

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DATE: September 1, 1999

TO: Peter F. Murphy, Chairman
Members, Planning Commission

FROM: Jacqueline Blue, Staff Coordinator
Zoning Evaluation Division, DPZ

THROUGH: Barbara A. Byron, Director
Zoning Evaluation Division

SUBJECT: Staff Analysis of Conceptual Plan 86-C-121-12: Wink Development,
LLC, Reston Section 89, Block 3

INTRODUCTION

This memorandum contains the Staff Analysis of the above-referenced Conceptual Plan (CP) which has been submitted on property located within the Reston Town Center. A locator map of the subject property, reduction of the plan and an 8 ½ x 11 copy of the Plan Notes are provided immediately following this analysis as Attachments 1 and 2.

DESCRIPTION OF THE APPLICATION

Wink Development, LLC, the applicant, is requesting approval of a Conceptual Plan to permit a child care center (Winwood Child Care Center) on Section 89, Block 3 of the Reston Town Center, also identified as Tax Map Parcel 17-1((17)) 3, and located on the north side of New Dominion Parkway between Explorer Street and Fountain Drive. The 1.605 acre property is zoned PRC.

CP 86-C-121-12 requests approval to construct a two-story child care center with a gross floor area of 9,100 square feet (an FAR of 0.13) on 1.605 acres located on the north side of New Dominion Parkway at the intersection with Explorer Street. The proposed hours of operation are 6:30 a.m. to 7:00 p.m., Monday through Friday, with a maximum daily enrollment of 200 children, including before and after school care. The applicant's Statement of Justification is contained in Attachment 3.

SURROUNDING AREA DESCRIPTION:

CP 86-C-121-12			
Direction	Use	Zoning	Plan
North	Embry Rucker Shelter	R-1, PRC	Residential Planned Community
South	Parking garage	PRC	Mixed Use
East	Vacant	PRC	Mixed Use
West	Oak Park Condominiums	PRC	Residential Planned Community

BACKGROUND

The 1.605 acre property was rezoned to the Planned Residential Community (PRC) District on March 9, 1987, pursuant to the approval of rezoning application RZ 86-C-121, one (1) of the four (4) rezoning applications collectively referred to as the "Reston Town Center rezonings": RZ 85-C-088, RZ 86-C-119, and RZ 86-C-121 to the PRC District and RZ 86-C-118 to the I-3 (Light Intensity Industrial) District. Each application was approved with a set of development plans which generally specify the permitted land uses, the maximum gross floor area of commercial space, the maximum overall non-residential FAR and the maximum building heights, but do not show development details such as building footprints, internal pedestrian and vehicular circulation systems, parking areas, open space or landscaping details. It was anticipated that, as each section of the Town Center area developed, the conceptual plan proffered for review by DPZ staff and review and approval by the Planning Commission would show more detail for each section to include traffic circulation, landscaping and screening, building location and parking lot location. Therefore, the proffers approved in conjunction with RZ 86-C-121 require the review and approval by the Planning Commission of Town Center Conceptual Plans for each property developed within the Town Center.

An excerpt of the approved proffers, a copy of the approved Development Plan and a copy of the Master Conceptual Plan are contained in Attachments 4 and 4A of this memorandum. A complete copy of the approved proffers is on file with the Department of Planning and Zoning.

On April 2, 1992, the Planning Commission approved a three (3) part "Master Conceptual Plan" (refer to Appendix 4A) for the Reston Town Center which consisted of an "Open Space and Landscape Plan", a "Circulation Plan" and a "Land-Use, Heights and FAR Plan." The "Master Conceptual Plan" consolidated onto three (3) sheets information that had previously been contained on

numerous development plan sheets approved pursuant to the four (4) Reston Town Center rezonings. As with the approved DPs, the "Master Conceptual Plan" continued to depict the various portions of the Town Center as "blobs", and did not show specific layouts. The "Master Conceptual Plan" did establish the street system and the major streetscape/open space parameters of the Town Center. Notes on the three (3) part "Master Conceptual Plan" require the submission of a "Conceptual Plan" for "individual blocks or sites" as required to satisfy the original Reston Town Center proffers.

The approved Development Plan (DP) for the Winwood Child Care Center site is designated as Part 5 of RZ 86-C-121. The approved DP for Part 5 permits up to a maximum of 455,000 square feet of commercial space, a maximum non-residential FAR of 0.7 and a maximum building height of 180 feet. Uses approved in this section include all uses permitted by right in the PRC District Town Center as well as certain other special exception and special permit uses. Child care centers or nursery schools with a maximum daily enrollment of 100 or more students are among the land uses permitted on the application property.

To date, the Planning Commission has approved Conceptual Plans for the Reston Town Center Urban Core, Reston Corporate Center, Oak Park Condominiums, Edgewater Condominiums and Townhomes, the West Market Community of townhomes and multi-family units, the YMCA community recreation facility with associated child care center, the Homestead Village Hotel site, the Target retail center, the Oracle and BDM office developments, the Spectrum Retail Center, the Kindercare Learning Center, and an elderly housing complex.

COMPREHENSIVE PLAN PROVISIONS (Attachment 5)

Plan Area:	Area III
Planning Sector:	Reston-Herndon Suburban Center Upper Potomac Planning District
Reston Master Plan:	Town Center
Plan Map:	Town Center

The property is located within the Town Center portion of Land Unit D of the Reston-Herndon Suburban Center. The Plan text for this Land Unit states in part:

"The Reston Town Center is the designated "Core" area with the Reston-Herndon Suburban Center. The Reston Town Center represents the major focal

point for the Suburban Center and integrates pedestrian-scaled mixed-use projects that have substantial retail, office, commercial and residential components.....”

“.....It is presently planned for a maximum development program of 8,415,000 square feet. Development is planned to be phased in as transportation capacity is available. The proposed composition of this development is as follows:

- Office/research and development - 7,100,000 square feet
- Retail - 315,000 square feet
- Hotel - 1,000,000 square feet.”

The Comprehensive Plan Map shows that the property is planned for Residential Planned Community - Town Center Uses.

ANALYSIS

Description of the Conceptual Plan

Title of CP: “Winwood Children’s Center, Reston Section 89 Block 3”

Prepared By:	Dates:
Sheet 1: Urban Engineering & Assoc.	July 1, 1999 as revised through August 27, 1999
Sheet 2: Urban Engineering & Assoc.	July 1, 1999 as revised through August 19, 1999
Sheet 3: Urban Engineering & Assoc., and Design Concepts Architects	July 1, 1999 as revised through August 19, 1999
Sheet 4: Urban Engineering & Assoc., and Design Concepts Architects	July 1, 1999
Sheet 5: Urban Engineering & Assoc.	October 1986 as revised through January 1987

The proposed conceptual plan consists of five sheets which contain the following features:

Sheet 1: General Notes, Zoning Tabulations, Parking Tabulation, a soils map and a vicinity map.

Sheet 2: The general layout of the proposed child care center.

Sheet 3: Landscaping and buffering treatment along New Dominion Parkway and Explorer Street.

Sheet 4: Architectural schematics and height elevations of the site's enclosures, dumpster screening, and sign program.

Sheet 5: A copy of the approved Development Plan for this site (Parts 4 & 5) approved pursuant to RZ 86-C-121.

The 9,100 square foot L-shaped building is located in the central portion of the site with its main entrance facing Explorer Street. Access to the site will be provided from Explorer Street. A 16,445 square foot fenced play yard is shown along the New Dominion Parkway frontage of the site, set back a minimum of 59 feet from the property line. The L-shaped play area extends to the north and northwest of the street frontage. A total of 28% of the site will remain as open space.

Conformance with Proffers & Development Plan

The development of the property for use as a child care center is in conformance with the permitted uses set forth on the approved development plan for Parts 4 and 5 of RZ 86-C-121. On both the approved development plan and on the "Land-Use, Heights, FAR" element of the three part "Master Conceptual Plan", the property is designated for office, retail, residential, community, recreation, and/or parking uses with a height limit of 180 feet and a maximum FAR of 0.70. The proposed two-story child care center with a maximum height of 35 feet an FAR of 0.13 is in conformance with both the approved development plan and the "Land-Use, Heights, FAR" element of the three (3) part "Master Conceptual Plan". On the "Circulation" element of the "Master Conceptual Plan" no internal circulation system is shown and one entrance is shown from Explorer Street. Sidewalks are also shown along both Explorer Street and New Dominion Parkway. The proposed child care center CP depicts one entrance on Explorer Street and a sidewalk located along Explorer Street which will connect to the existing sidewalk along New Dominion Parkway and align with the sidewalk proposed along the Explorer Street frontage of the Embry Rucker Shelter property.

As stated in the Background section of this report, proffers accepted by the Board of Supervisors pursuant to RZ 86-C-121 require the review and approval by the Planning Commission of Reston Town Center Conceptual Plans. This section contains the description of the applicant's proposal and staff's analysis of the Winwood Conceptual Plans for each of the elements listed in the proffers as required components of the conceptual plan. It should be noted that the 530-

acre Reston Town Center as a whole is planned to be mixed-use; however, there is no requirement that each parcel within the District be developed as mixed use.

Description of Conceptual Plan

A vehicular traffic circulation plan including approximate location of entrances

The "Circulation" element depicts one entrance on Explorer Street. The CP shows one entrance from Explorer Street which will lead directly to the parking area for the site.

Minor streets in approximate location

There are no minor streets serving this site and no roads are shown traversing the site on the "Circulation" element of the Master Conceptual Plan.

Pedestrian walkways and trails

Sidewalks are to be provided along both the Explorer Street and New Dominion Parkway frontages of the site. There are no existing trails located on this site. An existing sidewalk is located on New Dominion Parkway. The CP proposes that a five foot wide sidewalk will be located along Explorer Street frontage. This sidewalk will connect with the sidewalk located along New Dominion Parkway and will also align with the proposed sidewalk on the Embry Rucker Shelter property.

Landscaping and Screening

The Master Concept Plan depicts landscaping along the Explorer Street and New Dominion Parkway. The CP depicts landscaping that will consist of existing vegetation and supplemental plantings along both street frontages and at the site entrance. Additional landscaping will also be provided along New Dominion Parkway between the four-foot tall masonry wall and the proposed six-foot tall board-on-board fence. Several mature trees existing on-site have been marked for preservation and incorporated in the landscaping plan. The applicant is requesting a modification of the transitional screening requirements along Explorer Street to reflect that which is being proposed on the CP.

Development of the property under the current Zoning Ordinance requires transitional screening Type 1 (25 feet in width) and barrier D, E, or F (six feet in height) along the Explorer Street frontage. On the CP, transitional screening along Explorer Street varies in width from approximately 11.4 feet to 19 feet; a barrier is not depicted. Given the lot size, the location of the proposed structure, and the proposed landscaping which includes tree preservation, staff believes

that the transitional screening as depicted along Explorer Street will be sufficient to achieve the objectives of transitional screening Type 1 on this site.

Open Space

The Reston Town Center proffers specify that the approximately 449-acre Town Center Study Area shall contain at least 15% open space including walkways, pedestrian plazas, parks, and ponds.

A note on the CP states that 28% open space will be provided on the site.

Recreation and Community Facilities

There are no recreation or community facilities proposed with this application.

Location of a Time Transfer Hub (Mass Transit Facility)

The "Circulation" element of the Master Conceptual Plan shows future transit facilities to encourage the use of mass transit facilities throughout the Reston Town Center Study Area. No such facility is shown on the "Circulation" element of the Master Conceptual Plan for this site.

Floor Area Ratios

The maximum overall FAR permitted for Part 5, of which this property is a part, on the approved Development Plan is 0.70. Similarly, the maximum FAR on the "Land Use, Heights, FAR" element of the Master Conceptual Plan permitted for this site is 0.70. The proposed FAR for this development is 0.13 which is in conformance with the Master Conceptual Plan.

Height Limits

The maximum building height specified on both the approved Development Plan and on the "Land Use, Heights, FAR" element of the Master Conceptual Plan for this site is limited to 180 feet. The proposed height of the two-story child care center is 35 feet and is therefore in conformance with the Master Conceptual Plan.

General Location and Type of Housing Units

No housing units are proposed with this application.

General Location of Office and Commercial Buildings

The proposed child care center is located in the central portion of the site with

the main entrance and parking oriented to Explorer Street. Fenced play areas are provided along the northern, eastern, and southern perimeters of the building. The total area devoted to the outside play areas is 16,445 square feet.

STAFF ANALYSIS

Land Use Analysis (Attachment 5)

The proposed child care center is located in an area designated as Town Center under the Reston Master Plan which guides development in Reston as referenced in the Comprehensive Plan. The use of this site for a child care center at an FAR of 0.13 is in conformance with the use and intensity recommendations of the Comprehensive Plan and with the approved development plan for the site.

Although there are no minimum setback requirements within the PRC District, the additional standards for child care center which require special exception approval set forth in Article 9 of the Zoning Ordinance state that usable outdoor recreation areas shall be limited to an area outside the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only. The PRC District regulations state that the provisions of Articles 8 and 9 for uses being considered for approval on a development plan shall be used as a guide. While there is no minimum required front yard in the PRC District, staff believe believes that the 37 foot set back being proposed is sufficient.

Issue: Location of play area

Staff is concerned with the location of the play area. The toddler play area abuts the front yard created by New Dominion Parkway which is anticipated to become a heavily traveled roadway. A fence will be located 59 feet away from the edge of the right-of-way line along New Dominion Parkway. Due to the prospective high volume of traffic, staff believes that the edge of the play area should be enclosed by a six foot tall fence.

Resolution:

To place a six foot tall fence along New Dominion Parkway will require the approval of a variance from the Board of Zoning Appeals. Under the Zoning Ordinance the maximum fence height permitted in a front yard is four (4) feet. A note has been included on the Concept Plan that the height of the fence may be increased to six feet subject to the approval of a variance.

