applicant shall, if requested by the FCDOT, construct one (1) bus shelter (open, typical type) along the Property's frontage on Temporary Road. The final

location of the bus shelter shall be determined in consultation with the FCDOT at the time of site plan approval for the portion of the Property to be redeveloped, and shall be constructed prior to the issuance of the first residential use permit for the proposed mid-rise residential building. The Applicant shall install a covered trash receptacle within the bus shelter. The owner of the Property shall be responsible for providing refuse removal and pick-up services for the bus shelter.

30. Bicycle Rack. The Applicant shall install a bicycle rack within the structured parking facility for the parking/storage of bicycles. Such bicycle rack shall be installed prior to the issuance of the first residential use permit for the new residential building.

31. Reston Parkway Tunnel. The Applicant shall contribute $50,000 to the Reston Association to be used for the design and construction of façade and/or lighting improvements to the existing pedestrian tunnel located beneath Reston Parkway and connecting the Bowman Green office condominium community and the Spectrum retail center; provided, however, that the Applicant shall only be required to contribute such funds upon (a) the Applicant's reasonable review and approval of any improvements proposed by the Reston Association that are to be constructed and (b) review and approval, in writing, of such improvements by the Virginia Department of Transportation. Except as otherwise set forth herein, the Applicant shall not be responsible for any costs associated with the design, construction or maintenance of any improvements to the pedestrian tunnel.

PRINCIPAL AND ACCESSORY USES

32. Additional Uses. The principal use of the Property shall be multifamily dwellings (either rental apartments or for-sale condominiums); however, the Applicant may establish other ancillary and secondary uses on the Property in support of the principal residential use, as follows:

a) The Applicant hereby incorporates the following ancillary uses on its Development Plan: automated bank teller machines; health club and swimming pool (residents only); private clubs (residents only); business center (residents only); and home occupations (residents only and subject to the provisions of Article 10 of the Zoning Ordinance);

b) Those accessory uses as permitted by Article 10 of the Zoning Ordinance; and

c) All principal, secondary and accessory uses (except the swimming pool) will be located within the building and/or garage footprints and any such uses will not exceed fifteen percent (15%) of the overall permitted gross floor area for the Property.

RESTON COMMUNITY

33. Contribution for Affordable Housing. The Applicant shall contribute $200,000 to be used in support of access to affordable housing opportunities, particularly in the Reston community. The Applicant shall contribute such funds to the Affordable Housing Trust Fund

prior to the issuance of the first building permit for the proposed mid-rise residential building on the portion of the Property to be redeveloped.

34. Notice of Lease Termination to Existing Summit Reston Residents. The Applicant shall comply with the requirements of Virginia Code § 55-222 concerning the provision of notice of lease termination to tenants of the 82 residential units to be removed as a result of the proposed redevelopment. For any tenant who receives notice of lease termination pursuant to this Proffer, the Applicant shall use its best efforts to identify rental space elsewhere on the Summit Reston Property to which the displaced tenant may relocate. To the extent relocation is not possible due to a lack of available rental space within the Summit Reston community, the Applicant will provide each displaced tenant with information and assistance concerning available apartment rental space elsewhere in the Reston/Herndon submarket.

SEVERABILITY OF PARCELS FOR PCA

35. Any portion(s) of the site may be the subject of a PCA, DPA, Special Exception, Special Use Permit, Variance, or any other zoning application without joinder and/or consent of the other portions of the Property, provided such zoning application does not affect any other portion(s) of the Property. Previously approved proffered conditions applicable to the parcel(s) that is not the subject of such an application shall otherwise remain in full force and effect.

SUMMIT PROPERTIES PARTNERSHIP, L.P.

By: SUMMIT PROPERTIES, INC., its General Partner

By: Michael A. Underwood
Name: MICHAEL A. UNDERWOOD
Title: Senior Vice President

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2%98031.DOC

PROPOSED DEVELOPMENT CONDITIONS

DPA 82-C-060

April 26, 2002

If it is the intent of the Board of Supervisors to approve DPA 82-C-060, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. In addition to the two (2) landscape planters to be located on the roof level of the parking structure, as shown on Sheet 10 of the Development Plan, two additional landscape planters shall be provided, for a total of four (4) planters.

