



FAIRFAX COUNTY

APPLICATION FILED: December 29, 1993
PLANNING COMMISSION: July 14, 1994
BOARD OF SUPERVISORS: N/A

V I R G I N I A

June 30, 1994

STAFF REPORT

APPLICATION CP 86-C-121-2

HUNTER MILL DISTRICT

APPLICANT:	Reston Spectrum Limited Partnership
PRESENT ZONING:	PRC
PARCEL(S):	17-1 ((1)) 3 pt
ACREAGE:	24.6 acres
FAR:	0.30 (maximum) 0.22 (minimum)
OPEN SPACE:	20% (minimum)
PLAN MAP:	Residential Planned Community - Town Center
PROPOSAL:	Conceptual Plan approval for "The Spectrum", a retail center of 310,000 square feet (maximum), 240,000 square feet (minimum)

STAFF RECOMMENDATIONS:

Staff recommends approval of CP 86-C-121-2, titled "The Spectrum", prepared by Davis & Carter and dated June 6, 1994.

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

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Planning Commission.

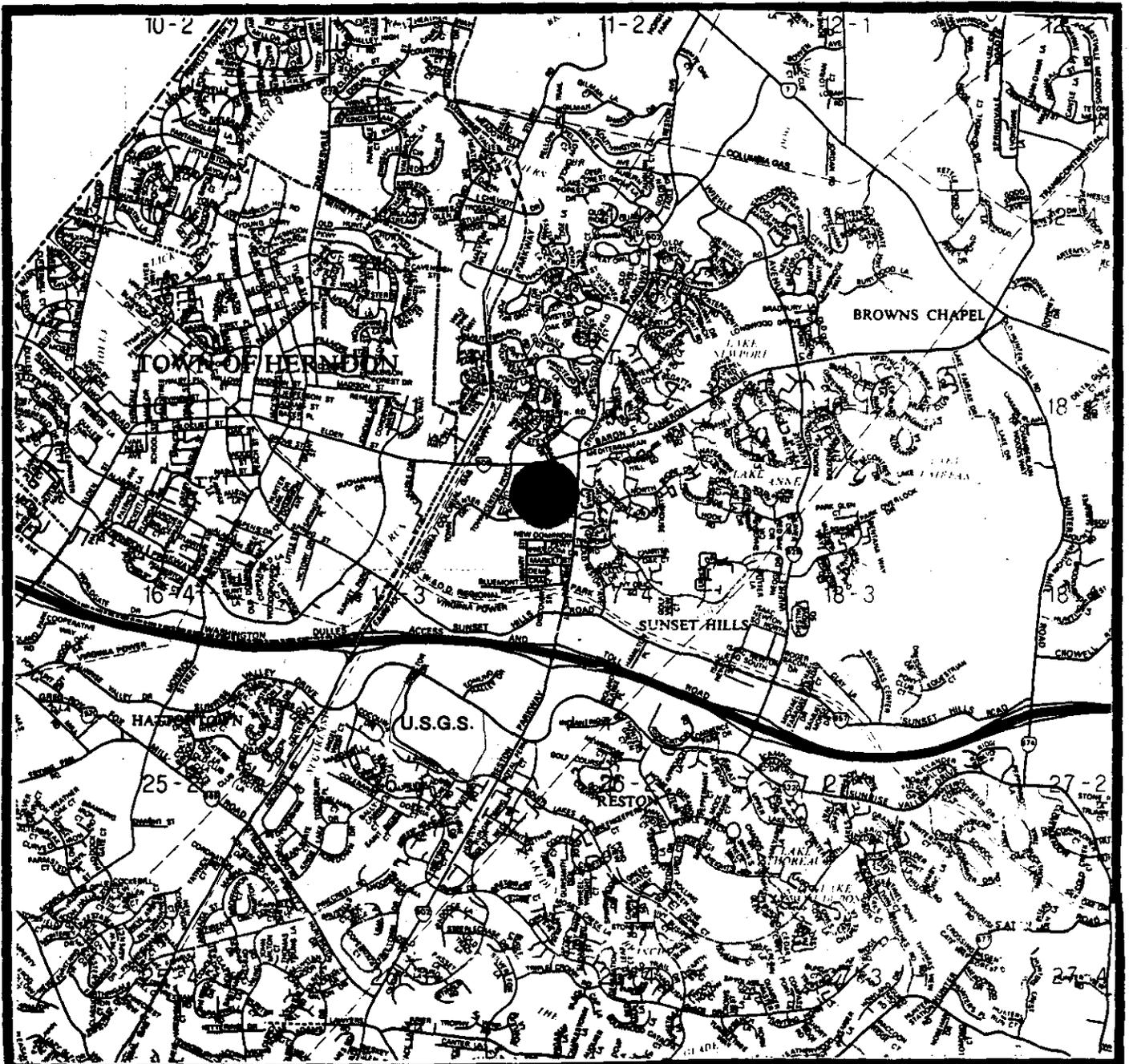
For information, contact the Zoning Evaluation Division, Office of Comprehensive Planning, 12055 Government Center parkway, Suite 801, Fairfax, Virginia, 22035, (703) 324-1290.

CONCEPTUAL PLAN

CP 86-C-121-2

CP 86-C-121-2 RESTON SPECTRUM LIMITED PARTNERSHIP
RESTON TOWN CENTER CONCEPTUAL PLAN
PROPOSED: RETAIL CENTER AND ASSOCIATED USES
APPROX. 24.6 AC. OF LAND; DISTRICT - HUNTER MILL
LOCATED: RESTON PKWY. BETWEEN BARON CAMERON AVE. AND
NEW DOMINION PKWY.
ZONING: PRC

MAP REF: 017-1- /01/ 0003- P

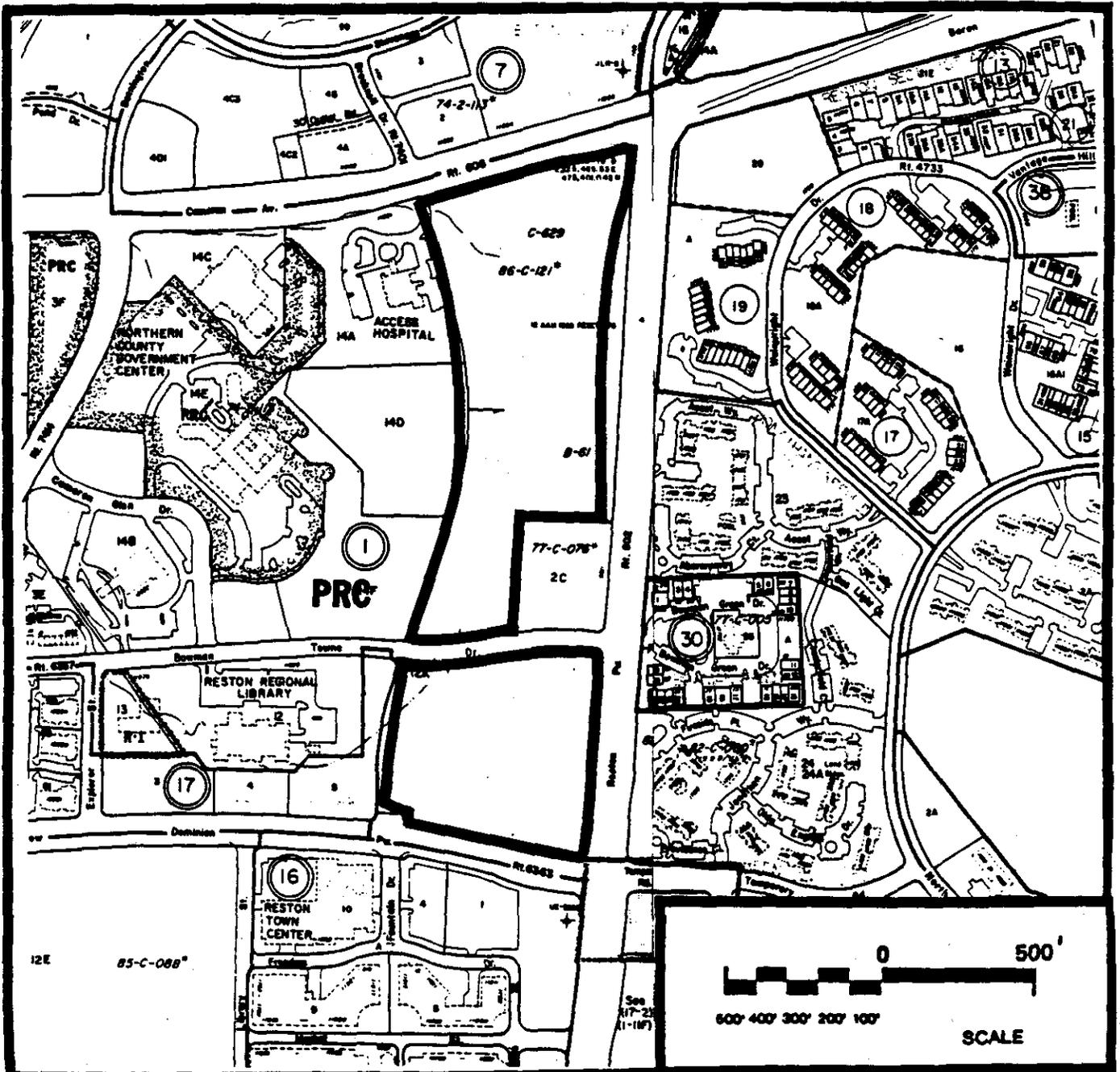


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GENERAL

1. These properties are known as Section 91 and Section 87, blocks 2 and 3, Reston.
2. The property which is the subject of this application shall be developed in accordance with the Town Center Conceptual Plan, dated May 5, 1994 (consisting of 5 sheets), prepared by Davis & Carter; subject, however, to these notes and provided that minor modifications may be permitted when necessary by sound engineering or which may become necessary as part of final site engineering, as determined by the Department of Environmental Management ("DEM").
3. The Tax Map reference for these parcels is 17-1 ((1)), part of parcel 3.
4. The square footage for the project shall not be less than 240,000 square feet nor exceed 310,000 square feet, except as qualified by notes #34 and #35.
5. Individual building square feet are illustrative only and subject to change in accordance with these notes. Individual Tenant spaces within buildings (as generally depicted) are illustrative only; the number of Tenants within each building, the Tenant spaces, sizes and configurations are subject to modification by the Applicant.
6. The total acreage for the site is approximately as follows:

Section 91 (southern parcel)	-	9	acres
Section 87 (northern parcel)	-	15.6	acres
Total	-	24.6	acres
7. The maximum FAR for the entire site shall not exceed .30. Either parcel (Section 87 or 91) may exceed .30, so long as the total cap is not exceeded; except as qualified by notes #34 and #35.
8. The minimum open space for the entire site shall be 20%. Either parcel (Section 87 or 91) may have a lesser open space percentage, so long as the overall minimum open space is maintained; except as qualified by notes #34 and #35.
9. The minimum height of the buildings shall be twenty five (25'). The minimum height of the highest point of the architectural "towers" of Buildings A, B and C shall be thirty five feet (35').
10. There are no scenic or natural features on the site deserving of protection.
11. Parking lot and building lighting shall be directed inward and/or downward to avoid glare onto adjacent properties.