Transportation Analysis (Attachment 6)**Issue:** Design of the Explorer Street entrance

Access to the site will be afforded via Explorer Street. The entrance should be designed and constructed as commercial and should align with the opposing entrance to the Oak Park Condos.

Resolution:

The Concept Plan depicts an entrance aligned with the Oak Park Condominiums.

Environmental Analysis (Attachment 7)**Issue:** Tree Preservation

Much of the property is characterized by hardwood forest cover. Several large oak trees are present on the site. In the original submission, the conceptual plan indicated that most, if not all, of the hardwood forest area on the site will be cleared. A note on the conceptual plan indicated that 50 parking spaces will be provided while only 29 are required.

Staff suggested that the Urban Forestry Branch of DPWES should be contacted for guidance regarding the existing tree cover on the site and for recommendations regarding tree preservation efforts. It may be possible to incorporate trees preservation within the proposed outdoor play area. A reduction in parking should be considered.

Resolution:

In response to staff's concerns, the applicant submitted a revised Concept Plan with a reduction of five parking spaces. In addition, staff from the Urban Forestry Branch has met on site with representatives to discuss the preservation of selected trees. The revised CP also contains the landscape plan that reflects recommendations of the Urban Forester with regards to tree save.

Issue: Highway noise

Current traffic volumes along New Dominion Parkway are light. Upon completion of the roadway system in this area, it is possible that traffic volumes on this road could increase to the extent that they will cause the proposed child care center and at least a portion of the proposed toddler playground to be affected by noise levels between DNL 65 dBA and DNL 70 dBA. It is possible that interior noise mitigation measures for the structure and exterior noise mitigation

measures for the play area will be needed. The applicant will also construct the child care center to include noise mitigation measures that will reduce the interior noise levels to DNL 45 dBA or less.

Resolution:

In response to staff's concern, the applicant has proposed a six foot board-on-board fence, subject to BZA approval, at the edge of the toddler play area which abuts the front yard created by New Dominion Parkway to enhance noise mitigation efforts. This fence will be placed several feet behind the four foot masonry fence; in addition, plantings will be placed between the two fences, as indicated on the landscape plan.

Public Facilities (Attachments 8-10)

There are no public facilities issues associated with this application.

Zoning Ordinance Provisions

The CP for this section of the PRC District is most comparable to a conventional C-2 (Limited Office District) District; as the following table illustrates, with few exceptions, the minimum bulk requirements established for that district are either being met or exceeded.

Zoning Requirements Comparison Chart (Comparable C-2 Limited Office District)			
	C-2 District	Winwood Children's Center¹	PRC District
Min. District Size	20,000 Square Feet	1.605 Acres ¹	750 Acres
Min. Lot Width	100 Feet	145 Feet	No Requirement
Max. Build. Height	40 Feet	35 Feet	No Requirement ²
FAR	0.50	0.13	No Requirement ³
Minimum Yard Requirements	<i>Required</i> Front: 30° abp, but no less than 25 Feet Side: No requirement Rear: 25 Feet	<i>Provided</i> Front: 37 Feet Side: 59 Feet Rear: Not Provided	<i>Required</i> Front: None Side: None Rear: None
Open Space	30%	28%	None ⁴

¹Applicant's property is contained within the established PRC District.

²The maximum building height on the Master Conceptual Plan for this section is 180 feet.

³The maximum FAR on the Master Conceptual Plan for this section is 0.70.

⁴The proffers governing the Town Center Study Area require 15% open space.

CONCLUSIONS AND RECOMMENDATIONS

CP 86-C-121-12 proposes a child care center with a maximum enrollment of 200 children and a gross floor area of 00 square feet at an FAR of 0.13. The proposed conceptual plan includes the applicable elements of a Conceptual Plan specified in the approved proffers. All issues have been adequately addressed through the Notes provided on the Concept Plan. Therefore, staff recommends approval of Conceptual Plan CP 86-C-121-12.

ATTACHMENTS

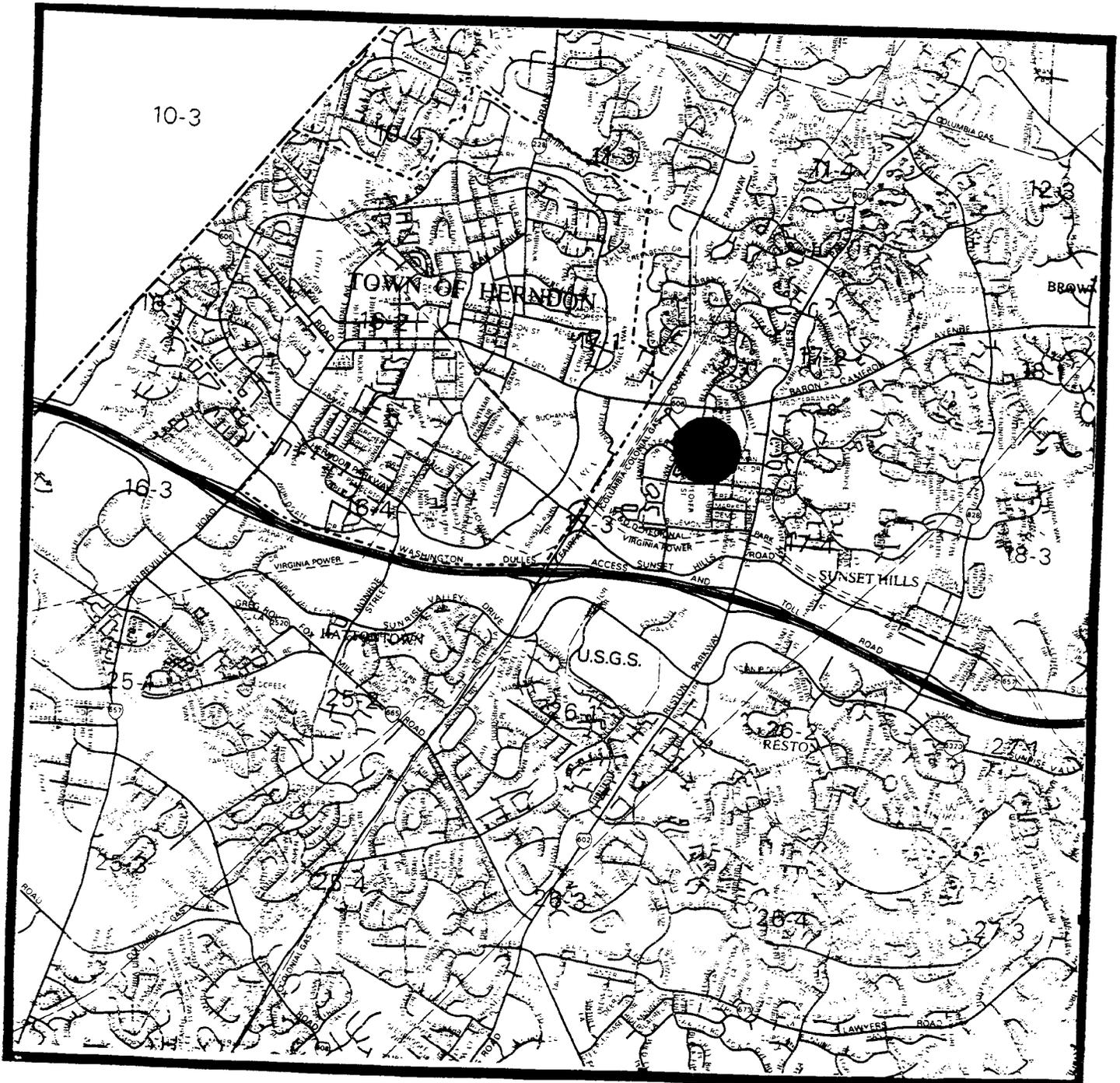
1. Locator Map
2. Conceptual Plan Reduction and Notes
3. Statement of Justification
4. Excerpted Proffers and Locator Map, RZ 86-C-121
- 4A. Master Conceptual Plan
5. Plan Citations and Land Use Analysis
6. Environmental Analysis
7. Transportation Analysis
8. Sanitary Sewer Analysis
9. Water Services Analysis
10. Department of Public Works Analysis
11. Fire and Rescue Analysis
12. Health Department Affidavit
13. Glossary of Terms

CONCEPTUAL PLAN APPLICATION

CP 86-C-121-12

CP 86-C-121-12
FILED 4/14/99

WINK DEVELOPMENT, LLC
CHILD CARE CENTER WITH ENROLLMENT OF OVER 100 CHILDREN
1.61 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: NORTHEAST QUADRANT OF THE INTERSECTION
OF NEW DOMINION PKWY. AND EXPLORER ST.
ZONED: PRC
OVERLAY DISTRICT(S):
TAX MAP 17-1 ((17)) 3



CONCEPTUAL PLAN APPLICATION

CP 86-C-121-12

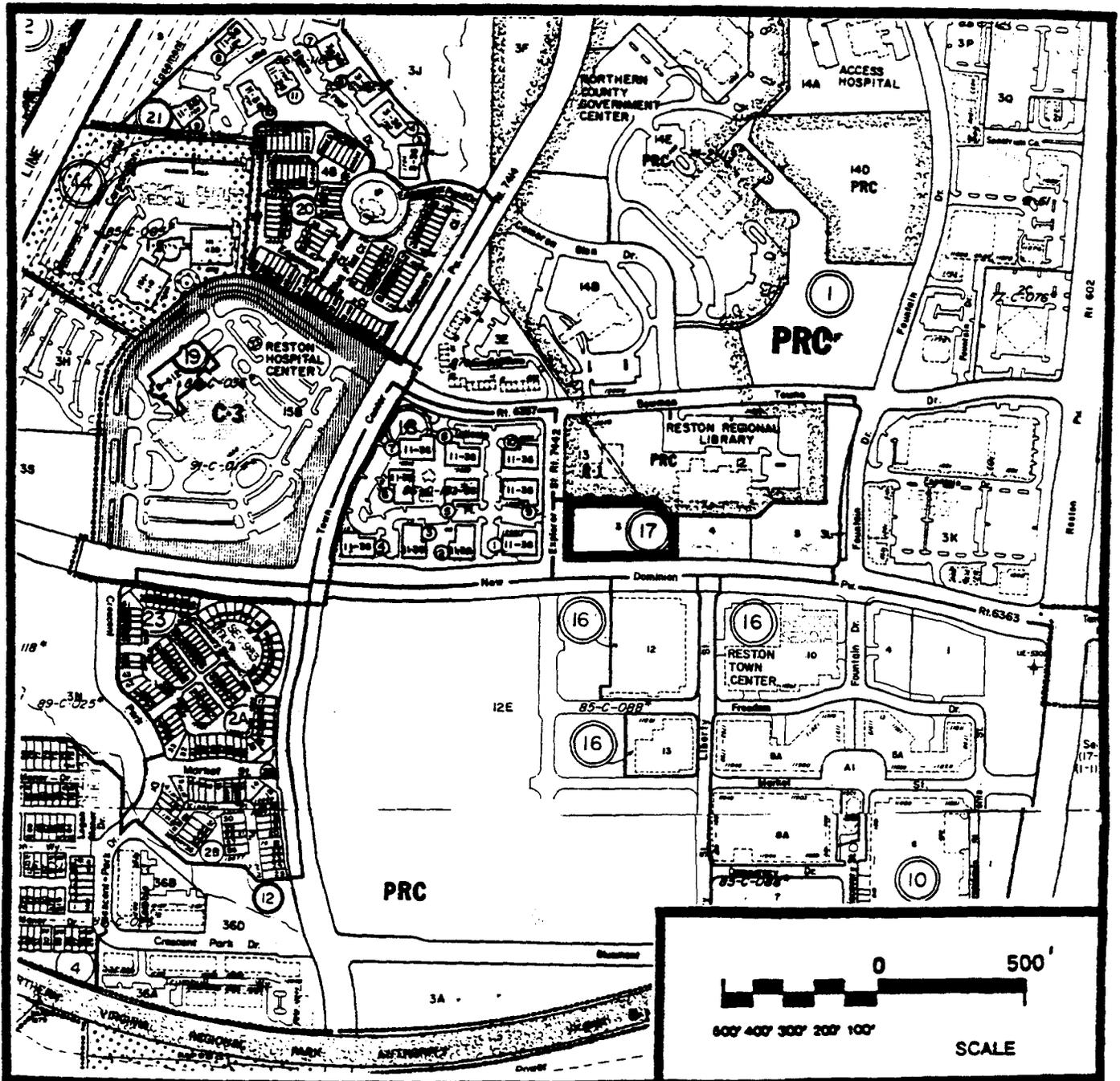
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LOCATED: NORTHEAST QUADRANT OF THE INTERSECTION
OF NEW DOMINION PKWY. AND EXPLORER ST.

