



FAIRFAX COUNTY

OFFICE OF COMPREHENSIVE PLANNING

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

(703) 324-1290

Fax (703) 324-3924

V I R G I N I A

November 13, 1997

Joseph W. McClellan
William H. Gordon Associates, Inc.
4501 Daly Drive
Chantilly, VA 20151

Re: Interpretation for CDP 86-C-119, Reston Town Center Gateway, Stormwater Management

Dear Mr. McClellan:

This is in response to your letter of October 10, 1997, requesting an interpretation of the Conceptual Plan (CP) accepted by the Planning Commission in conjunction with the approval of CDP 86-C-119. As I understand it, the question is whether the deletion of the on-site stormwater management and the provision of stormwater management off-site is in substantial conformance with the CP. This determination is based on the plan attached to your letter of October 10, 1997, entitled "PRC Plan, Site Geometry, Reston Town Center Gateway," and prepared by Gordon Associates which is dated May 9, 1997. A copy of the above-referenced letter and a reduction of the plan are attached.

Page two of the CP shows a proposed stormwater detention pond along the western side of the site between the proposed office building and Town Center Parkway. According to your letter, you now propose to use that area for landscaping. The CP also graphically depicts an existing off-site stormwater management detention pond to be modified.

The proposed preliminary plan does not show an on-site stormwater detention pond along the western side of the site, but rather shows an enlargement of the existing storm detention area to the north of the site and an on-site sand filter to the west of the proposed parking garage. According to the Department of Environmental Management (DEM), the existing topography of the site contains a ridge, so half of the site drains to the northwest and half drains to the southeast, but that the proposed drainage to the southeast appears to be routed around the building so that it also drains into the existing off-site detention area to the northwest.

It is my determination that the use of the proposed stormwater detention area off-site, as shown on your plan, in lieu of on-site detention, would be in substantial conformance with the CP, if such is approved by DEM. This determination has been reviewed with DEM and has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any

Joseph W. McClellan
Page Two

questions regarding this interpretation, please feel free to contact Elaine Jensen at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division

BAB/EZJ

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Attachments: A/S

cc: Robert B. Dix, Jr., Supervisor, Hunter Mill District
John M. Palatiello, Planning Commissioner, Hunter Mill District
Jane W. Gwinn, Zoning Administrator
Edward J. Jankiewicz, Director, Design Review Division, DEM
Angela Rodeheaver, Section Chief for Site Analysis, OT
Department of Environmental Management
Bonds and Agreements Branch, DRD, DEM
Files: RZ 86-C-119, CDP 86-C-119, PI 9710 0132



William H. Gordon Associates, Inc.

HEADQUARTERS 4501 Daly Drive, Chantilly, Virginia 20151 (703) 263-1900 Metro (703) 803-9508 Fax (703) 263-0766

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

October 10, 1997

OCT 10 1997

ZONING EVALUATION DIVISION

Ms. Barbara Byron
Director
Zoning Evaluation Division
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035-5502

Re: Reston Town Center Gateway (Formerly Reston Corporate Center; Section 93, Block 2, Reston - Interpretation of compliance with CDP.

County Plan Number: 5468-PSP-05

WHGA Project Number: 0465-0902

Dear Ms. Byron:

Please accept this letter as a request for an interpretation of compliance with CDP 86-C-119 which was previously approved by the Planning Commission on February 7, 1991. The purpose of this request is the elimination of the proposed storm water detention areas shown on sheet two of the CDP (EXHIBIT 1). The Property is outlined on the attached tax map (EXHIBIT 2).

The Preliminary site plan (SP 5468 PSP 05-1) shows one (1) office building containing a maximum of 172,000 gross square feet, excluding lower level) and an associated, detached parking garage. A copy of sheet 2 of the preliminary site plan is attached for your reference (EXHIBIT 3). A site plan (5468-SP-03) with the current configuration of building and structured parking was previously recommended for approval, but never bonded.