12. Applicant reserves the right to vary the number of proposed parking and loading spaces. Applicant shall meet the minimum zoning ordinance requirements for the number of parking spaces.

PHASING

13. Construction of this development is proposed to begin during the fall of 1994. Construction is anticipated to be completed during the summer of 1995, with the project opening in the fall of 1995. The project may be developed in phases and this schedule is subject to market and financing conditions.

LANDSCAPING

14. Applicant shall implement a landscaping plan generally consistent with the Landscaping Plan submitted as part of this Town Center Conceptual Plan (Sheet CP-2).

PEDESTRIAN CIRCULATION, TRAILS AND SIDEWALKS

15. The external and internal pedestrian circulation system shall be provided as generally shown on this Town Center Conceptual Plan.
16. The Applicant is hereby modifying the Reston Town Center Master Conceptual Plan (a) to remove a walkway paralleling Baron Cameron Avenue (which removal has been approved by Reston Land Corporation for safety purposes), and (b) to remove the sidewalk requirement along the western edge of Fountain Drive, from Bowman Town Drive to Baron Cameron Avenue; instead, Applicant shall construct and/or reconstruct those portions of the County trail system leading from Baron Cameron Avenue to Bowman Town Drive.
17. The Applicant shall construct (a) a sidewalk along the east side of Fountain Drive from New Dominion Parkway to Baron Cameron Avenue, and (b) a sidewalk on the west side of Fountain Drive from New Dominion Parkway to Bowman Town Drive.

TRANSPORTATION

18. The Applicant shall construct Fountain Drive from New Dominion Parkway to Baron Cameron Avenue.
19. The Applicant shall construct traffic signal(s), including pedestrian walkway signal(s), where warranted and/or required by the Virginia Department of Transportation ("VDOT").
20. Applicant shall, if requested by the Office of Transportation and VDOT, construct two (2) on-site and two (2) off-site bus shelters (open, typical type) at appropriate locations within or near to the project. The locations of said shelters shall

be determined prior to final site plan approval and coordinated with the Office of Transportation and VDOT.

LAND USES

21. It is expected that retail sales establishments will be the predominate use on this site. In addition to retail sales establishments, the Applicant reserves the right to include the following uses, including accessory uses, which are hereby approved as part of this Conceptual Plan:
 - a. Commercial uses of special impact (Category 5), limited to eating establishments, fast food restaurants (no drive-thru or stand-alone fast food restaurants), drive-in banks, and quick service food stores (but excluding stand-alone quick service food stores, 24-hour type quick service food stores and establishments with a principal use of delivery of prepared foods).
 - b. Commercial recreation uses (Group 5), limited to health clubs, similar commercial recreation uses, and indoor recreational uses.
 - c. Institutional uses (Group 3), limited to child care center and/or nursery schools which have an enrollment of less than 100 students daily.
 - d. Quasi-public uses (Category 3), limited to child care centers and/or nursery schools which have an enrollment of 100 or more students daily.
 - e. Community uses (Group 4), such as community clubs or any other recreational or social use, operated by non-profit organizations where membership thereto is limited to residents of nearby residential areas.
 - f. Eating establishments, financial institutions, offices, personal service establishments, business service and supply service establishments (as qualified by subparagraph a), public uses, repair service establishments, and retail sales establishments (including food supermarkets).
 - g. Applicant also reserves the right to apply in the future for any special permit and special exception uses not specifically enumerated above, but otherwise permissible by the Town Center Proffers and/or the Zoning Ordinance.
22. Applicant may only include up to three (3) drive-thru facilities in the project, and only within Buildings G, H, I or L, as shown on the Conceptual Plan. Applicant may pursue Town Center Conceptual Plan Amendment(s) or Special Exception(s) to achieve more drive-thrus or to locate said use in Buildings other than G, H, I or L.

SITE DESIGN

23. Landscaping and architectural details are subject to final approval by the Reston Town Center Design Review Board ("DRB"). Loading spaces shall be finally located and configured in order to accommodate Tenant needs, so long as otherwise in substantial compliance with the Conceptual Plan and these notes.
24. Building G shall be physically connected to and architecturally integrated with Building F. Building L shall be physically connected to and architecturally integrated with Building K. Applicant reserves the right to include individual tenants within Buildings G and L (which may include drive-thrus) or to consolidate all of Building G into Building F and/or Building L into Building K.
25. In order to provide a unified architectural treatment to the project and simultaneously provide flexibility for individual Tenant needs, the Applicant shall construct the project architectural components as follows:
 - a. Building Design. The buildings (front, side and rear) shall be designed in substantial conformance with the conceptual elevations, subject to final approval by the Reston Town Center Design Review Board.
 - b. Outdoor Cafe(s). Applicant reserves the right to incorporate outdoor cafe(s) into the project.
 - c. Tenant Entrances. Applicant has delineated several typical and potential building entrances and lettering styles. Applicant may design its entrance features (i) as permitted by the Zoning Ordinance, (ii) in order to accommodate Tenant needs, and (iii) as approved by the Reston Town Center Design Review Board.
 - d. Comprehensive Sign Plan. The Applicant shall design and submit a Comprehensive Sign Plan (subject to Planning Commission review and approval) to ensure that all project identification and Tenant signs (entrance, directional, traffic and building mounted signs) are coordinated and consistent with the quality of the architecture of the development.
 - e. Reston Town Center Sign. Reston Land Corporation may place Reston Town Center entrance sign(s) and associated landscaping and sign treatments at the intersections of Reston Parkway with Bowman Town Drive and Baron Cameron Avenue. The design of said feature(s) shall be submitted concurrently with The Spectrum's Comprehensive Sign Plan (which is subject to review and approval by the Planning Commission), or Reston Land shall separately submit the

sign(s) for review and administrative approval by the Planning Commission.

26. Applicant to construct a series of landscaped berms and decorative screening walls along its frontage of Reston Parkway (as generally depicted in this Town Center Conceptual Plan and as finally approved by the Reston Town Center Design Review Board) in order to reasonably screen the Reston Parkway street-level view of surface parking areas.
27. Applicant shall fully screen the loading areas of Buildings D and K, so that these facilities will not be visible from the street level of Bowman Towne Drive or Baron Cameron Avenue, with any or all of the following measures: truck enclosures, roll-up doors, berms, landscaping and/or screening walls. Applicant shall employ these same measures to reasonably screen the Bowman Towne Drive and Baron Cameron Avenue street-level views of surface parking areas. Applicant may incorporate and shall implement such screening measures as are required by the Town Center Design Review Board.
28. Applicant shall not include any loading docks along the east side on any building located adjacent to Reston Parkway, except for Building H. Applicant shall fully screen the loading area, if any, of Building H, so that these facilities will not be visible from the street level of Reston Parkway, with any or all of the following measures: truck enclosures, roll-up doors, berms, landscaping and/or screening walls. Applicant may incorporate and shall implement such screening measures as are required by the Town Center Design Review Board.
29. Applicant shall enclose trash receptacles and screen transformers, as required by the Town Center Design Review Board.
30. Acknowledging the prominence of the intersections of Reston Parkway with Bowman Towne Drive and Baron Cameron Avenue, Applicant shall ensure that attractive architectural treatment(s) are included on the north-east corners of Buildings D and K, as approved by the Reston Town Center Design Review Board.
31. The Applicant shall construct and install rooftop parapet screens, walls or similar features designed to screen rooftop equipment from the adjoining parcels, at street level.
32. Applicant shall construct those portions of Building C as noted on the Conceptual Plan up to two (2) stories, so long as Fairfax County approves a parking reduction on Section 91 which allows the Applicant to lease and occupy the second level of Building C without having to provide parking spaces for the second floor, by the earlier of four (4) months from

approval of this Conceptual Plan or by final site plan approval for Section 91.

- a. Within ten (10) business days of approval of the Town Center Conceptual Plan, Applicant shall submit a written request that the County review and process said parking reduction.
- b. Assuming approval of the parking reduction within the noted four (4) month time-frame, Applicant shall construct a second story to Building C, but shall not be required to build the floor or tenant improvements to the second level until individual spaces are leased.
- c. Approval (or denial) by the County of the parking reduction shall not delay approval of any site plan or permit.

STORM WATER MANAGEMENT

33. Storm water management for this site is anticipated to be provided in the "Town Center Parkway" and "Reston Section 43" Storm Water Management Facilities (Site Plan Numbers 5734-PI-01 and 5978-PI-01), which is consistent with the approved development of the Reston Town Center. On-site drainage shall be conveyed in accordance with the Public Facilities Manual.

TOWN CENTER CONCEPTUAL PLAN AMENDMENTS

34. By securing approval of this Town Center Conceptual Plan, Applicant is not limiting or waiving any of its rights pursuant to the approved Town Center proffers. Specifically, Applicant reserves the right to subsequently pursue Town Center Conceptual Plan Amendment(s) (on the whole or any portion of the site) to revise uses, increase heights and density and to pursue any and all modifications as permitted by the Town Center rezonings, proffers and Fairfax County Zoning Ordinance.
35. Any portion of the site may be the subject of a Town Center Conceptual Plan Amendment application without joinder and/or consent of the owners of the other land areas, provided that such Amendment does not affect the other land areas. Previously approved proffered conditions or development conditions applicable to a particular portion of the site which are not the subject of such an Amendment shall otherwise remain in full force and effect.