ZONED: PRC
OVERLAY DISTRICT(S):

TAX MAP 17-1 ((17)) 3

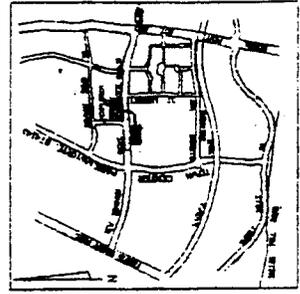


RESTON TOWN CENTER CONCEPT PLAN & VARIANCE PLAN WINWOOD CHILDREN'S CENTER RESTON SECTION 89 BLOCK 3 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

OWNER
 TMS DEVELOPMENT, L.L.C.
 11400 BARNETT CHURCHMAN AVENUE
 RESTON, VIRGINIA 20190

DEVELOPER / APPLICANT
 TMS DEVELOPMENT, L.L.C.
 P.O. BOX 54728
 FORT MYERS, FL 33905-0728

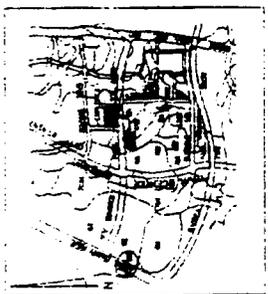
VICINITY MAP
 SCALE: 1"=1000'



GENERAL NOTES

1. THE OWNER, SUBJECT TO THE RESTON TOWN CENTER CONCEPT PLAN, IS REQUESTING THE FOLLOWING VARIANCES FROM THE RESTON TOWN CENTER CONCEPT PLAN, PARCELS 17-1-10701-1 THROUGH 17-1-10701-10.
2. THE VARIANCES REQUESTED ARE:
 - a. VARIANCE FROM THE RESTON TOWN CENTER CONCEPT PLAN, PARCELS 17-1-10701-1 THROUGH 17-1-10701-10, TO ALLOW FOR THE CONSTRUCTION OF A CHILDREN'S CENTER ON THE SOUTHWEST CORNER OF PARCELS 17-1-10701-1 THROUGH 17-1-10701-10.
 - b. VARIANCE FROM THE RESTON TOWN CENTER CONCEPT PLAN, PARCELS 17-1-10701-1 THROUGH 17-1-10701-10, TO ALLOW FOR THE CONSTRUCTION OF A CHILDREN'S CENTER ON THE SOUTHWEST CORNER OF PARCELS 17-1-10701-1 THROUGH 17-1-10701-10.
3. THE VARIANCES REQUESTED ARE NECESSARY TO ALLOW FOR THE CONSTRUCTION OF A CHILDREN'S CENTER ON THE SOUTHWEST CORNER OF PARCELS 17-1-10701-1 THROUGH 17-1-10701-10.
4. THE VARIANCES REQUESTED ARE NECESSARY TO ALLOW FOR THE CONSTRUCTION OF A CHILDREN'S CENTER ON THE SOUTHWEST CORNER OF PARCELS 17-1-10701-1 THROUGH 17-1-10701-10.
5. THE VARIANCES REQUESTED ARE NECESSARY TO ALLOW FOR THE CONSTRUCTION OF A CHILDREN'S CENTER ON THE SOUTHWEST CORNER OF PARCELS 17-1-10701-1 THROUGH 17-1-10701-10.
6. THE VARIANCES REQUESTED ARE NECESSARY TO ALLOW FOR THE CONSTRUCTION OF A CHILDREN'S CENTER ON THE SOUTHWEST CORNER OF PARCELS 17-1-10701-1 THROUGH 17-1-10701-10.
7. THE VARIANCES REQUESTED ARE NECESSARY TO ALLOW FOR THE CONSTRUCTION OF A CHILDREN'S CENTER ON THE SOUTHWEST CORNER OF PARCELS 17-1-10701-1 THROUGH 17-1-10701-10.
8. THE VARIANCES REQUESTED ARE NECESSARY TO ALLOW FOR THE CONSTRUCTION OF A CHILDREN'S CENTER ON THE SOUTHWEST CORNER OF PARCELS 17-1-10701-1 THROUGH 17-1-10701-10.
9. THE VARIANCES REQUESTED ARE NECESSARY TO ALLOW FOR THE CONSTRUCTION OF A CHILDREN'S CENTER ON THE SOUTHWEST CORNER OF PARCELS 17-1-10701-1 THROUGH 17-1-10701-10.
10. THE VARIANCES REQUESTED ARE NECESSARY TO ALLOW FOR THE CONSTRUCTION OF A CHILDREN'S CENTER ON THE SOUTHWEST CORNER OF PARCELS 17-1-10701-1 THROUGH 17-1-10701-10.
11. THE VARIANCES REQUESTED ARE NECESSARY TO ALLOW FOR THE CONSTRUCTION OF A CHILDREN'S CENTER ON THE SOUTHWEST CORNER OF PARCELS 17-1-10701-1 THROUGH 17-1-10701-10.
12. THE VARIANCES REQUESTED ARE NECESSARY TO ALLOW FOR THE CONSTRUCTION OF A CHILDREN'S CENTER ON THE SOUTHWEST CORNER OF PARCELS 17-1-10701-1 THROUGH 17-1-10701-10.
13. THE VARIANCES REQUESTED ARE NECESSARY TO ALLOW FOR THE CONSTRUCTION OF A CHILDREN'S CENTER ON THE SOUTHWEST CORNER OF PARCELS 17-1-10701-1 THROUGH 17-1-10701-10.
14. THE VARIANCES REQUESTED ARE NECESSARY TO ALLOW FOR THE CONSTRUCTION OF A CHILDREN'S CENTER ON THE SOUTHWEST CORNER OF PARCELS 17-1-10701-1 THROUGH 17-1-10701-10.
15. THE VARIANCES REQUESTED ARE NECESSARY TO ALLOW FOR THE CONSTRUCTION OF A CHILDREN'S CENTER ON THE SOUTHWEST CORNER OF PARCELS 17-1-10701-1 THROUGH 17-1-10701-10.
16. THE VARIANCES REQUESTED ARE NECESSARY TO ALLOW FOR THE CONSTRUCTION OF A CHILDREN'S CENTER ON THE SOUTHWEST CORNER OF PARCELS 17-1-10701-1 THROUGH 17-1-10701-10.

SOILS MAP
 SCALE: 1"=1000'



NO.	DATE	DESCRIPTION	BY	DATE
1	11/15/10	COVER SHEET	UFA	11/15/10
2	11/15/10	CONCEPT DEVELOPMENT PLAN AND VARIANCE PLAN	UFA	11/15/10
3	11/15/10	CONCEPT LANDSCAPE PLAN	UFA	11/15/10
4	11/15/10	CONCEPT LANDSCAPE PLAN	UFA	11/15/10
5	11/15/10	RESTON CENTER LEVELS PLAN	UFA	11/15/10

SHEET INDEX

- 1 COVER SHEET
- 2 CONCEPT DEVELOPMENT PLAN AND VARIANCE PLAN
- 3 CONCEPT LANDSCAPE PLAN
- 4 CONCEPT LANDSCAPE PLAN
- 5 RESTON CENTER LEVELS PLAN

PARKING TABULATION

PROPOSED USE	CHD CASE CENTER
PARKING REQUIREMENT	0.15 SPACES / CHILD
PARKING PROVIDED	10 SPACES (10 HANDICAP SPACES ALL VAN ACCESSIBLE)
LOADING REQUIREMENT	NOT APPLICABLE

TABULATION

NO.	DESCRIPTION	PROPOSED	REQUIRED
1	MINIMUM LOT AREA	44,300 (140,770)	44,300 (140,770)
2	MINIMUM LOT WIDTH	100 FT (NO STOP)	100 FT (NO STOP)
3	MINIMUM FRONT SETBACK	10 FT (NO STOP)	10 FT (NO STOP)
4	MINIMUM SIDE SETBACK	10 FT (NO STOP)	10 FT (NO STOP)
5	MINIMUM REAR SETBACK	10 FT (NO STOP)	10 FT (NO STOP)
6	MINIMUM FRONT YARD AREA	10 FT (NO STOP)	10 FT (NO STOP)
7	MINIMUM REAR YARD AREA	10 FT (NO STOP)	10 FT (NO STOP)
8	MINIMUM SIDE YARD AREA	10 FT (NO STOP)	10 FT (NO STOP)
9	MINIMUM SIDE YARD RATIO	10 FT (NO STOP)	10 FT (NO STOP)
10	MINIMUM SIDE YARD SETBACK	10 FT (NO STOP)	10 FT (NO STOP)

COVER SHEET



URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 642-9990

**WINWOOD CHILDREN'S CENTER
 RESTON SECTION 89 BLOCK 3
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA**

SCALE: 1"=1000' DATE: JULY, 1990

NO.	DATE	DESCRIPTION	BY	DATE
1	11/15/10	COVER SHEET	UFA	11/15/10
2	11/15/10	CONCEPT DEVELOPMENT PLAN AND VARIANCE PLAN	UFA	11/15/10
3	11/15/10	CONCEPT LANDSCAPE PLAN	UFA	11/15/10
4	11/15/10	CONCEPT LANDSCAPE PLAN	UFA	11/15/10
5	11/15/10	RESTON CENTER LEVELS PLAN	UFA	11/15/10

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

GENERAL NOTES

1. THE PARCEL SUBJECT TO THIS TOWN CENTER CONCEPT PLAN IS KNOWN AS SECTION 89, BLOCK 3, RESTON. THE TAX MAP REFERENCE FOR THE PARCEL IS 17-1-((17)), PARCEL 3.
2. THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THIS TOWN CENTER CONCEPT PLAN, DATED JULY 1999, PREPARED BY URBAN ENGINEERING; SUBJECT, HOWEVER, TO THESE NOTES AND PROVIDED THAT MINOR MODIFICATIONS MAY BE PERMITTED WHEN NECESSITATED BY SOUND ENGINEERING AND/OR WHICH MAY BECOME NECESSARY AS PART OF FINAL SITE ENGINEERING, AS DETERMINED BY FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.
3. THE PROPOSED BUILDING SHALL BE UTILIZED AS A CHILD CARE CENTER, WHICH IS A BY-RIGHT USE IN THE PRC TOWN CENTER DISTRICT. THE MAXIMUM DAILY ENROLLMENT SHALL BE 200 CHILDREN.
4. THE APPLICATION PROPERTY CONSISTS OF 0.6495 HECTARES.
5. THE PROPOSED BUILDING SHALL CONSIST OF A MAXIMUM OF 836.127 SQUARE METERS. THE MAXIMUM FAR FOR THE APPLICATION PROPERTY SHALL BE 0.13
6. PARKING SHALL BE PROVIDED PURSUANT TO ZONING ORDINANCE ARTICLE 11. STAFF PARKING IS NOTED ON CONCEPT PLAN (SHEET #2). ALL OTHER PARKING IS FOR DROP OFF AND PICK UP OF CHILDREN.
7. THE MAXIMUM BUILDING HEIGHT SHALL BE 10.67 METERS (35 FEET).
8. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF WESTERRA RESTON, L.L.C., BY DEED RECORDED IN DEED BOOK 9881 AT PAGE 1645 & 1677 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.,
9. NO TITLE REPORT WAS UTILIZED.
10. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS SITE.
11. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO STRUCTURES EXISTING ON THIS SITE.
12. THE PROPOSED DEVELOPMENT WILL USE PUBLIC WATER AND SEWER.

13. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED IN THE EXISTING DETENTION POND LOCATED OFF SITE TO THE WEST. (TOWN CENTER PARKWAY SWM FACILITY 5734-PI-01).
14. TOPOGRAPHY PROVIDED BY TERRABROOK. CONTOUR IS 0.5m USGS DATUM.
15. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN THE TITLE 40, CODE OF FEDERAL REGULATIONS PART 115.4, 302.4, AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT V. 672-10-1- VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 250; TO GENERATED, UTILIZED, STORED, AND/OR DISPOSED OF ON SITE.
16. THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.
17. BOUNDARY INFORMATION IS BASED ON A PLAT PROVIDED BY TERRABROOK.
18. THE EXTERNAL AND INTERNAL PEDESTRIAN CIRCULATION SYSTEM (INCLUDING) TRAILS, SIDEWALKS, AND CROSSWALKS) SHALL BE PROVIDED AS GENERALLY SHOWN ON THIS TOWN CENTER CONCEPT PLAN.
19. THERE ARE NO SCENIC ASSETS DESERVING PRESERVATION.
20. SUBJECT TO APPROVAL OF A VARIANCE BY THE BOARD OF ZONING APPEALS, THE HEIGHT OF THE FENCE SURROUNDING THE PLAY AREA MAY BE INCREASED TO SIX FEET.
21. A MINIMUM OF 28% OPEN SPACE SHALL BE PROVIDED,
22. A MINIMUM OF 5% INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED.
23. A MINIMUM OF 15% TREE COVER SHALL BE PROVIDED.
24. THE APPLICANT SHALL IMPLEMENT A LANDSCAPE PLAN GENERALLY CONSISTENT WITH THE LANDSCAPING REFLECTED ON THIS TOWN CENTER CONCEPT PLAN, SUBJECT TO FINAL REVIEW AND APPROVAL BY DEM.

25. WITH THIS PLAN WE HEREBY REQUEST A MODIFICATION OF TRANSITION SCREEN REQUIREMENTS ALONG THE EXPLORER STREET FRONTAGE TO THAT WHICH IS REFLECTED ON THE PLAN.
26. TREE COVER CANOPY TABULATIONS WILL BE PROVIDED WITH THE FINAL LANDSCAPE PLAN PREPARED WITH THE FINAL SITE PLAN. THE SITE PLAN SHALL PROVIDE A MINIMUM OF 15% TREE COVER CANOPY.
27. THE APPLICANT SHALL CONTRIBUTE TO THE RESTON STREET LIGHT DEMONSTRATION PROGRAM (SUBJECT TO THE APPROVAL OF THE DISTRICT PLANNING COMMISSIONER).
28. IN CONSORTIUM WITH URBAN FORESTER, THE APPLICANT SHALL MAKE DILIGENT EFFORT TO SAVE, IF POSSIBLE, THOSE TWO TREES DESIGNATED ON THE LANDSCAPE PLAN.
29. THE PROPOSED FENCE AND SIGN ELEVATION SHALL BE IN GENERAL CONFORMANCE WITH WHAT WAS APPROVED BY THE RESTON TOWN CENTER DESIGN REVIEW BOARD AND RESTON PLANNING AND ZONING COMMITTEE.
30. THE MAXIMUM NUMBER OF CHILDREN OUTSIDE AT ANY ONE TIME WILL BE 75, AGES 6 WEEKS TO 10 YEARS.
31. THE CHILDREN'S CENTER WILL BE CONSTRUCTED TO INCLUDE NOISE MITIGATION MEASURES THAT WILL REDUCE THE INTERIOR NOISE LEVELS TO DNL 45 DBA OR LESS.
32. THE HOURS OF OPERATION FOR THIS CARE CENTER WILL BE FROM 6:30 A.M. TO 7:00 PM.
33. THE MAXIMUM NUMBER OF EMPLOYEES FOR THIS CARE CENTER WILL NOT EXCEED 25.

