



APPLICATION ACCEPTED: January 7, 2008  
PLANNING COMMISSION: June 26, 2008  
BOARD OF SUPERVISORS: June 30, 2008

## County of Fairfax, Virginia

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June 11, 2008

### STAFF REPORT

#### APPLICATION DPA B-846-03

#### HUNTER MILL DISTRICT

<b>APPLICANT:</b>	Reston Square Hotel LLC
<b>PRESENT ZONING:</b>	PRC
<b>PARCEL:</b>	017-4 ((31)) H
<b>ACREAGE:</b>	19,159 square feet
<b>INTENSITY:</b>	1.07 (maximum FAR previously approved)
<b>OPEN SPACE:</b>	42% (minimum open space previously approved)
<b>PLAN MAP:</b>	Residential Planned Community (Convention Conference Center)
<b>PRC PROPOSAL:</b>	To amend DPA B-846 previously approved for mixed-use development which includes office, multiple family residential, support retail and hotel uses to permit a change to the approved development plan to allow an increase in the number of hotel rooms from 175 to 200.

#### STAFF RECOMMENDATION:

Staff recommends approval of DPA B-846-03, subject to the proposed development conditions set forth in Appendix 1 of the staff report.

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Kelli Goddard-Sobers

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 DPA 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 80, Fairfax, Virginia 22035-5505, (703) 324-1290.

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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).

# Development Plan Amendment

DPA -B -846-03

Applicant:  
Accepted:  
Proposed:

RESTON SQUARE HOTEL LLC  
01/07/2008  
AMEND DPA B-846 PREVIOUSLY APPROVED  
FOR HOTEL TO PERMIT CHANGE TO  
APPROVED DEVELOPMENT PLAN

Area:

19,159 SF OF LAND; DISTRICT -HUNTER MILL

Zoning Dist Sect:

Located:

NORTH SIDE OF SUNRISE VALLEY DRIVE  
BETWEEN RESTON PARKWAY AND ROLAND  
CLARKE PLACE AND SOUTH OF DULLES TOLL ROAD

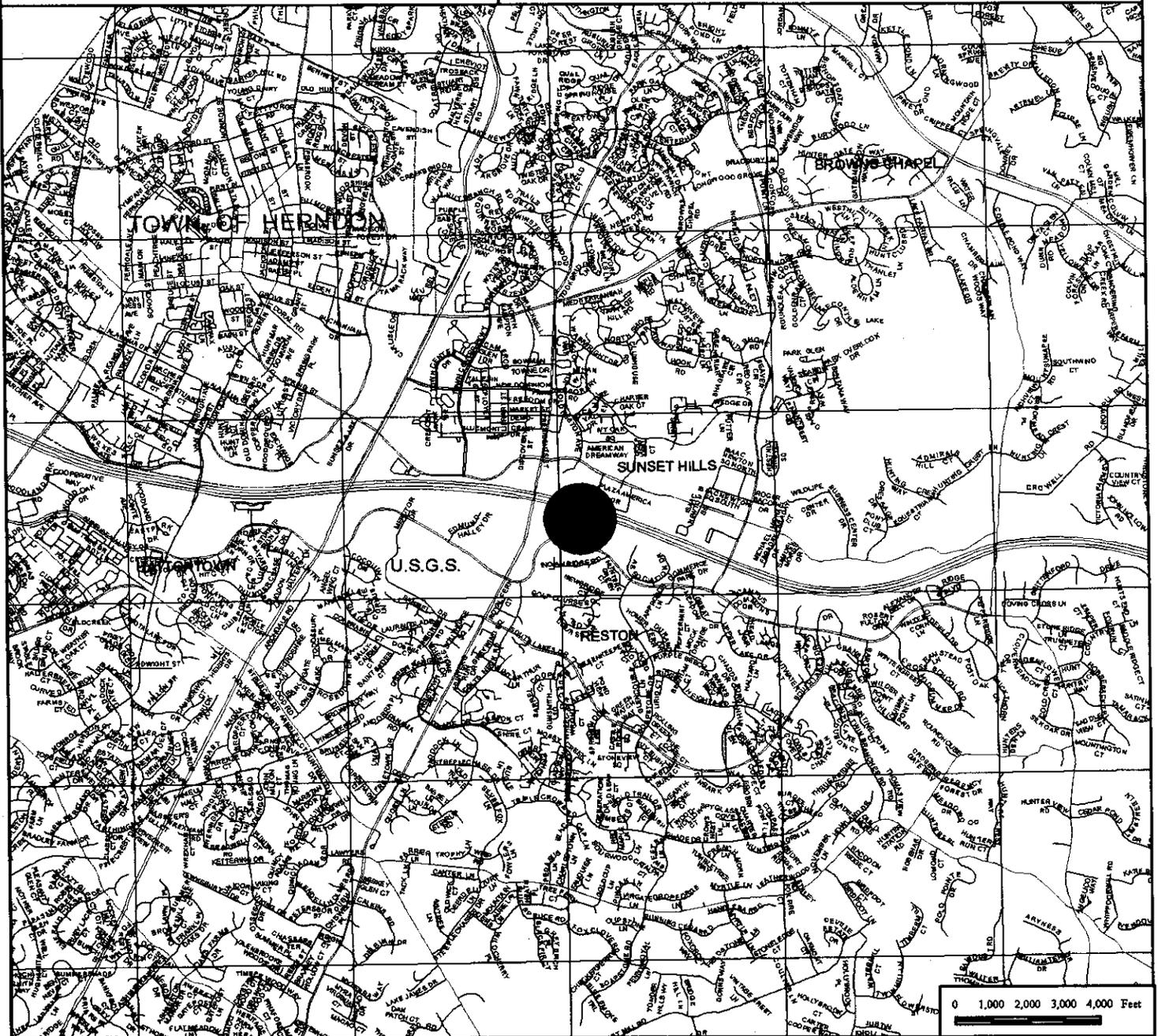
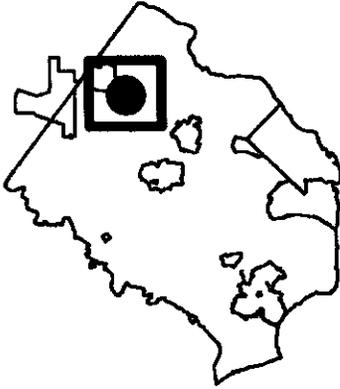
Zoning:

PRC

Overlay Dist:

Map Ref Num:

017-4 /31/ / H

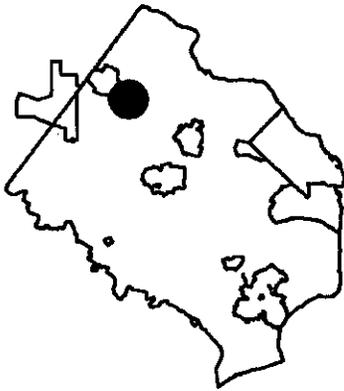


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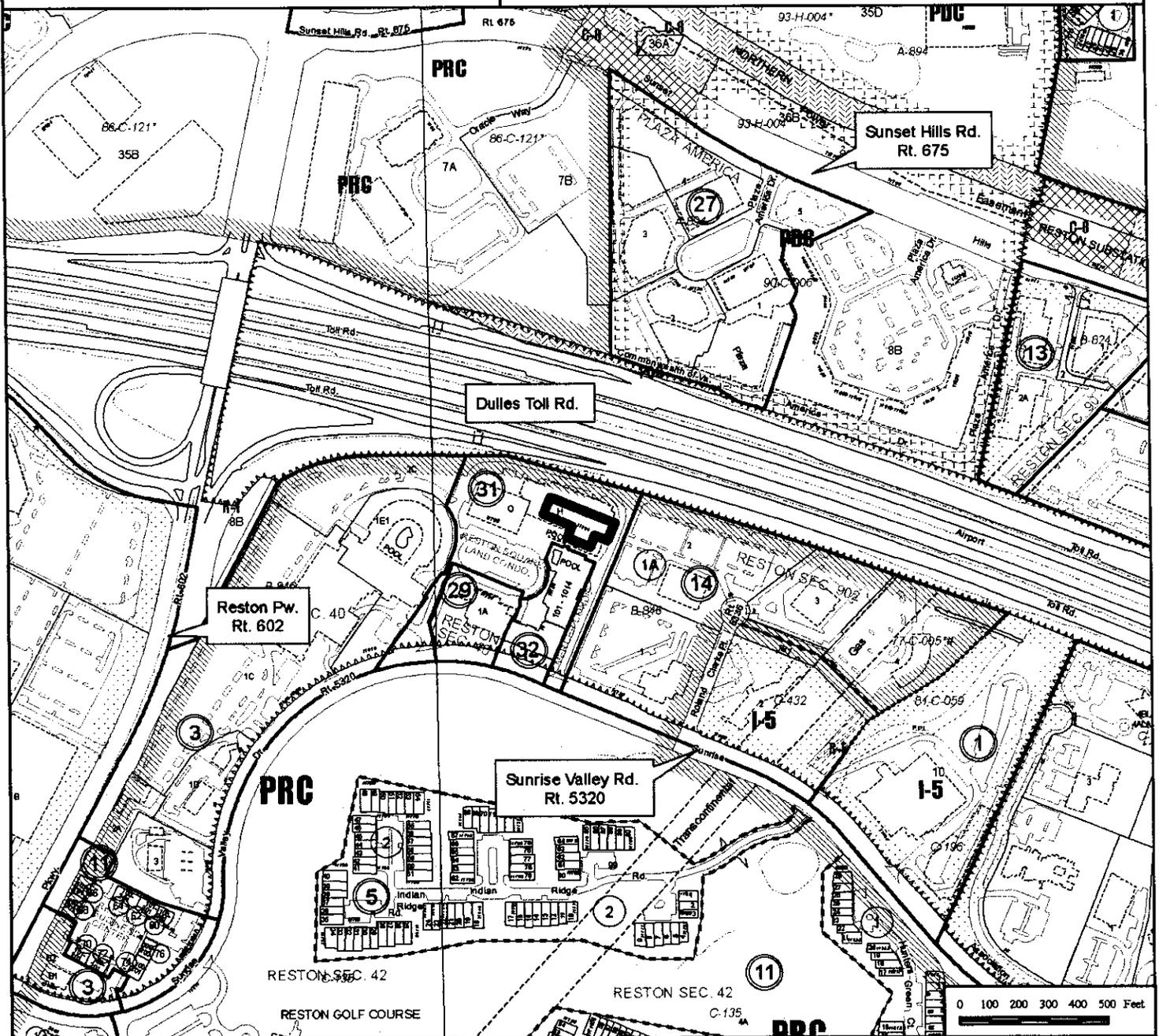
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**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATION**

**Proposal:**

The applicant, Reston Square Hotel LLC, is requesting an amendment of the Development Plan approved by the Board of Supervisors in conjunction with PCA/DPA B-846 previously approved for a mixed-use development, including office, a hotel, multifamily residential and support retail uses. Specifically, the applicant seeks to change a note on the approved development plan to increase the number of rooms within the hotel from 175 to 200. No exterior changes are proposed to the hotel and no physical changes are proposed to the site layout. The subject application has been filed on a 19,159 square feet (SF) portion of the 15-acre Reston Square development with an overall FAR of 1.05 (the as-built total gross floor area is 685,962 SF which equates to a FAR of 1.05). The site was previously approved for a maximum FAR of 1.07.

Subsequent to the approval of the PCA/DPA B-846, a PRC plan and a site plan were approved for the office/hotel portion of the Reston Square development permitting 120,000 SF and 200 rooms in the proposed hotel. The approved PRC plan and site plan are consistent regarding the 120,000 SF of hotel use permitted and they both specify 200 rooms. However, it was later realized that the Development Plan contained a parenthetical notation of 175 rooms. Staff determined that an increase in the number of hotel rooms shown on the approved Development Plan is not a minor modification subject to administrative approval. As such, the applicant has filed this DPA application to amend the notation within the site tabulations to increase the number of permitted hotel rooms from 175 to 200. No physical changes to the site or exterior of the hotel are proposed. The breakdown of uses is outlined in the following table:

<b>Use</b>	<b>Square Footage</b>
<b>Existing Hotel</b>	212,000 SF
<b>Atrium Addition to Existing Hotel</b>	13,000 SF
<b>Office</b>	130,000 SF
<b>Hotel (200 rooms)</b>	120,000 SF
<b>Residential</b>	200,000 SF
<b>Support Retail</b>	21,500 SF
<b>Total</b>	696,500 SF

## LOCATION AND CHARACTER

### Site Description:

The 19,159 SF property is located on the north side of Sunrise Valley Drive between Reston Parkway and Roland Clarke Place and south of Dulles Airport Access Road (DAAR). It is part of the larger 15-acre Reston Square development, which includes low- and high-rise multifamily residences, office, shopping center, hotel and support retail uses. The area subject to this application is currently comprised of a 120,000 SF Westin hotel, which is under construction. The chart below provides the land use, zoning and current plan recommendation for surrounding properties.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North (across DAAR)	Office and Retail (Plaza America)	PDC & PRC	Residential Planned Community (Town Center & Mixed Use)
South	Multifamily Residential (JBG Rockwood Reston Square high-rise condominiums)	PRC	Residential Planned Community (Convention/Conference Center)
East	Office (1950 RCP LLC Office)	PRC	Residential Planned Community (Office Use)
West	Office (Reston Square office complex)	PRC	Residential Planned Community (Convention/Conference Center)

## BACKGROUND

RZ B-846: On March 12, 1969, the Board of Supervisors approved RZ B-846 which rezoned 44.789 acres from the RE-2 District to the then-RPC District. This zoning district is now known as the PRC district. RZ B-846 included the approval of a development plan (DP) which designated the following uses: motel and conference center on the eastern portion of the original site area; office service center, minor commercial and high density residential on the western portion of the original site area (including the application site); and a service station and car wash on the southern tip of the original site area. The subject property is located within the area designated as motel and conference center and office service center, minor commercial and high density residential.

PCA/DPA-B-846: On January 26, 1998, the Board of Supervisors approved PCA/DPA B-846, in the name of Reston Inn and Conference Center, on Parcel 17-3 ((3)) 1 to permit a mixed-use development to include: office (130,000 SF); hotel (120,000 SF); multi-family (200,000 SF); and support retail uses (21,500 SF). These uses were subject to proffers. The approved Development Plan Amendment (DPA) also gave approval for a 13,000 SF atrium (addition) to be built onto the site's existing hotel. This case includes the subject site.

DPA-B-846-2: On April 28, 2003, the Board of Supervisors approved Development Plan Amendment DPA-B-846-2 in the name of Exxon-Mobil Corporation, to amend the Development Plan for RZ B-846, previously approved for a service station and car wash, to add a quick service food store, and to designate the site as a convention/conference center with an overall Floor Area Ratio (FAR) of 0.06. This case included the 1.86-acre property located at 11854 Sunrise Valley Drive and did not include the subject site.

PRC B-846-02: On March 31, 2008, the Board of Supervisors approved PRC B-846-02 associated with Development Plan B-846 to construct a two-story parking structure with one level at grade and one level below grade. Some of the required parking for the subject property is located within this structure.

### **COMPREHENSIVE PLAN PROVISIONS (Appendix 5)**

**Plan Area:** III  
**Planning District:** Upper Potomac  
**Planning Sector:** Reston/Herndon Suburban Center (UP5)  
**Plan Map:** Residential Planned Community

**Plan Text:**

In the Fairfax County Comprehensive Plan, 2007 Edition; Area III, Upper Potomac Planning District, as amended through September 10, 2007, Reston-Herndon Suburban Center and Transit Station Areas Pages 48-52; the Plan states:

***Land Unit F***

*This land unit is located south of the Dulles Airport Access/Toll Road between Reston Parkway on the west and Association Drive on the east. Sunrise Valley forms the southern boundary of Land Unit F. The Reston International Center is a major visual feature of this land unit.*

**Sub-unit F-2**

*Sub-unit F-2 is located in the southeast quadrant of Reston Parkway and the DAAR, along the DAAR. Development in the land unit consists of the Sheraton Reston hotel. The sub-unit is planned for Convention/Conference Center. The full text is included in Appendix 10.*

**ANALYSIS****Development Plan Amendment DPA (Copy at front of staff report)**

**Title of DPA:** Gateway Plaza at International Center

**Prepared By:** Urban, Ltd.

**Dates:** June 26, 1997, as revised through April 9, 2008

The subject property is part of the Reston Square development which consists of 15 acres zoned PRC and is subject to proffers dated January 8, 1998, accepted by the Board of Supervisors pursuant to its approval of PCA/DPA B-846 on January 26, 1998.

The subject application proposes to modify/clarify the permitted room count by amending Sheet 2 of 10 of the Development Plan (DPA B-846). Because no other changes are proposed to the site, only the one sheet which contains the site tabulations and notes for the approved DPA is being amended. Tabulations depicted on this DPA include:

- A mixed-use development containing 696,500 SF of building area which equates to an overall maximum approved FAR of 1.07. The actual built square footage equates to a 1.05 FAR for the total development. No change is proposed to the square footage allocated to each use.
- Note #36 states that the DPA application seeks only to increase the number of proposed hotel rooms from 175 as shown on the parking computations of Fairfax County Plan # DPA B-846, approved on January 26, 1998, to 200 rooms to match the subsequent Fairfax County PRC Plan 1732-PRC-002, approved on January 31, 2006, and subsequent Fairfax County Site Plan revision 1732-SPV-002-C-1, approved on March 4, 2008.
- A total of 1,386 parking spaces will be provided on site following the approval of PRC Plan PRC B -846-02. The total parking required based on the approved 24.1% shared parking reduction is 1,185 spaces. It should be noted that the parking reduction and all parking requirements were based on 200 hotel rooms.
- A total of 44% open space, 15% tree coverage and 5% interior parking lot landscaping will be provided on the overall 15-acre site. No change is proposed to this open space and landscaping under this DPA.

**Land Use Analysis**

There is no reference in the Comprehensive Plan or in the proffers to the number of hotel rooms permitted in the development. The applicant believes that the reason the number of hotel rooms was listed within the DP notes was to provide a room count so that a parking requirement could be estimated. Nevertheless, even with 200 rooms, the required parking will be provided. No land use issues have been identified in conjunction with this application.