RESTON COMMUNITY

36. All site, landscaping and final architectural treatment plans shall be submitted to the Hunter Mill District Planning Commissioner for review and comment.

37. All site, landscaping and final architectural treatment plans shall be submitted to the Reston Citizen Association's Planning & Zoning Committee for review and comment.
38. Applicant shall lease approximately 5,000 square feet of office space within the project (Buildings E or F) for use by Reston community, non-profit organization(s), rent-free for five (5) years, commencing upon completion of Applicant's Work, as defined herein.
 - a. The Applicant shall construct a separate entrance and space for the Reston community association(s).
 - b. Applicant shall provide a finished space (i.e., dry walls, drop ceiling and lighting, building-standard carpet, standard electrical plugs, and bathroom(s), per code requirements)("Applicant's Work"). The community organization(s) shall pay for utilities, other interior improvements and associated costs.
 - c. At the conclusion of the initial five year term, Applicant shall negotiate in good faith with said organization(s) and offer the leased space at the then fair market value (as negotiated by the parties or determined by a mutually agreed upon appraiser) for one additional five (5) year term. Thereafter, the parties may negotiate for such additional term(s) as they mutually deem appropriate or desirable.
39. Applicant shall contribute \$15,000 at final site plan approval to the Reston Street Light Fund.

FOUNTAIN DRIVE

40. In order to enhance the "urban" streetscaping treatment along Fountain Drive, the Applicant shall request that VDOT permit the placement of the major street trees between the sidewalk and the roadway along Fountain Drive. Where not permitted, then the area(s) between the street and sidewalk shall be maintained as open/green space, as shown on the Plan.

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

DESCRIPTION OF THE APPLICATION

Proffer D1 of the Reston Town Center proffers (excerpted in Appendix 1) requires that, prior to the submission of a preliminary site plan for any portion of the property rezoned pursuant to RZ 86-C-121, the Office of Comprehensive Planning (OCP) review and the Planning Commission review and approve a "Conceptual Plan". The Reston Spectrum Limited Partnership has submitted "The Spectrum Conceptual Plan" for a retail center of between 240,000 and 310,000 square feet on 24.6 acres of land. The proposed floor area ratio is a maximum of 0.30 and the open space provided is a minimum of twenty (20) percent. The Applicant's Affidavit and Statement of Justification are Appendices 2 and 3, respectively.

LOCATION AND CHARACTER OF THE AREA

The Reston Town Center District, as shown on the Reston Master Plan (refer to Appendix 4), encompasses approximately 530 acres of land generally bounded by the Dulles Toll Road on the south, the Fairfax County Parkway on the west, Baron Cameron Avenue on the north, and Reston Parkway on the west, with some acreage both north of Baron Cameron Avenue and east of Reston Parkway. The Town Center District is planned as a mixed-use area incorporating office, retail, residential, park and public uses. Currently, the Town Center District is developed with retail uses (in the Hechinger's Center) north of Baron Cameron Avenue; the 50-acre North County Governmental Center, the Reston Regional Library and Embry Rucker Shelter and the Reston Hospital south of Baron Cameron Avenue; offices north of Sunset Hills Road; 535,000 square feet of office and 240,000 square feet of retail uses and a 420,000 square foot hotel in the Town Center Urban Core; 188 condominium units at the Oak Park residential development; and, 254 condominium and townhouse units at the Edgewater residential development.

The 24.6 acre application property, zoned PRC, consists of two (2) parcels of land that have frontage on Reston Parkway and are north of the Town Center Urban Core. Both parcels are undeveloped and are wooded. The southern parcel (**Section 91**; 9 acres in size) is bounded by Reston Parkway on the east, Bowman Towne Drive on the north, Fountain Drive (not yet constructed) on the west and New Dominion Parkway on the south. This southern parcel is adjacent to and immediately north of Phase 1 of the Town Center Urban Core and east of the Reston Regional Library. The northern parcel (**Blocks 2&3 of Section 87**; 15.6 acres in size) is bounded by Reston Parkway on the east, Baron Cameron Avenue on the north, Fountain Drive (not yet constructed) on the west and Bowman Towne Drive on the south. (An existing office building that is located on the northwest corner of Reston Parkway and Bowman Towne Drive is not part of the application.) This northern parcel is located to the east of the 50-acre North County Governmental Center complex. The 5-acre Reston Towne Green park, currently undeveloped, is located immediately to the west of the application property, across Fountain Drive, on land currently owned by the Board of Supervisors.

BACKGROUND

On March 9, 1987, the Board of Supervisors approved four (4) concurrent rezonings with one (1) combined set of proffers, on a total of 343 acres of land (Refer to Appendix 5 for the location of the properties), collectively known as the "Reston Town Center Rezoning": RZ 85-C-088, RZ 86-C-119, and RZ 86-C-121 to the PRC (Planned Residential Community) District and RZ 86-C-118 to the I-3 (Light Intensity Industrial) District. On October 2 1989, the Board approved RZ 89-C-025, that rezoned the I-3 zoned property (RZ 86-C-118) to the PRC District, along with concurrent Proffered Condition Amendments (PCAs) on the other three (3) Town Center rezonings. On October 15, 1990, the Board approved proffered condition amendments on RZ 85-C-088, RZ 86-C-119, RZ 86-C-121 and RZ 89-C-025 to expedite construction of the Fairfax County Parkway and to revise the layout of the western portion of the Town Center Urban Core. One (1) set of proffers dated February 27, 1987, as amended through October 4, 1990, currently governs the four (4) "Reston Town Center Rezoning".

The Reston Town Center proffers specify a maximum development potential within the 450-acre "Town Center Study Area" that is based on the amount of office development permitted in the study area. (The "Town Center Study Area" refers to 450-acres of land within the Reston Town Center District that is comprised of the 343 acres of land that was the subject of the 4-part Town Center rezonings and approximately 110 acres of land that had previously been zoned to the PRC or I-5 Districts.) The maximum that is permitted is 8,415,000 square feet of commercial development (an overall floor area ratio of 0.43), to include 7,100,000 square feet of office, 315,000 square feet of retail and 1,000,000 square feet of hotel uses. The proffers specify a minimum number of residential dwelling units of at least 1,400 and a minimum hospital size of 127 beds. The proffers further specify that if retail space in the "Town Center Study Area" exceeds 315,000 square feet, the amount of office and/or hotel use shall be reduced by a comparable amount so as to maintain the maximum 8,415,000 square foot total.

The overall proffered maximum FAR for the entire "Reston Town Center Study Area" is 0.43. The "Reston Town Center Core Area" (84.25 acres of land in the center of the Town Center District) is planned to be the high intensity, mixed-use core of the Reston Town Center District; as such, the permitted FAR is higher within the core area. The proffers state that the total FAR for non-residential uses in the core shall not exceed 0.95, or 3,465,000 square feet, to include 315,000 square feet of retail; 2,150,000 square feet of office; and 1,000,000 square feet of hotel uses. The number of dwelling units in the core area is proffered to be a minimum of 600. To date, approximately 535,000 square feet of office and 240,000 square feet of retail (includes restaurant and theatre) uses and a 420,000 square foot hotel have been constructed in Phase 1 of the Urban Core. No residential units have been constructed in the Urban Core to date.

A major feature of the Reston Town Center proffers is the phasing of development with the proffered road improvements to ensure that development does not exceed the available road capacity. Additionally, the proffers contain a commitment to implement a Traffic Systems Management (TSM) program which is intended to reduce vehicular trips upon maximum build-out of the Town Center Study Area by approximately 25% below standard Institute of Traffic Engineers (ITE) office related trip generation rates. The proffers require that certain road improvements and trip reduction goals be completed before specified thresholds of development may be exceeded. If the trip reduction goals are not met, subsequent phases of development may not proceed until additional TSM measures are implemented or until the capacity of the roadway network is increased. The proffered road improvements and TSM program are the collective responsibility of all of the properties zoned as the "Reston Town Center Rezoning".

The Reston Town Center proffers specify five (5) phases of development at which time certain road improvements are to be constructed and TSM goals implemented. The phases are tied to the amount of office development constructed within the Town Center Study Area. Traffic studies are required to be submitted to the County upon the completion of each of the five (5) phases of development. These studies are to be based on traffic counts taken at specified cordon lines at the perimeter of the Town Center Study Area. It is the amount of office development within the Town Center that dictates the road improvements and TSM goal to be implemented; however, it is the total amount of traffic as determined by the traffic counts at the cordon lines that determines whether the applicant can proceed to the next phase of development.

As required by the Zoning Ordinance, a Development Plan (DP) was submitted with each of the four (4) Reston Town Center rezonings. The proffered DPs of each of the four (4) rezonings are general plans known as "blob" plans that set forth permitted land uses, the major streets, 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 type and location, internal pedestrian and vehicular circulation, parking, open space or landscaping.

The DP for **Section 91**, the southern parcel of "The Spectrum" which was shown as part of Part 5 on the DP submitted with and approved pursuant to RZ 86-C-121 (refer to Appendix 6), states that the maximum gross floor area in this section shall not exceed 455,000 square feet of gross floor area of commercial space, a maximum non-residential FAR of 0.7 and a maximum building height of 15 stories or 180 feet. Uses approved in this section include all uses permitted by-right in the PRC District in the Town Center, as well as certain other special exception and special permit uses. The DP for **Section 87, Blocks 2 and 3**, the northern parcel of "The Spectrum" which was shown as Part 6 on the DP (refer to Appendix 6), states that the maximum gross floor area in this section shall not exceed 384,000 square feet of gross floor area of commercial space, a maximum non-residential FAR of 0.5 and a maximum building height of 10 stories or 120 feet. Uses approved in this section also include all uses permitted by-right in the PRC District in the Town Center, as well as certain other special exception and special permit uses.