Ms. Barbara Byron
October 10, 1997
Page 2

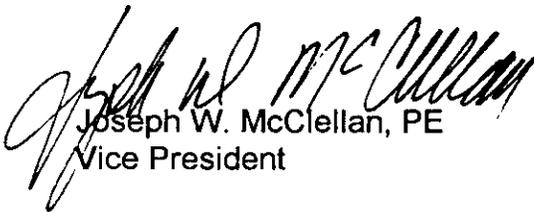
Since this recommendation for approval the County has adopted a dam safety program and the Chesapeake Bay Ordinance. The storm water management system that was previously recommended for approval would not meet the current dam requirements without significant negative impact on the project, and was not designed to accommodate BMP's. Storm water management will be accommodated off-site on the adjoining property and the water quality requirements will be met using underground sand filters.

The final plans are currently being designed and the majority of the area that was previously set aside on the CDP for storm water management will be used as landscaping. It is our opinion that this design is superior to the previous.

Please call me (263-1900) if you have any questions about these requests, or if I may provide you with additional information. Thank you for your assistance.

Sincerely,

WILLIAM H. GORDON ASSOCIATES, INC.

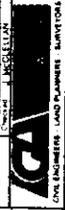


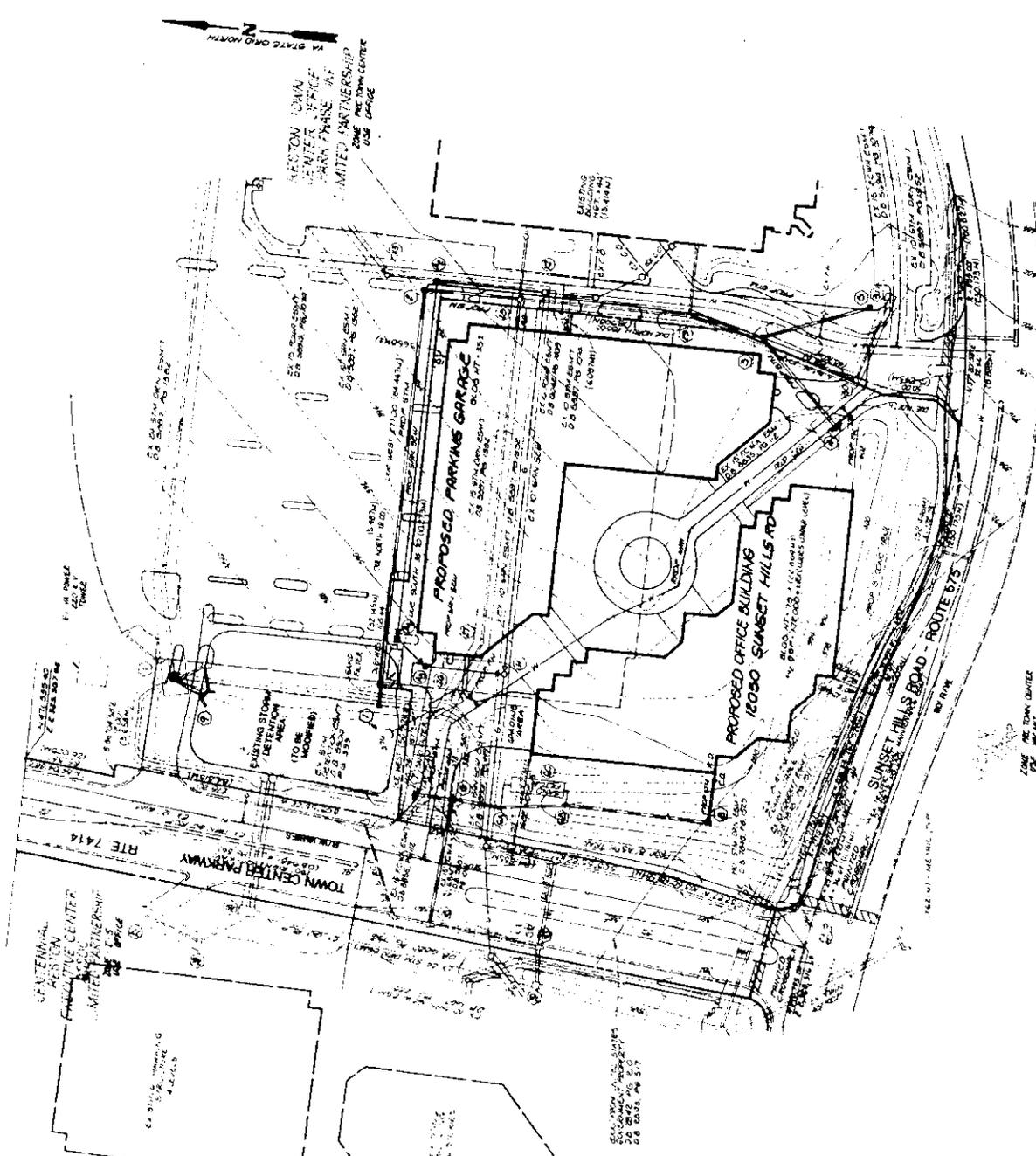
Joseph W. McClellan, PE
Vice President

cc. Barry Fitzpatrick, Mulligan Griffin Assoc.

GENERAL NOTES TO THE PLAN
RESTON TOWN CENTER GATEWAY

1. Title to the property shown on this PRC Plan is in the name of Reston Corporate Center Limited Partnership, a Virginia limited partnership, located at 1000 Sunset Hills Road, Suite 100, Reston, Virginia 20190.
2. The project, shown on this PRC Plan, is shown in Fairfax County Tax Map 17-11113 as Parcel 13.
3. The property shown on this PRC Plan is zoned RFL-1000. General Ordinance 19-1000.
4. Pursuant to applicable Virginia Code, the PRC Plan is a Comprehensive Plan for the property shown on this PRC Plan, and is subject to the provisions of the Comprehensive Plan, Chapter 19-1000, of the Code of Virginia, and the provisions of the Comprehensive Plan, Chapter 19-1000, of the Code of Virginia, and the provisions of the Comprehensive Plan, Chapter 19-1000, of the Code of Virginia.