TOWN CENTER CONCEPT PLAN APPLICATION
WINK DEVELOPMENT, LLC
STATEMENT OF JUSTIFICATION

JUL 7 1999

July 7, 1999

ZONING EVALUATION DIVISION

I. INTRODUCTION AND OVERVIEW

Wink Development, LLC (the "Applicant") submits this Town Center Concept Plan application (the "Application") to permit the development of a Winwood Children's Center child care facility with enrollment of 100 or more children on Section 89, Block 3 of the PRC District of Reston.

The approved Development Plan for Section 89, Block 3 permits a number of uses, including Category 3 Quasi-Public uses such as child care facilities with enrollments of 100 or more children.

II. WINWOOD CHILDREN'S CENTER

Winwood Children's Center has developed over the past few years as high quality child care center in the Washington metropolitan area. Winwood provides exceptional childcare programs for children ages six weeks to pre-kindergarten, as well as before and after school enrichment programs for children ages 5-12.

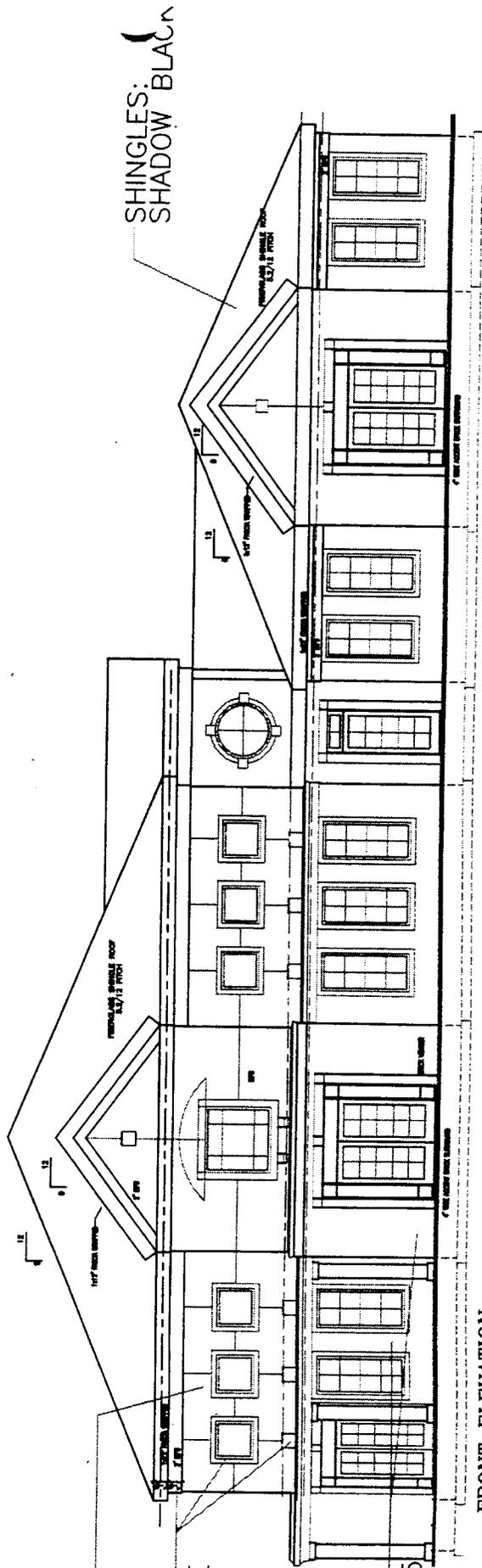
III. TOWN CENTER CONCEPT PLAN

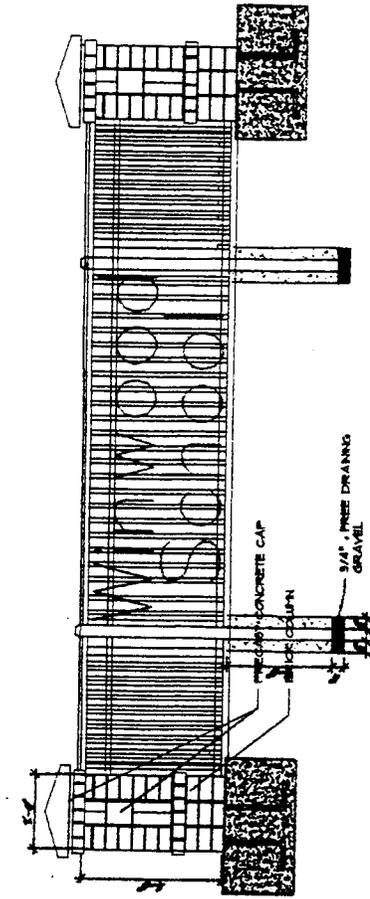
This Application proposes the development of a two-story child care facility of approximately 9,000 square feet. There will be a maximum daily enrollment of 200 children, with a maximum of 75 children outside of the facility at any one time. This use will provide a needed and high quality service to the Reston community.

IV. CONCLUSION

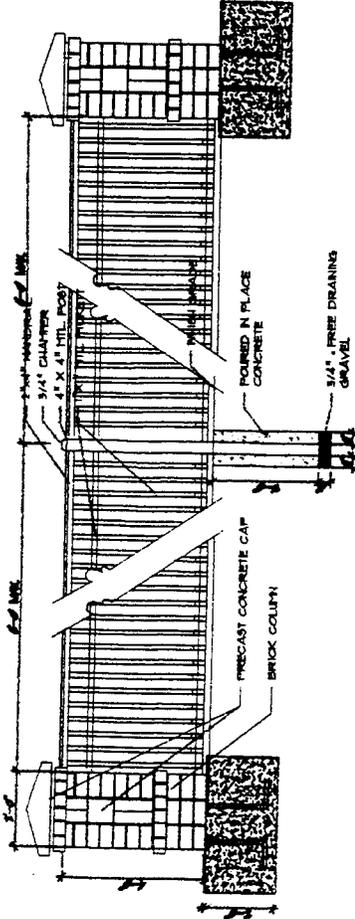
The Applicant respectfully requests the support of the Department of Planning and Zoning and the approval of the submitted Town Center Concept Plan by the Fairfax County Planning Commission.

By: Guil F. Bottalini
Agent for Applicant
McGuire, Woods, Battle & Boothe LLP

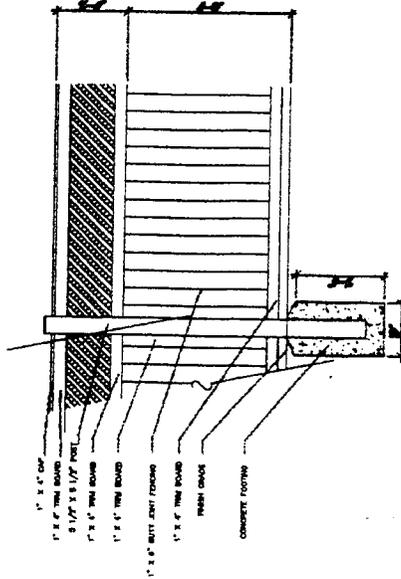




3 SIGN
SCALE: 3/4" = 1'-0"
ELEVATION



4 SITE ENCLOSURE
SCALE: 1/2" = 1'-0"
ELEVATION



2 DUMPSTER WOOD SCREEN FENCE
SCALE: 3/4" = 1'-0"
ELEVATION



URBAN ENGINEERING & ASSOC., INC.
CITY ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
1725 LITTLE LANE YORKTOWN
ARLINGTON, VIRGINIA 22202 (703) 643-0000



DESIGNED BY URBAN ENGINEERING & ASSOC., INC.
APPROVED BY DIVISION OF HIGHWAY DESIGN

CONCEPT LANDSCAPE PLAN
WINWOOD CHILDREN'S CENTER
RESTON SECTION 89 BLOCK 3
EASTVIEW HILL, RESTON
FAIRFAX COUNTY, VIRGINIA
CL 51/A
SCALE AS SHOWN
DATE: JULY 2000

DATE	7-1-00
NO.	4
OF	6
DATE	7-1-00

REVISIONS

- 1) The new number of building units shall not exceed 500.
- 2) The new number of residential units shall not exceed 100.
- 3) The new building height shall not exceed 15 stories.
- 4) The new building height shall not exceed 15 stories.
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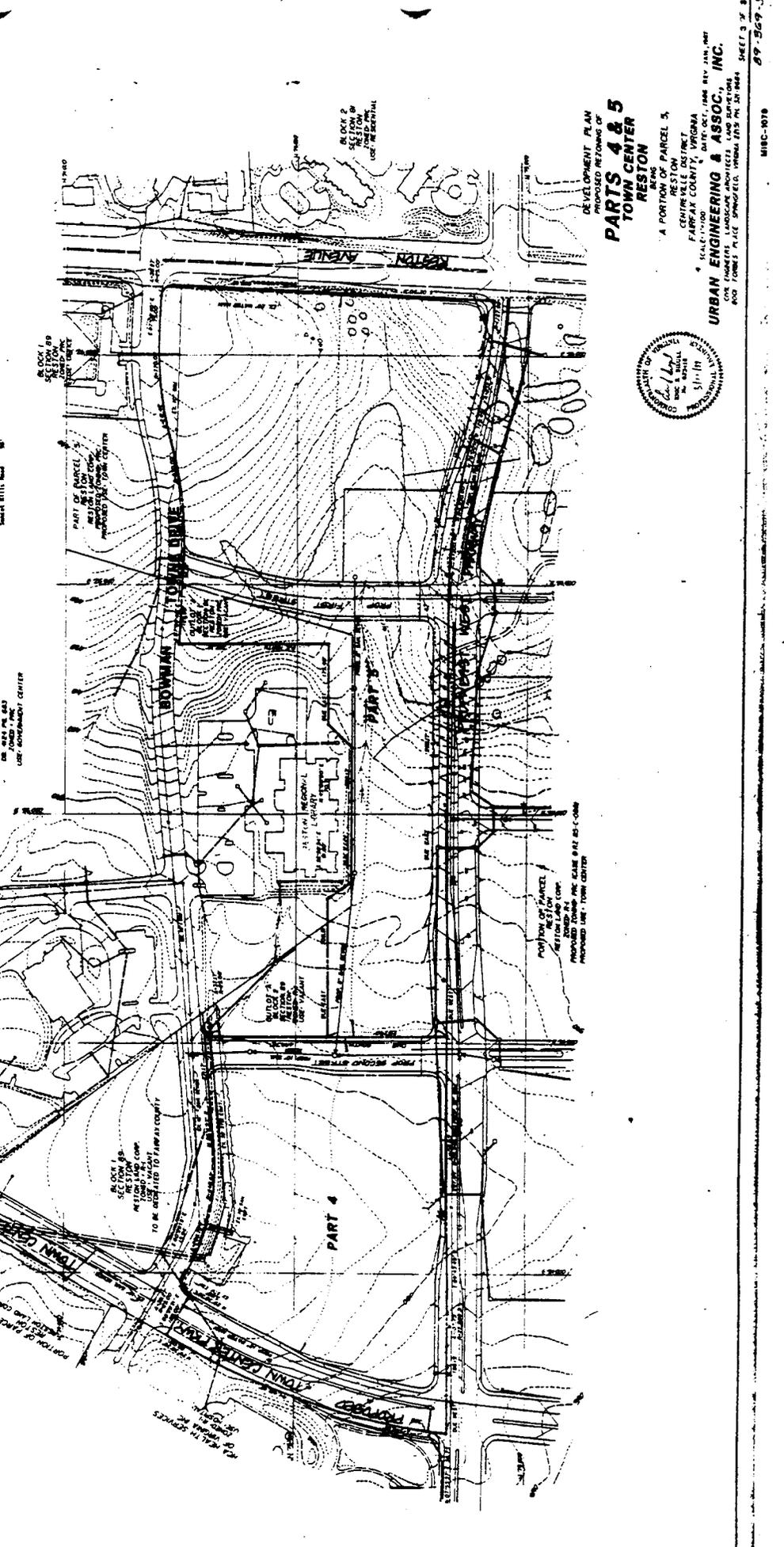
THE BOARD OF COUNTY SUPERVISORS OF FAYETTE COUNTY, VIRGINIA

1961 West Parkway
Fayette County, Virginia
Martinsburg, West Virginia

1961 West Parkway
Fayette County, Virginia
Martinsburg, West Virginia

1961 West Parkway
Fayette County, Virginia
Martinsburg, West Virginia

1961 West Parkway
Fayette County, Virginia
Martinsburg, West Virginia



DEVELOPMENT PLAN
PROPOSED REZONING OF
PARTS 4 & 5
TOWN CENTER
RESTON

A PORTION OF PARCEL 5,
RESTON
CENTREVILLE DISTRICT,
FAYETTE COUNTY, VIRGINIA
SCALE: HORIZONTAL 1" = 50'
VERTICAL 1" = 10'
U.S. ENGINEERS & ARCHITECTS, INC.
800 FORMER PLACE, SPRINGFIELD, VIRGINIA 22151
DATE: 10/1/68



RESTON LAND CORPORATION

Reston Town Center Rezoning

- A. RZ 85-C-088 (Property A)
- B. RZ 86-C-121 (Property B)
- C. RZ 86-C-118 (Property C)

Revised February 27, 1987

Pursuant to Section 15.1-491 (a) of the Code of Virginia (1950, as amended) and Section 18-203 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and Applicant, for itself and its successors or assigns (hereinafter collectively referred to as the "Applicant") proffer that the development of the parcels under consideration, (a) shown on Fairfax County Tax Map 17-1-((1))-3 and 17-2-((1))-11 (hereinafter collectively referred to as "Property A"), (b) shown on Fairfax County Tax Map 17-1-((1)) -3, 17-2 ((1))-11 (Part 13), 17-1-((1))-3 (Part 6), 17-3-((1))-1, 2, 3, 17-3-((1))-4, 5, 5C, 5D, 5G, 6, 14, 15 and 17-4 ((1))-7 (hereinafter collectively referred to as "Property B"); and (c) shown on Fairfax County Tax Map 17-1-((1))-3 (hereinafter collectively referred to as "Property C"); will be in accordance with the following conditions. These proffered conditions will be effective only if the Property is rezoned in accordance with the Applicant's request, provided however Applicant will accept I-3 rezoning on Property C in lieu of I-5.