With the Reston Town Center proffers, the applicant proffered to prepare "Conceptual Plans" for properties rezoned pursuant to RZ 86-C-121, as well as for properties subject to the other rezonings. Because the Town Center District covers a large area (450 acres), it was anticipated that development of the District would occur in phases and that "Conceptual Plans" would be submitted to Fairfax County on sections, or phases, of the Town Center property. The proffer that is relevant to RZ 86-C-121, and therefore, the application property, states in part that "... Prior to submission of a preliminary site plan to DEM for any part of Property B (144.64 acres included in RZ 86-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"

The proffer goes on to state that the "... Applicant will submit the plan to the Fairfax County Office of Comprehensive Plan for review and the Fairfax County Planning Commission for review and approval". Once the "Conceptual Plan" is approved by the Planning Commission, the applicant is required to submit a preliminary site plan and a site plan to DEM in accordance with Zoning Ordinance requirements. Both the preliminary site plan and site plan are approved administratively. Architectural elevations, final landscape plans, lighting plans and sign plans are proffered to be submitted to the Reston Town Center Design Review Board.

The Zoning Ordinance does not have a requirement for a "Conceptual Plan"; this was created by the applicant in the proffers at the time of the Town Center rezonings in 1987. The applicant had undertaken design work for the Urban Core of the Town Center at the time of the rezonings and was therefore in a position to submit detailed development plans for that area; however, the applicant did not submit that level of detail for the other areas of the Town Center. As such only "blob" DPs were submitted for these areas of the Town Center, with the understanding, as evidenced by the proffers, that the more detailed development plans consistent with those approved for the Urban Core would be submitted in the future using the vehicle of the "Conceptual Plan.

The "Conceptual Plan" is intended to bridge the gap between the DP approved with the rezoning and the detail required on a preliminary site plan and a site plan. The "Conceptual Plan" establishes the specific land use on the parcel and the design parameters for development projects within the Town Center and provides sufficient detail to evaluate such proposals. The proffers providing for the "Conceptual Plan" allowed the rezonings beyond that for the Urban Core to proceed, while ensuring the subsequent review by the Planning Commission of more specific development proposals comparable to that of the Urban Core for conformance with the proffers and the requirements of the Zoning Ordinance. To date, the Planning Commission has approved "Conceptual Plans" for the Reston Town Center Urban Core, the Reston Corporate Center, the Oak Park Condominiums and the Edgewater Condominiums and Townhouses.

In February of 1991, the national planning and architecture firm of Sasaki and Associates prepared the "Reston Town Center Urban Design Principles" for the Reston Town Center Design Review Board. While the document was not formally submitted to Fairfax County as part of the Town Center zoning process, and therefore has no official status, except as qualified below. Page 3 of the document states that the purpose of the document is to present urban design principles for the Town Center to guide developers, architects, landscape architects, public officials, and the Design Review Board.

On April 2, 1992, the Planning Commission approved a three (3) part "Master Conceptual Plan" (refer to Attachment 9) 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 plan sheets along with additional information such as showing Explorer Street and Fountain Drive. 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. It was recognized, and the Planning Commission's approval of the "Master Conceptual Plan" specifically stated, that the "Master Conceptual Plan" would not abrogate the need to submit "Conceptual Plans" for the various sections, but that the "Master Conceptual Plan" provided a bridge between the approved DPs and the "Conceptual Plans" and established the street system and the major streetscape/open space parameters of the Town Center. Notes on the 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.

On the "Land-Use, Heights, F.A.R." element of the 3-part "Master Conceptual Plan" (Refer to Attachment 9), **Section 91** (the southern parcel of The Spectrum) is designated as "Office, Retail, Residential, Community, Recreation, and/or Parking" with a building height limit of 180 feet and a non-residential FAR of 0.70. **Section 87, Blocks 2&3** (the northern parcel of The Spectrum) is designated on the Plan as "Office, Retail, Residential, Community, Recreation, and/or Parking" with a building height limit of 120 feet and a non-residential FAR of 0.5. On the "Circulation" element of the "Master

Conceptual Plan", a pathway is shown along Reston Parkway and through the center of **Section 87, Block 3** and along Baron Cameron Avenue; sidewalks are shown on Bowman Towne Drive, Fountain Drive and New Dominion Parkway; and, crosswalks are shown on all four (4) street intersections. A note on the "Circulation" plan states that entrance locations are approximate, to be finalized during the site plan process. On the "Open Space and Landscape" element of the "Master Conceptual Plan" a "landscape/screening/existing natural buffer" and "open space" area is shown along Reston Parkway and a "landscape/screening/existing natural buffer" is shown along Bowman Towne Drive, Fountain Drive and New Dominion Parkway and Baron Cameron Avenue. Note #5 on the "Open Space and Landscape" element states that "open space, landscape and pedestrian circulation will be in general conformance with the Town Center Urban Design Principles, prepared by Sasaki Associates, Inc. as may be revised".

DESCRIPTION OF THE CONCEPTUAL PLAN

"The Spectrum Conceptual Plan", prepared by Davis & Carter and dated December 15, 1993 and revised through June 6, 1994, consists of Sheets 1-5. Sheet 1 is the Site Layout and Notes; Sheet 2 (2.0-2.2) is the Landscape Plan; and, Sheets 3, 4 and 5 are Building Elevations and Site Perspectives. A reduction of "The Spectrum Conceptual Plan" can be found at the front of this report.

The Reston Spectrum Limited Partnership (the applicant) proposes to develop a retail center on two (2) parcels of land that total 24.6 acres. Notes on the "The Spectrum Conceptual Plan" (the Plan) state that the total square footage for the project shall range from 240,000 square feet to 310,000 square feet and that the maximum FAR for the entire retail center will not exceed 0.30. Either **Section 87** or **Section 91** may exceed a 0.30 FAR, as long as the cap of a 0.30 FAR is not exceeded. While "The Spectrum" is filed as one (1) retail center, the application property consists of two (2) parcels of land with frontage on Reston Parkway that are separated by Bowman Towne Drive. As designed, each parcel could develop independently as a separate retail center. Each parcel contains a mix of large buildings and pad sites and each is accessed and parked independently.

The Southern Parcel (Section 91) Four (4) separate buildings are shown on the southern parcel; Buildings A (7500 square feet) and B (4500 square feet) are separate pad sites and Buildings C (16,900 square feet) and D (72,000 square feet) are configured for multiple tenants. Access to the southern parcel is from a right-in only curb cut on New Dominion Parkway and a full turning movement curb cut on Fountain Drive. No vehicular access is provided to the southern parcel from Reston Parkway or Bowman Towne Drive. As shown on the Plan, minimum building setbacks to public streets, as measured to the property line, range from 30' to 60' on Reston Parkway; 80' on Bowman Towne Drive; 40' on New Dominion Parkway; and, 23' on Fountain Drive. Landscape buffers on the public streets, as measured to the property line, range from 35'-50' on Reston Parkway;

25'-40' on Bowman Towne Drive; 23'-40' on Fountain Drive; and 40'-60' on New Dominion Parkway. New sidewalks are shown to be six (6) feet in width on Reston Parkway, Fountain Drive, Bowman Towne Drive and an existing sidewalk on New Dominion Parkway is eight (8) feet in width.

Note #9 states that the minimum height of the buildings will be 25 feet and that the "minimum height of the highest point of the architectural towers of Buildings A, B and C shall be 35 feet". Note #32 states that the applicant shall construct those portions of Building C as noted on the Plan (approximately 2/3 of the building) up to 2-stories in height but only if the County approves a parking reduction, by the earlier of four (4) months from approval of "The Spectrum Conceptual Plan" or by final site plan approval for Section 91, which allows the applicant to lease and occupy the second level of Building C without having to provide parking spaces for the second floor. The note further states that if the parking reduction is approved by the County, the applicant shall construct the second story but shall not be required to build the floor or tenant improvements to the second level until individual spaces are leased. The purpose of this note is to encourage Building C, which is adjacent to the Urban Core, to contain a 2-story element, even if the second floor is not leased space.

The Northern Parcel (Blocks 2&3 of Section 87) Eight (8) buildings are proposed on the northern parcel. Buildings F/G, J and K/L are configured for multiple tenants; Building E has been described by the applicant as a possible child care center site; and, Buildings H and I are separate pad sites. All of these buildings are shown to be one (1) story in height, or a minimum of 25 feet. Access to the northern parcel is provided from one (1) curb cut on Reston Parkway, three (3) curb cuts on Fountain Drive and one (1) curb cut on Bowman Towne Drive; no vehicular access is provided to Baron Cameron Avenue.

As shown on the Plan, minimum building setbacks to public streets, as measured to the property line, range from 55' to 100' on Reston Parkway; 80' on Baron Cameron Avenue; 20' to 80' on Fountain Drive; and, 100' on Bowman Towne Drive. Landscape buffers on the public streets, as measured to the property line, range from 45'-63' on Reston Parkway; 20'-52' on Baron Cameron Avenue; 22'-65' on Fountain Drive; and 100' on New Dominion Parkway. New sidewalks are shown to be six (6) feet in width on Reston Parkway, Fountain Drive and , Bowman Towne Drive. No sidewalk is shown on Baron Cameron Avenue.

Note #22 states that the northern parcel may include up to three (3) drive-thru facilities and only within Buildings G, H, I or L, as shown on the Plan. (No drive-thru facilities are shown on the southern parcel.) The note further states that the applicant may pursue a Conceptual Plan Amendment or Special Exception to achieve additional drive-thrus or to locate drive-thrus in buildings other than those specified.

On the Plan, Building G is connected to Building F and Building L is connected to Building K. Note #24 states that Building G shall be "physically connected to and architecturally integrated" with Building F and Building L shall be "physically connected to and architecturally integrated" with Building K, as shown on the Plan. The note further states that the applicant "reserves the right to include individual tenants within Buildings G and L (which may include drive-thrus), or consolidate all of Building G into Building F and/or Building L into Building K". The purpose of this note is to encourage the consolidation of buildings and minimize the number of free-standing pad sites in the development.

Note #38 states that the applicant shall lease approximately 5,000 square feet of office space within Buildings E or F for use by "Reston community, non-profit organization(s)," rent-free for five (5) years. The note states that the applicant will provide a finished space and the community organization(s) is to pay for "utilities, other interior improvements and associated cost". At the conclusion of the five (5) year term, the office space shall be offered for lease at the then fair market value (as negotiated by the parties or determined by a mutually agreed upon appraiser) for one (1) additional five (5) year term.