**Environmental Analysis**

No environmental issues have been identified in conjunction with this application.

**Transportation Analysis (Appendix 5)**

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

**Public Facilities Analysis (Appendix 6)**

Water Service Analysis: The application property is located within the franchise area of the Fairfax County Water Authority and is adequately served by an 8-inch main located on the property. Depending on 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.

Fire and Rescue Analysis: The subject property is served by Fire and Rescue Department Station 331, Fox Mill. The requested amendments currently meet fire protection guidelines, as determined by the Fire and Rescue Department.

**Urban Forest Management Analysis (Appendix 7)**

All tree preservation and landscape related issues were adequately addressed in the PCA application. This proposal does not propose changes to site design or to previous proffer commitments.

**Fairfax County Park Authority Analysis (Appendix 8)**

There are no adverse impacts of this proposal on land or resources of the Park Authority.

**Stormwater Analysis (Appendix 9)**

The Department of Public Works and Environmental Services, Stormwater and Geotechnical Section has reviewed the subject application and has no comments related to Stormwater management.

## **ZONING ORDINANCE PROVISIONS**

### **Summary**

The requested application must comply with certain Zoning District provisions found in Article 6, Planned Development District Regulations and Article 16, Development Plans, among others. However, as the application does not propose any physical changes to the exterior, this application continues to comply with these provisions as determined during the review of DPA B-846.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Conclusions**

It is staff's opinion that the proposed application to amend DPA B-846 previously approved for mixed-use development to permit an increase in the number of hotel rooms from 175 to 200 is in conformance with the Comprehensive Plan and with the applicable Zoning Ordinance provisions.

### **Staff Recommendations**

Staff recommends that the Board of Supervisors approve DPA B-846 subject to the proposed development condition contained in Appendix 1.

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

## **APPENDICES**

1. Proposed Development Condition
2. Affidavit
3. Statement of Justification
4. Previously Approved Development Plan Amendment (DPA B-846) (approved proffers for PCA B-846 attached as Exhibit A to Proposed Development Conditions in Appendix 1)
5. Transportation Analysis
6. Public Facilities Analysis
7. Urban Forest Management Analysis

**APPENDICES (Continued)**

8. Fairfax County Park Authority Analysis
9. Stormwater Analysis
10. Comprehensive Plan Text
11. Zoning Ordinance Provisions
12. Glossary of Terms

**PROPOSED DEVELOPMENT CONDITIONS**

**DPA B-846-03**

**June 11, 2008**

If it is the intent of the Board of Supervisors to approve DPA B-846-03 to permit 200 hotel rooms, located at Tax Map 17-4 ((31)) H, then staff recommends that the Board condition the approval by requiring conformance with the following development condition:

1. The hotel use on the application property shall be developed in substantial conformance with Sheet 2 of the Development Plan Amendment (DPA), entitled "*Gateway Plaza at International Center*", prepared by Urban Ltd., consisting of one sheet and dated April 9, 2008, and as stated in Proffer IA of the previously approved proffers attached hereto as Exhibit A.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

RESTON INN AND CONFERENCE CENTER LIMITED PARTNERSHIP  
PROFFER STATEMENT  
FAIRFAX COUNTY  
TAX MAP 17-3((3))1  
PCA/DPA B-846

January 8, 1998

Pursuant to Sect. 15.2-2303A of the Code of Virginia (1950 as amended) and Sect. 18-204 of the Fairfax County Zoning Ordinance (the "Ordinance"), Reston Inn and Conference Center Limited Partnership, the property owner and Applicant, for itself and its successors and assigns (hereinafter collectively referred to as the "Applicant"), proffers that the development of Tax Map Parcel 17-3 ((3))1, hereinafter referred to as the "Property" will be developed in substantial conformance with the following proffers if; and only if, PCA/DPA B-846 is granted by the Board of Supervisors ("Board"). In the event said PCA/DPA B-846 application is denied, these proffers will immediately be null and void and of no further force or effect. These proffered conditions, if accepted, supersede all other proffers and/or development conditions existing on the Property. The proffered conditions are:

I. GENERAL

- A. The Property shall be developed in substantial conformance with Sheets 2-3 of the Development Plan Amendment (DPA) entitled "Gateway Plaza at International Center," prepared by Paciulli Simmons and Associates, Ltd. and dated June 26, 1997 as revised through December 9, 1997; and the schematic development plan dated February 28, 1997 and revised through October 21, 1997 (Sheet 3A) provided however, that minor modifications as defined in Section 16-203 of the Ordinance may be permitted when (1) necessitated by sound engineering or (2) which may become necessary as part of final site development and/or engineering pursuant to Sect. 16-203 of the Ordinance, further provided that the locations of the office building use and the new hotel use may be interchanged. Sheets 4-10 of the DPA and the attached booklet of architectural sketches entitled "Gateway Plaza at International Center" prepared by The Lukmire Partnership, Inc., architects for the Applicant ("Exhibit 1") are proffered only as expressly specified hereafter in this Proffer Statement.

- B. Uses. The Property shall be designated as a Convention/Conference Center. The primary use of the Property shall be limited to hotel or motel, including facilities to accommodate conventions and/or large meetings, office and multiple family dwellings and an eating establishment/retail building. Other uses, which are to be included within the buildings or serve such buildings, may include the following as secondary uses: accessory service uses, home occupation or supplemental uses; eating establishments; business service and supply service establishments; financial institutions; personal service establishments; public uses, repair service establishments; fast food restaurants; quick service food stores; commercial recreation uses (Group 5); child care centers and nursery schools; private schools of general and special education (any size); colleges and universities; health clubs; cultural and civic centers and exhibition halls; private clubs and public benefit associations; theaters; swimming pools; tennis courts; radio and television broadcasting facilities; telecommunication and microwave facilities and satellite earth stations; retail sales establishments, (which may include pharmaceutical prescription establishments and the selling of pharmaceutical supplies).
- C. Floor Area. A maximum overall Floor Area Ratio (FAR) of 1.07 shall be permitted. At no time shall the non-residential portion of the development exceed an FAR of 0.76. In addition to a 13,000 square foot expansion of the existing 212,000 square foot hotel, a maximum of 130,000 square feet of office, 120,000 square feet of hotel, and 21,500 square feet of retail shall be permitted and a minimum of 200,000 square feet of multiple family residential use upon total development of the Property; provided however, that the FAR limitations specified in this paragraph above shall not be exceeded.
- D. High Density Residential. Pursuant to Par. 3 of Sect. 6-308 of the Zoning Ordinance, the proposed development shall be designated as a high density residential development in the PRC District.
- E. Required Parking. Notwithstanding the tabulations shown on Sheet 2 of the DPA, parking will be provided as specified in the Ordinance unless a parking reduction is approved by the Board or by DEM. The Applicant reserves the right at the time of site plan

approval to apply to the Board for a further reduction in required parking spaces, which would result in a lesser amount of required parking than that shown on Sheet 2 of the DPA, if county policy and ordinances at that time permit such lesser amount, and if such lesser amount is approved by the Board, to amend the DPA to provide not less than such approved lesser amount of parking spaces.

The majority of the parking will be provided in parking structures below grade generally as depicted in Sheet 4 of the DPA, be screened from Sunrise Valley Drive as specified in Proffer II.F, and at no time in the development process (except during the actual construction thereof) will large areas of structured parking or at-grade parking be visible from Sunrise Valley Drive.

## II. LAND USE AND DESIGN

- A. Building Envelopes. The building footprints may be modified from that depicted on the DPA provided that 1) the buildings do not exceed the maximum height or gross floor area tabulations depicted on Sheet 3 of the DPA and pursuant to Proffer II.B. below; 2) the minimum measured building setbacks depicted on the DPA from the peripheral lot lines are maintained; and 3) the overall amount and quality of open space and landscaping is not reduced. The locations of the office building use and the new hotel use may be interchanged as specified in Proffer I.A.
- B. Building Height. In order to meet the Land Use and Design Elements of the Comprehensive Plan, the maximum building height (as defined in the Ordinance) shall not exceed 140 feet and the buildings located along Sunrise Valley Drive shall not exceed a height of 516.9 feet above sea level.
- C. Architecture. The roof treatment, building facades and building materials shall be equivalent in general character and quality and scale to the architectural elevations prepared by The Lukmire Partnership, Inc., dated February 28, 1997 and revised through December 9, 1997 and contained as Sheets 7 - 10 of the DPA, as determined in the reasonable judgment of the Planning Commission. The facade of the residential/commercial building facing Sunrise Valley Drive (which includes a parking garage) shall be of similar quality of design

and materials as that depicted on the architectural sketch contained in the Sketch Booklet (Exhibit 1). As an indication of the quality of materials specified in this paragraph, the major building materials will be selected from a compatible range of high quality materials such as stone veneer, masonry, architectural precast, architectural metal panel, synthetic stone and/or curtain wall. Major roofs will be sloped metal roofs with secondary flat (parapet) roofs. While each building has its own composition and identity and while the selections of materials will be appropriate to the particular building function (i.e. office, hotel, residential and retail/restaurant), the commonality of the architectural language, coloration, and materials will allow the project to be seen as a unified whole.

- D. Retail/Restaurant Building Along Sunrise Valley. The retail/restaurant building located along Sunrise Valley Drive on the DPA near the main entrance shall be constructed concurrently with or subsequent to the adjacent residential/commercial building located to the east.
- E. Parking/Tree Preservation/Stormwater Management. If the Applicant determines in its sole discretion that the area bounded by the existing hotel to the south, the existing parking area to the west and the proposed office building to the east, is needed to meet the minimum parking requirements or stormwater management requirements, then this area may be used for either surface and/or structured parking or storm water management best management practices, but if that area is not so needed, the Applicant will make reasonable efforts to preserve the existing trees in that area.
- F. Landscaping. A landscaping plan shall be submitted to the Department of Environmental Management ("DEM") prior to site plan approval in order to preserve and enhance the environmental sensitivity of the site, to screen and shade improvements, to provide visual orientation, to compliment the architecture of proposed buildings, and to maximize the preservation of trees and other existing vegetation. The quality and quantity of the planting materials shall be equivalent to the general character of that depicted on Sheets 5 and 10 of the DPA as determined by the Urban Forester and as modified below. The minimum caliper of shade trees shall be 2.5 inches in diameter at breast height. In order to compensate for the loss of existing trees

along Sunrise Valley Drive and to meet the goals of the Comprehensive Plan, the Applicant shall develop a landscaping plan for the area along Sunrise Valley Drive which incorporates a variety of evergreen and deciduous trees and shrubs of differing sizes placed randomly. At least 25% of the shade trees in this area shall have a minimum caliper of 3.0 inches in diameter at breast height.

- G. Citizen Review. All site plans, PRC Plans, architectural renderings, landscaping plans and the Comprehensive Sign Plan specified in Proffer II.K shall be submitted for review and comment by the Reston Design Review Board and to the Reston Citizens' Association Planning and Zoning Committee (or its successor in function) prior to County approval. The Applicant may also distribute copies of such plans to other community organizations.
- H. Telecommunications Equipment. The Applicant shall screen all satellite dishes and associated equipment cabinets from ground view as seen from adjacent residential neighborhoods (Hunters Green Cluster). Whip antennae and panel antennae which cannot be fully screened, shall be of similar materials and color as the building on which they are placed, in order to reduce the visual impacts as seen from the adjacent residential neighborhoods (Hunters Green Cluster), when viewed from the ground.
- I. Lighting. In order to reduce off-site glare impacts, all outdoor lighting including lights illuminating the facades of buildings shall be directed away and shielded from adjacent properties; provided that such lighting may be visible from the Reston International Center.
- J. Active Recreational Facility. The DPA depicts a possible recreation area on the southeast corner of the property and a second possible recreation area located between the hotel and the eastern boundary. At minimum, one of these sites shall be developed with an active recreation facility which may include swimming pool/clubhouses, tennis courts or multi-purpose courts. A clubhouse structure, if included, will not exceed a building footprint of five thousand (5,000) square feet.

- K. Signage. Prior to site plan approval, the Applicant shall submit and thereafter diligently pursue and implement a Comprehensive Sign Plan ("CSP") which shall be incorporated by reference in commercial leases. A common sign design theme shall be provided for the entire site (including the existing hotel) which shall include size, style, material, color and lighting. The CSP shall incorporate adequate on-site directional signage to guide residents, visitors and service vehicles throughout the site. With the exception of the signage for the retail/restaurant structure, all of the signage for the plaza retail uses shall face the plaza and be visible only from uses around the plaza and adjacent commercial properties (which may include the Reston International Center). No pole signs shall be constructed on the Property. For purposes of this proffer, a pole sign is defined as (i) a freestanding sign more than twelve (12) feet in height above the ground or other base of support for the sign with the space between the ground or other base of support being more than four (4) feet, and (ii) where the width of the sign is broader or wider than its support on the ground or other base, provided, however, the definition and exclusion of a pole sign may be further addressed in the CSP.
- L. Loading and Trash Collection Facilities. All loading areas and trash dumpsters as seen from Sunrise Valley Drive and the Dulles Toll Road and the eastern boundary of the Property shall be fully screened through the use of walls, doors and landscaping as determined by DEM.
- M. Plaza. The outdoor furniture, lighting, landscaping, paving and walkway design and construction in the plaza will be of similar or equivalent quality to that depicted on the two streetscape sketches contained in Exhibit 1.

### III. ENVIRONMENTAL

- A. Stormwater Management. If a waiver of the on-site stormwater detention requirements is not granted by DEM, the Applicant shall either provide on-site stormwater detention/best management practices facilities in the area specified in Proffer II.E. or in the northeast corner of the Property or apply for a PCA/DPA in order to accommodate on-site stormwater detention/best management practices facilities elsewhere on the Property.

B. Noise Attenuation.

1. Residential. In order to achieve a maximum interior noise level of 45 dBA Ldn for all dwelling units that are impacted by highway noise from the Dulles Toll Road (between 400 and 875 feet from centerline) having noise levels between 70 and 75 dBA Ldn, the following acoustical measures shall be provided for each exposed building facade having windows and/or doors and lacking another building, topographic and/or other condition which blocks the noise source, as determined by DEM:
  - a. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.
  - b. Doors and windows shall have a laboratory STC rating of at least 37. If windows constitute more than 20% of the facade they should have the same laboratory STC rating as walls.
  - c. Adequate measures to seal and caulk between surfaces shall be provided and shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
  
2. Non-Residential. 70 - 75 dBA Ldn. In order to achieve a maximum interior noise level of 45 dBA Ldn for all office and hotel uses that are impacted by highway noise from the Dulles Toll Road (between 400 and 875 feet from centerline) having noise levels between 70 and 75 dBA Ldn, the following acoustical measures shall be provided for each exposed building facade having windows and/or doors and lacking another building, topographic and/or other condition which blocks the noise source, as determined by DEM:
  - a. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
  - b. Doors and windows shall have a laboratory STC rating of at least 28. If windows function as walls they should have the same laboratory STC rating as walls.

- c. Adequate measures to seal and caulk between surfaces shall be provided and shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
  
3. Nonresidential, 75+ dBA Ldn. In order to achieve a maximum interior noise level of 50 dBA Ldn for the office building and hotel which are impacted by highway noise from the Dulles Toll Road (within 400 feet from centerline) having noise levels greater than 75 dBA Ldn, the following acoustical measures shall be provided for each exposed building facade having windows and/or doors and lacking another building, topographic and/or other condition which blocks the noise source, as determined by DEM:
  - a. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.
  - b. Doors and windows shall have a laboratory STC rating of at least 37. If windows function as wall they should have the same laboratory STC rating as walls.
  - c. Adequate measures to seal and caulk between surfaces shall be provided and shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
  
4. Outdoor Recreational Area. At the time of the construction of either of the two outdoor recreational areas shown on Sheet 3 of the DPA, and of the lawn areas bordering the plaza as shown on that Sheet, the Applicant will construct an acoustical fence, wall or intervening building or other noise reduction features between the outdoor recreation area or areas and the Dulles Airport Access Road. If acoustical fencing or walls are used, they shall be architecturally solid from the ground up with no gaps or openings. Screening of the outdoor recreational areas shall be an integral part of the project's architecture and be compatible in color and material with the adjacent buildings. The structure employed shall be of sufficient height to adequately shield the outdoor

recreation area from the Dulles Airport Access Road.

5. Alternative Mitigation. In the alternative to III.B.1. through III.B.4. above, the Applicant may have a refined acoustical analysis performed to determine which buildings may have sufficient shielding to permit a reduction in the mitigation measures prescribed above. Said acoustical analysis shall be performed to the satisfaction of DEM and implemented in accordance with the approved analysis.

#### IV. TRANSPORTATION

- A. Frontage improvements. Prior to issuance of any Non-Residential Use Permits (NONRUP) or Residential Use Permits (RUP) for any new structure on the property, other than renovations or additions to the existing hotel, the Applicant shall construct the improvements listed below as determined by DEM and/or VDOT:
  1. A right turn deceleration lane and a left turn lane into the project's main entrance from Sunrise Valley Drive.
  2. A right turn deceleration lane into the eastern project entrance from Sunrise Valley Drive. Landscaping will be provided as a part of this construction to create a visual buffer, consistent with traffic and pedestrian safety considerations, to help screen the above-grade residential/commercial structure from Sunrise Valley Drive when approaching from the east. In order to maintain if possible the existing landscaped buffer on the adjacent property located to the east, the Applicant shall request during site plan review that VDOT either eliminate or shorten this deceleration lane. In the event a deceleration lane is required, the Applicant shall make every reasonable effort to replace the vegetation that must be removed for the construction of the deceleration lane without impeding traffic or pedestrian safety as determined by DEM/VDOT.
- B. Right Turn Lane on Sunrise Valley Drive. Prior to the issuance of any RUP or NONRUP for any development other than renovation or expansion of the existing hotel, the

Applicant shall provide an additional westbound lane on Sunrise Valley Drive between Colts Neck Drive and Reston Parkway through the construction of a new right turn lane and the conversion of the existing right turn lane to a through lane as determined by DEM and/or VDOT.