A. DEFINITIONS

TOWN CENTER: - The 530.74 acre land area described in Appendix A.; the land area owned by Applicant in February 1982 plus land owned by others within the general boundaries of the Dulles Airport Access Road on the south, the proposed Fairfax Parkway on the west, Stevenage Drive on the north and Reston Avenue on the east with some land (as shown on plats filed with this Application) also east of Reston Avenue.

TOWN CENTER STUDY AREA: - The 448.96 acre land area described in Appendix A; the land area in Town Center owned by Applicant in February 1982 (excluding land owned by others but including land already zoned).

TOWN CENTER CORE AREA: - Property "A", 84.25 acres of the Town Center included in RZ 85-C-088.

MAXIMUM DEVELOPMENT PROGRAM: - The maximum amount of development which will be allowed in the Town Center Study Area (448.96 acres including those areas already zoned) to a commercial floor area ratio of .43 (calculated based on the aforesaid gross acreage) including the following elements:

Commercial

Office/Research and Development	7,100,000 sq. ft.
Retail	315,000 sq. ft.
Hotel	1,000,000 sq. ft.
Total Commercial	8,415,000 sq. ft.
Commercial Floor Area Ratio	.43

Housing Units

1,400 dwelling units
(minimum)

Hospital

127 beds (minimum)

Since the Town Center Study Area includes land which is not part of the four rezoning applications under consideration, the amount of development which will be allowed on Properties A, B, C and the land included in RZ-C-119 hereinafter referred to as Property D, will be the amount which remains after deducting the amount of commercial development which occurs on those portions of the Town Center Study Area not presently under consideration.

MINIMUM DEVELOPMENT PROGRAM: - The minimum amount of development that will be allowed based on Applicant's proposed transportation plan is as follows:

Commercial

Office/Research and Development	5,500,000 sq. ft.
Retail	315,000 sq. ft.
Hotel	1,000,000 sq. ft.
Total Commercial	6,815,000 sq. ft.
Commercial Floor Area Ratio	.35

Housing Units

1,400 dwelling units
(minimum)

Hospital

127 beds (minimum)

PHASING: - The development programs assume that the only variable is the office/research and development (hereinafter referred to as R&D) component. The phasing is therefore related to the amount of office/R&D space constructed. The phasing is:

<u>Phase</u>	<u>Cumulative Office/Research &Development</u>
Phase I-A	2,300,000 square feet
Phase I-B	4,300,000 square feet
Phase I-C	5,500,000 square feet
Phase II	6,300,000 square feet
Phase III	7,105,000 square feet

SUPERBLOCK The land included within the boundary of Reston Avenue, Baron Cameron Avenue, proposed Fairfax Parkway and the Dulles Toll Road.

TRANSPORTATION PLAN: - The transportation plan dated July, 1986 was prepared for Applicant by JHK and Associates. The transportation plan is a comprehensive regional analysis which includes Property A, Property B, Property C, Property D and those other properties, as defined in Appendix A as the Town Center Study Area, as internal traffic generators. The balance of Properties in the Town Center Area, including the Fairfax County North Governmental Center, have been included in the regional growth predictions and are included as part of the background traffic.

TRANSPORTATION COORDINATOR: - A Transportation Coordinator will be employed within sixty days of the issuance of the first building permit on Property A or of the issuance of the first building permit in the Town Center Study Area which will bring the cumulative commercial development up to one million square feet pursuant to this application, whichever event occurs first. The Coordinator will be responsible for working with public and private transportation agencies and for developing the Transportation System Management (TSM) program for the Town Center.

TRANSPORTATION COORDINATION COMMITTEE: - A TSM Coordinating Committee for Reston will be initiated by Applicant. Employers in Reston will be represented on the committee. The committee will meet regularly and will promote the TSM programs. The committee will work with local transportation committees and to the extent possible coordinate activities.

TRANSPORTATION SYSTEM MANAGEMENT: - A program designed to reduce vehicular trips upon maximum build-out of the Town Center Study Area by approximately 25% below the office related trip generation rates, defined in the ITE Trip Generation Manual 3rd Ed. dated 1982. Table 1, attached hereto, shows the PM office trip generation rates and the targeted levels of reduction for each phase.

INTERNAL TRAFFIC STUDY: - The traffic studies to be conducted at the completion of construction of Phases I-A and I-B to determine Applicant's performance of its trip generation rate goals for the purpose of adjusting the TSM programs. The methodology for these studies is defined in Appendix B.

COMPREHENSIVE TRAFFIC STUDY: - The traffic study to be conducted at the completion of construction of Phase I-C, Phase II, and if desired by Applicant, at completion of construction of Phase III to measure both the internal trip generations as well as the growth in the external traffic via cordon line counts as defined herein. This will be the basis for determining the actual development levels for Phases II and III. The methodology for these studies is defined in Appendix B.

CORDON LINE: - The imaginary line immediately outside the Superblock where traffic will be counted to measure total traffic volume. The cordon line counts will be taken immediately outside the boundaries of the superblock; north of Baron Cameron, east of Reston Avenue, south of Sunset Hills Road and west of the proposed Fairfax Parkway. The intersections at which the cordon line counts will be taken are: (a) Baron Cameron Avenue/Reston Avenue, (b) Reston Avenue/Temporary Road, (c) Reston Avenue/Sunset Hills Road, (d) Sunset Hills Road/Fairfax Parkway, (e) Fairfax Parkway/Baron Cameron Avenue, (f) Baron Cameron Avenue/Bennington Woods Road and (g) Baron Cameron Avenue/Bracknell Drive.

FDOT: - Fairfax County Office of Transportation

VDOT: - Virginia Department of Transportation or its successor.

B. TRANSPORTATION SYSTEM

1. Applicant proffers to implement a TSM program which is intended to reduce by approximately 25 percent office related trips as defined in the ITE Trip Generation Manual. The program shall be designed to produce a 5 percent reduction at the completion of construction of Phase I-A, a 15 percent reduction at the completion of Phase I-B, a 19.4 percent reduction at the completion of construction of Phase I (A, B, & C), a 22.2 percent reduction at the completion in Phase II and a 25 percent reduction at the completion of Phase III. For Phases I-A and I-B, Applicant will be considered as having reached its TSM Goal if the rate is within 2 percent of the targeted reduction. For Phases I-C, II and III, Applicant will be considered as having obtained its TSM Goal if it is within 3 percent of its target. The TSM program components are listed in Appendix D.
2. Upon completion of construction of Phase I-A the Applicant will cause to be prepared and submitted to the FDOT an internal traffic study which will fully describe the traffic characteristics of the developed portions of the Town Center Study Area. The method for conducting this traffic study shall be as described in Appendix B attached hereto. Following review of the traffic study the TSM program for Phase I-B will be adjusted and approved by the FDOT.
3. Upon completion of construction of Phase I-B the Applicant will conduct another internal traffic study. Following review by the FDOT, the TSM program for Phase I-C will be further adjusted as approved by FDOT.
4. Phase I (A, B, and C) will not exceed 5.5 million square feet of office and/or R&D uses. Subject to the results of comprehensive traffic studies, Phase II may increase the total office/R&D use to 6.3 million square feet.

Subject to the results of a second comprehensive traffic study, Phase III may increase the total office/R&D use to 7.1 million square feet. The TSM program in its entirety will be continued after the Town Center build-out notwithstanding that Phases II and/or III may not be completely developed (i.e. if the buildout is 5.5 million square feet, the TSM programs will target a goal of a 19.4 percent reduction.) Applicant will perpetuate the TSM programs by appropriate written agreements with third parties to and including but not limited to lease agreements, covenants and/or operation and management of same by the Property Owners Association to be created per Section C, Paragraph 8.6 on page 17 of these proffers. Applicant may further adjust the TSM programs to find the most cost-effective solutions as long as the trip generation reductions are maintained, subject to FDOT approvals. In the event that following buildout of 7.1 million square feet of office and/or R&D Applicant fails to continue the TSM programs as previously approved by FDOT and Applicant's trip generation reductions are no longer met, Fairfax County may issue no further non-residential use permits until the TSM programs are again successfully implemented.

5. Cordon Analysis. Applicant will conduct a comprehensive traffic study upon completion of construction of Phase I-C, which will include detailed surveys of individual development sites to determine trip generation characteristics, as well as traffic counts at a cordon line immediately surrounding the Superblock. For study purposes, an imaginary cordon line will be established immediately outside the Superblock for the purpose of counting traffic which is generated by or passes through the Superblock. Traffic counts will consist of the outbound PM traffic movements counted at the public street intersections within the cordon line surrounding the Superblock. These are: (a) Baron Cameron Avenue/Reston Avenue, (b) Reston Avenue/Temporary Road, (c) Reston Avenue/Sunset Hills Road, (d) Sunset Hills Road/Fairfax Parkway, (e) Fairfax Parkway/Baron Cameron Avenue, (f) Baron Cameron Avenue/Bennington Woods Road and (g) Baron Cameron Avenue/Bracknell Drive. Traffic counts will be compared to the numbers as forecast in Table 4.

6. The cordon analysis will be submitted to the Fairfax County Board of Supervisors and FDOT for administrative review and approval. The volume of

traffic counted crossing the cordon will be compared with the number of trips estimated for that time period. The methodology for determining the estimated number of trips at any time is described in Appendix C. If the actual and estimated number of trips counted is within five percent of the forecast number, Applicant will be permitted to complete the buildout of Phase II of Town Center Study Area. If the actual number of trips exceeds the forecast number by more than five percent, Applicant proffers to reduce the development in Phase II by an amount of development equivalent to the difference between the actual number and estimated number of trips divided by the difference between 14,885 trips and the estimated number of trips multiplied by 800,000 square feet as adjusted below. If the actual number of trips exceeds the estimated number by more than five percent and if the traffic studies show that Applicant has met its estimates for trip generation, then the Applicant will be allowed to discount half of the effect of the increased external traffic in the above calculations. (An example of the applications of this formula is shown in Table 2. attached hereto. The method for determining the estimated number of trips at any time is defined in Appendix C.) If the actual number of trips crossing the cordon line exceeds the estimated number (14,885) by more than five percent and the traffic studies show Applicant has not met its estimates for trip generation, Applicant will not be issued any additional building permits for office and/or R&D use so long as the actual number of trips crossing the cordon line exceeds the estimated number (14,885) by more than five percent and the estimates for trip generation have not been met.

7. Upon completion of construction of Phase II (as adjusted), Applicant will conduct another comprehensive traffic study including a cordon analysis. Following review of this study by the FDOT and a comparison of the number of trips counted at the Cordon Line with the estimated number of trips, the proportion of remaining development that can be completed will be calculated. Should this procedure result in permitting less than the number of square feet proposed by Applicant at build-out, the Applicant may supply additional transportation improvements, not previously proffered which would provide sufficient capacity to accommodate additional development. The capacity of such additional improvements would be determined using standard

transportation planning techniques as approved by the FDOT. Applicant may also conduct additional traffic surveys including cordon analyses at any time prior to reaching a build-out and, depending upon the results, Applicant may propose additional TSM actions and improvements which will allow for continued development not exceeding the maximum development program subject to FDOT approval. For purposes of this section, the additional capacity provided by a single arterial lane equals 1,000 vehicles per hour at the PM peak hours.

8. Fairfax Parkway (Springfield Bypass) Reservation - Subject to VDOT approval of the alignment of the Fairfax Parkway substantially consistent with the attached plats prepared by Reston Land Corporation and dated October, 1984. Applicant proffers to dedicate or convey to Fairfax County or VDOT a right-of-way 160 feet wide for the Fairfax Parkway through those portions of Reston shown on the plat. Applicant shall also reserve land at the northwest quadrant of the Fairfax Parkway and Sunset Hills Road for a northbound to westbound loop (the 4.1339 acre Parcel as shown on the attached plat as prepared by Gulf Reston, Inc., dated June 21, 1978 and numbered 84-025-5), land at the southeast quadrant of same intersection for a free flow slip ramp (in accordance with the Development Plans for RZ 86-C-121) and land at the southeast quadrant of the Fairfax Parkway and Baron Cameron for a standard diamond exit ramp (in accordance with the Development Plans for RZ 86-C-118). Applicant agrees, subject to final design approval by VDOT, to expand the reservation for the northbound to eastbound free flow slip ramp in the southeast quadrant of the Fairfax Parkway and Sunset Hills Road to conform to Byrd, Tallamy and MacDonald's design of this interchange with the Fairfax Parkway all as shown on sheets 44 and 45 of Project Number 000-029-249, PE 103 dated 3 February 1987. However, Applicant's obligation to construct any portion of the Fairfax Parkway pursuant to these proffers shall not include any grade-separated interchanges. Provided however that Applicant will cost-share with VDOT or Fairfax County the construction of grade-separated interchanges at Sunset Hills Road and/or Baron Cameron Avenue if such grade-separated improvements are made concurrent with Applicant's construction of the portions of the Fairfax Parkway which would contain the aforesaid interchanges. Applicant's

contribution to such cost-sharing shall be limited to and not exceed the cost if such intersections were built at-grade. Applicant will dedicate or convey such right-of-way within sixty days after request of the Board of Supervisors following a binding commitment of funds for construction of the segment for which right of way is requested in accordance with the attached plans.