The applicant's Statement of Justification (Appendix 3) lists possible tenants of The Spectrum retail center to include "a high-quality grocery, several family-oriented, sit-down restaurants, coffee shop, men, women and juniors clothing and fashion stores, computer center, pharmacy, various "boutique" and "mom-and-pop" shops, banks and similar tenants". According to the applicant, the "store size needs of this project's tenants range from 900 to 55,000 square feet". "The Spectrum Conceptual Plan" shows building sites, on both the southern and northern parcel, that can accommodate either a large single user or multiple tenants and pad sites for restaurants, banks or single use retail. As depicted on the Plan, the separate pad sites range in size from 3,000-10,000 square feet and the remaining buildings range in size from 16,900-80,000 square feet. The Plan depicts the larger buildings as containing multiple tenants; however, as proposed by the applicant, there is nothing to restrict these larger buildings from containing only a single tenant. Note #5 states that "... the number of Tenants within each building, the Tenant spaces, sizes and configurations are subject to modification by the applicant".

According to Note #21, retail sales establishments will be the predominate use on the site; however, buildings are not labeled as to specific land-use. In addition to retail sales, the note lists a number of commercial uses such as eating establishments, financial institutions, offices, public uses and a number of special permit and special exception uses that are to be permitted within the project. Fast food restaurants are permitted but without drive-thrus or as stand-alone buildings. Drive-in banks are permitted. Quick service food stores are permitted but not as stand-alone buildings or as 24 hour facilities. Establishments with the delivery of prepared foods as a principal use are excluded.

All parking at "The Spectrum" is proposed to be surface parking. Note #12 states that the applicant "reserves the right to vary the number of proposed parking and loading spaces"; however, the minimum Ordinance requirements for the number of spaces will be met. Based on the parking requirements, as contained in Article 11 of the Ordinance, for a shopping center of 310,000 square feet, a total of approximately 1200 parking spaces will be required on The Spectrum site. (This calculation excludes parking for the second story of Building C for which the applicant may seek a waiver.) No parking tabulation is provided on the plan; however, approximately 1200 parking spaces are shown. Note #11 states that "Parking lot and building lighting shall be directed inward and/or down to avoid glare onto adjacent properties."

Note #14 states that landscaping will be provided as generally shown on the Plan. Sheet 2 (3-parts), the Landscape Plan, shows that both parcels will be cleared of existing vegetation and new landscaping will be planted along the public streets, within the parking lots and around the proposed buildings. The plan shows that street trees and shade trees are to be planted, generally 40-feet on center, along public street frontages and the site is to be planted with a mix of shade, ornamental and evergreen trees, shrubs and ground cover. The legend on the Plan notes that the street trees and interior shade trees are to be 3.5" caliper (12'-18' height at planting); ornamental trees are to be 1"-1.5" caliper (6'-10' height at planting); and, evergreen trees are to be 6'-12' height at planting. At 3.5" caliper, the street trees and interior shade trees are larger than County minimum requirements. The street and shade trees listed on the Spectrum plan are among those recommended in the Sasaki document.

Note #15 states that the external and internal pedestrian circulation system will be provided as generally shown on the Plan. A series of walkways is shown on the Plan consisting of sidewalks on the public streets, with the exception of Baron Cameron Avenue, walkways within the retail center and wide sidewalks in front of the multi-tenant buildings. A perspective of the typical shopfront sidewalk for the multiple tenant buildings is provided on Sheet 3 of the Plan. The typical shows a landscaped walkway (12'-16' in width) with benches. Two (2) wide pedestrian walkways, each with a pedestrian plaza, as shown on the Plan, lead to Buildings D and K. A typical of these pedestrian plazas, found on Sheet 2.2, shows a 4500 square foot (approximately) landscaped area that contains a 5' wide walkway and benches.

Note #25a states that the buildings (front, side and rear) will be designed in substantial conformance with the conceptual elevations (Sheets 3-5 of the Plan), subject to "revision and final approval by the Reston Town Center Design Review Board". (The applicant has submitted a narrative that describes the architectural treatment of the proposed buildings that is contained in Appendix 3.) The architectural elevations, as shown on the Plan, consist of thirty (30) foot wide precast panel elements that are repeated on all of the larger buildings (Buildings C, D, F, J, and K). On the front of the buildings, individual infills of windows, entrances, signs, canopies or varied panels of different materials and colors will replicate individual store fronts. This treatment may or

may not relate to the specific tenant inside the building. For example, Building D is configured to contain two (2) large tenants; however, the front facade of the building will appear as if the building contains a number of individual tenants. The sides and rears of the buildings will contain the same 30 foot wide panels but without the same level of architectural embellishment as the front facades and will not appear like the typical back of a retail building. Typical front, rear and side elevations for all buildings, that depict this 4-sided architectural treatment of the buildings, are shown on Sheet 3 of the Plan.

The applicant's description of the architectural treatment of the buildings, states that, at various points on the site, features such as towers, pediments, raised parapets, architectural walls and railings are provided. These architectural features, which are shown on the Plan, provide a unifying theme to the buildings and, in the case of the walls and railings, serve to visually connect buildings, screen parking lots and provide design features at prominent entries to the project. An example of a decorative/screen wall connecting Buildings A and B, is shown on Sheet 3 of the Plan. The applicant's description states that the architectural detailing, including the color of materials, will "harmonize" with the existing Town Center Urban Core.

Note #26 states that a series of landscaped berms and decorative screening walls shall be constructed along the entire length of the site's Reston Parkway frontage, "... in order to reasonably screen the Reston parkway street-level view of surface parking areas". Sheet 5 of the Plan shows a combination of street trees, ground cover and shrubs and a series of decorative/screen walls along the entire Reston Parkway frontage of "The Spectrum".

Two (2) loading areas (1 at the rear and 1 at the side) of Building D; three (3) loading areas (all at the rear) of Building K; and one (1) loading area of Building H (at the rear facing Reston Parkway) are shown on the Plan". (Loading areas are also shown on Buildings C, F and J; however, the loading areas are internal to the site and do not face public streets.) Notes #26 and #27 state that loading areas of Buildings D, K and H shall be "fully" screened "... so that these facilities will not be visible from the street level" of Bowman Town Drive, Baron Cameron Avenue or Reston Parkway, with any or all of the following measures: "... truck enclosures, roll-up doors, berms, landscaping and/or screening walls." (Note #28 states that no loading docks shall be placed along the east side of any building located adjacent to Reston Parkway except for Building H.) Note #29 states that trash receptacles will be enclosed and transformers will be screened, as required by the Town Center Design Review Board. Note #31 states that rooftop parapet screens, walls, or similar features shall be installed to screen rooftop equipment for the adjoining parcels, at street level.

No sign locations are shown on the Plan. Note #25d states that a Comprehensive Sign Plan (CSP) will be submitted to "... ensure that all project identification and tenant signs (entrance, directional, traffic and building mounted signs) are coordinated and consistent with the quality of the architecture of the

development." Note #25e states that upon approval by the Planning Commission, either as part of the CSP or as a separate submittal, Reston Town Center entrance signs and landscaping may be placed at the intersections of Reston Parkway with Bowman Town Drive and Baron Cameron Avenue. (The Zoning Ordinance requires that CSPs be approved by the Planning Commission.) Since the CSP was not submitted with "The Spectrum Conceptual Plan", consideration of the CSP by the Commission will occur at a later date.

Note #33 states that it is anticipated that stormwater management for the site will be provided in the "Town Center Parkway" and "Reston Section 43" Stormwater Management Facilities, "which is consistent with the approved development of the Reston Town Center". Appendix 3, as submitted by the applicant, shows the location of these two existing regional stormwater management facilities.

Note #36 and #37 state that all site, landscaping and final architectural treatment plans are to be submitted to the Hunter Mill District Planning Commissioner and to the Reston Community Association's Planning and Zoning Committee for review and comment. The plans are also required to be submitted to the Reston Town Center Design Review Board for review and approval. Note #39 states that the applicant shall contribute \$15,000, at the time of final site plan approval, to the Reston Street Light Fund.

ANALYSIS

As stated previously in the Background section of this report, proffers accepted by the Board 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 Staff's analysis of "The Spectrum Conceptual Plan" for each of the elements listed in the proffer as components of Reston Town Center conceptual plans. (Each of the elements is underlined and staff's analysis follows.) Because development of the entire Town Center Study Area (450 acres) was anticipated to occur in phases, the proffers do not require that only one (1) conceptual plan necessarily be submitted for each of the four (4) rezoning cases or that each conceptual plan would necessarily contain all of the elements listed in the proffer. The land area rezoned pursuant to RZ 86-C-121 consisted of 144 acres and, as shown on the approved Development Plan, thirteen (13) disconnected parts that could not meaningfully be planned in the context of one (1) coordinated conceptual plan. Furthermore, the 530-acre Town Center District, 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.

A vehicular traffic circulation plan including approximate location of entrances

The applicant proposes to construct Fountain Drive from New Dominion Parkway to Baron Cameron Avenue as shown on "The Spectrum Conceptual Plan". Fountain Drive will provide entrances to both the north and south parcels of the proposed retail center and will serve as a north-south connector between the Town Center and Baron Cameron Avenue.

As shown on "The Spectrum Conceptual Plan", the southern parcel of The Spectrum is to be accessed via a restricted right-turn in entrance on New Dominion Parkway and a full turning movement entrance on Fountain Drive. No direct access to Reston Parkway or Bowman Towne Drive is provided to the southern parcel. The northern parcel of The Spectrum is to be accessed via three (3) full-turn entrances on Fountain Drive, one (1) full-turn entrance on Bowman Towne Drive and one (1) full turn entrance on Reston Parkway. No direct access to Baron Cameron Avenue is provided to the northern parcel. It is anticipated that the entrance on Reston Parkway may include a traffic signal; however, both the decision to permit the entrance and to install the traffic signal will be decided by VDOT at the time of preliminary site plan review. This vehicular circulation plan is in conformance with the approved DP and "Master Conceptual Plan".