DEVELOPMENT PLAN AMENDMENT/ PROFFER CONDITION AMENDMENT

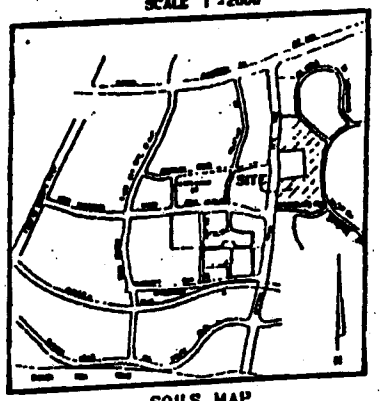
FOR

RESTON SECTION 81, BLOCKS 1&2
SUMMIT RESTON

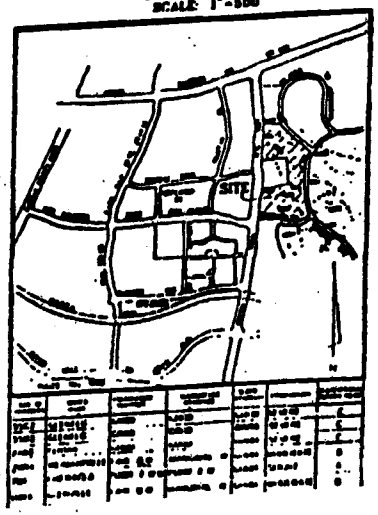
HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

VICINITY MAP
SCALE 1"=2000'



SOILS MAP
SCALE 1"=500'



OWNERS / APPLICANTS/ DEVELOPERS

SUMMIT PROPERTIES, INC.
[illegible] SPRING DRIVE
SUITE 100
BETHESDA MD 20817
(301) [illegible]

SHEET INDEX

1 COVER SHEET
2 GENERAL NOTES
3 EXISTING CONDITIONS SITE PLAN
4 EXISTING VEGETATION SITE PLAN
5 CONCEPT SITE PLAN
6 DETAILED CONCEPT SITE PLAN
7 [illegible] ELEVATIONS
8 [illegible] ELEVATIONS
9 [illegible] ELEVATIONS
10 [illegible] SITE PLAN

LINBAN ENGINEERING & ASSOC., INC.

COVER SHEET
RESTON SECTION 81
BLOCKS 1 & 2
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

APPENDIX 5

County of Fairfax, Virginia

MEMORANDUM

DATE: January 28, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

FILE: 3-4 (RZ 82-C-060)

SUBJECT: PRC 82-C-060 - Athena Renaissance Reston, LLC
Land Identification Maps: 17-2 ((1)) 23, 24, 24A

This department has reviewed the subject request and has no objection to its approval assuming all previous proffered conditions are retained.

AKR/MAD

Fairfax County Department of Transportation
12055 Government Center Parkway, Suite 1034
Fairfax, VA 22035-5500
Phone: (703) 324-1100 TTY: (703) 324-1102
Fax: (703) 324 1450
www.fairfaxcounty.gov/fcdot

FCDOT
Serving Fairfax County for 25 Years and More

County of Fairfax, Virginia

MEMORANDUM

DATE: March 21, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **ENVIRONMENTAL ANALYSIS:** PRC 82-C-060
Athena Renaissance Reston 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 October 21, 2005 as revised through February 16, 2007. 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 February 25, 2008, on pages 7-8, 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, Suite730
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 February 25, 2008, 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, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 17, the Plan states:

"**Objective 10:** **Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way."

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 17-19, the Plan states:

"**Objective 13:** **Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.**

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*)
- Optimization of energy performance of structures/energy-efficient design
- Use of renewable energy resources
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies
- Reuse of existing building materials for redevelopment projects
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris
- Use of recycled and rapidly renewable building materials
- Use of building materials and products that originate from nearby sources
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs…

Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon

demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system."