9. Phased Transportation Improvements - Phase I. The phasing of transportation improvements will be tied to the amount of office/R&D space built in the Town Center Study Area in accordance with Table 3, attached hereto. Phase I-A shall include up to but not exceeding 2,300,000 square feet of office/R&D space in the Town Center Study Area. During development of Phase I-A, Applicant will construct, at Applicant's expense, the following road improvements: (as shown on Figure 11 of the Reston Town Center Transportation study dated July, 1986.)

- (a) a southbound to eastbound loop in the SW quadrant of Reston Avenue and the Dulles Access Road with relocation of the ramps in the SW and SE Quadrants, all subject to Federal Aviation Administration (FAA) and VDOT approval.
- (b) a northbound left turn lane across the Reston Avenue Bridge over the Dulles Access Road, subject to FAA and VDOT approval.
- (c) reconstruct Sunset Hills Road to a 4-lane divided section from Town Center Parkway to Herndon Town Line.
- (d) widen westbound approach of Sunset Hills Road to Reston Avenue from Old Reston Avenue.
- (e) East-West Connector Road as a 4-lane divided section from Reston Avenue to Alley Street and improve intersection with Reston Avenue.
- (f) Vail Avenue as a 4-lane section from Reston Avenue to Alley Street and improve intersection with Reston Avenue.

10. Applicant will make application to FAA (or its successors) for permission to construct those improvements which require FAA approval, concurrent with the site plan approval process for the first building in Property A but no later than December 31, 1987. These proffers are given with the expectation that FDOT and VDOT will use their best efforts to assist in obtaining such FAA approvals. Applicant shall use its best efforts to secure all required FAA approvals to and including but not limited to (1) timely filing of Final Plans (2) timely preparing and filing any Final Revisions to Final Plans and (3) timely application for all necessary construction and grading permits. If after applying for permission pursuant to the above and using its best efforts Applicant has not obtained FAA approvals within eighteen (18) months after initial application for all necessary construction and grading permits above, Applicant will inform FDOT that the approvals have not been received and then if FAA approvals are not received within the next six (6) months, Applicant will nevertheless be allowed to continue with the development of the Phase I.

11. All of the above described improvements ((except 9 (a) & 9 (b) if timely FAA approval is not received)) will be substantially completed and placed in service prior to the issuance of a non-residential use permit the which will raise the cumulative total of office and/or R&D space in the Town Center Study Area to 2.3 million square feet.

12. Applicant will conduct the Phase I-A internal traffic study no later than completion of 2.3 million square feet of office and/or R&D space.

13. Fairfax Parkway Construction - Within six months following the opening of Fairfax Parkway bridge over the Dulles Airport Access Road for traffic, Applicant will complete and place in service Fairfax Parkway as a 4-lane divided section between the north ramps of the Dulles Access road and Sunset Hills Road. Prior to the commencement of construction on this segment of the Parkway, Applicant will dedicate, or cause to be dedicated, the 160' right-of-way from Sunset Hills Road to the southern boundary of Reston as more particularly shown on the attached plats. As a part of the construction Applicant will also construct, at Applicant's expense, an at-grade signalized intersection at Sunset Hills Road and Fairfax Parkway.

14. Phase I-B Development - During Phase I-B of development, which will include up to 2,000,000 additional feet of office and/or R&D space bringing the aggregate to 4,300,000 square feet, Applicant will construct the following road improvements at Applicant's expense:

- (a) reconstruct Reston Avenue by adding one lane in each direction, from the ramps north of Dulles Airport Access Road to Temporary Road.
- (b) the East-West Connector Road to a 4-lane divided section from Alley Street to Town Center Parkway.
- (c) Town Center Parkway to a 4-lane divided section from Bowman Towne Drive to East-West Connector Road.
- (d) reconstruct the intersection at Baron Cameron Avenue and Reston Avenue.
- (e) Fairfax Parkway to a 4-lane divided facility from Sunset Hills Road to the East-West Connector.
- (f) East-West Connector to a 4-lane divided facility from Town Center Parkway to the Fairfax Parkway.
- (g) First Street as a 2-lane section from the East-West Connector to Bowman Towne Drive.

15. Applicant will substantially complete and place in service all of the above improvements prior to the issuance of a non-residential use permit which will raise the cumulative total of office and/or R&D space in the Town Center Study Area to 4.3 million square feet.

16. Applicant will conduct the Phase I-A internal traffic study not later than completion of 4.3 million square feet of office and/or R&D space.

17. Phase I-C Development- During Phase I-C development, which will include up to 1,200,000 additional feet of office and/or R&D space bringing the aggregate to 5,500,000 square feet, Applicant will construct the following road improvements at Applicant's expense:

- (a) a southbound lane across the Reston Avenue Bridge over the Dulles Airport Access Road between the northern and southern ramps, subject to FAA approval

(b) a southbound auxilliary lane from Sunset Hills Road to the ramp north of the Dulles Access Road.

(c) Fairfax Parkway to a 4-lane divided section from the East-West Connector to Baron Cameron Avenue.

18. Applicant will substantially complete and place in service the above improvements prior to the issuance of a non-residential use permit which will raise the cumulative total of office and/or R&D space in the Town Center Study Area above 5.5 million square feet.

19. Applicant will conduct the Phase I comprehensive traffic study, including a cordon count, no later than the completion of construction of 5.5 million square feet of office and/or R&D space. Pursuant to the methodology in Appendix B, the comprehensive traffic study will be subject to FDOT approval. Applicant's ability to proceed with development of Phase II will be conditioned on the results of this study and its formula analysis as set forth in Table 2. The development capacity of Phase II will be set by said formula. However, once this development capacity has been determined, Applicant may elect at its sole discretion to cease development should the allowable development capacity defined by said formula not justify the additional transportation improvements.

20. Phase II Development - During Phase II development which will include up to 800,000 additional feet of office and/or R&D space bringing the aggregate to 6,300,000 square feet, Applicant will construct the following road improvements at Applicant's expense:

(a) Town Center Parkway as 4-lane divided section from East-West Connector to Sunset Hills Road.

b) two additional lanes of Reston Avenue, one in either direction, from the East-West Connector to Baron Cameron Avenue.

(c) complete Vail Avenue and remainder of core area streets.

21. Applicant will substantially complete and place in service the above listed improvements prior to the issuance of a non-residential use permit

which will raise the cumulative total of office and/or R&D space in the Town Center Study Area above 6.3 million square feet, as adjusted.

22. Applicant will conduct a Phase II comprehensive traffic study including a cordon count, no later than the completion of construction of 6.3 million square feet of office and/or R&D space. Pursuant to the methodology in Appendix B, the comprehensive traffic study will be subject to FDOT approval. Applicant's ability to proceed with development of Phase III shall be conditioned on the results of this study and the formula analysis as set forth in Table 2. The development capacity of Phase III will be set by said formula. However, once this development capacity has been determined, Applicant may elect at its sole discretion to cease development should the allowable development capacity defined by said formula in its opinion not justify the additional transportation improvements.

23. Phase III Development - During Phase III development which will include up to 805,000 square feet of office space bringing the aggregate to 7,105,000 square feet, Applicant will construct the following road improvements at Applicant's expense:

- (a) First Street from Vail Avenue to Sunset Hills Road as a two-lane section.
- (b) two additional lanes of the Fairfax Parkway, one in either direction from the Dulles Airport Access Road to the East-West Connector.

24. Transportation proffers are made by Applicant with the expectation and understanding that in the event right-of-way, construction or contributions toward construction of parts of the transportation improvements described in Table 3 are provided by others, Applicant will receive full benefit and credit of such contributions in furtherance of its requirements to perform under these proffers.

25. Applicant will construct at its own expense traffic signals throughout the Town Center Superblock at such time as such signals are warranted and approved by VDOT. Such signals shall be interconnected and shall provide for efficient movement of traffic within the Town Center Study Area.

26. Applicant will make best efforts to obtain right of way needed for street widening which is not owned by Applicant. In the event Applicant is unsuccessful, Applicant will request condemnation of the same by Fairfax County at Applicant's expense. This proffer (Section B, paragraph 26) shall become null and void should Fairfax County not use its condemnation powers.

27. Notwithstanding the above adjustments in office and/or R&D development, Applicant will have rights to develop the full 315,000 or more square feet of retail, 1,000,000 square feet of hotel and 1400 or more dwelling units.

28. Applicant proffers to construct intersections in the Town Center consistent with those shown on Figure 12, Page 43, of the Transportation Plan dated July, 1986, as attached hereto. Turn lanes will be provided at such time that the contiguous approach roadway is built or when the intersection warrants signalization. Detailed engineering studies will be conducted for each intersection and should engineering or environmental factors require design modification, Applicant reserves the right to provide the equivalent needed capacity at other locations subject to VDOT and FDOT approval.

29. Applicant will reserve up to 10 feet of right of way on the north boundary of Part 13 of RZ 86-C-121 for further dedication or conveyance to Fairfax County or VDOT for widening of Temporary Road as may be required by detailed engineering, geometric design, and traffic studies and subject to VDOT approval. Applicant will reconstruct Temporary Road from Old Reston Avenue to North Shore Drive to a four-lane undivided facility if required by VDOT consistent with this reservation and subject to future traffic studies. Should VDOT not require this widening by December 31, 2000, this reservation will expire and become null and void and of no further force and effect.

C. DEVELOPMENT PLAN FOR RZ 85 C-088

1. The Town Center Core Area (Property A) will be developed as a mixed use center in general conformity to the Development Plan. The Development Plan prepared by Reston Land Corporation dated February 26, 1986 and revised January 1987 consists of eight sheets of which six are described as follows:

- a. Conceptual Plan - The Conceptual Plan shows the generalized location of the various buildings in the Town Center Core Area; their proposed uses, proposed building heights; and provides an overview of the interrelationship of all the components.
- b. Master Plan - The Master Plan shows the generalized location of the various buildings in the Town Center Core Area and their proposed uses and provides an overview of the interrelationship of all the components.
- c. Phase I Development Plan - The Phase I Development Plan shows the proposed surface parking for Phase I. As development proceeds, parking garages will be substituted for surface lots.
- d. Landscape Plan - The Landscape Plan shows the location of the urban parks, the continuity of the urban streetscapes throughout the Urban Core and the increased intensity of landscaping proposed for the highly pedestrian "Market Street". (Although these plans do not reflect the revisions in building sites and to streets 1.a, 1.b, 1.c, and 1.e, they are representative of the quality and character of the Landscape Plan proposed.)
- e. Pedestrian Circulation/Parking Garage Entrance-Exit Plan - The Pedestrian Circulation/Parking Garage Entrance-Exit Plan shows the primary and secondary circulation patterns, the pedestrian linkages to the surrounding area and the circulation from the parking structures to the buildings. It also shows the proposed entrances and exits from the parking structures. (Although these plans do not reflect the revisions in building sites and to streets 1.a, 1.b, 1.c and 1.e, they are representative of the quality and character of the Pedestrian Circulation/Parking Garage Entrance-Exit Plan proposed.)
- f. Right of Way/Traffic Circulation Plan - The Urban Core shows the urban grid street pattern that will differentiate the Urban Core from the rest of Reston with its meandering streets.

2. The building locations, the height and bulk of buildings and their relationship to each other, the street network and the distribution of uses on the site will be in conformity to the Development Plan, except as modified in accordance with and subject to applicable Fairfax County ordinances.

3. No building in the Town Center Core Area (Property A) shall exceed 275 feet in height from the base elevation of the building.

4. The total floor area ratio for office and commercial buildings in the Town Center Core Area shall not exceed .95 floor area ratio or 3,465,000 square feet of the total commercial space of which approximately 315,000 square feet shall be retail commercial, approximately 2,150,000 square feet shall be office space, and approximately 1,000,000 square feet shall be hotels. The amount of retail in the Town Center Core Area shall be a minimum of 250,000 square feet. Should Applicant elect to increase the retail space in excess of 315,000 square feet, the amount of office and/or hotel shall be reduced by like amounts so as to maintain the maximum 3,465,000 square foot total. Applicant reserves the right to elect to consider ground floor retail in the hotel as either hotel or retail space.

5. The number of dwelling units in the Town Center Core Area (Property A) shall not be fewer than 600. The dwelling units in such core area shall be part of the commitment by Applicant to include at least 1400 dwelling units (excluding Jonathan's Keepe and Part 13 of RZ-86-C-121) in the Town Center Study Area. Such dwelling units may be on both a for-sale and rental basis but shall not be included as part of any FAR calculations.

6. Parking Garages - All parking garages shall be designed to include architectural features and building materials which will minimize the appearance of bulk. All set back areas shall be landscaped and all top decks will include planters for shrubs and flowers. All landscaping shall be submitted to the County Arborist for review and approval and shall be approved by an Architectural Review Board described in 8.a below. As shown on the Development Plan, entrances and exits will be so directed as not to impede traffic flows.

7. Architecture - Applicant will cause all commercial buildings and parking garages to be designed by skilled architects in keeping with the high architectural standards of the Reston community. Prior to submission of site plans, Applicant will cause architectural renderings to be prepared

for each building and approved by an Architectural Review Board described in 8.a below for the Town Center Core Area. Copies of all approved renderings shall be submitted to the Fairfax County Planning Commission for review and comment concurrent with site plan review.