The Office of Transportation (refer to Appendix 8) recommends that the applicant demonstrate the adequacy of the spacing of the entrances to the proposed development, as shown on "The Spectrum Conceptual Plan", in terms of traffic safety and circulation. While the applicant states in Appendix 3 (Statement of Justification) that "extensive discussions have already been held with VDOT on this project, with a satisfactory resolution of all issues", the information requested by the Office of Transportation to evaluate the proposed entrance locations has not been submitted to the County for review nor has VDOT officially approved the entrance locations. Nevertheless, prior to County approval of the preliminary site plan, VDOT approval must be secured.

The Office of Transportation further recommends that all previous proffered transportation commitments associated with RZ 86-C-121 be reaffirmed. This application proposes no change to the Reston Town Center transportation proffers, including required improvements, the phasing plan and the TSM program.

Currently, there exist approximately one (1) million square feet of office development within the Town Center Study Area. Prior to final construction of Phase 1-A (2,300,000 square feet of office space), the applicant proffered to complete a list of road improvements and implement a five (5) percent reduction of office related trips. As discussed in the Statement of Justification (Appendix 3), five (5) of the six (6) listed road improvements have already been completed. In addition, the applicant has already completed a number of road improvements, as described in Appendix 3, that are not required by the proffers until subsequent phases of office development.

The applicant has submitted "A Comparison Transportation Analysis for Section 87 and 91 in the Reston Town Center" which has been forwarded to the Office of Transportation and is on file in the Zoning Evaluation Division, Office of Comprehensive Planning for public view. The study, prepared by JHK & Associates and dated March 24, 1994, concludes that an office development of 530,600 square feet with secondary commercial uses of

89,400 square feet such as restaurants, drive-in banks, retail and a child care center would generate approximately twice the number of vehicle trips in the AM peak hour than would "The Spectrum" retail center. In the PM peak hour, the study states that the office development generates slightly more trips than would the proposed retail center. The study concludes that the trips associated with an office development would be concentrated in the peak hours while the trips associated with the retail center are more evenly spread throughout the day.

The Office of Transportation does not fully concur with the conclusions of the study, particularly with regard to the finding that an office development (with secondary commercial uses) would generate slightly more traffic in the PM peak than would the proposed "Spectrum" retail center. The study is based on the assumption that certain commercial uses on the site (such as restaurants, banks and child care) will be free-standing, regardless of whether the site is developed as predominately office or retail. This assumption influences the trip generation calculations since the rates are higher if the commercial uses are freestanding as opposed to the uses being contained within an office building as accessory uses. Therefore, if the study had compared an office use with accessory commercial uses within the building, as opposed to an office building with freestanding commercial uses, with the proposed Spectrum retail center, the trip generation rates for the office development could have been lower.

It is also important to note that the amount of traffic that will be generated by The Spectrum is dependent on the actual mix of commercial uses that will locate at the center. The applicant's study assumes a number of uses on the site that are not strictly retail uses, such as child care and office. These non-retail uses may have lower trip generation rates than retail uses. If more retail uses are developed on the site than has been assumed in the study, the trip generation rates for The Spectrum could be higher than has been calculated in the study.

As stated previously, it is the amount of office development within the Town Center that dictates the road improvements and TSM goal to be implemented while it is the total amount of traffic on the roads, as determined by the traffic counts at the cordon lines, that determines whether the applicant can proceed to the next phase of development. If parcels within the Town Center, such as "The Spectrum", are not developed with office use, then completion of the proffered road improvements may be delayed even though the total amount of traffic on the system continues to increase. This disparity between non-office development and the timing of the completion of proffered improvements is not an issue today since Reston Land has completed the majority of the improvements required for phase 1A development although less than one-half of the permitted office development of 2,300,000 square feet has been constructed. However, this disparity may become an issue in the future if this trend toward non-office

development in the Town Center continues. In summary, staff believes that there are no issues requiring resolution at this time related to the proposed vehicular circulation element of the Conceptual Plan.

Minor streets in approximate location

There are no minor streets shown on the plan.

Pedestrian walkways and trails

As shown on the Conceptual Plan, the applicant proposes to construct a network of on and off-site pedestrian walkways and to provide painted crosswalks at public street intersections. The applicant has incorporated design features into the Plan such as landscaping, special paving, benches and wide sidewalks in front of the larger buildings to enhance the pedestrian environment. Two (2) walkways with pedestrian plazas to break up the parking lots, as shown on the plan and described previously in this report, are incorporated into the walkways leading to Buildings D and K.

Note #15 states that a sidewalk will not be provided on the south side of Baron Cameron Avenue along the property frontage and that the sidewalk along the western edge of Fountain Drive from Bowman Towne Drive to Baron Cameron Avenue will be outside of the right-of-way. In lieu of these sidewalks, the applicant will install a walkway through "The Spectrum" site to connect from Fountain Drive to Reston Parkway and construct a trail from Bowman Towne Drive to Baron Cameron Avenue that meanders outside of the Fountain Drive right-of-way (a final location of the trail is to be determined at the time of preliminary site plan review). In addition, sidewalks will be constructed along the east side of Fountain Drive from New Dominion Parkway to Baron Cameron Avenue (along the property frontage) and on the west side of Fountain Drive from New Dominion Parkway to Bowman Towne Drive.

The location of the external walkways, as shown on "The Spectrum Conceptual Plan", is in general conformance with the Circulation element of the 3-part "Master Conceptual Plan". Walkways will be provided on Reston Parkway, Bowman Towne Drive and New Dominion Parkway. Along these public streets, walkways are separated from the curb by greenspace. Along Reston Parkway, the Plan shows a six (6) foot wide asphalt trail set within a landscaped area that varies in width from 35' to 50' (measured from the property line after right-of-way dedication). The proposed walkways will provide a continuous pedestrian link from the Town Center Urban Core, along Fountain Drive and Reston Parkway, to Baron Cameron Avenue and will provide a pedestrian connection, albeit through "The Spectrum" site, from Fountain Drive to Reston Parkway that parallels Baron Cameron Avenue. Staff believes that an appropriate system of pedestrian walkways and trails has been provided with "The Spectrum".

Landscaping and Screening

As described in the previous section of this report, the Landscape Plan (Sheets 2.0-2.2) shows that trees are to be planted, generally 40-feet on center, along public street frontages and that the site is to be planted with a mix of shade, ornamental and evergreen trees, shrubs and ground cover. The Plan provides for a mix and density of new plant materials which should provide variety and interest while adhering to a unified landscape theme for the retail center. Landscaping is used effectively to screen parking from view from public streets, to break-up the parking areas, to screen the rear of buildings (including loading areas) and to provide an attractive streetscape along all public streets. The applicant's commitment to use 3 1/2" caliper trees (12'-18' in height) in locations throughout the site and specifically in the parking lots, along the public street frontages and within the two (2) pedestrian plazas, will provide an immediate landscaped effect.

Along Reston Parkway, the Plan shows plantings (street trees, shrubs and ground cover) used in combination with a series of decorative screen walls. On Page 5 of the Plan is a perspective view of this Reston Parkway landscaping and wall treatment. The perspective shows a series of decorative screen walls (2'-4' in height) that are interspersed with landscaping (street trees, shrubs and ground cover) along the Reston Parkway frontage of the proposed retail center. This proposed treatment of Reston Parkway will provide an attractive and architecturally unique front door to the center and an appealing streetscape along this important roadway. Also on Page 5, a site section demonstrates the view from Reston Parkway through the site to Building D. For a car traveling on Reston Parkway, the difference in elevation (Reston Parkway is 10' higher than the site), in combination with the proposed landscape and decorative wall treatment, will screen the view of parking. Note #26 states that landscape berms and decorative screening walls are to be constructed "in order to reasonably screen the Reston Parkway street-level view of surface parking areas." The two (2) landscaped pedestrian plazas have been located on the site to work with the topography so as to provide for maximum visibility of the vegetation as viewed from Reston Parkway.

The Sasaki document recommends a design treatment, in the form of typical street cross-sections, for the major streets and parkways within the Town Center District. The cross-sections shows walkways on public streets that are separated from the street by green space that, in some instances, is planted with street trees. Examples of where this design treatment has been implemented in the Town Center District can be found on New Dominion Parkway and Explorer Street. "The Spectrum Conceptual Plan" provides for separation between the walkways and adjacent public streets and, with the exception of Bowman Towne Drive and a section of Reston Parkway, street trees are shown within the green space. On Fountain Drive, the Plan shows only lawn in the green space between the curb and the sidewalk; however, Note #40 states that, subject to VDOT approval, street trees will be provided within the lawn area. The repetition of the

formal street tree planting scheme and wide walkways on all public streets within the Town Center District is an important design element in the creation of a consistent and cohesive character of the District.

As stated in Appendix 9, staff believes that it would be desirable to consider saving or transplanting the existing trees on the Spectrum site and incorporating them into the landscape plan for the retail center instead of planting all new materials. This would demonstrate sensitivity to the existing vegetation resources on the property and would restore tree cover consistent with the objectives of the Fairfax County Policy Plan. While the applicant has not addressed this issue, staff believes that the Conceptual Plan proposes a site that is well landscaped and provides an appropriate level of screening.

Open Space

The Reston Town Center proffers specify that the Town Center Study Area shall contain at least fifteen (15) percent open space "which shall include walkways, pedestrian plazas, parks and ponds". "The Spectrum Conceptual Plan" provides for a minimum of twenty (20) percent open space on the total application property (24.6 acres). As shown on the Plan, an extensive network of on and off-site walkways, pedestrian plazas in the walkways leading to Building D and to Building K and a landscaped area adjacent to Building E, are to be provided as open space amenities.

Recreation and community facilities

The applicant has committed (refer to Note #38 on the plan) to lease approximately 5,000 square feet of office space within Buildings E or F for use by "Reston community, non-profit organization(s), rent-free for five (5) years". The note states that the applicant shall provide a finished space with the community organization(s) to pay for "utilities, other improvements and associated costs". The note further states that the lease may be extended, with rent to be charged based on fair market value (as negotiated by the parties or determined by a mutually agreed upon appraiser), for one (1) additional five (5) year term. The parties may negotiate an additional term(s) as mutually desired.