- C. Condemnation. The Applicant shall use best efforts to acquire right-of-way and/or easements which may be necessary for the improvements required in Proffers IV.A.2. and IV.B. above. The applicant shall pay the cost of any additional right-of-way and/or easements. In the event the Applicant is unable to acquire needed right-of-way and/or easements, the Applicant shall at or prior to the time of site plan approval request that the County acquire the right-of-way and/or easements by means of its condemnation powers at the Applicant's expense. It is understood that the County is under no obligation to do so. It is further understood that the Applicant's request shall not be considered until it is forwarded in writing, to the Director of Land Acquisition accompanied by: (1) plats, plans and profiles showing the necessary right-of-way and/or easements property; (2) an independent appraisal, by an appraiser not an employee of the County, of the value of the land taken; (3) a sixty (60) year title search certificate of the right-of-way to be acquired (30 year title search for easements); and (4) a Letter of Credit equal to (1) the appraised value of the right-of-way and/or easements to be acquired, including damages and (2) the cost of the acquisition including attorney's fees, which can be drawn upon by the County. It is also understood that in the event the property owner of the right-of-way and/or easement property to be acquired is awarded more than the appraised value of the land, in a condemnation suit, the amount of the award in excess of the Letter of Credit shall be paid to the County by the Applicant within thirty (30) days of said award. If (i) the County does not elect to initiate the use of its power of eminent domain to acquire right-of-way or easements that are required for a given road improvement (including those specified in Proffers IV.A.2. and IV.B. above) by authorizing negotiation and acquisition of such rights-of-way and/or easements within one hundred twenty (120) days of submission of the Applicant's request with the accompanying documents specified above; or (ii) if the County later should fail to complete the necessary acquisition, the Applicant's proffered obligation for construction of

said road improvement shall be deemed satisfied when the applicant posts funds in escrow for the acquisition of said right-of-way and/or easements as provided herein above. The amount for such acquisition shall be determined at the time of posting by an appraiser approved by the Director of Land Acquisition and the County Executive, or his designee and the amount of funds for the cost of construction of said improvements shall be determined at the time of posting by a construction cost estimator approved by the County Executive or his designee. The above appraisal and estimate shall be at the applicant's expense. The development of the Property shall not be delayed because of such election by the County or the County's failure to complete the necessary acquisition. In the event that the amount of funds posted in escrow for such acquisition and the cost of construction of the said improvements shall prove to be more than required therefor, the balance shall be returned to the Applicant or its successor or assign.

- D. Traffic Signal. When determined warranted by VDOT, the Applicant shall provide a traffic signal at the new main entrance to the development on Sunrise Valley Drive and shall pay the cost of coordinating the timing of the existing traffic signal located at the intersection of Sunrise Valley Drive and Colt's Neck Drive with the new traffic signal.
- E. Contribution. Prior to the issuance of any Building Permit for any new construction, the Applicant shall make a contribution of \$906 for each dwelling unit and \$4.08 per square foot of new nonresidential building area (other than the existing hotel) to the Board of Supervisors for a public mass transit system with its own dedicated right-of-way and fixed station located within one-half mile of the Property but not to exceed a maximum total of Five Hundred Thousand Dollars (\$500,000.00). The amount of contribution or pro-rated portion thereof and the maximum limit shall be adjusted from the time of the approval of the PCA/DPA application for adjustments to the Consumer Price Index (CPI) with the year of the approval of this PCA/DPA being the base year. All contributions made by the Applicant pursuant to this Proffer IV.E. shall be maintained by the Board in an interest bearing account for funds for construction of a public mass transit facility serving Reston located within one-half mile of the Property adjacent to the Dulles Airport Access

Road. The contribution specified in this paragraph may be prepaid at any time following approval of this Proffer Condition Amendment.

- F. Traffic System Management. The Applicant shall implement a Traffic System Management (TSM) program on the property which, at a minimum, will include the following elements and shall be coordinated with the Office of Transportation:
1. Establishment of a car pool/van pool program that will be available to workers in the subject property, the International Center and other adjacent properties. A car pool/van pool coordinator shall be appointed to coordinate the car pool/van pool program.
  2. A bus schedule and bus route information shall be provided in a display which is clearly visible in both the hotel and office building.
  3. A shuttle service shall be provided between the subject property and Dulles Airport, the Reston Town Center and the Wiehle Avenue Park and Ride Facility and any public mass transit station located in Reston. This shuttle system shall be available 24 hours each day.
  4. If a suitable location can be found, a bus stop/pull out shall be provided on-site or along the Sunrise Valley Drive frontage as determined by Applicant, VDOT, DEM, and the Office of Transportation; however, the landscape buffer provided for in Proffer II.F along Sunrise Valley Drive shall be maintained.
- G. Pedestrian Walk/Trail Connection. Notwithstanding the contribution specified in Proffer IV.E above and in addition thereto, when a public mass transit system with its own dedicated right-of-way and with a fixed station with a pedestrian entrance to such station located within one-half mile of the Property is programmed for construction, the Applicant will construct an on-site pedestrian walkway or trail providing a connection to such station in a location approved by DEM.
- H. One-Way Ramp into Property. If at the time of application for site plan approval, VDOT and the

Metropolitan-Washington Airports Authority should confirm in writing in response to Applicant's inquiry that their policies permit the construction of a one-way, right turn only, at-grade, entrance ramp directly into the Property from Reston Parkway or from the Dulles Access and Toll Road (Route 267), the Applicant will request approval of such a ramp, and if approved, construct the same which may require revision of internal site and parking design.

V. MISCELLANEOUS

- A. Public Meeting Spaces. Applicant shall make available to community groups for meetings and activities, a public meeting room of at least 1,000 square feet in floor area within one of the buildings on the Property and/or the outdoor plaza. The use of the public meeting spaces shall be subject to regulation by the Applicant; provided that these spaces shall be available during a substantial part of the year and at a minimal cost to the user for such costs as janitorial and utility services. At no time shall there be any covenants and/or deed restrictions which prohibit public access to the outdoor plaza.
- B. Trail/Sidewalk. In order to accomplish all necessary grading, drainage, utility location and landscaping for the proposed development, the sidewalk and trails along Sunrise Valley Drive may be located either within or outside of the road right-of-way subject to VDOT and/or DEM approval and shall be integrated with and constructed in a design compatible with the Reston trail and walkway systems in accordance with the modification requested in note 9 on Sheet 2 of the DPA.
- C. Severability. Any of the portions of the Property utilized for the existing hotel or proposed new hotel, office, restaurant/retail, plaza, garage or residential purposes may be subject to a Proffered Condition Amendment (PCA) or a Development Plan Amendment (DPA) without joinder and/or consent of the owner or owners of other portions of the Property, if such PCA or DPA does not affect any other portions. Previously approved proffered conditions applicable to the portions which are not the subject of such a PCA or DPA shall remain in full force and effect.

RESTON INN AND CONFERENCE  
CENTER LIMITED PARTNERSHIP  
a Virginia limited partnership

By: *[Signature]*  
Name: DANIEL M. ROSS  
Title: General Partner

STATE OF MARYLAND

to wit:

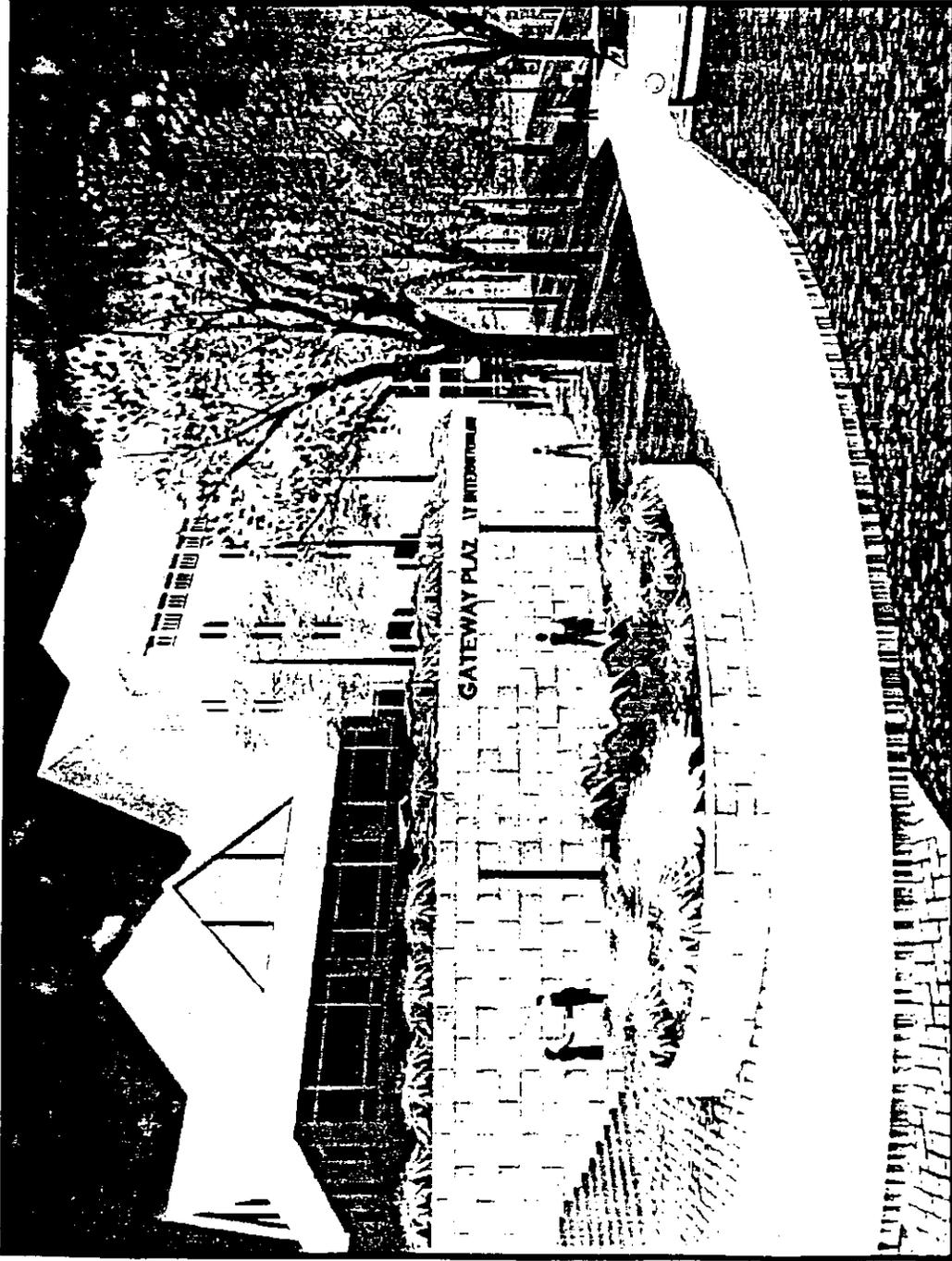
COUNTY OF ~~MONTGOMERY~~  
*Prince George's*

I hereby certify that Daniel M. Ross appeared before me this 4th day of January 1998 on behalf of RESTON INN AND CONFERENCE CENTER LIMITED PARTNERSHIP, a Virginia limited partnership and acknowledged his signature on the foregoing instrument on behalf of that partnership.

*[Signature]*  
Notary Public

My Commission Expires: August 1, 2001

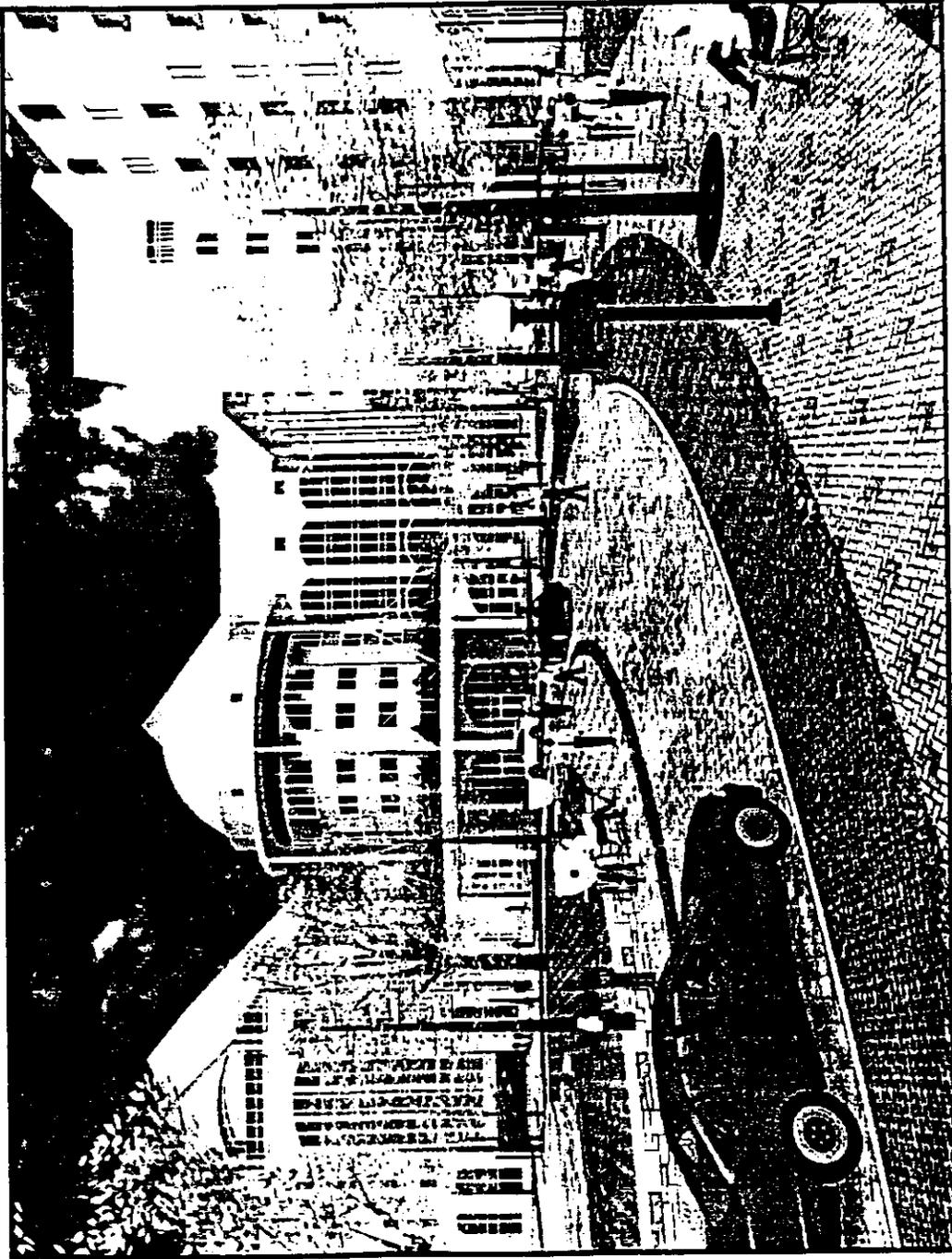
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The Lukmire Partnership, Inc.

## GATEWAY PLAZA AT INTERNATIONAL CENTER

Vignette of Sunrise Valley Drive Entrance



© The Fulkmire Partnership, Inc.

## GATEWAY PLAZA AT INTERNATIONAL CENTER

Vignette of Gateway Plaza and Hotel



The Fukunire Partner - Jip, Inc

## GATEWAY PLAZA AT INTERNATIONAL CENTER

Vignette of Sunrise Valley Drive - Residential Buildings



The Lukmire Partnership, Inc.

## GATEWAY PLAZA AT INTERNATIONAL CENTER

Vignette of Sunrise Valley Drive - Southeast Entrance



The Lukmine Partnership, Inc.

## **GATEWAY PLAZA AT INTERNATIONAL CENTER**

Vignette of Gateway Plaza, Residential Buildings & Restaurant



**GENERAL NOTES**

1. The work shall be in accordance with the specifications and drawings.
2. The contractor shall be responsible for obtaining all necessary permits.
3. The contractor shall maintain access to all existing utilities.
4. The contractor shall be responsible for the safety of all workers.
5. The contractor shall be responsible for the protection of all existing structures.
6. The contractor shall be responsible for the removal and disposal of all debris.
7. The contractor shall be responsible for the cleanup of the work area.
8. The contractor shall be responsible for the maintenance of all records.
9. The contractor shall be responsible for the completion of the work within the specified time frame.
10. The contractor shall be responsible for the payment of all bills.
11. The contractor shall be responsible for the insurance of all workers and equipment.
12. The contractor shall be responsible for the bonding of the work.
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28. The contractor shall be responsible for the communication with the project advisory board.
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30. The contractor shall be responsible for the communication with the project advisory board.