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

The applicant has submitted a PRC Plan for a project approved under a Development Plan Amendment/Proffered Condition Amendment in 2007 to redesign a 5.13 acre portion of a 22.99 acre garden style apartment complex that had approved for redevelopment in 2002. The redesign includes two maximum 168 foot tall residential buildings with 360 dwelling units connected by a two-story amenity space. The redesign increases the amount of open space.

Water Quality Protection/Stormwater Management (SWM)/Best Management Practices (BMP) The subject property is located in the Sugarland Run and Difficult Run watersheds as well as within the County's Chesapeake Bay Watershed. SWM is provided for this development by three onsite dry ponds constructed in 1986. The applicant has requested a waiver of the SWM requirement since the proposed redevelopment will not increase the amount of impervious area on the site. The applicant has indicated that an onsite bio-retention filter and filterra, identified on the PRC Plan, will be used to reduce phosphorus loading by 15 percent, which is above the required 10 percent reduction under the Chesapeake Bay Preservation Ordinance. The Best Management Practices Narrative states that the applicant reserves the right to change the specific type and quantity of the BMP/Low Impact Development (LID) facilities at final site plan. To achieve the 15 percent reduction in phosphorus loads, the applicant is encouraged to provide BMP/LID measures that minimize any negative visual impact on the site. Any SWM/BMP measure or waiver of such is subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Vegetation The redesign of the proposed redevelopment increases the amount of landscaping. The applicant has proffered to develop a Tree Preservation Plan to submit for review and approval by the Urban Forest Management Division of DPWES at site plan. The applicant is encouraged to preserve as many mature trees as possible along the Reston Parkway frontage and adjacent to the existing office townhouse condominiums.

Green Building The applicant is encouraged to incorporate energy conservation, water conservation and other green building practices in the design and construction of the proposed development. A commitment to seek certification for the proposed buildings through the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program and a commitment to attain Energy Star ratings where applicable are also encouraged.

COUNTYWIDE TRAILS PLAN

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

PGN: JRB

COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION
14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

January 23, 2008

Ms. Regina Coyle
Director of Zoning Evaluation
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: PRC 82-C-060, Reston Section 81, Blocks 1 & 2
Tax Map No.: 17-2 ((1)) 23, 24, 24A

Dear Ms. Coyle:

We have reviewed the referenced Planned Residential Community application as requested and offer the following comments:

A traffic impact analysis should be submitted. The intersection of Temporary Road/New Dominion Parkway should be shown in greater detail. The proposed 11' foot lanes along Temporary Road are not supported by this office. Furthermore, Jonathan Way should be restricted to right turn in/right turn out if the queuing analysis shows the need.

If you have any questions, please call me at (703) 383-2063.

Sincerely,

Noreen H. Maloney
Transportation Engineer

cc: Ms. Angela Rodeheaver

County of Fairfax, Virginia

MEMORANDUM

January 16, 2008

TO: Suzanne Lin, Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: Forest Conservation Branch comments and recommendations

RE: Reston Section 81 Blocks 1 and 2, PRC 82-C-060

I have reviewed the above referenced PRC plan, stamped as received by Zoning Evaluation Division on October 31, 2007. The comment below is based on this review and numerous visits to the site during review of the DPA.

Sheet 8 of 20

1. A cross-hatched symbol indicates existing trees designated "to be saved if possible" during redevelopment of the site. It should be noted that additional planted trees will be required to supplement existing and proposed trees in the landscape buffer if any trees so indicated on the plan decline or die as a result of construction impacts during implementation of the site plan. For clarification, provide a note similar to the following: IF TREES DESIGNATED "TO BE SAVED IF POSSIBLE" DECLINE OR DIE AS A RESULT OF IMPACTS FROM CONSTRUCTION OR ALTERED ENVIRONMENTAL CONDITIONS DURING REDEVELOPMENT OF THE SITE, THEY SHALL BE REPLACED WITH 2-INCH CALIPER DECIDUOUS TREES OR 6-FOOT TALL EVERGREENS, DEPENDING ON THE TYPE OF THE TREE BEING REPLACED. THE NUMBER OF REPLACEMENT TREES REQUIRED WILL BE BASED ON CANOPY AREA OF THE TREE BEING REPLACED. (PFM 12-0806.3F(1)