Location of a time-transfer transit hub

The Circulation element of the "Master Conceptual Plan" shows future transit facilities, including a time transfer bus transit hub, on the three (3) parcels of land located at the Discovery Street/Sunset Hills Road intersection, which is south of the Town Center Urban Core. To encourage bus ridership in the Town Center, the Office of Transportation, refer to Appendix 8, recommends that the applicant provide two (2) mid-block bus pull-offs along the site frontage on Bowman Towne Drive, to Washington Metropolitan Transit Authority's (WMATA) standards. Note #20 states that, if requested by the Office of Transportation (OT) and the Virginia

Department of Transportation (VDOT), the applicant will construct two (2) on-site and two (2) off-site bus shelters, in a location determined by the OT and VDOT, thus satisfactorily addressing this issue.

Floor Area Ratios

Both the proffered Development Plan accepted with RZ 86-C-121 and the "Master Conceptual Plan" indicate a floor area ratio (FAR) of 0.7 on the southern parcel of the application property and a FAR of 0.5 on the northern parcel. (FARs in the Town Center are calculated on office and commercial gross floor area; residential gross floor area is not included in the FAR calculation.) "The Spectrum", at a 0.30 (maximum) FAR, proposes an FAR that is within the maximum that is permitted on the site. The approved DPs and Master Conceptual Plan permit a range of FARs in the Town Center Study Area from 0.5-1.0; however, the Town Center proffers limit the overall FAR for the entire 448.96 acre Town Center Study Area, including the Urban Core, to a 0.43 FAR. (The proffers permit a 0.95 FAR on the 84.25 acre Urban Core.) The FAR cap contained in the proffers, therefore, precludes development of each parcel in the Study Area at the maximum FAR shown on the approved DPs and "Master Conceptual Plan". The maximum development potential in the Town Center Study Area based on the approved DPs and Master Conceptual Plans is approximately 10.5 million square feet; the maximum development potential in the Town Center Study Area, as proffered with the Town Center Rezoning, is 8.4 million square feet.

When viewing the Town Center Study Area as a whole, and given the fact that not all parcels within the Study Area can develop at the maximum FARs shown on the approved DPs and Master Conceptual Plan, it is staff's view that the higher intensity development within the Study Area is most appropriately located to the south of the Urban Core and immediately north of the Dulles Toll Road. This is in fact where the greatest concentration of FAR (0.7 and 1.0) is shown on the approved DPs and Master Conceptual Plan. Staff further believes that lower intensity development is appropriately located between the Urban Core and Baron Cameron Avenue where it is more compatible with the surrounding existing development of the government center complex, the library and shelter, the hospital and the Oak Park and Edgewater residential developments. Lower intensity development in this location north of the Urban Core provides an appropriate transition to the existing residential neighborhoods east of Reston Parkway and north of Baron Cameron Avenue.

Height Limits

Both the proffered Development Plan accepted with RZ 86-C-121 and the "Master Conceptual Plan" indicate a building height of 180 feet on the southern parcel of the application property and a building height of 120 feet on the northern parcel. "The Spectrum" project proposes, with the exception of an option for a 2-story component of Building C, one-story buildings. Sheets 3-5 of the Plan depict buildings that are a minimum of 25 feet, plus architectural features, in height.

Building height and FAR are mutually dependent elements, as greater height is typically associated with higher FARs. Due to the limitation of available FAR, as discussed above, the maximum building height as shown on the approved DPs and the "Master Conceptual Plan" will likely not be realized on each parcel within the Study Area. Twenty-five (25) foot tall buildings, while a departure from the multi-story building height that predominates within the Urban Core, are more compatible with the predominate low-rise buildings that exist to the north of the Urban Core in the 50-acre governmental center, the Reston Regional Library and shelter and the Oak Park and Edgewater condominiums. In addition, the heights of the buildings within "The Spectrum" are consistent with the 1 and 2 story components along Market Street within the Urban Core.

General location and type of housing units

No housing is shown on the plan.

General location office and commercial buildings

Each parcel of "The Spectrum" site has frontage on four (4) public streets and the primary orientation of the buildings is generally to the interior of the site; therefore, the rear and sides of buildings, including the loading and service areas, will face public streets. The applicant has committed (Note #27 and #28) to screen the loading areas fully on Buildings D, H and K and to treat the rear and sides of all the multiple tenant buildings architecturally. Landscaping, berms, decorative screen walls on Reston Parkway, a 4-sided architectural treatment of the buildings and full screening of the loading areas are, in staff's analysis, appropriate measures to address the rear and sides of the buildings as viewed from the public streets. As depicted on the Plan, "The Spectrum" is to be developed with a consistent architectural theme. A commitment to a 4-sided treatment of all buildings, the use of decorative walls to visually connect free standing buildings and the use of architectural features to tie the buildings together, will create a cohesive design and arrangement of buildings on the site.

General location of parking structures

All parking for "The Spectrum" retail center is at surface level. Staff had encouraged the use of parking structures on the site to allow more flexibility in site design; however, according to the applicant, the tenants of this type of retail center prefer surface parking immediately in front of each building. Given that constraint, the applicant proposes extensive landscaping to break-up the visual appearance of the large parking lots on the site.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

This report has presented the staff's analysis of "The Spectrum Conceptual Plan" for a retail center at the Reston Town Center. The application property was zoned PRC pursuant to RZ 86-C-121 and the proffers, Development Plan

and subsequent "Master Conceptual Plan" permit retail use, among other land uses, on the property. An FAR of up to 0.70 and a building height of up to 180 feet was approved on the northern parcel and an FAR of up to 0.50 and a building height of up to 120 feet was approved on the southern parcel. "The Spectrum" retail center proposes a maximum gross floor area of 310,000 square feet (a minimum of 240,000 square feet), a FAR of 0.30 and, with the possible exception of Building C, buildings that are a minimum of 25 feet in height. "The Spectrum" is in conformance with the proffers, which include the Development Plan, and the "Master Conceptual Plan".

Par. D of Sect. 6-303 of the Zoning Ordinance describes a Town Center as one (1) central location in a new town that contains a mix of land uses that are well integrated and contain unique design elements and where pedestrian and vehicular traffic should be separated with major emphasis on the pedestrian circulation system. Sect 6-301 of the Ordinance lists objectives of the PRC Ordinance. Among these objectives are an orderly and creative arrangement of uses with respect to each other and the entire community, separation of vehicular and pedestrian traffic and the location of structures to take maximum advantage of the natural and manmade environment and the provision of adequate and well-designed open space.

Staff believes that the application meets these Zoning Ordinance standards. Retail is an approved land-use in the Reston Town Center in general and on these sites in particular. In staff's opinion, "The Spectrum" retail center is a complementary use within the overall Town Center District that will serve Town Center residents as well as the community as a whole. "The Spectrum" should increase activity in the area and may have the effect of increasing the vitality of the Urban Core. The needs of the proposed tenants for features such as easily accessible surface parking, visibility of buildings from adjacent public streets and accessible loading areas have, in large part, dictated the layout and design of "The Spectrum". It is staff's opinion that, within these constraints, "The Spectrum" is a very well designed retail center. Through the extensive use of landscaping, berming and decorative screen walls and an interesting 4-sided building facade, the applicant has designed a unique retail center. Walkways on the public streets are separated from the roadways and, to the extent possible given the amount of surface parking, walkways within the center have been enhanced through the use of landscaping and benches.

In conclusion, the Town Center, as described in the PRC District, is intended to be the focal point of the planned community. When the Town Center District is viewed in its entirety, it is staff's opinion that the area south of the Urban Core and north of the Dulles Toll Road, which has prominent visibility from the Toll Road and which will likely have mass transit in close proximity, is a natural extension of the Urban Core and is an appropriate location for concentration of increased intensity within the Town Center District. While a proposal similar in intensity and scale would likely not be supported in this area south of the Urban Core and north of the Dulles Toll Road, it is staff's opinion that "The Spectrum" proposal, in its specific location, responds positively to the goals of the Town Center District to provide for complementary land uses and

compatible site design among its component parts and is in keeping with the character, mass, height, scale, and use of the surrounding developments, the approved Development Plan, and the "Master Conceptual Plan".

Recommendation

Staff recommends that the Planning Commission approve "The Spectrum Conceptual Plan" prepared by Davis & Carter and dated June 6, 1994.

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

It should be noted that the content of this memorandum reflects the analysis and recommendation of staff; it does not reflect the position of the Planning Commission.

APPENDICES

1. Excerpt of Proffers - RZ 86-C-121
2. Affidavit
3. Statement of Justification
4. Reston Master Plan
5. Locator Map of the Reston Town Center Rezoning
6. Excerpt of DP 86-C-121, Plan and Notes
7. "Master Conceptual Plan Reston Town Center", Sheets 1-3
8. Office of Transportation Analysis
9. Environmental Analysis
10. Comprehensive Plan Citations and Land Use Analysis
11. Zoning Ordinance Provisions
12. Glossary of Terms

~~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~~

REZONING AFFIDAVIT

DATE: June 21, 1994
 (enter date affidavit is notarized)

I, Antonio J. Calabrese, do hereby state that I am an
 (enter name of applicant or authorized agent)

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

94-74c

in Application No(s): Reston Town Center Conceptual Plan CP 86-C-121-2
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Reston Spectrum Limited Partnership Agents: Arthur Fuccillo Peter Henry	c/o Lerner Enterprises 11501 Huff Court N. Bethesda, MD 20894-1194	Applicant/Owner 17-1-((1))-, part of Parcel 3
Reston Land Corporation Agents: Thomas D'Alesandro Gregory F. Hamm	11911 Freedom Drive Suite 300 Reston, VA 22090	Property Owner same as above
Urban Engineering & Associates, Inc. Agents: Barry B. Smith	7712 Little River Turnpike Annandale, VA 22003	Engineers

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

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

REZONING AFFIDAVIT

DATE: June 21, 1994
(enter date affidavit is notarized)

94-74c

for Application No(s): Reston Town Center Conceptual Plan CP 86-C-121-2
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Reston Land Corporation
11911 Freedom Drive, Suite 300
Reston, VA 22090

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Mobil Land Development Corporation

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

James C. Cleveland, President
Thomas D'Alesandro, Vice President
Warrent T. Oates, Jr., Secretary
J. C. Simcox, Treasurer

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

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: June 21, 1994
(enter date affidavit is notarized)

94-746

for Application No(s): Reston Town Center Conceptual Plan CP 86-C-121-2
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

Reston Spectrum Limited Partnership (a Virginia limited partnership)
c/o Lerner Enterprises
11501 Huff Court

(check if applicable) The above-listed partnership has no limited partners.
N. Bethesda, MD, 2895-1194

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

Mark D. Lerner, General Partner
Theodore N. Lerner, General Partner

Reston Spectrum LP is a subsidiary of Planden Corporation, a Maryland corporation

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

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: June 21, 1994
(enter date affidavit is notarized)

94-74c

for Application No(s): Reston Town Center Conceptual Plan
(enter County-assigned application number(s))

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

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

None

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

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

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

Contribution to Davis for Congress '94 by Theodore Lerner in amount of \$1,000
Contribution to Robert Dix by James Cleveland of Reston Land in the amount of \$200

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

4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

AJ. CALABRESE

(check one) [] Applicant [X] Applicant's Authorized Agent

Antonio J. Calabrese, Applicant's Agent

(type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 21st day of June, 19 94, in the state of Virginia.