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**ZERLING**

10000 10th Street, N.W., Seattle, WA 98107  
 (206) 462-1000  
 FAX (206) 462-1001  
 WWW.ZERLING.COM

**LABORATIONS**

Item	Description	Quantity	Unit	Price	Total
1	Soil Testing	10	Tests	100.00	1000.00
2	Water Testing	5	Tests	200.00	1000.00
3	Material Testing	10	Tests	100.00	1000.00
4	Concrete Testing	5	Tests	200.00	1000.00
5	Steel Testing	5	Tests	200.00	1000.00
6	Asphalt Testing	5	Tests	200.00	1000.00
7	Aggregate Testing	5	Tests	200.00	1000.00
8	Soil Compaction	5	Tests	200.00	1000.00
9	Soil Moisture	5	Tests	200.00	1000.00
10	Soil pH	5	Tests	200.00	1000.00
11	Soil Salinity	5	Tests	200.00	1000.00
12	Soil Nutrients	5	Tests	200.00	1000.00
13	Soil Heavy Metals	5	Tests	200.00	1000.00
14	Soil Organic Matter	5	Tests	200.00	1000.00
15	Soil Carbon	5	Tests	200.00	1000.00
16	Soil Nitrogen	5	Tests	200.00	1000.00
17	Soil Phosphorus	5	Tests	200.00	1000.00
18	Soil Potassium	5	Tests	200.00	1000.00
19	Soil Sulfur	5	Tests	200.00	1000.00
20	Soil Chloride	5	Tests	200.00	1000.00
21	Soil Fluoride	5	Tests	200.00	1000.00
22	Soil Bromine	5	Tests	200.00	1000.00
23	Soil Iodine	5	Tests	200.00	1000.00
24	Soil Zinc	5	Tests	200.00	1000.00
25	Soil Copper	5	Tests	200.00	1000.00
26	Soil Manganese	5	Tests	200.00	1000.00
27	Soil Nickel	5	Tests	200.00	1000.00
28	Soil Cadmium	5	Tests	200.00	1000.00
29	Soil Lead	5	Tests	200.00	1000.00
30	Soil Silver	5	Tests	200.00	1000.00
31	Soil Barium	5	Tests	200.00	1000.00
32	Soil Strontium	5	Tests	200.00	1000.00
33	Soil Calcium	5	Tests	200.00	1000.00
34	Soil Magnesium	5	Tests	200.00	1000.00
35	Soil Sodium	5	Tests	200.00	1000.00
36	Soil Potassium	5	Tests	200.00	1000.00
37	Soil Phosphorus	5	Tests	200.00	1000.00
38	Soil Nitrogen	5	Tests	200.00	1000.00
39	Soil Carbon	5	Tests	200.00	1000.00
40	Soil Sulfur	5	Tests	200.00	1000.00
41	Soil Chloride	5	Tests	200.00	1000.00
42	Soil Fluoride	5	Tests	200.00	1000.00
43	Soil Bromine	5	Tests	200.00	1000.00
44	Soil Iodine	5	Tests	200.00	1000.00
45	Soil Zinc	5	Tests	200.00	1000.00
46	Soil Copper	5	Tests	200.00	1000.00
47	Soil Manganese	5	Tests	200.00	1000.00
48	Soil Nickel	5	Tests	200.00	1000.00
49	Soil Cadmium	5	Tests	200.00	1000.00
50	Soil Lead	5	Tests	200.00	1000.00
51	Soil Silver	5	Tests	200.00	1000.00
52	Soil Barium	5	Tests	200.00	1000.00
53	Soil Strontium	5	Tests	200.00	1000.00
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56	Soil Sodium	5	Tests	200.00	1000.00
57	Soil Potassium	5	Tests	200.00	1000.00
58	Soil Phosphorus	5	Tests	200.00	1000.00
59	Soil Nitrogen	5	Tests	200.00	1000.00
60	Soil Carbon	5	Tests	200.00	1000.00
61	Soil Sulfur	5	Tests	200.00	1000.00
62	Soil Chloride	5	Tests	200.00	1000.00
63	Soil Fluoride	5	Tests	200.00	1000.00
64	Soil Bromine	5	Tests	200.00	1000.00
65	Soil Iodine	5	Tests	200.00	1000.00
66	Soil Zinc	5	Tests	200.00	1000.00
67	Soil Copper	5	Tests	200.00	1000.00
68	Soil Manganese	5	Tests	200.00	1000.00
69	Soil Nickel	5	Tests	200.00	1000.00
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82	Soil Sulfur	5	Tests	200.00	1000.00
83	Soil Chloride	5	Tests	200.00	1000.00
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97	Soil Magnesium	5	Tests	200.00	1000.00
98	Soil Sodium	5	Tests	200.00	1000.00
99	Soil Potassium	5	Tests	200.00	1000.00
100	Soil Phosphorus	5	Tests	200.00	1000.00

**BILL CONTRACT**

Item	Description	Quantity	Unit	Price	Total
1	Bill of Materials	1	Item	100.00	100.00
2	Contract Documents	1	Set	200.00	200.00
3	Construction Documents	1	Set	300.00	300.00
4	Permit Fees	1	Item	400.00	400.00
5	Professional Fees	1	Item	500.00	500.00
6	Travel Expenses	1	Item	600.00	600.00
7	Printing Expenses	1	Item	700.00	700.00
8	Photocopying Expenses	1	Item	800.00	800.00
9	Postage Expenses	1	Item	900.00	900.00
10	Telephone Expenses	1	Item	1000.00	1000.00
11	Internet Expenses	1	Item	1100.00	1100.00
12	Software Expenses	1	Item	1200.00	1200.00
13	Hardware Expenses	1	Item	1300.00	1300.00
14	Energy Expenses	1	Item	1400.00	1400.00
15	Water Expenses	1	Item	1500.00	1500.00
16	Sewer Expenses	1	Item	1600.00	1600.00
17	Gas Expenses	1	Item	1700.00	1700.00
18	Electric Expenses	1	Item	1800.00	1800.00
19	Telephone Expenses	1	Item	1900.00	1900.00
20	Internet Expenses	1	Item	2000.00	2000.00
21	Software Expenses	1	Item	2100.00	2100.00
22	Hardware Expenses	1	Item	2200.00	2200.00
23	Energy Expenses	1	Item	2300.00	2300.00
24	Water Expenses	1	Item	2400.00	2400.00
25	Sewer Expenses	1	Item	2500.00	2500.00
26	Gas Expenses	1	Item	2600.00	2600.00
27	Electric Expenses	1	Item	2700.00	2700.00
28	Telephone Expenses	1	Item	2800.00	2800.00
29	Internet Expenses	1	Item	2900.00	2900.00
30	Software Expenses	1	Item	3000.00	3000.00
31	Hardware Expenses	1	Item	3100.00	3100.00
32	Energy Expenses	1	Item	3200.00	3200.00
33	Water Expenses	1	Item	3300.00	3300.00
34	Sewer Expenses	1	Item	3400.00	3400.00
35	Gas Expenses	1	Item	3500.00	3500.00
36	Electric Expenses	1	Item	3600.00	3600.00
37	Telephone Expenses	1	Item	3700.00	3700.00
38	Internet Expenses	1	Item	3800.00	3800.00
39	Software Expenses	1	Item	3900.00	3900.00
40	Hardware Expenses	1	Item	4000.00	4000.00
41	Energy Expenses	1	Item	4100.00	4100.00
42	Water Expenses	1	Item	4200.00	4200.00
43	Sewer Expenses	1	Item	4300.00	4300.00
44	Gas Expenses	1	Item	4400.00	4400.00
45	Electric Expenses	1	Item	4500.00	4500.00
46	Telephone Expenses	1	Item	4600.00	4600.00
47	Internet Expenses	1	Item	4700.00	4700.00
48	Software Expenses	1	Item	4800.00	4800.00
49	Hardware Expenses	1	Item	4900.00	4900.00
50	Energy Expenses	1	Item	5000.00	5000.00



1. The contractor shall be responsible for the completion of the work within the specified time frame.

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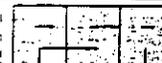
19. The contractor shall be responsible for the communication with the project steering committee.

20. The contractor shall be responsible for the communication with the project advisory board.

**GENERAL NOTES**

GATEWAY PLAZA  
 AT  
 INTERNATIONAL CENTER  
 RESTON DIN AND CONFERENCE CENTER LP

FACILLI BRAMON AND ASSOCIATES, LTD.  
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTURE  
 1821 Market Terrace Drive, Reston, Virginia 20190-1306 (703) 742-7800



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2. The contractor shall be responsible for the payment of all bills.

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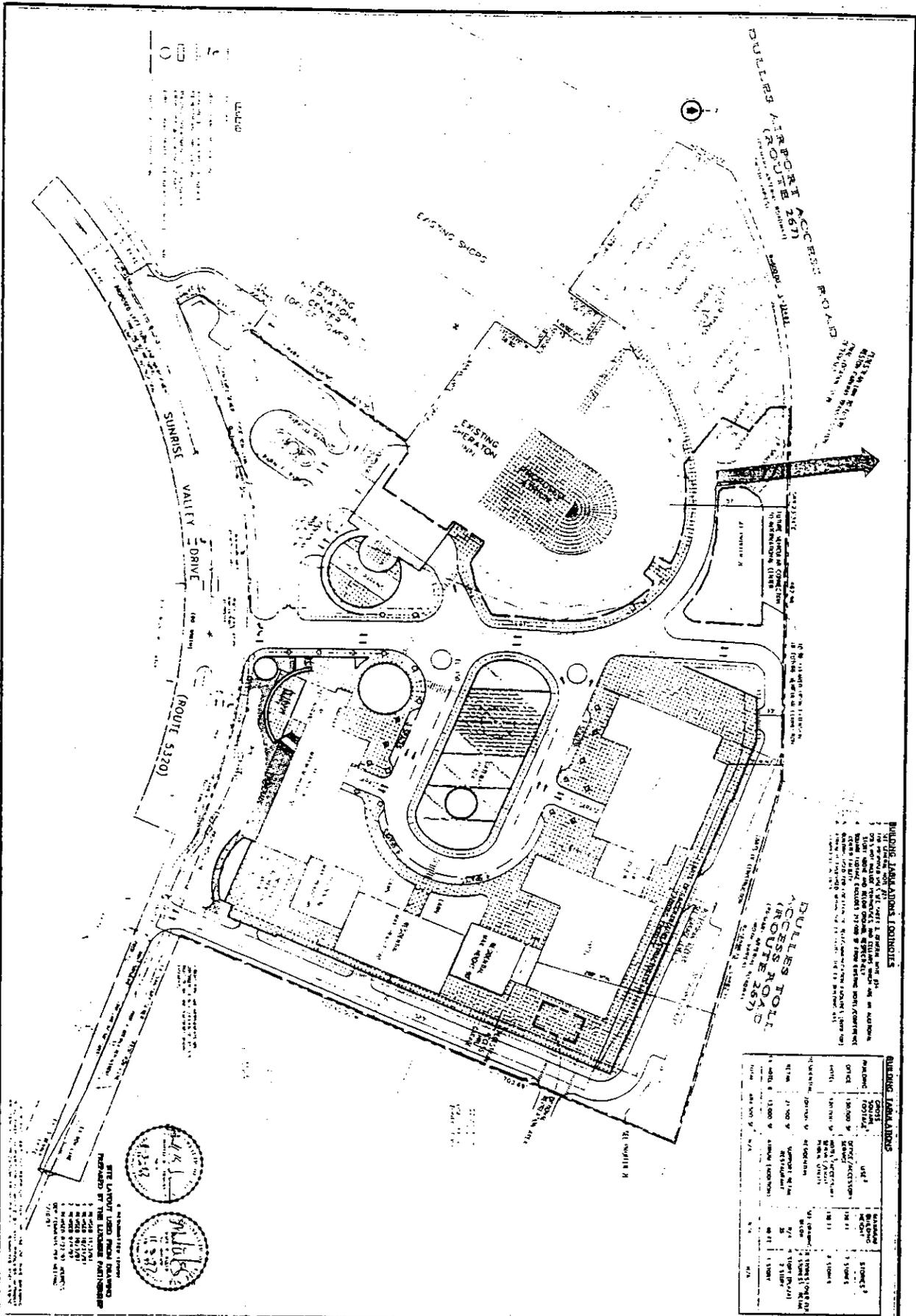
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DULLES ACCESS ROAD  
(ROUTE 267)  
EXISTING ASPHALT PAVED  
EXISTING STREETS

DULLES TOLL  
ACCESS ROAD  
(ROUTE 267)  
EXISTING ASPHALT PAVED  
EXISTING STREETS

**BUILDING LABELS**

Building	Area (sq ft)	Use	Notes
Building 1	1,000,000	Office	Existing
Building 2	500,000	Office	Existing
Building 3	200,000	Office	Existing
Building 4	100,000	Office	Existing
Building 5	50,000	Office	Existing
Building 6	25,000	Office	Existing
Building 7	12,500	Office	Existing
Building 8	6,250	Office	Existing
Building 9	3,125	Office	Existing
Building 10	1,562	Office	Existing
Building 11	781	Office	Existing
Building 12	390	Office	Existing
Building 13	195	Office	Existing
Building 14	97	Office	Existing
Building 15	48	Office	Existing
Building 16	24	Office	Existing
Building 17	12	Office	Existing
Building 18	6	Office	Existing
Building 19	3	Office	Existing
Building 20	1.5	Office	Existing

**PROPOSED BY THE LANDOWNER**  
 PREPARED BY THE LANDOWNER  
 ENGINEER  
 ARCHITECT  
 LANDSCAPE ARCHITECT  
 CIVIL ENGINEER  
 ELECTRICAL ENGINEER  
 MECHANICAL ENGINEER  
 PLUMBING ENGINEER  
 STRUCTURAL ENGINEER  
 TRAFFIC ENGINEER  
 ENVIRONMENTAL ENGINEER  
 HISTORIC PRESERVATION ARCHITECT  
 INTERIOR ARCHITECT  
 LIGHTING DESIGNER  
 SIGNAGE DESIGNER  
 SOUND DESIGNER  
 VIDEO DESIGNER  
 WIRELESS DESIGNER  
 SECURITY DESIGNER  
 ACCESSIBILITY DESIGNER  
 SUSTAINABILITY DESIGNER  
 OTHER SPECIALISTS

**DEVELOPMENT PLAN**

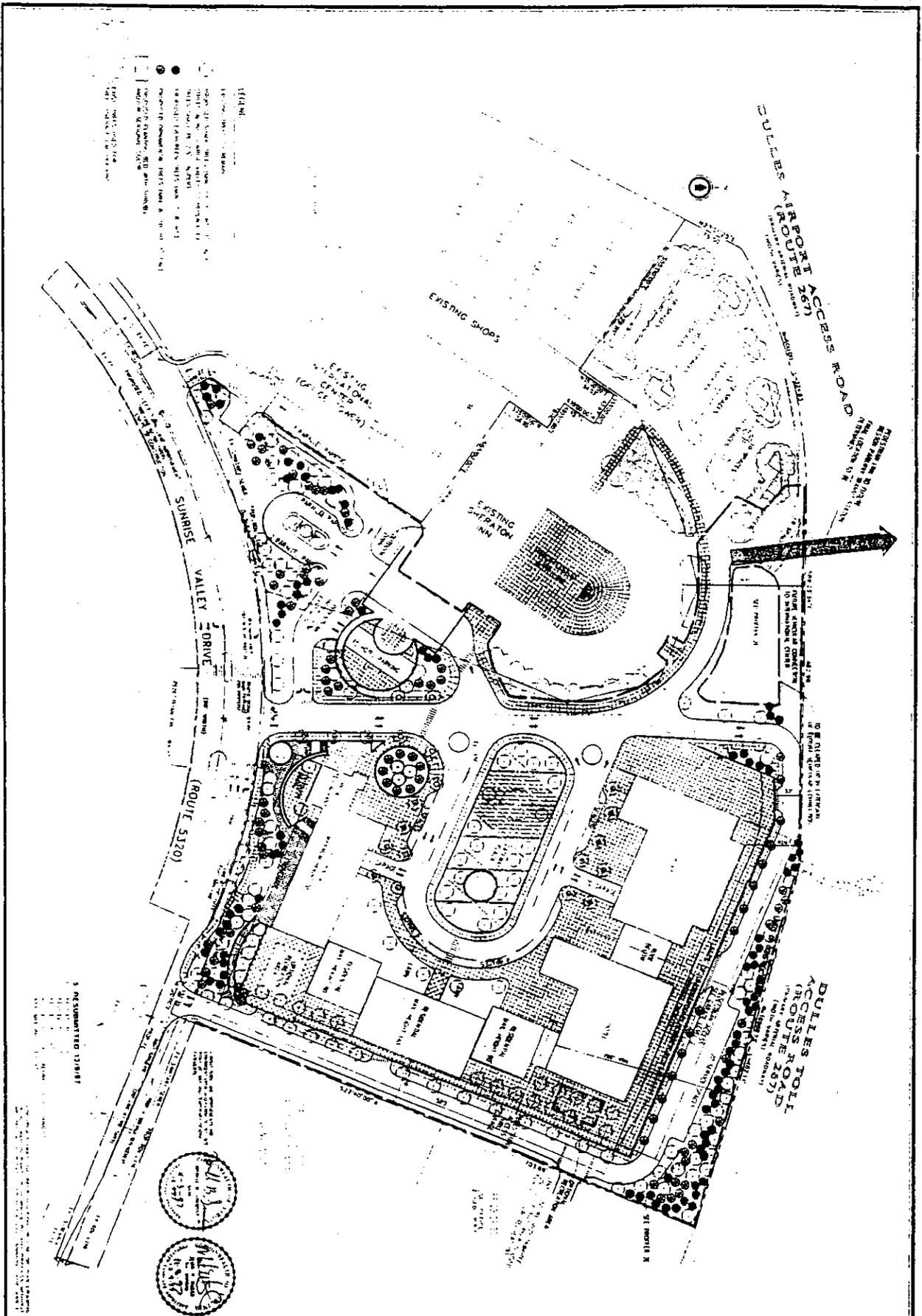
**GATEWAY PLAZA  
AT  
INTERNATIONAL CENTER  
RESTROOM AND CONFERENCE CENTER LP**

**FACIALL SIMMONS AND ASSOCIATES, LTD.**  
 ENGINEERING - PLANNING - SURVEYING - LANDSCAPE ARCHITECTURE  
 1627 Dulles Corporate Plaza, Suite 200, Reston, Virginia 20191-4400  
 TEL: 703/441-1100 FAX: 703/441-1101









**CONCEPTUAL  
LANDSCAPE PLAN**

**GATEWAY PLAZA  
AT  
INTERNATIONAL CENTER  
RESTROOM AND CONFERENCE CENTER LP**

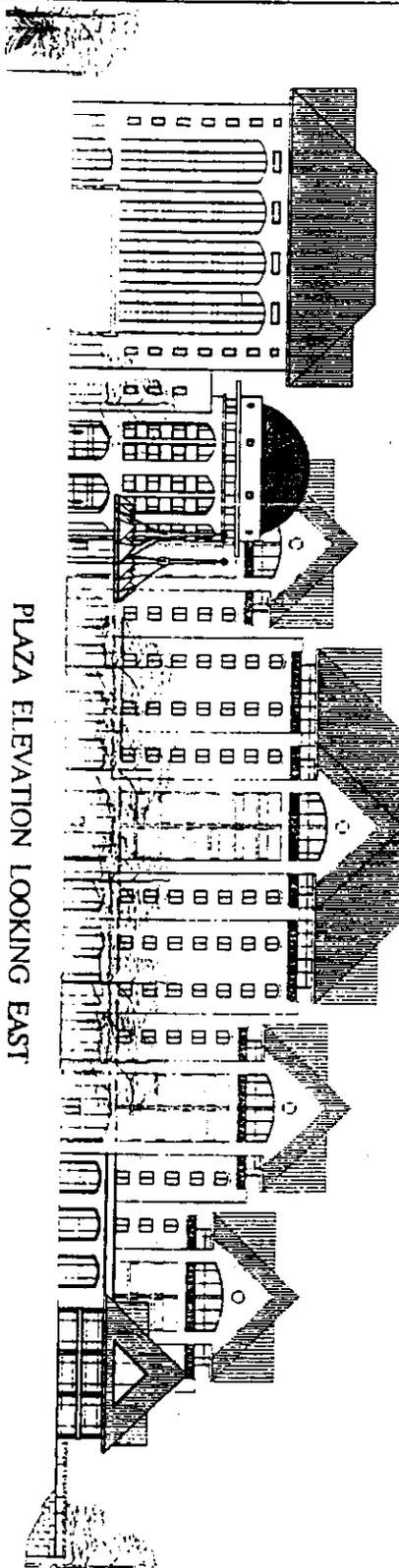
**FACELLI BRIMMON AND ASSOCIATES, LTD.**  
ENGINEERING - PLANNING - SURVEYING - LANDSCAPE ARCHITECTURE  
1221 Michoud Parkway, Suite 100, Fairfax, Virginia 22033-5400 (703) 722-7878