2. The proposed landscape plan shows trees to be planted in the entrance area over a portion of the underground garage. It is not clear how deep the soil will be in the area of these plantings. Provide a detail that clearly shows the depth of soil in the areas where trees are proposed over the underground garage and adequately provides for the survival of these trees and ensures they will be an asset to the landscape. (PFM 12-0701.8)

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

If you have any questions, please contact me at 703-324-1770.

HCW/
UFMID #: 132920

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

EVERETTE L. KLINE, JR.
Regional Forester

COMMONWEALTH of VIRGINIA

DEPARTMENT OF FORESTRY
470 George Dean Drive
Charlottesville, Virginia 22903
(434) 977-5193
FAX (434) 296-3290

December 18, 2007

To: Regina Coyle, Director
Planning and Zoning Division
Department of Planning and Zoning

From: James McGlone
Urban Forest Conservationist
Virginia Department of Forestry

Subject: PRC 82-C-060

This is an interesting development concept and to the extent that it means more people living and parking within the some foot print I applaud it. I note that some of the existing trees will be lost in construction, but there appears to be a net increase in tree canopy, also a good thing. I do have some comment on species selection and planting instructions.

1. Ash. *Fraxinus amercana* is white ash not green ash. More to the point, the Virginia department of Forestry and the Fairfax County Urban Forest Management Division recommend against planting any *Fraxinus* in Northern Virginia due to the presence of emerald ash borer in Prince Georges County. Some suggestions for substitutes are: thornless honeylocust, black gum, yoshino cherry, sweetgum v. Rotundafolia or London planetree.
2. Pin oak and willow oak are very good urban hardy trees that have an unfortunate shape. Both have lower branches that grow down toward the ground and will interfere with foot and vehicular traffic. They should not be planted so that sidewalks, roads or driveways are within their mature drip-lines (about 30 foot radius). White, chestnut, black, scarlet, post and northern red oaks would be better oak choices nearer to sidewalks, streets and driveways.
3. Eastern white pine is a beautiful, but not urban hardy, tree. White pines are sensitive to sulfur dioxide, ozone and salt. American holly and southern magnolia are better evergreen choices.
4. Guying. The plans call for guying only when necessary. They also call for removal of guys within one year. This latter specification should be highlighted in bold and included in any site management documents and contracts. Trees strengthen their trunks by growing reaction wood in response to swaying. Guying tends to reduce swaying leading

to less reaction wood and weaker trunks. Guy wires left on too long will girdle the tree and damage bark and the living cambium under the bark.

5. Back filling should be done with unamended site soil. There are likely to be soil interface issues between the root ball and the existing site soil; amended the back fill will cause another soil interface. Soil interfaces can cause interfere with the percolation of water through the soil causing the root ball and/or planting hole to become a sump that drains poorly. Newly planted trees and shrubs should not be fertilized in the first year.
6. Planting depth. The International Society of Arboriculture recommends exposing the root flare at the base of the trunk (even if this means removing soil from the root ball) and planting trees with the root flare at ground level. Planting trees too deep leads to root problems, particularly circling and girdling roots, which can cause the tree to fail.
7. Cutting root balls. There is no evidence that cutting roots balls on shrubs or other plants does anything but kill roots.
8. Compensatory pruning. Arborists have found that reducing tree crowns in order to compensate for lost root mass only hurts trees and have eschewed the practice. It is probably not good for shrubs either.