5. This PRC Plan is not intended to alter the boundaries of the property shown on this PRC Plan, and is not intended to alter the boundaries of the property shown on this PRC Plan, and is not intended to alter the boundaries of the property shown on this PRC Plan.
6. The boundary survey of the property shown on this PRC Plan was conducted by William R. Gordon Associates, Inc. as of April 15, 1987, with an error of closure within the limits of true error, and shown the location and type of boundary evidence.
7. Topography for the property shown on this PRC Plan was obtained by William R. Gordon Associates, Inc. as of April 15, 1987, and shown the location and type of boundary evidence.
8. The 3,000 square foot existing building shown on this PRC Plan is located at 1000 Sunset Hills Road, Suite 100, Reston, Virginia 20190, and is shown on this PRC Plan.
9. The property shown on this PRC Plan is intended to be serviced by public water and sanitary sewer. The appropriate location of existing and proposed water and sanitary sewer lines is shown on this PRC Plan.
10. There is no floodhazard shown on this PRC Plan. Therefore, the property shown on this PRC Plan is not subject to the provisions of the Flood Hazard Ordinance of the City of Reston.
11. A soils report, certain utility and access easements, and a site plan for off-site construction will be required as a part of this PRC Plan.
12. The proposed parking garage, shown on this PRC Plan, is intended to be constructed in accordance with the provisions of the Reston Comprehensive Plan, Chapter 19-1000, of the Code of Virginia, and the provisions of the Reston Comprehensive Plan, Chapter 19-1000, of the Code of Virginia.
13. This PRC Plan is intended to be general in nature. This PRC Plan is not intended to be a site plan. This PRC Plan may be amended at any time or times prior to site plan approval, and other dimensions, materials and construction details, and other details, are shown on this PRC Plan, and are intended to be general in nature. This PRC Plan is not intended to be a site plan. This PRC Plan may be amended at any time or times prior to site plan approval, and other dimensions, materials and construction details, and other details, are shown on this PRC Plan, and are intended to be general in nature.