DATE: 11/11/03  
SCALE: AS SHOWN  
PROJECT NO.: 03-001  
SHEET NO.: 1 OF 1







PLAZA ELEVATION LOOKING EAST

SCALE: 1" = 20'-0"



FOR ILLUSTRATIVE PURPOSES ONLY

1	10/1/98	10/1/98	10/1/98
2	10/1/98	10/1/98	10/1/98
3	10/1/98	10/1/98	10/1/98
4	10/1/98	10/1/98	10/1/98
5	10/1/98	10/1/98	10/1/98
6	10/1/98	10/1/98	10/1/98
7	10/1/98	10/1/98	10/1/98
8	10/1/98	10/1/98	10/1/98
9	10/1/98	10/1/98	10/1/98
10	10/1/98	10/1/98	10/1/98

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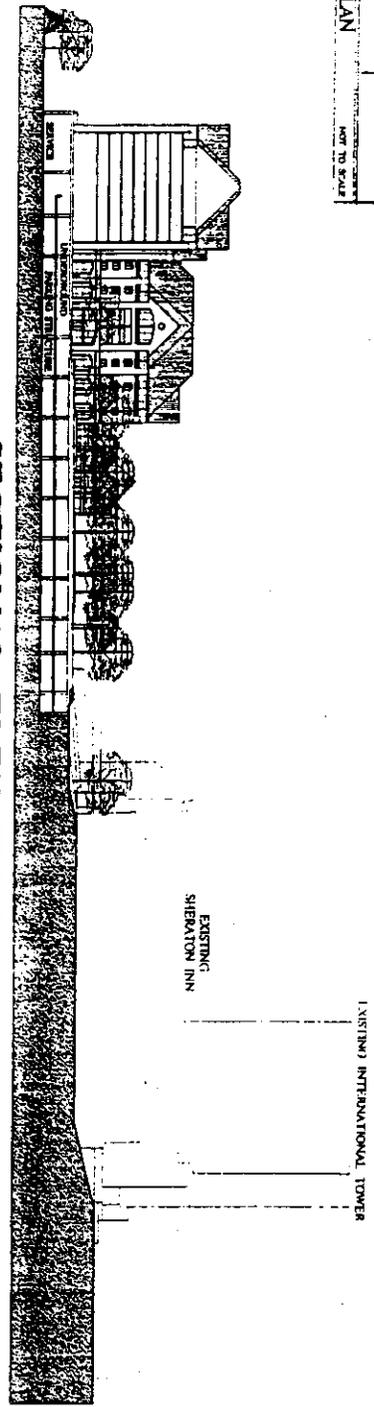
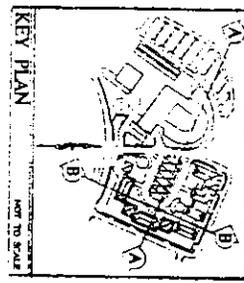
**ARCHITECTURE & PLANNING**

10/1/98  
10/1/98  
10/1/98  
10/1/98  
10/1/98  
10/1/98  
10/1/98  
10/1/98  
10/1/98  
10/1/98

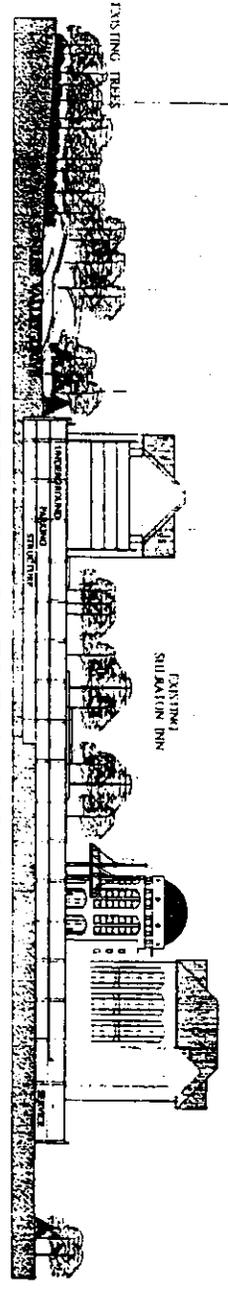
Project Title:  
**GATEWAY PLAZA AT INTERNATIONAL CENTER  
MASTER PLAN**

Owner:  
**RESTON INN AND CONFERENCE CENTER LP**

10/1/98	10/1/98	10/1/98	10/1/98
10/1/98	10/1/98	10/1/98	10/1/98
10/1/98	10/1/98	10/1/98	10/1/98
10/1/98	10/1/98	10/1/98	10/1/98
10/1/98	10/1/98	10/1/98	10/1/98
10/1/98	10/1/98	10/1/98	10/1/98
10/1/98	10/1/98	10/1/98	10/1/98
10/1/98	10/1/98	10/1/98	10/1/98
10/1/98	10/1/98	10/1/98	10/1/98
10/1/98	10/1/98	10/1/98	10/1/98



**SECTIONAL ELEVATION A**  
(LOOKING SOUTH TOWARD SUNRISE VALLEY DRIVE)  
SCALE: 1" = 40'-0"

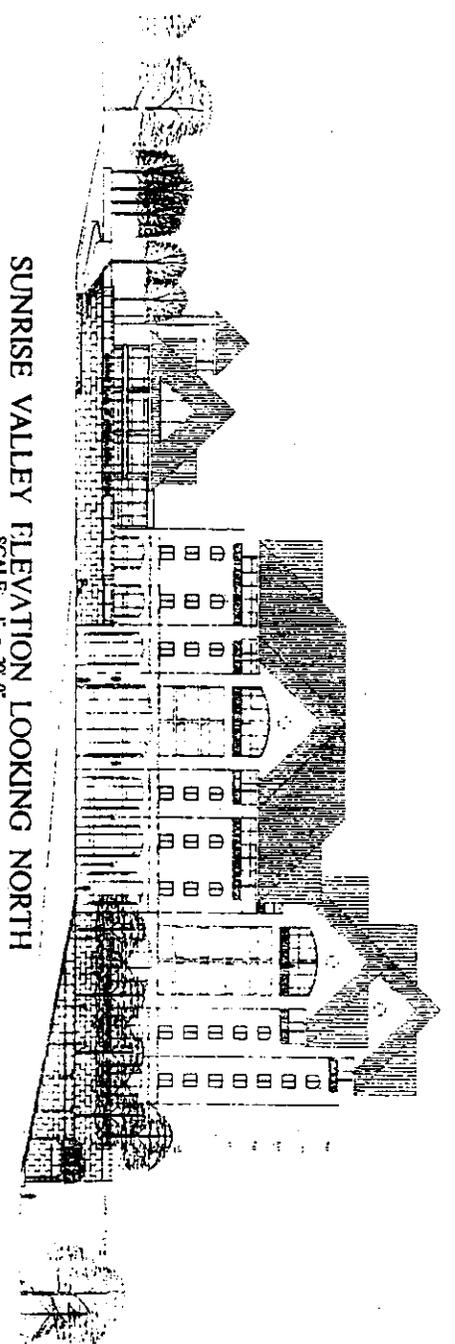


**SECTIONAL ELEVATION B**  
(LOOKING WEST TOWARD EXISTING SHERATON INN)  
SCALE: 1" = 40'-0"

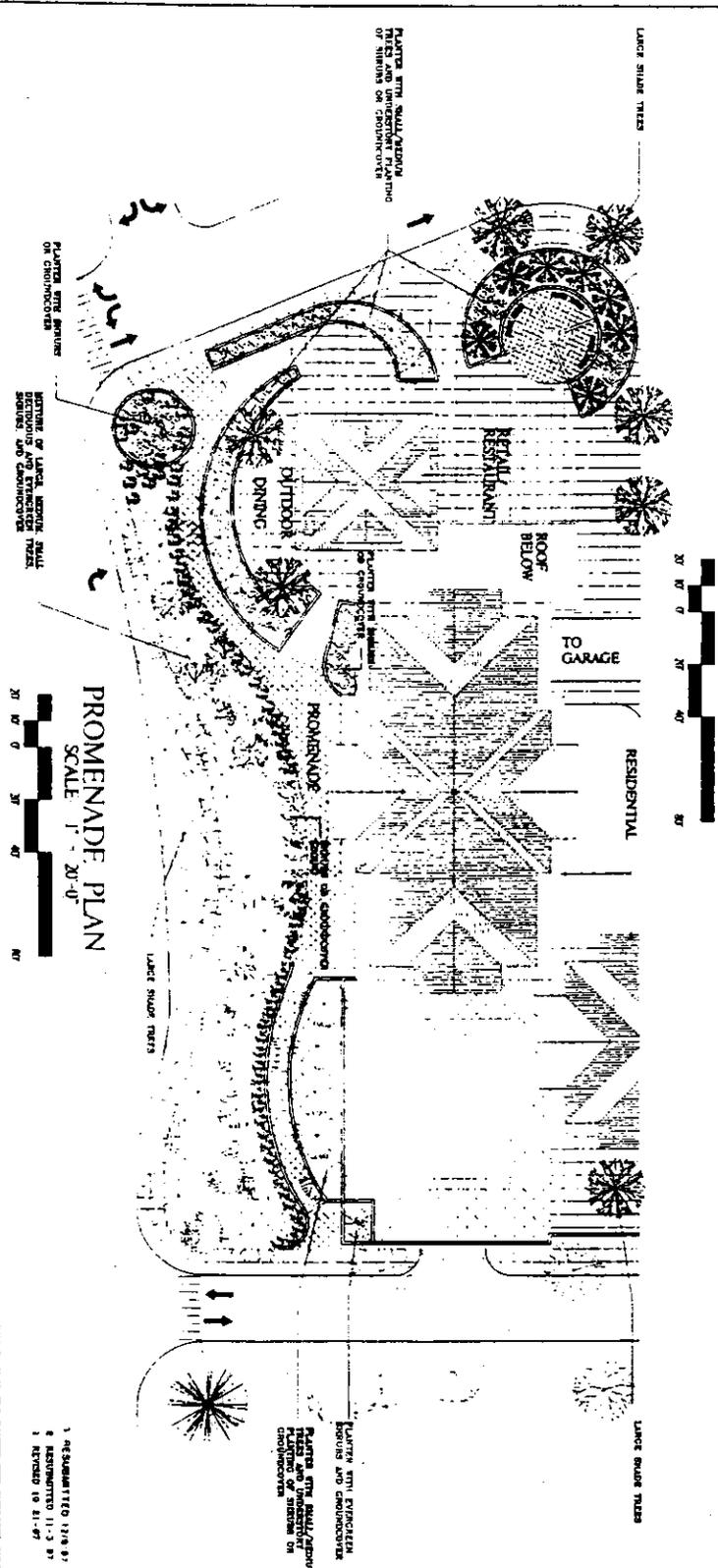
FOR ILLUSTRATIVE PURPOSES ONLY

- 1. PREPARED 12/2/77
- 2. REVISIONS 12/2/77
- 3. REVISIONS 12/2/77
- 4. REVISIONS 12/2/77
- 5. REVISIONS 5/8/77

<p>McKENNEN, INC. ARCHITECTURE &amp; PLANNING</p>	<p>Project Title:</p> <p><b>GATEWAY PLAZA AT INTERNATIONAL CENTER</b></p> <p><b>MASTER PLAN</b></p>	<p>Drawn:</p> <p>9 OF 10</p>
	<p>Owner:</p> <p><b>RESTON INN AND CONFERENCE CENTER LP</b></p>	



SUNRISE VALLEY ELEVATION LOOKING NORTH  
SCALE: 1" = 20'-0"



PROMENADE PLAN  
SCALE: 1" = 20'-0"

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.

- 1. REVISION 11/10/87
- 2. REVISION 11/13/87
- 3. REVISED 10/21/87

Project Title: <b>GATEWAY PLAZA AT INTERNATIONAL CENTER</b> WESTER PLAN	Owner: PEPPER INN AND CONFERENCE CENTER LP		Promenade Plan	Date: 10/21/87
				Scale: 1" = 20'-0"

**REZONING AFFIDAVIT**

DATE: October 26, 2007  
 (enter date affidavit is notarized)

I, Benjamin F. Tompkins, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one)             applicant  
                               applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): \_\_\_\_\_  
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE: All relationships to the application listed above in BOLD print must be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)**

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Reston Square Hotel, L.L.C. Agents: John B. Schlichting Jeffrey M. Kelley	4445 Willard Avenue, Suite 400 Chevy Chase, MD 20815	<b>APPLICANT/TITLE OWNER</b>

(check if applicable)             There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Rezoning Attachment to Par. 1(a)**

DATE: October 26, 2007  
 (enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
 (enter County-assigned application number (s))

**(NOTE:** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.** For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Reed Smith LLP Agents: Benjamin F. Tompkins Ann Eberhart Goode, AICP Grayson P. Hanes Robert A. Lawrence Michael A. Banzhaf Sally Gillette Linda S. Broyhill	3110 Fairview Park Drive, Suite 1400 Falls Church, VA 22042	<b>ATTORNEYS/PLANNERS/AGENTS</b>
M.J. Wells & Associates, LLC Agents: Robert L. Antonucci Jorjean M. Stanton Jami L. Milanovich	1420 Spring Hill Road, Suite 600 McLean, VA 22012	<b>TRAFFIC CONSULTANT/AGENTS</b>
Urban Engineering & Associates, Inc. (v/a Urban, Ltd.) Agents: Matthew K. Koirtyohann Shawn H. Batteron Eric S. Siegel	7712 Little River Turnpike, Suite 503 Annandale, VA 22003	<b>ENGINEERS/AGENTS</b>

(check if applicable)            There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: October 26, 2007  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
RESTON SQUARE HOTEL, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)  
Reston Square Holdings, L.L.C.

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer, etc.**)

Reston Square Holdings, L.L.C., Manager

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(b)**

DATE: October 26, 2007  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Reston Square Holdings, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

JBG/Reston Square Manager, L.L.C.  
Rockwood Reston Office/Hotel LLC

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

JBG/Reston Square Manager, L.L.C., Manager

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

JBG Reston Square Manager, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

JBG/Reston Square Fund Partner, L.L.C.  
F-V Reston, L.L.C.

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

JBG/Company Manager II, L.L.C.

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: October 26, 2007  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
JBG/RESTON SQUARE FUND PARTNER, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)  
JBG Investment Fund I, L.P.  
JBG Investment Fund V, L.L.C.

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)  
JBG/Company Manager II, L.L.C., Manager

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
JBG Investment Fund V, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class \* of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

\* No shareholder owns 10% or more of any entity listed on Par. 1(a) and the shareholders will not be further listed on this affidavit.

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)  
JBG/Fund V Manager, L.L.C.

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: October 26, 2007  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
ROCKWOOD RESTON OFFICE/HOTEL, LLC  
10 Bank Street, 11th Floor  
White Plains, NY 10606

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)  
Rockwood Capital Real Estate Partners Fund IV, L.P.

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**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)  
Rockwood Capital Real Estate Partners Fund IV, L.P., Member Manager

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Rockwood Capital Partners (IV), LLC  
10 Bank Street, 11th Floor, White Plains, NY 10606

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)  
Neil H. Smith, Edmond A. Kavounas, John F. Taylor, Donald L. Clark, Robert L. Gray, Jr., Walter P. Schmidt, Peter J. Falco, Jennifer A. Levy

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Edmond A. Kavounas, Manager; Robert L. Gray, Jr., Manager; Peter J. Falco, Manager; Walter P. Schmidt, Manager

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: October 26, 2007  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
F-V Reston, LLC  
1901 N. Moore Street, Suite 804  
Arlington, Virginia 22209

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)  
Fidelio Properties  
VBM-USA, Inc.

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: October 26, 2007  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

VBM-USA, Inc.  
1901 N. Moore Street, Suite 804  
Arlington, Virginia 22209

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below. \*
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

VBM B.V. Advies-En Beheermaatschappij

\*None of the shareholders own ten percent (10%) or more of any entity listed in Par. 1(a) and this entity will not be further listed on this affidavit.