APPENDIX 8

PRC
Plans Reviewed By Fire Marshal
Plans are
☐ Approved
☑ Approved as noted
☐ Not approved, correct and resubmit
Date 4-1-08
By Gary Z Beasley

FIRE PREVENTION BUREAU
Required fire flow 2,700 gpm

SHEET INDEX

1. COVER SHEET
2–3. GENERAL NOTES
4. EXISTING CONDITIONS SITE PLAN
5. EXISTING VEGETATION SITE PLAN
6. CONCEPTUAL DEVELOPMENT PLAN
7. DETAILED SITE PLAN
7A. BUILDING ENVELOPE EXHIBIT
8. LANDSCAPING PLAN
9–10. LANDSCAPING DETAILS
11. LANDSCAPE SPECIFICATION AND PLANT LIST
12. CONCEPT SECTION TEMPORARY ROAD
13. RESTON PARKWAY ELEVATION
14. TEMPORARY ROAD ELEVATION
15–17. SWM COMPUTATIONS
17A. BMP DETAILS
18. EXISTING CONCEPT SITE PLAN
19. OPEN SPACE ANALYSIS
20. HEIGHT SECTION STUDY
20A. APPROVED DEVELOPMENT PLAN

COMMONWEALTH OF VIRGINIA
MATTHEW K. KORTWOHAN
No. 039021
03/31/08
PROFESSIONAL ENGINEER

COVER SHEET

RESTON SECTION 81, BLOCKS 1&2

ParcReston

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: OCT., 2005

SCALE: 1"=60'

SHEET 1 OF 20

FILE No. PRC-1671

ROADS OR DRIVES LOCATED OVER UNDERGROUND PARKING STRUCTURES SHALL BE STRUCTURALLY DESIGNED TO SUPPORT THE WEIGHT OF FIRE DEPARTMENT VEHICLES – 62,000+ POUNDS

Construction of buildings shall require full compliance with fire protection and access requirements listed in the Public Facilities Manual

PRC.
Plans Reviewed By Fire Marshal
Approved
☑ Approved as noted
☐ Not approved, correct and resubmit
Date 4-1-08
By Gary Z Berosley

FIRE PREVENTION BUREAU
Required fire flow 2,700 gpm

SHEET INDEX

1 COVER SHEET

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: February 21, 2008

FROM: Gilbert Osei-Kwadwo (Tel: 324-5025)
System Engineering & Monitoring Division
Office of Waste Management, DPW

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. PRC 82-C-060

Tax Map No. 017-1-((01))-0001A pt.

The following information is submitted in response to your request for a sanitary sewer analysis for the above referenced application:

1. The application property is located in the COLVIN RUN(D2) Watershed. It would be sewered into the **Blue Plains** Treatment Plant.

2. Based upon current and committed flow, excess capacity is available at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established in accordance with the context of the Blue Plains Agreement of 1984. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.

3. An existing 8 inch pipe line located IN EASEMENT and ON the property is adequate for the proposed use at this time.

4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use + Application		Existing Use + Application + Previous Rezonings		Existing Use + Application + Comp Plan	
	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	x		x		x	
Submain	x		x		x	
Main/Trunk	x		x		x	
Interceptor						
Outfall						

5. Other Pertinent information or comments:

APPENDIX 10

FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM

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

FROM: Sandy Stallman, Manager
Park Planning Branch

DATE: January 8, 2008

SUBJECT: PRC-82-C-060, Reston Section 81, Blocks 1&2 (Athena Renaissance)
Tax Map Numbers: 17-2 ((1)) 23, 24 & 24A

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on land or resources of the Park Authority.

FCPA Reviewer: S. Moulton
DPZ Coordinator: J. Thompson

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

APPENDIX 11

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Sheng-Jieh Leu SJL
Facilities Planning Branch, DPZ

FILE: 08.02.76 (ZTRAILS)

SUBJECT: Trail Requirements*

REFERENCE: PRC 82-C-060
Tax Map: 17-2-001-23, 24, 24A

DATE: January 7, 2008

In accordance with the Countywide Trails Plan, no trails are required. Other County agencies may have additional trail comments or requirements.

SJL
cc: Pam Nee, Environment and Development Review Branch, PD, DPZ

* Other County agencies may have additional requirements or comments. These Trail Plan requirements in no way limit or exclude this plat from the requirements of the County Sidewalk Policy and the School Sidewalk Program, which should be fully implemented as it applies to this subdivision in locations not already accounted for by Trails Plan requirements.