PRC PLAN	
SITE GEOMETRY	
RESTON TOWN CENTER GATEWAY	
RESTON CORPORATE CENTER	
1000 SUNSET HILLS ROAD, SUITE 100	
RESTON, VIRGINIA 20190	
Author:	W. R. GORDON
Checked:	J. M. HARRIS
Drawn:	J. M. HARRIS
Scale:	1" = 60'
Date:	MAY 9, 1987
	
Page:	2
Of:	10
CIVIL ENGINEERS AND PLANNERS, SUITE 100, 1000 SUNSET HILLS ROAD, RESTON, VA 20190	





COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

file (last page for
file #
86-C-119



June 21, 1991

Telephone 703-246-1810

Reston Corporate Center Ltd. Partnership
c/o Mulligan/Griffin and Associates, Inc.
15204 Omega Drive
Suite 100
Rockville, Maryland 20850

Re: Request for Modified Processing Status
RESTON CORPORATE CENTER
TM 17-3-001, Parcel 29
Modified Processing No. MP-0391-01

Staff has reviewed the information submitted by you concerning the above project.

By copy of this letter, I am notifying all reviewing agencies that this project qualifies for modified processing. I am sure you will receive the staff's full cooperation. Please be advised, however, that the County will require reasonable and appropriate contributions and/or commitments toward the provision of access improvements for this site and that approval for modified processing procedures does not constitute approval of applications and plans for this project that are subsequently submitted to the various reviewing agencies. I am attaching comments received from the Director of Transportation; the Director of the Zoning Evaluation Division and the Director of the Planning Division, Office of Comprehensive Planning, for your information.

One step which we have found to facilitate understanding and processing is to schedule an initial meeting for key members of the plan review staff to meet the design team and to identify any potential issues which may require special attention. Please call if you wish such a meeting or if I can be of further assistance. A copy of this letter must be attached to your site plan and structural plans when submitted to the Department of Environmental Management.

Sincerely,

Irving Birmingham, Director
Department of Environmental Management
Centerpointe I - Sixth Floor
4050 Legato Road
Fairfax, Virginia 22033

IB/jcm/1240

Attachments

cc: William H. Gordon
Modified Processing Distribution List

**REQUEST FOR APPLICATION OF MODIFIED PROCESSING PROCEDURES
FOR A PROPOSED MAJOR COMMERCIAL OR INDUSTRIAL FACILITY**

Re: Reston Corporate Center

1. Please provide the name, address, and telephone number of the principals that will be involved in the proposed major commercial or industrial development.

Name	Address	Telephone Number
1) Please see "Schedule 1" attached		
2) Please see "Schedule 1" attached		
3) Please see "Schedule 1" attached		

Name and address of parent firm (if applicable):
Reston Corporate Center Limited Partnership

3. Proposed name of organization to be located in Fairfax County:
 [To Be Named]

4. Tax Map Reference Number and street address of the proposed site in Fairfax County on which the development is to occur:
Tax Map 17-3((1)) Parcel 29

5. How is the site currently zoned? PRC (Town Center)

6. Size of site in acres: 5.7165 acres

Who is the present owner of this site? (If the above principal or parent firm is not the current owner, please attach a copy of documents which indicate that a long-term lease or a contract for the purchase of the site has been executed):
Reston Corporate Center Limited Partnership

8. Are the modified processing procedures being requested for:
 Construction of a new facility.
 Expansion of an existing facility.
 Relocation of an existing facility, which is presently located at _____

9. Approximate amount of initial capital investment that has been planned:
 Land \$5,000,000
 Construction \$21,000,000

10. Has the project been approved by the Board of Directors?
 Yes
 No

11. How will the proposed project be financed?
 Personal/Corporation funds. Approved by the Board of Directors.
 Commercial loan. Not yet approved by the Board of Directors.

12. If you propose to obtain a commercial loan:
 Have you applied for loan? Yes No
 Have you received approval for financing? Yes No

13. What is the nature of the proposed development?
 Hotel, motel, or other lodging (number of units _____) Office
 Industrial Retail trade
 Transportation Service
 Utilities Research and Development
 Communication Other (specify) permitted accessory uses _____

Please provide a brief description: general office, central and support services, computer space

Additional Comments

14. Please provide the following information pertaining to the dimensions of the proposed facility and the type of construction:

Number of Buildings: One (plus parking structure)

Dimension of Each Building: ± 172,000 sq. ft. (excludes garage)

Number of Stories in each Building: 4 stories plus cellar

Total Gross Floor Area of All Buildings: ± 172,000 (excludes garage)

Type of Construction: 2B - composite street frame

Type of Exterior Surfaces: pre-cast, masonry, and curtain wall

Type of Interior Surfaces: sheetrock, etc.