8. Architectural Control - Prior to the commencement of construction of any building on Property A, Applicant will cause to be prepared and recorded a set of covenants running with the land which will:

a) create an Architectural Review Board of which at least two members shall be registered architects which will be empowered to approve or disapprove the external appearance, height and bulk of all commercial and residential buildings, including parking garages and all landscape plans and street furniture.

b) create a Property Owners Association which will be empowered to collect dues from property owners which will be sufficient in total to pay for the maintenance of private streets and ways, walkways, lighting, landscaping, street furniture, signs, fountains, ponds and the art cultural center to be constructed by Applicant.

c) require Architectural Review Board approval of all changes in the external appearance of buildings and landscaping.

9. Landscaping - The Town Center Core Area will be extensively landscaped as illustrated in the development plan. The plan is an illustration of the approximate location and quantity of planting. All landscape plans shall be approved by the County Arborist and the Architectural Review Board and shall be in general harmony throughout the Town Center Study Area and shall be submitted to Fairfax County Planning Commission for review and comment concurrent with site plan review.

10. Open Space - The Town Center Core Area will contain at least 15% of open space, which shall include walkways, pedestrian plazas, minor parks and ponds.

11. Art and Cultural Center - Applicant will construct at Applicant's expense an art and cultural center having a floor area of approximately 8,000 square feet. It may be a separate building or within a larger building. As part of the 8,000 square feet commitment, a separate room not to exceed 800 square feet will be made available on a lease basis to Fairfax

County (at cost exclusive of land costs) for exhibition of Fairfax County art and artifacts. This room may or may not be part of the art and cultural center at the discretion of Applicant. Should Fairfax County elect not to lease such room, it will be utilized by Applicant for art and cultural uses.

D. DEVELOPMENT PLAN FOR RZ 86-C-121

1. Property B will be developed in accordance with the Development Plans dated November, 1986 and revised January, 1987. Prior to submission of a preliminary site plan to DEM for any part of Property B (144.64 acres included in RZ-C-121) Applicant proffers to cause to be prepared a conceptual plan to include:

- a vehicular traffic circulation plan including approximate location of entrances
- minor streets in approximate location
- pedestrian walkways and trails
- landscaping and screening
- open space
- recreation and community facilities
- location of a time-transfer transit hub
- floor area ratios
- height limits
- general location and type of housing units
- general location office and commercial buildings
- general location of parking structures

Applicant will afford members of the Reston community an opportunity to review and comment upon the conceptual plan prior to initial submission of the same to Fairfax County for review. Concurrent with the ongoing community input process, Applicant will submit the plan to the Fairfax County Office of Comprehensive Planning for review and the Fairfax County Planning Commission for review and approval. Once the overall preliminary site plan is approved, Applicant will submit preliminary and final site plans for review pursuant to Fairfax County Zoning Ordinances on a site by site basis.

E. DEVELOPMENT PLAN FOR RZ 86-C-118

1. Property C will be developed in accordance with the Development Plan dated November, 1986 and revised January, 1987. Prior to submission of

a site plan for review to DEM for any part of Property C (86.27 acres included in RZ-C-118) Applicant proffers to cause to be prepared a conceptual plan to include:

- a vehicular traffic circulation plan including approximate location of entrances
- minor streets in approximate location
- pedestrian walkways and trails
- landscaping and screening
- open space
- recreation and community facilities
- location of a time-transfer transit hub
- floor area ratios
- height limits
- general location and type of housing units
- general location office and commercial buildings
- general location of parking structures

Applicant will afford members of the Reston community an opportunity to review and comment upon the conceptual plan prior to initial submission of the same to Fairfax County for review. Concurrent with the ongoing community input process, Applicant will submit the plans to the Fairfax County Office of Comprehensive Planning for review and the Fairfax County Planning Commission for review and approval. Once the conceptual plan is approved, Applicant will submit site plans for review pursuant to Fairfax County Zoning Ordinances on a site by site basis.

F. DEVELOPMENT PLANS FOR ALL CASES
(RZ-85-C-988, RZ-86-C-121, RZ-86-C-118)

1) The total floor area ratio for office and commercial buildings in the Town Center Study Area shall not exceed .43 floor area ratio (calculated on the basis of 448.96 gross acres) or 8,415,000 square feet of the total commercial space of which approximately 315,000 square feet shall be retail commercial, approximately 7,105,000 square feet shall be office space, and approximately 1,000,000 square feet shall be hotels. The amount of retail in the Town Center Core Area shall be a minimum of 250,000 square feet. Should Applicant elect to increase the retail space in the Town Center Study Area in excess of 315,000 square feet, the amount of office and/or hotel shall be reduced by like amounts so as to maintain the maximum 8,415,000 square foot total. Applicant reserves the right to elect to consider ground floor retail in the hotel as either hotel or retail space.

2) The number of dwelling units in the Town Center Study Area (excluding Jonathan's Keepe and Part 13 of RZ 86-C-121) shall not be fewer than 1400. The 600 dwelling units in such core area shall be part of the commitment by Applicant to include at least 1400 dwelling units in the Town Center Study Area. Such dwelling units may be on both a for-sale and rental basis but shall not be included as part of any FAR calculations.

3) Applicant will use its best efforts to encourage and promote the development of residential dwelling units in the Town Center Study Area. Applicant anticipates that 150 dwelling units will be developed concurrent with the first 1,100,000 square feet of commercial space in the Town Center Core Area; 150 additional dwelling units with the next 1,100,000 square feet of commercial space in the Core Area; and 300 additional dwelling units with the buildout of the Core Area. Applicant will commit subject to obtaining building permits and all necessary governmental approvals, that a minimum of 500 dwelling units in addition to Jonathan's Keepe will be under construction by the later of 1993 or the completion of 5,500,000 million square feet of office and/or R&D space provided such commitment will not require such residential construction to be greater than 25% of the annual rate of residential construction in Reston after 1990. When Applicant has developed 5,500,000 square feet of office and/or R&D space Applicant will, prior to commencing any additional office/R&D, identify and designate sites for the balance of the minimum 1400 dwelling units uncommitted and proceed with diligence to plan and market the additional dwelling sites, all of which shall be offered for sale within 5 years from the date Applicant has completed 5,500,000 million square feet of office/R&D space.

4) W&OD Trail Crossings - Subject to the approval of the Northern Virginia Regional Park Authority, the Applicant will construct at Applicant's expense grade-separated street crossings of the W&OD Trail at Reston Avenue, Town Center Parkway and South First Street. (South First Street only if Applicant develops Phase III per Table 3.) Applicant proffers to tunnel the W&OD Trail under Reston Avenue subject to Northern Virginia Regional Park Authority approval. Applicant understands and expects that VDOT and Fairfax County shall use their best efforts to assist in obtaining the necessary Park Authority approvals, but acknowledges and understands that it shall

have the sole obligation for obtaining same. Such crossings would be constructed concurrent with the improvements that create the crossings.

5) Parking Garages - All parking garages shall be designed to include architectural features and building materials which will minimize the appearance of bulk. All set back areas shall be landscaped and all top decks will include planters for shrubs and flowers. All landscaping shall be submitted to the County Arborist for review and approval and shall be approved by an Architectural Review Board as established for subject property. Entrances and exits will be so directed as not to impede traffic flows.

6) Parking - Parking will be provided in accordance with Fairfax County zoning ordinance requirements. Applicant may seek reductions in parking consistent with the zoning ordinance Applicant's TSM program and subject to the Board of Supervisors' approval. Applicant will comply with the zoning ordinance parking requirements during conversion of interim surface parking lots to decked parking and commercial buildings. Applicant will conduct studies of shared parking opportunities in concert with TSM programs and submit to Fairfax County for approval.

7) Architecture - Applicant will cause all commercial buildings and parking garages to be designed by skilled architects in keeping with the high architectural standards of the Reston community. Prior to submission of site plans, Applicant will cause architectural renderings to be prepared for each building and approved by an Architectural Review Board as established for subject property.

8) Landscaping - The Town Center Study Area will be extensively landscaped. All landscape plans shall be approved by the County Arborist and the Architectural Review Board and shall be in general harmony throughout the Town Center Study Area.

9) Open Space - The Town Center Study Area will contain at least 15 percent of open space, which shall include walkways, pedestrian plazas, parks and ponds.

10) Housing Mix - Consistent with Reston's original goals, Applicant will promote a variety of high density urban housing with a mix of housing styles, prices and ownership forms in the Town Center Study Area.

11) Day Care - Consistent with the Comprehensive Plan, Applicant will continue to make sites available in the Town Center Study Area on a for-sale basis at market rates for day care use. Applicant will make or cause others to make property available for 5,000 square feet of day care per every 1,000,000 square feet of office and R&D space developed. These day care centers may be freestanding or parts of larger structures and the property may be available on a for sale or for lease basis. There will be both profit and not-for-profit day cares in the Town Center Study Area, consistent with and proportionate to the ratio of profit to non-profit full time day care facilities which are currently in operation in Reston as of the date of these proffers. Land will be offered for sale at prices which account for the profit status of a particular facility. Applicant will adjust land values to encourage participation of both profit and non-profit facilities in the Fairfax County child care subsidy program. Applicant will utilize the results of a study to be conducted in 1987 by the Fairfax County Office of Children and will communicate with the Office of Children to continue to be informed of community child care needs.

12) Pedestrian Orientation - Applicant will promote and encourage easy pedestrian access to, from, and within the Properties. This will include direct linkages with nearby pathways and to the Northern Virginia Regional Trail. In addition, Applicant will facilitate pedestrian access across major roads through a variety of means including the creation of pedestrian crosswalks, the inclusion of pedestrian phases at signalized intersections and protected way stations in the medians where allowed by VDOT.

13) Community Uses - Applicant commits to either donate a parcel of land which will accommodate up to 10,000 square feet of gross building space or commit up to 10,000 square feet of gross building space for lease at cost,

to be used as community rooms and offices for Reston non-profit organizations. This at cost commitment is contingent on identification of needs and execution of leases or contract of purchase prior to December 31, 1995.

14) Sanitary Sewer - Applicant acknowledges that some of the sewer lines serving the Town Center Study Area may be inadequate to service the development proposed for the Study Area. Applicant further acknowledges that in order to obtain adequate service it may be necessary for Applicant to reconstruct portions of these sewer lines to increase the capacity to service Applicant's property. As Applicant commences its development, and such development, as determined by the Fairfax County Department of Public Works, necessitates the replacement and/or reconstruction of sewer lines servicing Applicant's development, Applicant shall upon request of Public Works proceed with such construction, replacement and/or reconstruction.

Reston Land Corporation

by Gregory J. Friess
Gregory J. Friess
Executive Vice President

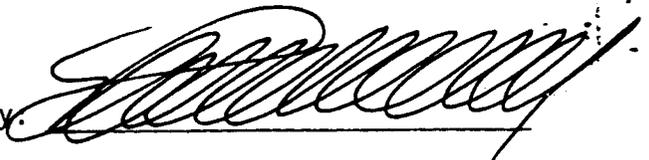
Optionee

Pursuant to Section 15.1-491(a) of the Code of Virginia (1950, as amended) and Section 18-203 of the Zoning Ordinance of Fairfax County (1978, as amended), the undersigned optionee, for itself and its successors or assigns (hereinafter referred to as "Centennial") proffers that the development of that part of the parcels under consideration, of which Centennial is optionee, shown on Fairfax County Tax Map 17-1-((1))-3,

17-2((1))-11 (Part 13), 17-1((1))-3 (Part 6), 17-3-((1))-1, 2, 3, 17-3((1))-4, 5, 5C, 5D, 5G, 6, 14, 15 and 17-4((1))-7 (hereinafter collectively referred to as "Property B"); will be in accordance with the following conditions. These proffered conditions will be effective only if the Property is rezoned in accordance with Reston Land's request and Centennial completes its purchase.

Centennial will be bound by the proffers signed by Applicant in RZ 85-C-088, RZ 86-C-121 and RZ 86-C-118 revised February 27, 1987 (except those concerning Development Plan for RZ 85-C-088 and Development Plan for RZ 86-C-118) which affect in any way the parcel of which Centennial is optionee.

CENTENNIAL DEVELOPMENT CORPORATION

By. 

Pete T. Scamardo, President

FAIRFAX COUNTY, VIRGINIA

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

MEMORANDUM

JUL 27 1999

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment & Development Review Branch, DPZ

SUBJECT: Comprehensive Plan Land Use Analysis for: CP 86-C-121-12
Winwood Children's Center

DATE: 23 July 1999

ZONING EVALUATION DIVISION

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and the development plan dated March 5, 1999. This application requests conceptual plan approval for a child care center with an enrollment of over 100 children. Approval of this application would result in a floor area ratio (F.A.R.) of .13. The extent to which the proposed use, intensity, and the development plan are consistent with the guidance of the Plan is noted.

CHARACTER OF THE SURROUNDING AREA:

The subject property is presently vacant, planned for residential planned community, and zoned PRC. To the north is located a homeless shelter which is planned for residential planned community and zoned R-1 and PRC. To the east is located vacant land which is planned for residential planned community and zoned PRC. To the south is located a parking lot which is planned for mixed use and zoned PRC. To the west is located a multifamily residential development which is planned for residential planned community and zoned PRC. The Reston Land Use Master Plan designates these properties as planned for Town Center uses.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 1.61-acre property is located in the Reston-Herndon Suburban Center of the Upper Potomac Planning District in Area III. The Comprehensive Plan text and map provide the following guidance on land use and intensity for the property:

Text:

On page 423 of the 1991 edition of the Area Plan as amended through June 26, 1995, under the heading "Town Center Portion of Land Unit D," the Plan states:

"The Reston Town Center is the designated "Core" area within the Reston-Herndon Suburban Center. The Reston Town Center represents the major focal point for the Suburban Center and integrates pedestrian-scaled mixed-use projects that have substantial retail, office, commercial and residential components. Within the central portion of the Town Center (the approximately 85 acres known as the Town Center Urban Core) a commercial intensity up to .95 FAR may be appropriate and is consistent with the Town Center rezonings of March 1987 and subsequently approved Proffered Condition Amendments. Individual blocks or parcels may exceed this intensity, so long as the overall intensity of .95 FAR is not exceeded.