APPENDIX 12

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

January 03, 2008

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 82-C-060

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

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

December 20, 2007

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

Re: PRC 82-C-060
Reston Section 81

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 existing 12-inch, 8-inch and 6-inch water mains located at the property. See the enclosed water system map. The Generalized Development Plan has been forwarded to Plan Control for distribution to the Engineering Firm, with comments pertaining to the proposed water system layout.

3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

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

Sincerely,

Traci K. Goldberg

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure

APPENDIX 14

Lin, Suzanne W.

From: Khan, Qayyum M.
Sent: Wednesday, February 20, 2008 11:03 AM
To: Lin, Suzanne W.
Cc: Stonefield, Jerry
Subject: RE: PRC 82-C-060 Athena/ParcReston

I have reviewed the subject plan and found no major SWM issues. However, I would like to know the location (s) of Filterra unit(s), if they are being proposed (see sheet 17A of 20 of the plan). Some of the existing ponds in Reston were not designed for BMP purposes.Will the applicant proffer to meet the water quality control measures for this project, based on BMP narrative on plan sheet 2 of 20.

Qayyum M.Khan
Chief Stormwater Engineer
Environmental and Site Review Division
Land Development Services
Department of Public Works and Environmental Services
Tele. 703 324 1720
Fax. 703 324 8359

From: Lin, Suzanne W.
Sent: Wednesday, February 20, 2008 7:58 AM
To: Stonefield, Jerry; Khan, Qayyum M.
Subject: RE: PRC 82-C-060 Athena/ParcReston

This was sent down (after acceptance) on December 14, 2007--we haven't received a resubmittal so I haven't brought anything else down. According to the routing sheet, 3 copies were sent (I guess like usual) to Ken Williams in Plan Control.

thanks for looking into this.

Suzanne

SUZANNE LIN
Planner II
Department of Zoning and Planning,
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035
703.324.1290

From: Stonefield, Jerry
Sent: Wednesday, February 20, 2008 7:55 AM
To: Lin, Suzanne W.; Khan, Qayyum M.
Subject: RE: PRC 82-C-060 Athena/ParcReston

I can't see that we have a pending review for this case. Do you remember about when you sent it down?

Qayyum, do you have something that is not logged in?

From: Lin, Suzanne W.
Sent: Wednesday, February 20, 2008 7:43 AM
To: Stonefield, Jerry
Subject: RE: PRC 82-C-060 Athena/ParcReston

They received approval of their DPA/PCA, now they are in for their PRC plan approval. I am hoping there won't be too many changes, but there are some issues that have come up in the meantime.

Suzanne

SUZANNE LIN
Planner II
Department of Zoning and Planning,
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035
703.324.1290

From: Stonefield, Jerry
Sent: Wednesday, February 20, 2008 7:42 AM
To: Lin, Suzanne W.
Subject: RE: PRC 82-C-060 Athena/ParcReston

If they have received the approval in 2007, why are you meeting with them?

Jerry

From: Lin, Suzanne W.
Sent: Wednesday, February 20, 2008 7:37 AM
To: Stonefield, Jerry; Tucker, Valerie
Subject: PRC 82-C-060 Athena/ParcReston

Good morning,

I am not sure whether there are any comments for this PRC plan, but I am having a meeting with the applicant today and wanted to check to see. They did receive their DPA/PCA approval in 2007, so the plans were recently reviewed by everyone.

Thanks,
Suzanne

SUZANNE LIN
Planner II
Department of Zoning and Planning,

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035
703.324.1290

ARTICLE 16

DEVELOPMENT PLANS

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

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.

PART 3 6-300 PRC PLANNED RESIDENTIAL COMMUNITY DISTRICT

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.

6-302 Permitted Uses

Subject to the use limitations set forth in Sect. 305 below and the exceptions permitted by Sections 303 and 304 below, the following and similar uses as may be approved shall be permitted only in those locations respectively designated Residential, Neighborhood Convenience Center, Village Center, Town Center and Convention/Conference Center on an

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