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Christain Zachariasse, President                      Robert B. Baxter, Treasurer  
Jan A. Zachariasse, Vice President/Secretary

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

URBAN ENGINEERING & ASSOCIATES, INC. (t/a URBAN, LTD.)  
7712 Little River Turnpike, Suite 503  
Annandale, VA 22003

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

J. Edgar Sears, Jr.  
Barry B. Smith  
Brian A. Sears

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

J. Edgar Sears, Jr., President & Treasurer  
Barry B. Smith, Vice President & Secretary

(check if applicable)     There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: October 26, 2007  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)**

Fidelio Properties, Manager  
1901 N. Moore Street, Suite 804  
Arlington, Virginia 22209

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)**

Janivo Realty, Inc., General Partner  
Fidelio Properties Management, Inc.,  
General Partner  
Donelux, Inc., General Partner  
F.P. Executive Partners, LLC, General  
Partner

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: October 26, 2007  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)  
REED SMITH, LLP  
3110 Fairview Park Drive, Suite 1400  
Falls Church, VA f 22042

(check if applicable)  The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- |                       |                       |                        |
|-----------------------|-----------------------|------------------------|
| Abbott, Kevin C.      | Bevan, III, William   | Bresch, Jeffrey J.     |
| Alfandary, Peter R.   | Bhattacharyya, Gautam | Brown, Charles A.      |
| Allen, Thomas L.      | Bickham, J. David     | Brown, George          |
| Altorelli, John J.    | Binis, Barbara R.     | Brown, Michael K.      |
| Andrews, Alex T.      | Blasier, Peter C.     | Buckley, Mike C.       |
| Arkebauer, J. Todd    | Blitch, Stephen G.    | Burroughs, Jr., Benton |
| Arnold, Roy W.        | Bobo, Stephen T.      | Cameron, Douglas E.    |
| Baker, Scott D.       | Boehner, Russell J.   | Caplan, Gary S.        |
| Ballantine, Frank D.  | Bohan, David C.       | Carder, Elizabeth B.   |
| Banzhaf, Michael A.   | Bolden, A. Scott      | Cardozo, Raymond A.    |
| Barnes, James J.      | Bonessa, Daniel I.    | Charot, Benoit         |
| Barry, Kevin R.       | Borrowdale, Peter E.  | Christman, Bruce L.    |
| Beale, Giles W.       | Boutcher, David J.    | Clark, II, Peter S.    |
| Begley, Sara A.       | Boven, Douglas G.     | Cobetto, Jack B.       |
| Beirne, Nola M.       | Bradford, Timothy B.  | Colen, Frederick H.    |
| Bernier, Maria N.     | Bradley, Patrick E.   | Colman, Abraham J.     |
| Bernstein, Leonard A. | Brand, Mark A.        | Connoley, Mark F.      |

(check if applicable)  There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(c)**DATE: October 26, 2007  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)REED SMITH LLP  
3110 Fairview Park Drive, Suite 1400  
Falls Church, VA 22042(check if applicable)  The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
General Partner, Limited Partner, or General and Limited Partner)

Connors, Eugene K.	Frenier, Diane M.	Hofstetter, Jonathan M.
Convery, III, J. Ferd	Fritton, Karl A.	Holmes, Katherine M.
Cotler, Alan K.	Gallagher, Jr., Daniel P.	Honigberg, Carol C.
Davies, Colleen T.	Gallatin, Jr. James P.	Hultquist, James T
Demase, Lawrence A.	Gasparetti, Lorenzo E.	Hunt, Mark T.
DeNinno, David L.	Gentile, Jr. Pasquale D.	Iino, John M.
Dermody, Debra H.	Gilbert, Jeffrey T.	Innamorato, Don A.
DiFiore, Gerard S.	Greeson, Thomas W.	Jared, Cynthia
Dilling, Robert M.	Greenberger, James J.	Jeffcott, Robin B.
DiNome, John A.	Greenblatt, Lewis B.	Jenkinson, Andrew P.
Dittoe, John E.	Grimes, David M.	Johnston, Paul F.
Dolin, Stewart	Gross, Dodi Walker	Jordan, Gregory B.
Doran, William E.	Guadagnino, Frank T.	Kabnick, Lisa D.
Dubelier, Eric A.	Gwynne, Kurt F.	Karides, Constantine
Dumville, S. Miles	Hackett, Mary J.	Kearney, Kerry A.
Duronio, Carolyn D.	Haggerty, James R.	Kiel, Gerald H.
East, Lindsay T.	Hall, Kevin A.	King, Robert A.
Edwards, Stephen S.	Hanes, Grayson P.	Kirkpatrick, Stephen A.
Epstein, Bette B.	Hargreaves, Philip M.	Kleier, James
Eskilson, James	Harris, Judith L.	Klein, Murray J.
Evagora, Kyri	Hartley, Simon P.	Kohn, Steven M.
Evans, David C.	Hartman, Ronald G.	Kolaski, Kenneth M.
Fagelson, Ian B.	Harvey, Richard H.	Kozlov, Herbert F.
Fagelson, Karen C.	Hawley, Terence N.	Krebs-Markrich, Julia
Fischer, Michael I.	Heard, David J.	Kuglar, Stefan
Fisher, Stanley P.	Heffler, Curt L.	Kwuon, Janet H.
Flatley, Lawrence E.	Heidelberger, Louis M.	Lacy, Jr., D. Patrick
Floyd, Michele	Hemming, Seth M.	Lasher, Lori L.
Fogel, Paul D.	Hewetson, Charles M.	LeDonne, Eugene
Foster, Timothy G.	Hibbert, Thomas	Leech, Frederick C.
Fox, Thomas C.	Hierons, Richard	Leiderman, Harvey, L.
Francis, Jr., Ronald L.	Hill, Christopher A.	Levine, Edward H.
Frank, Ronald W.	Hill, Robert J.	Lo Vallo, Michael A.
Freeman, Lynne P.	Hiitt, Leo N.	Lewis, Lars
	Hirsch, Austin L.	Loepere, Carol C.

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**DATE: October 26, 2007  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)**Reed Smith LLP  
3110 Fairview Park Drive, Suite 1400  
Falls Church, VA 22042(check if applicable)  The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)**

London, Alan E.	Nelson, Jack R.	Rosenbaum, Joseph I.
Lowenstein, Michael E.	Neiman, Robert K.	Rosenberg, Carolyn H.
Luchini, Joseph S.	Nicholas, Robert A.	Roth, Robert A.
Lyons, III, Stephen M.	Nicoll, Richard C.	Rubenstein, Donald P.
Magera, George F.	O'Neil, Mark T.	Rudolf, Joseph C.
Mahone, Glenn R.	Oppedahl, Mary C.	Sabourin, Jr., John J.
Mantell, Nanette W.	Paisley, Belinda L.	Sanders, Michael
Marger, Joseph M.	Parker, Roger J.	Schaffer, Eric A.
Martin, James C.	Patterson, Lorin E.	Schaider, Joel R.
Martini, John D.	Pearman, Scott A.	Schatz, Gordon B.
Maxtone-Smith, Michael J.	Peck, Jr., Daniel F.	Schlesinger, Matthew J.
McAllister, David J.	Pedretti, Mark G.	Schmarak, Bradley S.
McCarthy, Michael P.	Perfido, Ruth S.	Schumacher, Jeffrey A.
McDavid, George E.	Peterson, Kurt C.	Scott, Michael T.
McGarrigle, Thomas J.	Phillipps, Richard P.	Seaman, Charles H.
McGough, Jr., W. Thomas	Phillips, Robert D.	Sedlack, Joseph M.
McGuan, Kathleen H.	Picco, Steven J.	Seeder, Marshall
McKenna, J. Frank	Pike, Jon R.	Shanus, Stuart A.
McNichol, Jr., William J.	Pollack, Michael B.	Shapiro, Clifford J.
Mehfoud, Kathleen S.	Quinn, Jonathan S.	Shaw, Nick J.
Melodia, Mark S.	Radley, Lawrence J.	Short, Carolyn P.
Metro, Joseph W.	Raju, Ajay K.	Siamas, John S.
Meyers, Michael A.	Rambaud, Mathieu	Sigelko, Duane F.
Miller, Edward S.	Raymond, Peter D.	Simons, Bernard P.
Miller, Robert J.	Reed, W. Franklin	Simons, Robert P.
Miller, Steven A.	Reid, Graham M.	Singer, Paul M.
Moberg, Marilyn A.	Reinke, Donald C.	Skrein, Michael P.
Montague-Jones, Roy R.	Restivo, Jr., James J.	Smersfelt, Kenneth N.
Morgan, Adam R.	Rhatigan, Sean M.	Smith, Barry H.
Morris, Robert K.	Risetto, Christopher L.	Smith, III, John F.
Munoz, Peter S.	Ritchey, Patrick W.	Smith, John Lynn
Munsch, Martha Hartle	Roche, Brian D.	Smith, Robert M.
Myers, Donald J.	Rofe, Douglas J.	Sollie, Kyle O.
Napolitano, Perry A.	Rolfes, James A.	Spafford, Richard A.
Naugle, Louis A.	Rosales, Rex K.	Spaulding, Douglas K.
	Rosen, Barry S.	Speed, Nicholas P.

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: October 26, 2007  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)**

Reed Smith LLP  
3110 Fairview Park Drive, Suite 1400  
Falls Church, VA 22042

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)**

Springer, Claudia Z.	Zaines, John P.
Stanley, David E.	Zoeller, Lee A.
Stewart, II, George L.	Zurzolo, Tracy Leigh
Stoney, Jr., Carl J.	Green, Terry
Swinburn, Richard R.	
Tabachnick, Gene A.	Eggert, Russell R.
Taylor, Andrew D.	Teare, Peter
Taylor, Philip M.	Vishneski, John S.
Thallner, Jr., Karl A.	
Thomas, Alexander Y.	
Thomas, William G.	
Thompson, David A.	
Tillman, Eugene	
Tocci, Gary M.	
Todd, Thomas	
Tompkins, Benjamin F.	
Trevelise, Andrew J.	
Unkovic, John C.	
Vitsas, John L.	
Von Waldow, Arnd N.	
Wallis, Eric G.	
Warne, David G.	
Wasserman, Mark W.	
Weissman, David L.	
Weissman, Sonja S.	
Weller, Charles G.	
Wilkinson, James F.	
Wilkinson, John	
Wilson, Stephanie	
Wolff, Sarah R.	
Witty, Huw R.	
Wolff, Sarah R.	
Witty, Huw R.	
Wray, Richard K.	
Yoo, Thomas J.	

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: October 26, 2007  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)**

Rockwood Capital Real Estate Partners Fund IV, L.P.  
10 Bank Street, 11th Floor  
White Plains, NY 10606

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)**

Rockwood Capital Partners (IV), LLC,  
General Partner

The remaining 99% partnership interests are all limited partners. Only two limited partners own more than ten percent (10%) of the partnership interests, however, such limited partners' interest do not equate to owning ten percent (10%) or more of any entity listed on par. 1(a).

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: October 26, 2007  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

JBG INVESTMENT FUND I, L.P.  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

JBG Investment Fund I, L.P. does not own more than ten percent (10%) of any entity listed on par. 1(a).

JBG Real Estate Associates XXXIV, L.L.C. is a general partner and owns a 0.1029 interest, JBG Real Estate Associates XXXV, L.L.C. owns a 5.0433 limited partnership interests. Various individual investors comprise the remaining 94.8538 limited partnership interests.

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: October 26, 2007  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

Fidelio Properties, Manager  
1901 N. Moore Street, Suite 804  
Arlington, Virginia 22209

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

Janivo Realty, Inc., General Partner  
Fidelio Properties Management, Inc.,  
General Partner  
Donelux, Inc., General Partner  
F.P. Executive Partners, LLC, General  
Partner

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: October 26, 2007  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: October 26, 2007  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Benjamin F. Tompkins  
[ ] Applicant [X] Applicant's Authorized Agent

Benjamin F. Tompkins  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 26<sup>th</sup> day of October 2007, in the State/Comm. of Virginia, County/City of Fairfax.

Suzanne Y. Herron  
Notary Public

My commission expires \_\_\_\_\_  
SUZANNE Y. HERRON  
Notary Public  
Commonwealth of Virginia  
321121  
FORM RA-1 My Commission Expires Mar 31, 2010

## STATEMENT OF JUSTIFICATION

### Reston Square Development Plan Amendment

Reston Square Hotel, LLC (the "Applicant"), proposes a Development Plan Amendment to allow an increase in permitted hotel rooms from 175 to 200 and/or confirm an existing entitlement to 200 hotel rooms, with no additional square footage.

#### Application Property

The parcel is 19,159 square feet in size and is identified with the following tax map number: 17-4-((31))-H.

The subject property is located in the Hunter Mill District.

#### Background

The "Reston Square" project (of which the Application Property is a part) consists of 15 acres zoned PRC and subject to the Proffers approved by the Board of Supervisors as part of Application PCA/DPA B-846 on January 26, 1998 (the "Proffers") (see Exhibit A). Proffer I.A. provides that the "Property shall be developed in substantial conformance with Sheets 2-3 of the Development Plan" (the "Development Plan"). The project is being developed as a mixed use project consisting of office, hotel, support retail, and residential at a floor area ratio of 1.07. The existing improvements at the Reston Square project consist of the refurbished Sheraton Reston Hotel, the completed multi-family condominium project known as The Mercer, a recently completed office building and an under construction Westin hotel.

Pursuant to Proffer I.C, the square footage of the Westin hotel, currently under construction is 120,000 square feet. Subsequent to the approval of PCA/DPA B-846, a PRC Plan was approved for the office/hotel portion of the Reston Square project (PRC Plan 1732-PRC-0002-2). The PRC Plan showed the proposed hotel as containing 120,000 square feet and 200 rooms. A Site Plan for the office/hotel portion of the project was also approved permitting 120,000 square feet and 200 rooms (County Plan No. 1732-SP-002-2) (Sheet 6 of the Site Plan is attached as Exhibit B).

While the approvals noted above are consistent in that 120,000 square feet of hotel use is permitted, there is a possible conflict among these approvals in the anticipated number of hotel rooms. While the PRC Plan and Site Plan both specify that 200 rooms are permitted, the Development Plan contains a parenthetical notation to 175 rooms. The building tabulation

on the Development Plan reads as follows:

**Proposed Development**

Office	130,000 sf
Hotel (175 rooms)	120,000 sf
Support Retail	21,500 sf
Residential	+ 200,000 sf
Total Building Development	696,500 sf

No where in the Comprehensive Plan or in the Proffers was there any reference to the number of hotel rooms. It is believed the intended purpose of the parenthetical was to provide a room count so a parking requirement could be estimated.

**Proposal**

Other than modifying/clarifying the permitted room count, no other changes are proposed, and the Development Plan Amendment proposed consists solely of Sheet 2 of 10 of the underlying Development Plan (PCA/DPA B-846), revised to indicate the following:

- Number of hotel rooms specified as 200, and “175” is stricken;
- Parking tabulations are revised to be consistent with the approved PRC Plan and Site Plan based on actual uses;
- Notes 36, 37 and 38 are included to specify the purpose of the Application, request appropriate waivers and state that the proposed amendment complies with existing storm water management requirements; and
- Identification of the current Owner/Applicant and tax map parcel is made (See Note 1).

**Schedule of Development**

As noted above, most elements of the Reston Square project have been constructed. The Westin hotel is currently under construction and is slated to open in the Spring of 2008. This Application needs to be acted on by April 1, 2008 so that the full hotel room count can be permitted at such opening.

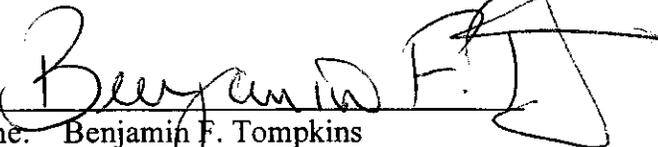
**Estimated Traffic Impact**

A Trip Generation Analysis, dated August 21, 2007 was prepared by Wells & Associates, LLC (see Exhibit C). This analysis projects an increase of 15 vehicles in and out of the project during the AM peak period and 15 vehicles in and out during the PM peak period.

Again, it should be noted that all aspects of the approved PRC Plan and Site Plan, including circulation and parking, are designed to accommodate 200 rooms.

**Conformity with Comprehensive Plan**

The subject property is located in the Upper Potomac Planning District within the Reston/Herndon Suburban Center (UP5) and the proposed amendment will be in conformance with all applicable plan policies, ordinances, regulations, adopted standards and previously approved plans and conditions, and including the specific language of the Comprehensive Plan for Land Unit F-2 (of which the Application Property is a part) that provides for a hotel use up to 360,000 square feet. The combined square footage of the existing Reston Sheraton Hotel (212,000 sq. ft.) and the Reston Westin (120,000 sq. ft.) is 332,000 square feet.