The Reston Town Center should develop as planned in order to provide a viable residential and commercial mix. It is presently planned for a maximum development program of 8,415,000 square feet. Development is planned to be phased in as transportation capacity is available. The proposed composition of this development is as follows:

- Office/research and development - 7,100,000 square feet;
- Retail - 315,000 square feet; and,
- Hotel - 1,000,000 square feet."

Map:

The Comprehensive Plan map shows that the property is planned for residential planned community and the Reston Land Use Master Plan designates this property as planned for Town Center uses.

Analysis:

The application and development plan propose a child care facility up to .13 FAR which is in conformance with the use and intensity recommendations of the Comprehensive Plan. However, the following issues should be addressed by the applicant.

The Comprehensive Plan also provides the following text that establishes guidelines for evaluating the development proposal:

Text:

On page 416 of the 1991 edition of the Area Plan as amended through June 26, 1995, under the heading "Recommendations, Land Use," the Plan states:

"In order to achieve the planning objectives for this Suburban Center, it is necessary that new development be responsive to general criteria and site-specific conditions which focus on mitigating potential impacts. Development proposals must be responsive to the following development criteria, which apply to all sites in the Reston-Herndon Suburban Center:

1. Development applications in the area should be accompanied by a development study report which describes the impacts of the proposed development and demonstrates the proposal's conformance with the Comprehensive Plan and adopted policies."

Analysis:

The applicant should provide a landscape plan and architectural schematics for the proposed development in order to facilitate the evaluation of this development criterion.

Text:

- "2. A development plan that provides high quality site and architectural design, streetscaping, urban design and development amenities."

Analysis:

The applicant should provide a landscape plan and architectural schematics so that this development criterion may be evaluated.

Text:

- "3. Provision of a phasing program which includes on- and off-site public road improvements, or funding of such improvements to accommodate traffic generated by the development. If, at any phase of the development, further mitigation of traffic generated by the development is deemed necessary, provision and implementation of a plan which reduces development traffic to a level deemed satisfactory to the Office of Transportation through Transportation System Management (TSM) strategies."

Analysis:

Refer to the Department of Transportation concerning this development criterion.

Text:

- “4. Provision of design, siting, style, scale, and materials compatible with adjacent development and the surrounding community, and which serves to maintain and/or enhance the stability of existing neighborhoods.”

Analysis:

The applicant should provide information concerning the design, style, scale and materials for the proposed development in order to evaluate the compatibility of the proposed development with the surrounding community.

Text:

- “7. Land consolidation and/or coordination of development plans with adjacent development to achieve Comprehensive Plan objectives.”

Analysis:

The appropriate land area has been consolidated for the proposed development.

Text:

- “8. Provision of the highest level of screening and landscaping for all parking (at, above, or below grade.)”

Analysis:

The applicant should address parking lot landscaping in the requested landscape plan.

Text:

- “9. Consolidation of vehicular access points to minimize interference with arterial roadways.”

Analysis:

Refer to the Department of Transportation concerning this development criterion.

Text:

- “10. Provision of stormwater management by the use of Fairfax County's Best Management Practices System.”

Analysis:

Stormwater management best management practices (BMPs) are now required by ordinance.

Text:

On page 41 of the 1990 Policy Plan, under the heading, "Appendix 3, Locational Guidelines for Child Care Facilities," the Plan states:

"In Fairfax County, as in other areas of the country, there is an increasing need for high-quality child care facilities. Such facilities should be encouraged throughout the County to the extent that they can be provided consistently with the following criteria:

1. Child care facilities should have sufficient open space to provide adequate access to sunlight and suitable play areas, taking into consideration the size of the facility."

Analysis:

The applicant should show the type and location of play equipment and the provision of shade within the proposed play area. The type of perimeter fencing should also be identified, including height and style of materials.

Text:

- "2. Child care facilities should be located and designed to ensure the safety of children."

Analysis:

The applicant should provide information on the access control to the facility and the play area.

Text:

- "3. Child care facilities should be located and designed to protect children from excessive exposure to noise, air pollutants, and other environmental factors potentially injurious to health or welfare."

Analysis:

This facility is not exposed to environmental hazards.

Text:

- "4. Child care facilities should be located and designed to ensure safe and convenient access. This includes appropriate parking areas and safe and effective on-site circulation of automobiles and pedestrians."

Analysis:

The development plan shows safe and convenient access for pedestrians and vehicles. However, sidewalks should be provided along Explorer Street and New Dominion Parkway.

Text:

- “5. Child care facilities in Suburban Neighborhoods should be located and designed to avoid creating undesirable traffic, noise, and other impacts upon the surrounding community. Therefore, siting child care facilities in the periphery of residential developments or in the vicinity of planned community recreation facilities should be considered.”

Analysis:

The proposed child care facility is located in a suburban center not a suburban neighborhood.

Text:

- “6. Child care facilities should be encouraged in employment centers to provide locations convenient to work places. However, these locations should make provisions for a safe and healthful environment in accord with the guidelines listed above.”

Analysis:

This child care facility is located in an employment center and is convenient to work places.

BGD:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, OCP

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment and Development Review Branch, OCP

SUBJECT: ENVIRONMENTAL ASSESSMENT for: CP 86-C-121-12
Reston Town Center–Winwood Children’s Center L.L.C.

DATE: 23 July 1999

This memorandum, prepared by Noel Kaplan, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the development plans dated March 5, 1999. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

On page 93 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Environmental Resources”, the Comprehensive Plan states:

“The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County's tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County's tree cover.

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

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

On pages 88 to 89 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Noise”, the Comprehensive Plan states:

“Transportation generated noise impacts the lives of many who live in the County. Some County residents are subjected to unhealthful levels of noise from highway traffic, aircraft operations and railroads, including WMATA's Metrorail . . . Federal agencies with noise mitigation planning responsibilities have worked with the health community to establish maximum acceptable levels of exposure (Guidelines for Considering Noise in Land Use Planning and Control). These guidelines expressed in terms of sound pressure levels are; DNL 65 dBA for outdoor activity areas, DNL 50 dBA for office environments, and DNL 45 dBA for residences, schools, theaters and other noise sensitive uses.

Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.

Policy a. Regulate new development to ensure that people are protected from unhealthful levels of transportation noise. . . .

New development should not expose people in their homes, or other noise sensitive environments to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. . . .”

On pages 86 and 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Water Quality”, the Comprehensive Plan states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources.

Policy a. Implement a best management practices (BMP) program for Fairfax County, and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .

Policy c. Minimize the amount of impervious surface created as a result of development consistent with planned land uses. . . .

...

Development proposals should implement best management practices to reduce runoff pollution. ...”

On page 90 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Environmental Hazards”, the Comprehensive Plan states:

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

...

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

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County’s remaining natural amenities.

Tree Preservation

Issue:

Much of the property is characterized by a hardwood forest cover. Several large oak trees are present on the site. The development plan indicates that most, if not all, of the hardwood forest area on the site will be cleared.

A note on the development plan indicates that 50 parking spaces will be provided while only 29 are required for the site. It is possible that the site could be designed to preserve more of the existing tree cover if parking was reduced. It may also be possible to incorporate tree preservation within the design of the proposed outdoor play area.

Suggested Solution:

The Urban Forestry Branch of the Department of Public Works and Environmental

Services (DPWES) should be contacted for guidance regarding the existing tree cover on the site and for recommendations regarding tree preservation efforts.

The applicant should provide information regarding the need for the proposed amount of parking. A reduction in parking should be considered.

Highway Noise

Issue:

Current traffic volumes on New Dominion Parkway are light. However, upon completion of the road system in this area, it is possible that traffic volumes on this road could increase to the extent that they will cause the proposed child care center and at least a portion of proposed toddler playground "B" to be affected by noise levels between DNL 65 dBA and DNL 70 dBA. This Branch has requested traffic projection data from the Fairfax County Department of Transportation and will provide noise impact projections if such information becomes available. It is possible that interior noise mitigation for the structure (to reduce interior noise levels to DNL 45 dBA or less) and exterior noise mitigation measures for the play area (to reduce exterior noise levels to DNL 65 dBA) will be needed.

Suggested Solution:

General guidance regarding interior and exterior noise mitigation within the projected DNL 65-70 dBA impact area is attached. If exterior noise mitigation is determined to be needed, one or more noise barriers should be provided. If desired by the applicant, acoustical attributes may be incorporated within a portion of the fence around the proposed toddler playground. It is the view of this Branch that the fence will not need to be higher than the proposed six feet as long as appropriate portions of the fence will be architecturally solid from ground up with no gaps or openings.

Nontidal wetland

Issue:

A note on the development plan indicates that a wetland area is present on the site and that this area will be preserved. No wetland area was identified on the subject property within a 1993 wetlands permitting document for Reston, and it does not appear that wetlands have been identified on the development plan. It should be noted that, if any wetlands are present on the site, they have been isolated from Environmental Quality

Corridor (EQC) areas. However, any wetland impacts on the site will need to be disclosed to the U.S. Army Corps of Engineers.

Suggested Solution:

The applicant should provide clarification regarding the extent and location of any wetlands on the subject property. If there will be any loss of wetlands resulting from the proposed development, the applicant should ensure that the U.S. Army Corps of Engineers is notified of such impacts and that necessary permits (if any) are obtained prior to construction.

Stormwater Management/Water Quality

Issue:

A note on the development plan states that stormwater management and best management practice (BMP) requirements for the site have been provided within an existing detention pond located downstream of the site. At the time of site plan review, the applicant will be required to demonstrate compliance with the BMP requirement to the satisfaction of DPWES. No additional commitments are needed at this time.

Soil Constraints

Issue:

Soils that have been mapped on the property are generally characterized by low bearing values for foundation support, the presence of clays with high shrink-swell potentials, and a high seasonal groundwater table. A geotechnical engineering study in accordance with Chapter 107 of the *Fairfax County Code* will be required by the Department of Public Works and Environmental Services (DPWES) for any construction on the property.

Soils that have been mapped throughout the property are generally characterized by a shallow depth to bedrock. Blasting may be required during construction.

TRAILS PLAN:

No trails are planned on this property.

BGD:NHK

**GUIDELINES FOR THE ACOUSTICAL TREATMENT OF RESIDENTIAL PROPERTIES
AND OTHER NOISE SENSITIVE USES WITHIN HIGHWAY NOISE IMPACT ZONES OF
65-70 dBA L_{dn}**

In order to achieve a maximum interior noise level of 45 dBA L_{dn} all units located between the 65-70 dBA L_{dn} highway noise impact contours should have the following acoustical attributes:

1. Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39.
2. Doors and windows should have a laboratory STC rating of at least 28. If windows constitute more than 20% of any facade they should have the same laboratory STC rating as walls.
3. Measures to seal and caulk between surfaces should follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

In order to achieve a maximum exterior noise level of 65 dBA L_{dn} noise attenuation structures such as acoustical fencing, walls, earthen berms or combinations thereof, should be provided for those outdoor recreation areas including rear yards, that are unshielded by topography or built structures. If acoustical fencing or walls are used, they should be architecturally solid from ground up with no gaps or openings. The structure employed must be of sufficient height to adequately shield the impacted area from the source of the noise.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver, Chief 
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 86-C-121)

SUBJECT: Transportation Impact

REFERENCE: CP 86-C-121-12; Winwood Children's Center L.L.C.
Traffic Zone: 1743
Land Identification Map: 17-1 ((17)) 3

DATE: June 17, 1999

Transmitted herewith are the comments of the Department of Transportation with respect to the referenced application. These comments are based on information made available to this Department dated March 5, 1999.

The referenced application is a request to develop a child care facility with a maximum daily enrollment of 180 children. It is anticipated this use will generate 915 VPD/138 VPH trips based on Trip Generation, Sixth Edition: Institute of Transportation Engineers, 1997 (ITE land use code 565). This Department has reviewed the subject application and offers the following comments:

- All previous transportation commitments should be carried forward.

AKR/MGC:mgc

cc: Michelle Brickner, Director, Site Review Division, Department of Public Works and Environmental Services

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Jackie Blue, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh C. Whitehead, Urban Forester II *HCW*
Urban Forestry Branch, OSDS

SUBJECT: Winwood Children's Center
Reston Section 89, Block 3, CP 86-C-121-12

RE: Your request received June 28, 1999

DATE: July 6, 1999

Site Description: A site visit was conducted on July 6, 1999. The comments in this memorandum are based on the site visit and the conceptual plan dated March 5, 1999 and stamped received by ZED, May 28, 1999. The site consists of 1.6 acres with tree cover over most of the site. The trees on the property are in good condition and range in size from 12 to 24 inch in diameter. Species include white oak, red oak, willow oak and red maple.

1. **Comment:** Several 12 to 18 inch diameter trees exist in the area proposed for parking. The area designated as playground on the plan includes many 12 inch and smaller diameter trees, mostly red maples. Tree preservation in these two areas would provide much needed shade for the site.

Recommendation: Obtain a commitment to explore the possibility of revising the grading plan to preserve a portion of the existing tree cover. Consider redesigning the proposed parking area to consolidate the islands and establish a tree preservation area. Look at rerouting the proposed stormwater drain to avoid the existing trees and increase preservation potential. The proposed playground area could be treated as a tree save area and protected during the construction phase of the building. Revise the location of the drainage for the playground closer to the limits of clearing and grading to avoid excavation within the potential tree save area. Obtain a commitment to contract a certified arborist to consult on the preservation of trees existing in the proposed parking area and playground and to recommend measures to protect the trees and improve their survivability through construction.

HCW/
UFBID #99-1696

cc: Anita Capps, Land Use Planner, E&DRB, Planning Division, DPZ
Noel Kaplan, Environmental Planner, E&DRB, Planning Division, DPZ
RA file
DPZ file