15. What is the proposed development schedule?

Start of Construction: ± 1st quarter of 1992

Completion of Facility: ± 3rd quarter of 1993

16. What is the number of people that will be employed at this facility within one year following completion of facility? ± 800

17. If you have engaged the following professional services, please provide their names and addresses:

Architects: Cooper Carry & Associates, Inc.

1133 Connecticut Ave., N.W., Wash, DC 20036

Engineers: Wm. H. Gordon Associates, Inc.

1806 Robert Fulton Drive, Reston, VA 22091

Builders: [To Be Named]

Notes: A proffer of development plan will be required at rezoning. If a change in zoning is needed.

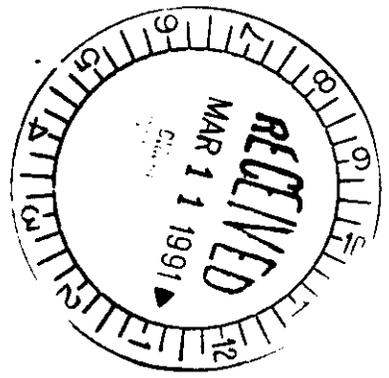
WE HEREBY AUTHORIZE Fairfax County to obtain from any available source, all data needed to support this application. We hereby certify that the foregoing statements are to the best of our knowledge true and correct and we agree that any misstatement or omission as to material fact will constitute grounds for disqualification of our application.

RESTON CORPORATE CENTER LIMITED PARTNERSHIP
Signature of Principal(s)

By:

[Signature]
Barry M. Fitzpatrick,
General Partner

Date March 6, 1991



(DO NOT WRITE BELOW THIS LINE)

This project has been approved for modified processing in accordance with the policy adopted by the Board of Supervisors in September 1977 to encourage the development of major commercial and industrial firms in Fairfax County.

Director
Department of Environmental Management

Schedule attached to and made a part of REQUEST FOR APPLICATION OF MODIFIED PROCESSING PROCEDURES FOR A PROPOSED MAJOR COMMERCIAL OR INDUSTRIAL FACILITY in Re: Reston Corporate Center

Schedule 1:

<u>Name</u>	<u>Address</u>	<u>Telephone Number</u>
Reston Corporate Center Limited Partnership D.B. 7633 page 1766	c/o Mulligan/Griffin and Associates, Inc. 15204 Omega Drive, Suite 100 Rockville, Maryland 20850	(301) 990-4900
John F. Griffin, General Partner	c/o Mulligan/Griffin and Associates, Inc. 15204 Omega Drive, Suite 100 Rockville, Maryland 20850	(301) 990-4900
George G. Mulligan, General Partner	c/o Mulligan/Griffin and Associates, Inc. 15204 Omega Drive, Suite 100 Rockville, Maryland 20850	(301) 990-4900
Barry M. Fitzpatrick, General Partner	c/o Mulligan/Griffin and Associates, Inc. 15204 Omega Drive, Suite 100 Rockville, Maryland 20850	(301) 990-4900

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Irving Birmingham, Director
Department of Environmental Management

DATE: March 28, 1991

FROM: Shiva K. Pant, Director *SKP/Pant*
Office of Transportation

FILE: 10-8-1 (MP-0391-01)/SITE1 1105

SUBJECT: Modified Procedures for Commercial/Industrial Development

REFERENCE: MP-0391-01; Reston Corp. Center, Ltd. Partnership - Reston
Corporate Center
Land Identification Map: Part 17-3 ((1)) 29

This is to advise that this Office has reviewed the referenced application for modified processing procedures pursuant to your recent memorandum dated March 15, 1991.

Please be advised that the subject site as proposed will generate considerable traffic. As a result, the development will require careful review and coordination with the Virginia Department of Transportation (VDOT), as well as contributions from the developer towards providing acceptable access.