By:   
Name: Benjamin F. Tompkins  
Its: Attorney/Agent  
Date: October 26, 2007



# GATEWAY PLAZA AT INTERNATIONAL CENTER

RESTON, VIRGINIA

**TUN-HIRE PARTNERSHIP, INC.**  
 ARCHITECTURE & PLANNING  
 1100 N. GARDEN ST.  
 RESTON, VA 20191

**PACELLI BMAONS AND ASSOCIATES, LTD.**  
 ENGINEERING, PLANNING, SURVEYING  
 LANDSCAPE ARCHITECTURE  
 1100 N. GARDEN ST.  
 RESTON, VA 20191

ILLUSTRATIVE AREA PLAN FOR INFORMATION ONLY

- LEGEND**
- 2 GENERAL NOTES
  - 3 DEVELOPMENT PLAN
  - 3A SCHEMATIC DEVELOPMENT PLAN
  - 4 STRUCTURAL PARKING PLAN
  - 5 LANDSCAPE PLAN
  - 7-9 ELEVATIONS
  - 10 PROMENADE PLAN

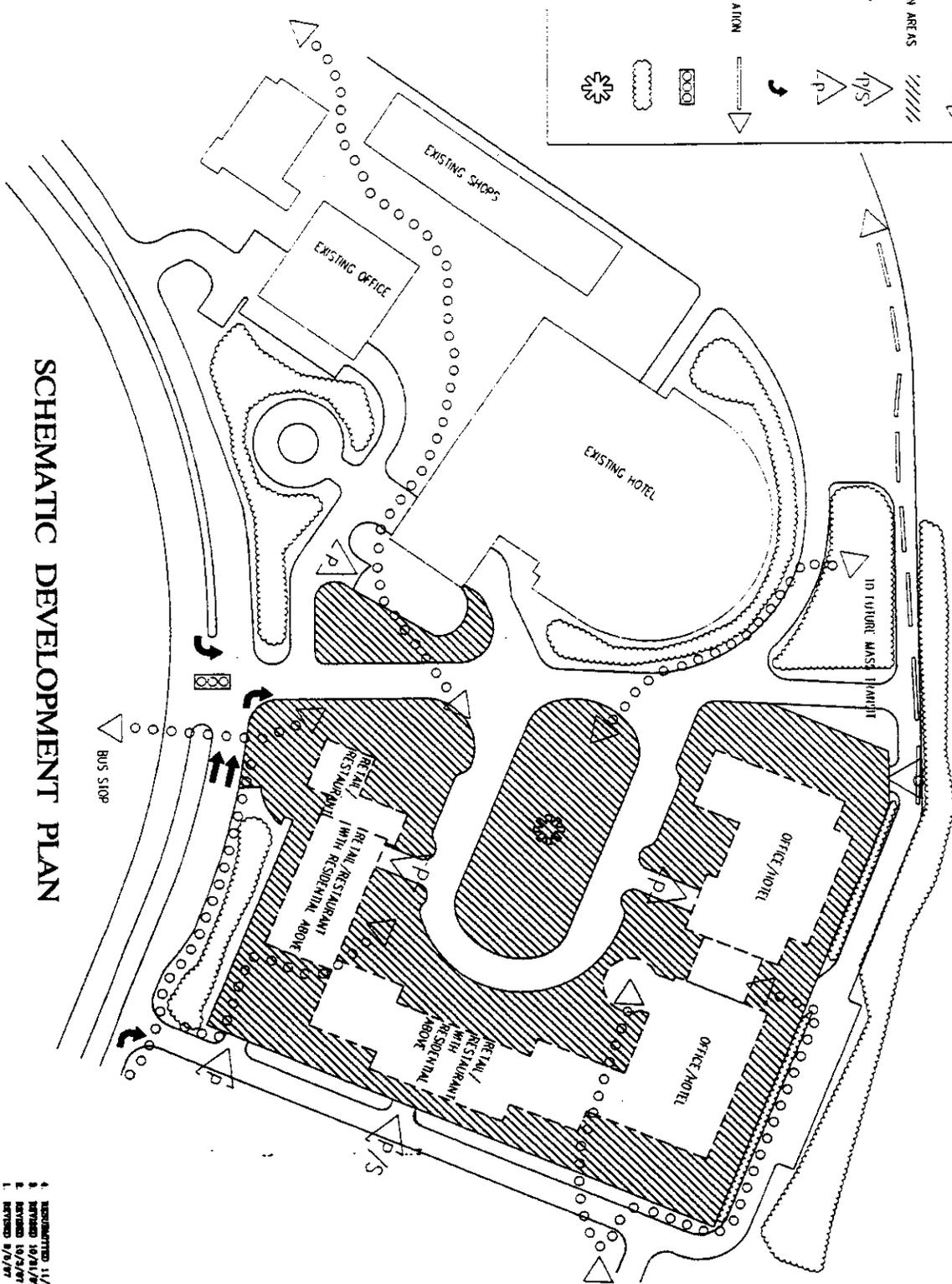
NUMBER: 110001-0001 SHEET 2 OF 4  
 DRAWN: 11/01/01  
 CHECKED: 11/01/01  
 DATE: 11/01/01





LEGEND

○ ○ ○	OFF-SITE PEDESTRIAN CORRELATIONS
////	LANDSCAPED PEDESTRIAN AREAS
▽	PARKING STREET ENTRY
▽	PARKING ENTRY
↻	TURNING LANES
→	QUADRANT AUTO CIRCULATION IMPROVEMENTS
□	SIGNAL
○	LANDSCAPED AREAS
★	FOCAL POINT



**SCHEMATIC DEVELOPMENT PLAN**

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

- 4. SUBMITTED 11/2/97
- 3. REVISED 10/21/97
- 2. REVISED 10/2/97
- 1. REVISED 9/9/97

**USE - PLAN**

PR. AREA	DATE
BY: [Signature]	11/2/97
CHECKED: [Signature]	10/21/97
DATE	10/2/97
BY: [Signature]	9/9/97
DATE	11-28-97
BY: [Signature]	11-28-97
DATE	11-28-97

3A

**ARCHITECTURE & PLANNING**

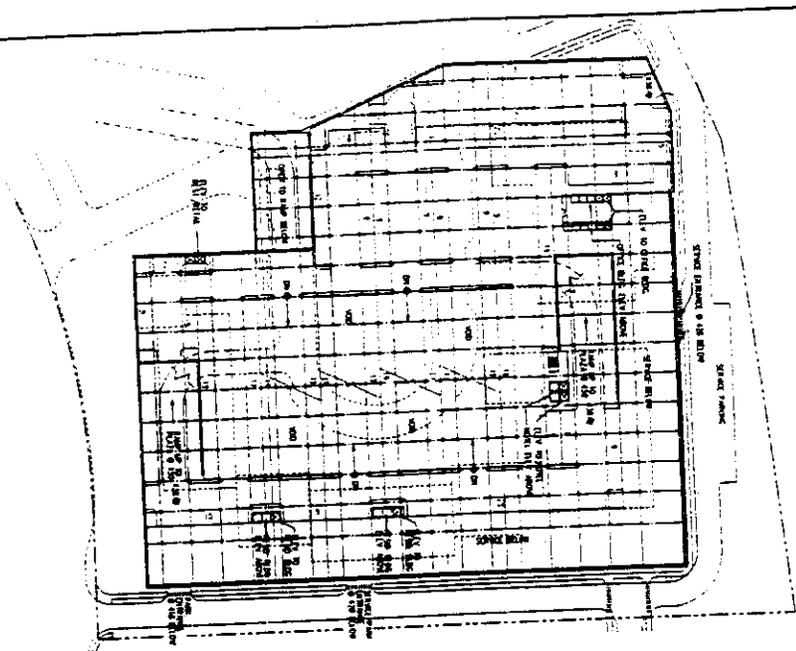
**WYNNE SHIRK, INC.**

1000 ...  
 1000 ...  
 1000 ...

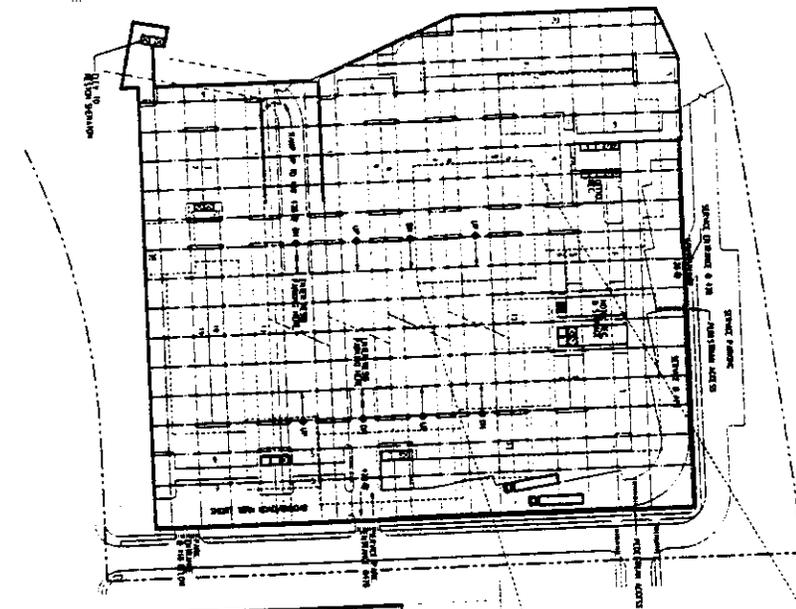
**Project Title:**  
 GATEWAY PLAZA AT INTERNATIONAL CENTER  
 MASTER PLAN

**Owner:**  
 RESTON INN AND CONFERENCE CENTER LP

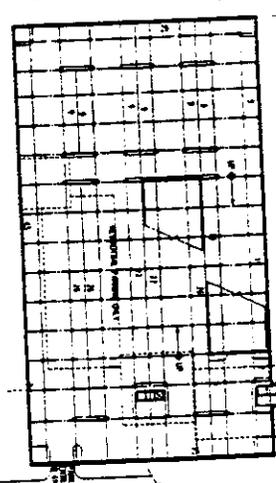
NO.	DESCRIPTION	DATE



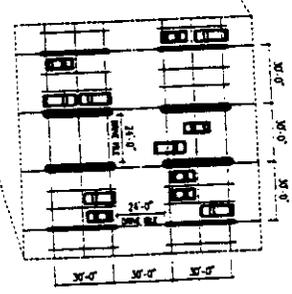
**PARKING PLAN - LEVEL 1**  
 ELEVATION 43 SCALE 1/8" = 1'-0"  
 NUMBER OF SPACES: 444



**PARKING PLAN - LEVEL 2**  
 ELEVATION 43 SCALE 1/8" = 1'-0"  
 NUMBER OF SPACES: 341



**PARKING PLAN - LEVEL 3**  
 ELEVATION 43 SCALE 1/8" = 1'-0"  
 NUMBER OF SPACES: 341



**TYPICAL PARKING SPACE DETAIL**  
 SCALE 1/8" = 1'-0"  
 SEE PARALLEL DRAWING FOR DIMENSIONS

TOTAL NUMBER OF PARKING SPACES  
 EXCLUDING SERVICE SPACES  
 NOT SHOWN ON THIS DRAWING:  
 NUMBER OF SERVICE SPACES: 129  
 NUMBER OF SERVICE SPACES: 20  
 NUMBER OF SERVICE TRUCK SERVICE SPACES: 4

1. SUBMITTED 11/29/97
2. SUBMITTED 10/23/97
3. SUBMITTED 10/23/97
4. SUBMITTED 9/19/97
5. SUBMITTED 8/12/97
6. SUBMITTED 7/15/97

FOR  
 ILLUSTRATIVE  
 PURPOSES  
 ONLY

Project No.	4
Sheet No.	10
Scale	1" = 80'
Drawn by	10/23/97
Checked by	10/23/97
Date	10/23/97
Proj. No.	4 of 10

**STRUCTURED  
 PARKING PLAN**

**THE KIMBLE GROUP, INC.**  
 ARCHITECTURE & PLANNING  
 1000 North 17th Street  
 Suite 1000  
 Reston, Virginia 20191  
 (703) 791-1100

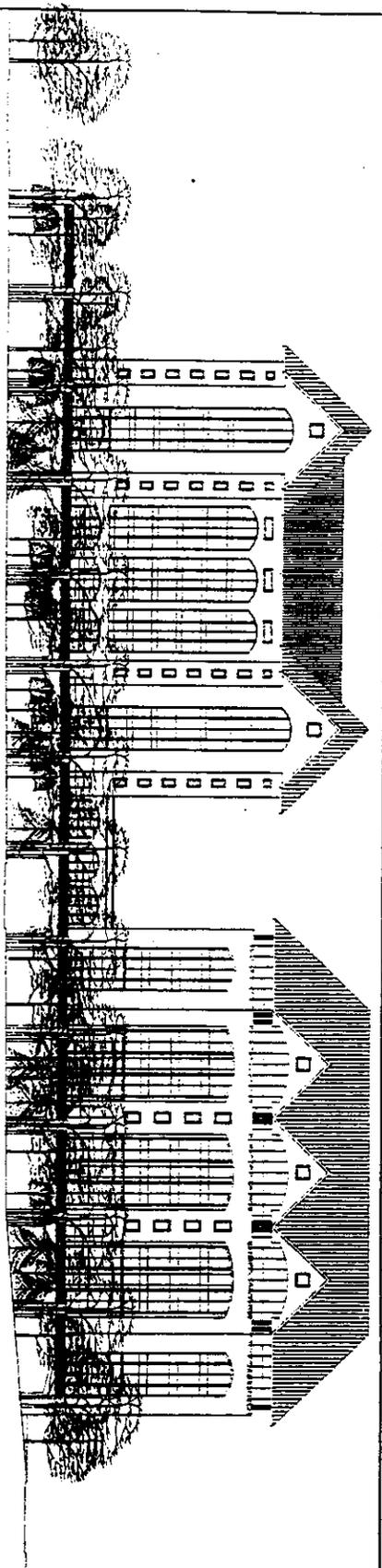
Project Title: **GATEWAY PLAZA AT INTERNATIONAL CENTER**  
**MASTER PLAN**

Owner: **RESTON INN AND CONFERENCE CENTER LP**

Rev.	Description	Date

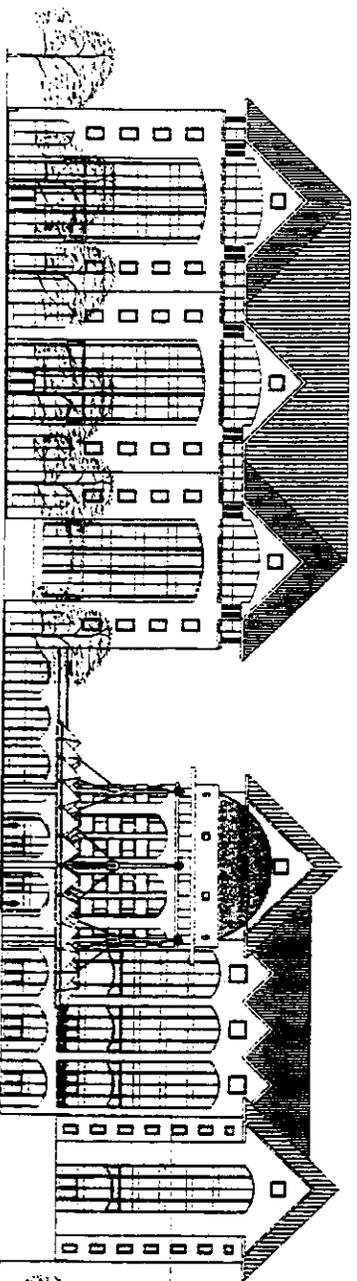






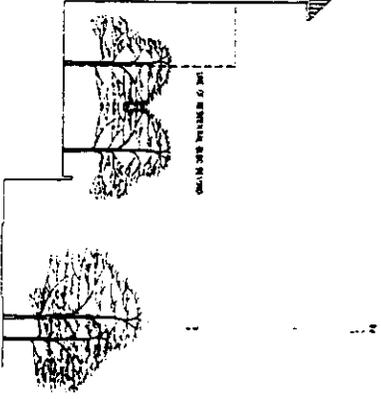
DULLESS ACCESS ELEVATION LOOKING SOUTH

SCALE: 1" = 20'-0"



PLAZA ELEVATION LOOKING NORTH

SCALE: 1" = 20'-0"



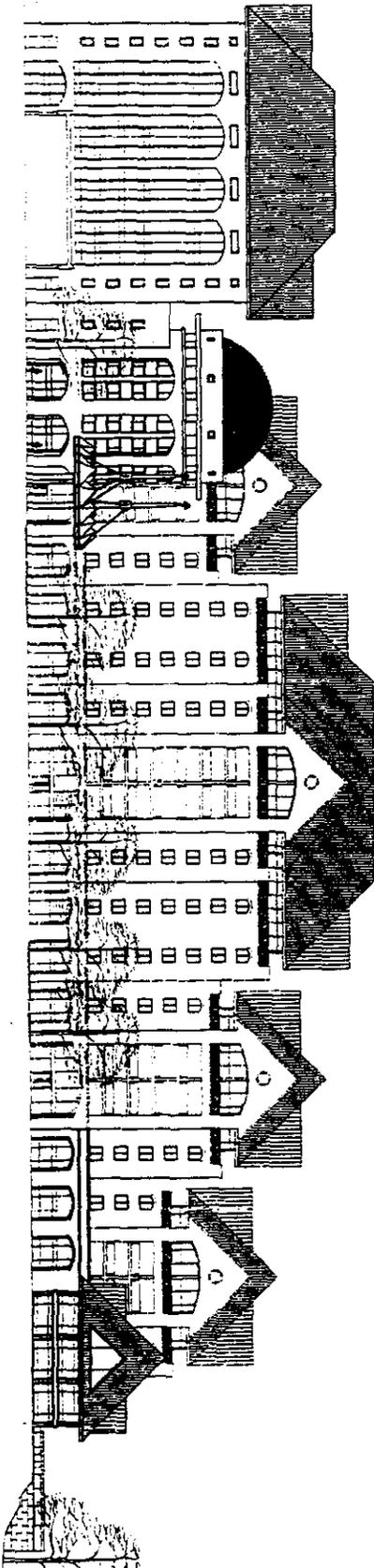
FOR ILLUSTRATIVE PURPOSES ONLY

- 1. REVISIONS 11/21/97
- 2. REVISIONS 10/21/97
- 3. REVISIONS 10/21/97
- 4. REVISIONS 8/2/97

 <p><b>THE MCGRAW-HILL COMPANIES</b> ARCHITECTURE &amp; PLANNING 1221 Avenue of the Americas New York, NY 10020-1398 Tel: 212-512-2000</p>	<p>Project Title:</p> <p style="text-align: center;"><b>GATEWAY PLAZA AT INTERNATIONAL CENTER</b></p> <p style="text-align: center;"><b>MASTER PLAN</b></p>	<p>Owner:</p> <p style="text-align: center;">RESTON INN AND CONFERENCE CENTER LP</p>
	<p>Prepared By:</p> <p>Checked:</p> <p>Date:</p>	

PLAZA ELEVATION LOOKING EAST

SCALE: 1" = 20'-0"