It is our understanding that the existence of access or other transportation problems is not a factor in the criteria for approval of expeditious processing applications. However, the applicant should be advised that the County will require reasonable and appropriate contributions and/or commitments towards the provision of access improvements for this site as previously proffered, and that approval of expeditious processing procedures should not be interpreted as a relaxation of such policies.

SKP/AKR:tsb

cc: John Winfield, Deputy Director, Design Review, Department of Environmental Management



FAIRFAX COUNTY, VIRGINIA

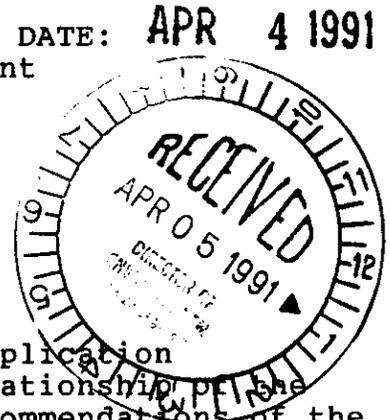
MEMORANDUM

TO: Irving Birmingham, Acting Director
Department of Environmental Management

FROM: *Lynda L. Stanley*
Lynda L. Stanley, Director
Planning Division, OCP

FILE NO. 60 (CHAMBERL)

SUBJECT: MP B391-01



This memo responds to modified processing application MP 0391-01. Comments regarding the relationship of the proposed development with the objectives and recommendations of the Comprehensive Plan are provided below.

- [] This application substantially conforms to the recommendations and/or objectives of the Plan. As such, no Comprehensive Plan amendment is required in this case.
- [] Insufficient information has been transmitted to properly assess the level of conformance between the development proposal and the Comprehensive Plan. Please submit the information listed below in order that this office may respond in a timely manner.
- [] This application does not conform to the recommendation and/or objectives of the Comprehensive Plan. It is the opinion of staff that the proposed development would adversely impact the surrounding area and reduce the effective implementation of adopted Comprehensive Plan policies, goals and objectives.
- [] The subject property is affected by a development-related application that is currently pending before the Board of Supervisors. Therefore, it is inappropriate for staff to provide any further comment on this modified processing application.
- [] If development complies with application RZ-86-C-119 as approved by the Board of Supervisors, no Plan amendment will be necessary and there will be no significant alterations to the County and its communities resulting from this project.

Thank you for the opportunity to respond to this modified processing application.

COMMENTS/REQUESTED INFORMATION: SEE ATTACHED MEMORANDUM

Prepared By: ANITA L. CAPPS

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DATE: March 27, 1991

TO: Irving Birmingham, Director
Department of Environmental Management

FROM: *Barbara A. Byron*
Barbara A. Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

SUBJECT: Reston Corporate Center, Office Building

FILE NO: MP-0391-01

REFERENCE: March 15, 1991 Memo from Irving Birmingham with Plan requesting review for Modified Processing Status of Reston Corporate Center Office Building, Reston Corporate Center Limited Partnership.

I have reviewed the request from Barry Fitzpatrick on behalf of the Reston Corporate Center Limited Partnership for modified processing status of the Reston Corporate Center Office Building. The applicant is proposing to construct a four (4) story office building and parking structure, as shown on the Conceptual Development Plan labeled Reston Corporate Center and dated August 23, 1990, with 172,000 square feet of gross floor area.

The site was zoned to the PRC District (RZ 86-C-119) as part of the collection of four (4) rezonings known as the Reston Town Center. One (1) set of proffers, dated February 27, 1987 and amended through October 4, 1990, was executed for the four (4) rezoning applications which comprise the Town Center. In compliance with Proffer Number 7 (RZ 86-C-119) a Conceptual Development Plan for a portion of the property rezoned as RZ 86-C-119 was reviewed by staff and the Planning Commission. On February 7, 1991 the Planning Commission approved CDP 86-C-119, dated August 23, 1990, with the understanding that any significant modifications or revisions to this Conceptual Development Plan be subject to review and approval by the Planning Commission. A reduced copy of that plan and the Planning Commission verbatim are attached. As per the proffers, Board of Supervisors approval of Conceptual Development Plans is not required. Development of the site is subject to the Reston Town Center Proffers and the approved Conceptual Development Plan.

CC:30/32