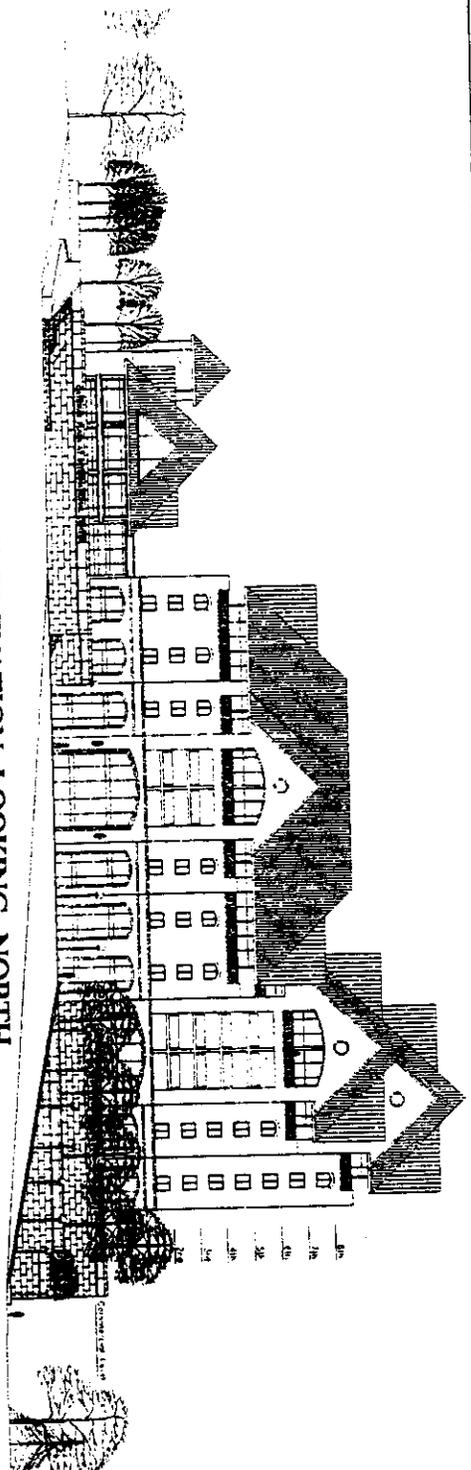


FOR ILLUSTRATIVE PURPOSES ONLY

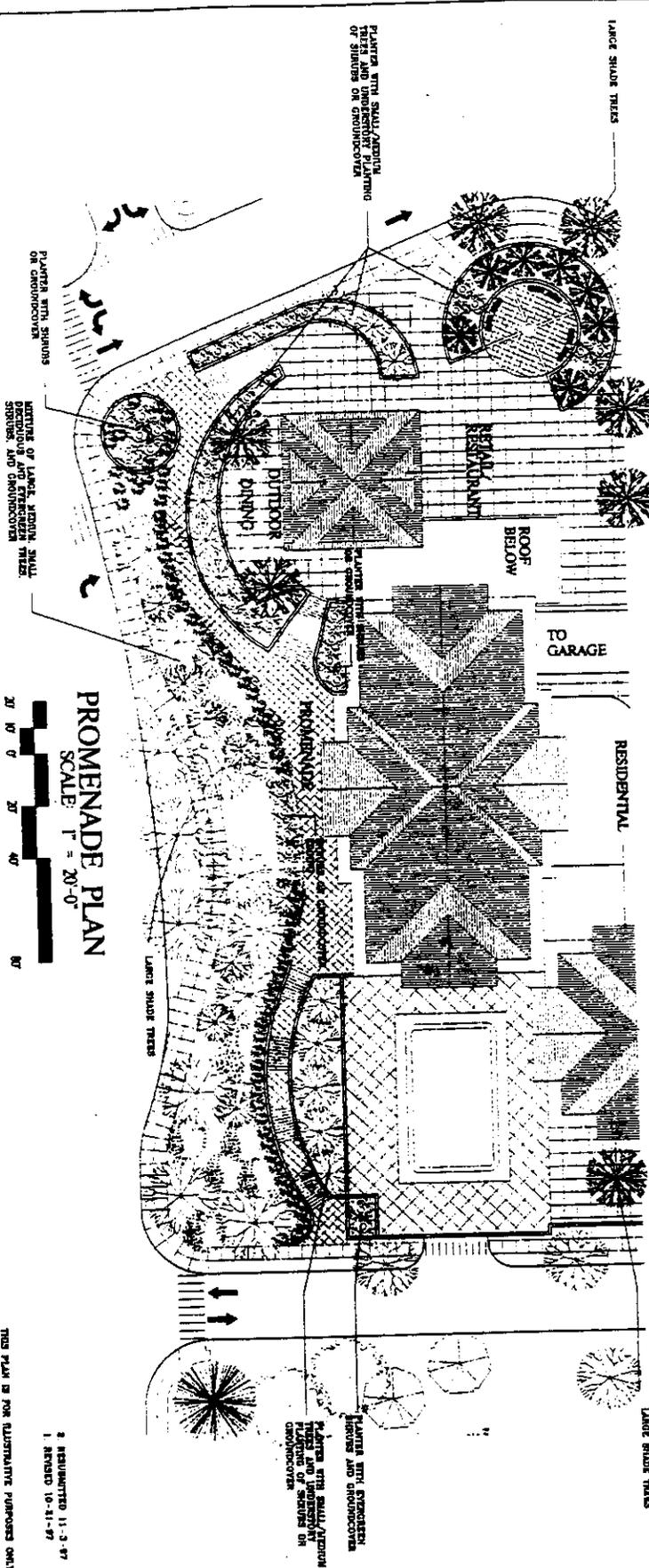
- 1 REVISIONS 11/2/97
- 2 REVISIONS 10/21/97
- 3 REVISIONS 10/21/97
- 4 REVISIONS 9/2/97

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Pl. Arch.	Sheet 2-16-17																								
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App.	Drawn																								





SUNRISE VALLEY ELEVATION LOOKING NORTH  
SCALE: 1" = 20'-0"



PROMENADE PLAN  
SCALE: 1" = 20'-0"



THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

- 2. RESUBMITTED 11-3-97
- 1. REVISED 10-31-97

By: [Signature]	Date: [Date]
Checked by: [Signature]	Date: [Date]
Scale: 10' = 1"	

PROMENADE PLAN

**THE SHURE PARTNERSHIP, INC.**  
ARCHITECTURE & PLANNING

Project Title: GATEWAY PLAZA AT INTERNATIONAL CENTER  
MASTER PLAN

Owner: RESTON INK AND CONFERENCE CENTER LP

NO. 1	DATE	REVISIONS



# County of Fairfax, Virginia

## MEMORANDUM

**TO:** Regina Coyle, Director  
Zoning Evaluation Division, DPZ

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

**FILE:** 3-4 (RZ B-846)

**SUBJECT:** DPA B-846-03; Reston Square Hotel, LLC  
Land Identification Map: 17-4 ((31)) H

**DATE:** March 24, 2008

This department has completed its review of the subject request and we have no objection to its approval.

AKR/MAD

# 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

February 14, 2008

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

Re: DPA B-846-03  
Reston Square Hotel

Dear Ms. Coyle:

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

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 8-inch water main located at the property. See the enclosed water system map.
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 Dave Guerra at (703) 289-6343.

Sincerely,



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

Enclosure



# County of Fairfax, Virginia

## MEMORANDUM

March 13, 2008

**TO:** Kelli-Mae Goddard-Sobers, Staff Coordinator  
Zoning Evaluation Division, DPZ

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

**SUBJECT:** Reston Square Lane Condominium Land Unit H, DPA B-846-03

I have reviewed the above referenced DPA, stamped as received by the Zoning Evaluation Division on January 3, 2008. A site visit was conducted on March 13, 2008.

All tree preservation and landscape related issue have been adequately addressed in this proposed DPA.

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

HCW/  
UFMID #: 134320

cc: RA File  
DPZ File

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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](http://www.fairfaxcounty.gov/dpwes)





# FAIRFAX COUNTY PARK AUTHORITY

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# MEMORANDUM



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

**FROM:** Sandy Stallman, Branch Manager,  
Planning and Development Division *SS*

**DATE:** February 22, 2008

**SUBJECT:** DPA-B-846-03, Reston Square Hotel  
Tax Map Number(s): 17-4((3))H

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: Pat Rosend

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



# County of Fairfax, Virginia

## MEMORANDUM

MAR - 5 2008

**DATE:**

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

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

**SUBJECT:** Development Plan Amendment, DPA-B-846-03, Reston Square Hotel, LDS  
Project #25040-ZONA-001-1, Tax Map #017-4-31-0000-H, Hunter Mill  
District

We have reviewed the subject submission and we have no comments related to Stormwater management. This application deals with clarification/modification of permitted rooms. No additional square footage.

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

QK/mw

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

Department of Public Works and Environmental Services  
Land Development Services, Environmental and Site Review Division  
12055 Government Center Parkway, Suite 535  
Fairfax, Virginia 22035-5503  
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



reached, mixed-use development up to a 2.0 FAR may be considered for the 5 acres within Sub-unit E-5 located closest to the rail station, provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 40% but no more than 50% of the total gross floor area of the development. Some combination of office, hotel and support retail uses may comprise 50-60% of the total gross floor area of the development. In addition, the following conditions should be met:

- The site should provide direct pedestrian access to the station be a part of a larger project, approved under a consolidated site plan or as concurrent applications, that provides direct pedestrian access to the station.
- Grade-separated pedestrian links to the rail station are encouraged.
- A quality site layout should be provided with consolidated vehicular access to the site, parking structures that do not front on pedestrian areas, and shared parking to the maximum extent possible.
- Building heights should be limited to 140 feet.
- Transportation Demand Management measures as discussed on page 6 should be utilized to the maximum extent possible.
- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets.

#### **Land Unit F**

This land unit is located south of the Dulles Airport Access/Toll Road between Reston Parkway on the west and Association Drive on the east (see Figure 10). Sunrise Valley forms the southern boundary of Land Unit F. The Reston International Center is a major visual feature of this land unit.

A high quality living environment can be created through the provision of well-designed residential and mixed-use projects which provide active recreation, entertainment and other site amenities. Each residential development should include on-site affordable housing that is well integrated and dispersed throughout the development.

The portions of the land unit that are adjacent to the Reston Parkway and Wiehle Avenue TSAs are subject to the *Pedestrian/bicycle access* guidelines in the Suburban Center Areawide Recommendations shown at the beginning of the Suburban Center text.

For all recommendations in this Transit Station Area, including all baseline recommendations and options, pedestrian walkways should be provided to facilitate circulation throughout the land unit and should connect to walkways in adjacent land units and existing sidewalks or trails along major streets in or around the land unit. All proposed developments should be in conformance with the Transit Station Area Urban Design Guidelines, located at the end of this section of the Plan.

#### **Sub-unit F-1**

Sub-unit F-1 is located in the southeast quadrant of Reston Parkway and the DAAR. Development in the land unit includes the landmark International Center office building, several retail uses including restaurants and a gas station, and an office condominium.

The parcels zoned Planned Residential Community are planned for the uses and intensities (if applicable) approved for the individual parcels. The other parcels in the land unit are planned for office use at .35 FAR. All of the parcels in Sub-unit F-1 are also planned for residential use at up to 30 dwelling units per acre. In addition, the active recreation needs of the residents should be met either through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their facilities.

For development in this sub-unit, including all baseline recommendations and options, pedestrian walkways should be provided to facilitate circulation throughout the land unit and should connect to walkways in adjacent land units and existing sidewalks or trails along major streets in or around the land unit. All proposed developments should be in conformance with the Urban Design Guidelines, located after the land unit recommendations.

*Rail-oriented Residential Mixed-Use Option* – At such time as a funding agreement for rail, as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.0 FAR may be considered for Sub-unit F-1, provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 40% but no more than 50% of the total gross floor area of the development. Some combination of office, hotel and support retail uses may comprise 50-60% of the total gross floor area of the development. In addition, the following conditions should be met:

- The site should have direct pedestrian access to an area adjacent to the station with direct pedestrian access to the station.
- Grade-separated pedestrian links to the rail station are encouraged.
- Parcel consolidation should be substantial.
- A quality site layout should be provided with consolidated vehicular access to the site, parking structures that do not front on pedestrian areas, and shared parking to the maximum extent possible.
- Building heights should be limited to 140 feet.
- Transportation Demand Management measures as discussed on page 6 should be utilized to the maximum extent possible.
- Appropriate transportation improvements should be provided to mitigate the impact of development, such as interparcel access between Sub-units F-1 and F-2, direct access to the DAAR ramp, right turn access to Reston Parkway, and improvements to the intersection of Sunrise Valley Drive and Colts Neck Road.
- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets.

#### Sub-unit F-2

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

#### Option for Focal Area Within Land Unit F (15 acres): Tax Map 17-3((3))1

Within the area planned for Convention/Conference Center uses, it may be appropriate to create a focal area of 15 acres by enhancing the existing hotel/conference center use on Tax Map 17-3((3))1 with hotel, office, residential and support retail uses. The focal area should develop under a single unified development plan that addresses the specific conditions outlined below.

The focal area should be urban in character with a high-quality design that is pedestrian- and transit-oriented to complement the existing office use on parcel 1C (Reston International Center) and other developments in the vicinity. Intensities up to 1.07 FAR may be appropriate provided that between 300,000 and 360,000 square feet are developed as hotel use, between 100,000 and 140,000 square feet are developed as office use, and between 10,000 and 25,000 square feet are developed as support retail use, which should be developed as an integral part of principal buildings on the site. Residential uses provided should be between 200,000 and 240,000 square feet of the total development. Total non-residential development should not exceed a .76 FAR. While the ranges given above allow flexibility in determining the mix of uses, the total amount of development within the 15 acre focal area should not exceed 697,000 square feet.

Residential use in this focal area is an essential component and should be provided in mid-rise to high-rise buildings, up to a maximum of 240 dwelling units. A quality living environment should be created which provides recreational facilities and other amenities for residents.

In the development proposal for the focal area, granting of the maximum FAR shall be conditioned on achievement of the following objectives, provided:

Land Use and Design Elements

1. That support commercial and retail uses that serve the Convention/Conference Center are developed as an integral part of principal buildings on the site; freestanding retail uses are not appropriate.
2. That small scale gathering places such as an auditorium, pavilion, amphitheater, or multipurpose meeting rooms be provided, together with unique open spaces with traditional gardens, sculptures, and monument space to be used by the public and the residents and employees in this area to hold concerts, art shows, welcoming ceremonies presentations and oratorical presentations.
3. That architectural style, scale, and building materials, as well as extensive landscaping and coordinated signage be used to create an integrated design that complements the existing hotel development. The buildings are encouraged to be designed with pitched roofs to provide a more friendly residential character. Omnidirectional and directional antennas should be of a material or color which matches the exterior of the building on which they are mounted and satellite and microwave dish antennas should be screened so as not to be visible from the adjacent residential neighborhood.
4. That pedestrian linkages and urban design amenities such as plazas, seating areas, and open-space be provided throughout the focal area with pedestrian connections coordinated with other parcels in the area.
5. That activities, retail, entertainment, amenities, and services in an urban space on the site be arranged in such a manner that people will be attracted to the focal point.
6. That efforts be made to facilitate retention of some of the mature trees along the south side of the Sheraton property. The ingress/egress and right turn lane on Sunrise Valley Drive should be located so as to minimize the removal of trees. In the event that retention is not practical, a landscape plan incorporating a substantial number of trees of a minimum caliper of 2.5 inches should be used to create an attractive view into the

site from Sunrise Valley Drive. The Sheraton guest loading/unloading area should be appropriately landscaped to maintain an attractive appearance along Sunrise Valley Drive.

7. That building heights in the focal area not exceed 140 feet; that the tallest buildings be situated on the North boundary of the site at the maximum distance from Sunrise Valley Drive, stepping up, with the lowest buildings situated along Sunrise Valley Drive; that the structures on the East side of the site terrace up from South to North in a similar manner; and that the buildings on the South have a maximum height of no greater than 70 feet above Sunrise Valley Drive as measured from the finished grade at the existing entrance to the Sheraton Reston Hotel.
8. That the majority of the parking at full development be provided in parking structures below grade, be screened from Sunrise Valley Drive and at no time during the development process will large areas of structured parking or at-grade parking be visible from Sunrise Valley Drive.
9. That exterior parks/plazas on the property be public spaces, accessible to and usable by the community, with the same access rights as the tenants.
10. That all loading docks and utility elements be effectively screened so they are not visible from Sunrise Valley Drive or the Dulles Airport Access and Toll Road.
11. That noise attenuation measures, setbacks and vegetative buffers, adjacent to the Dulles Airport Access and Toll Road, be provided as part of the development.
12. That the project lighting be designed to minimize its impact on the neighboring residential communities.

#### Transportation Elements

1. That the peak hour operating conditions at critical intersections in the vicinity of the site are at acceptable levels of service or no worse after the project is developed than they were prior to development. If any adverse impact attributable to the development is identified, provide improvements which may include but are not limited to:
  - an additional westbound lane on Sunrise Valley Drive between Colts Neck Drive and Reston Parkway, through the provision of a new dedicated right turn lane and the conversion of the existing right turn lane to a through lane, with construction of the new right turn lane to commence upon issuance of a building permit for any development other than renovation of or an expansion of up to 25,000 square feet to the existing hotel;
  - a separate left turn lane at the main site entrance;
  - separate right turn lanes at both site entrances;
  - a traffic signal at the main site entrance; and
  - implementing improvements to reduce delays for turning movements from access points to properties between Reston Parkway and Wiehle Avenue.
2. That convenient crossing of Sunrise Valley Drive by pedestrians to and from the site be provided.

3. That site design accommodate future pedestrian connection to transit facilities in the immediate vicinity of the site.
4. That the pathway system should be designed to link with existing neighborhoods.
5. That transportation improvements, support for transit services and/or transportation demand management strategies, which may include, but are not limited to, frequent shuttle service to a transit facility, sufficient to mitigate adverse impacts on the adjacent roadway network, be provided.
6. That facilities (i.e., bus stops, shelters, and convenient access) for bus services (commuter, local circulation, and airport access) in the near term, before rail transit is built, be provided.
7. That pedestrian connections to a rail transit station pathway system be provided when it is built.

Sub-unit F-3 (Remainder of the Land Unit)

The portion of the land unit that is not within the Reston Planned Community, generally located east of Roland Clarke Place, is planned for and developed with office uses up to .35 FAR.

**Land Unit G**

This land unit is generally located north of the Dulles Airport Access Road along both sides of Sunset Hills Drive between the Bowman Distillery site on the west and Lake Fairfax Business Park on the east. Figure 11 shows the boundaries of Land Unit G.

This land unit is planned for a mix of office, R&D, and industrial "flex space" uses up to .50 FAR. Any future development or redevelopment in this land unit should be consistent with these uses and intensity. A high quality living environment can be created through the provision of well-designed residential and mixed-use projects which provide active recreation, entertainment and other site amenities. Each residential development should include on-site affordable housing that is well integrated and dispersed throughout the development.

The portion of the land unit that is adjacent to the Wiehle Avenue TSA is subject to the *Pedestrian/bicycle access* guidelines in the Suburban Center Areawide Recommendations shown at the beginning of the Suburban Center text.

Sub-unit G-1 (part of Wiehle Avenue Transit Station Area)

Sub-unit G-1 includes Isaac Newton Square and is located in the northwest quadrant of Wiehle Avenue and Sunset Hills Road. Development in the sub-unit includes office, retail, and community-serving uses, including several day care facilities.

This sub-unit is planned for office use at .50 FAR or residential use at up to 30 dwelling units per acre. In addition, the active recreation needs of the residents should be met either through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their 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.

## **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.

## GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may also 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 the public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, on 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 Relocation 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 zoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Abbreviations Commonly Used in Staff Reports**

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