My commission expires: 3-31-95

Bonnie P. Ferrelles
Notary Public

DATE: June 21, 1994
(enter date affidavit is notarized)

94-74c

for Application No(s): Reston Town Center Conceptual Plan
(enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Davis & Carter, PC Agents: Doug Carter Tom Dinneny	8260 Greensboro Drive, Ste. 500 McLean, VA 22102	Architects
McGuire, Woods, Battle & Boothe Agents: Antonio J. Calabrese Meaghan Shevlin	8280 Greensboro Drive Suite 900 McLean, VA 22102	Attorneys/Agent (See Attachment 1(a) for additional agents and Attachment 1(c) for partners)
JHK & Associates Agents: John Wright	4660 Kenmore Ave., Ste. 1100 Alexandria, VA 22304	Traffic Engineer

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

DATE: June 21, 1994
(enter date affidavit is notarized)

94-74c

for Application No(s): Reston Town Center Conceptual Plan
(enter County-assigned application number(s)) CP 80-C-121-2

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
--------------------------------------------------------	-----------------------------------------------------------	---------------------------------------------------------------------------------

McGuire, Woods, Battle & Boothe - Additional Agents

Of Counsel

- Agee, William A.
- Daniel, John W., III
- Kaufman, Lawrence A.
- McDaniel, John S., Jr.
- Richards, Martin B.
- Robin, Stephen P.
- Toole, John H.

Associates of Land Use/Real Estate Finance Group

- Aaronson, Russell T., III
- Bundren, Marianne G.
- Calabrese, Antonio J.
- Cary, Brian T.
- Cason, Alan C.
- Freye, Gloria L.
- Harmon, T. Craig
- Hervey, Jay Randall

- Johnson, Theresa W.
- Lain, John M.
- Lavoie, John G.
- McRill, Emery B.
- Reilly, Melanie M.
- Spletzer, Ann Lisa
- Stokes, J. Randolph
- Thornhill, James A.

Planners

- Jones, Philip T.
- McGuire, Anita B.
- Patterson, Adena M.

- Riegle, Gregory A.
- Shevlin, Meaghan K.

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

Rezoning Attachment to Par. 1(b)

DATE: June 21, 1994
(enter date affidavit is notarized)

94-74c

for Application No(s): Reston Town Center Conceptual Plan CP 90-C-121-2
(enter County-assigned application number(s))

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

Mobil Land Development Corporation

11911 Freedom Drive, Ste. 400
Reston, Virginia 22090

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Mobil Corporation (see pg. 8)

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

William Deihl, President
 John A. Caselli, Treasurer
 Arthur Golden, Asst. Treas.
 Carol B. Allums, Asst. Sec.
 Hal R. Bradford, Asst. Sec.
 Arnold Brier, Asst. Sec.
 John H. Guilfoyle, Asst. Sec.
 L. W. Phelps, Asst. Sec.
 D.E. Allen, Director
 Neyrey, Director

Richard Neyrey, Exec. VP
 Anthony Cavaliere, Asst. Treas.
 Joseph Sarnowski, Asst. Treas.
 Robert Bates, Asst. Sec.
 James H. Breed, Asst. Sec.
 James B. Ekins, Asst. Sec.
 Virginia Kellogg, Asst. Sec.
 David R. Schultz, Asst. Sec.
 William D. Deihl, Director
 Norman D. Peel, Director

Nicholas Greco, Sr. VP
 Robert Drumheller, Asst. Treas.
 Patricia Stevenson, Sec.
 Robert Book, Asst. Sec.
 Laura Brewer, Asst. Sec.
 Gordon Garney, Asst. Sec.
 Norman Peel, Asst. Sec.
 D.E. Allen, Controller
 Nicholas G. Greco, Director
 Richard R. Robert O. Swanson, Director

DATE: June 21, 1994
(enter date affidavit is notarized)

94-74c

for Application No(s): Reston Town Center Conceptual Plan CP 86-C-121-2
(enter County-assigned application number(s))

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

Mobil Corporation 3225 Gallows Road
Fairfax, Virginia 22037

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Directors:

Paul J. Hoenmans
Helene L. Kaplan
Lucio A. Noto
Charles S. Sanford, Jr.

Officers:

Robert Weeks, Sr. VP
James T. Mann, VP
Barbara Patocka, Asst.Treas.
Jerome Trautschold, Asst.Treas.
Patricia Stevenson, Sr.Asst.Sec.
Robert Dodds, Asst.Sec.
George Broadhead, Sr.Asst.Contr.
Timothy Sexton, General Auditor

Lewis M. Branscomb
Allen F. Jacobson
William J. Kennedy, III
Aulana L. Peters
Robert G. Schwartz
Lucio A. Noto, Chair&Pres.
Rex D. Adams, VP
R. Hart Gardner, Treas.
Joseph Sarnowski, Asst.Treas.
Robert Bates, Sec.
Robert Book, Asst.Sec.
Charles Olson, Asst.Sec.
Michael Bernard, Asst.Contr.

Donald V. Fites
Samuel C. Johnson
J. Richard Munro
Eugene A. Renna
Robert O. Swanson
Robert Swanson, Sr. VP
Walter ARnheim, VP
William Bogaty, Asst.Treas.
Peter D. Thomson, Asst.Treas.
Gordon Garney, Sr. Asst.Sec.
Susan R. Csia, Asst.Sec.
Robert Musser, Controller
James E. Fowler, General Coun.

DATE: June 21, 1994
(enter date affidavit is notarized)

94-74c

for Application No(s): Reston Town Center Conceptual Plan
(enter County-assigned application number(s)) CP 86-C-121-2

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Urban Engineering & Associates, Inc. 7712 Little River Turnpike
Annandale, VA 22003

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Barry B. Smith
J. Edgar Sears
Brian P. Sears

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
J. Edgar Sears, President, Treasurer
Barry B. Smith, Vice President & Secretary

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Davis & Carter P.C. 8260 Greensboro Drive, Ste. 500
McLean, VA 22102

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Douglas N. Carter
Robert W. Davis
Lena I. Scott

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Douglas N. Carter, President
Robert W. Davis, Exec. Vice President
Lena I. Scott, Exec. Vice President

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

Rezoning Attachment to Par. 1(b)

DATE: June 21, 1994
(enter date affidavit is notarized)

94-74c

for Application No(s): Reston Town Center Conceptual Plan CP 80-C-121-2
(enter County-assigned application number(s))

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

JHK Associates, a California corporation
4660 Kenmore Avenue, Ste. 1100
Alexandria, VA 22304

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Jack L. Kay, Chairman
Thomas L. Stout, President, Systems Division & Director
Maurice J. Rotherberg, President of Consulting Division & Director
Barry S. Marrus, Director

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

DATE: June 21, 1994
(enter date affidavit is notarized)

94-74c

for Application No(s): Reston Town Center Conceptual Plan
(enter County-assigned application number(s)) CP 86-C-121-2

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

Planden Corporation, a Maryland corporation
c/o Lerner Enterprises 11501 Huff Court, Bethesda, MD 20895

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Edward L. Cohen
Robert K. Tanenbaum
Judy L. Lerner

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

Edward L. Cohen, President
Mark D. Lerner, Vice President
Robert K. Tanenbaum, Secretary/Treasurer

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

DATE:

June 21, 1994
(enter date affidavit is notarized)

94-74c

for Application No(s):

Reston Town Center Conceptual Plan
(enter County-assigned application number(s)) CP 20-C-121-2

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
 McGuire, Woods, Battle & Boothe 8280 Greensboro Drive, Ste. 900
 McLean, VA 22102

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

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

General Partners of McGuire, Woods, Battle & Boothe

Adams, Robert T.	Broadus, William G.
Alexander, Fred C., Jr.	Brown, Brickford Y.
Ames, W. Allen, Jr.	Brown, Thomas C., Jr.
Anderson, Arthur E., II	Burke, Donald F.
Anderson, Donald D.	Burke, John W., III
Anderson, John F.	Burrus, Robert L., Jr.
Appier, Thomas L.	Busch, Stephen D.
Armstrong, C. Torrence	Cabaniss, Thomas E.
Babbin, Jed L.	Cairns, Scott S.
Bagley, Terrence M.	Carter, Joseph C., III
Ballowe, James E., Jr.	Cogbill, John V., III
Bates, John W., III	Colangelo, Stephen M.
Battle, John S., Jr.	Corson, J. Jay, IV
Belcher, Dennis I.	Coward, Curtis M.
Bergan, Ann R.	Cranford, Page D.
Berkley, Waverly Lee, III	Crowe, Thomas L.
Blaine, Steven W.	Cullen, Richard
Boland, J. William	Dabney, H. Slayton, Jr.
Bond, Calhoun	Dawes, Michael F.
Bowie, C. Keating	Dean, Thomas F.
Bowman, Jerry L.	Den Hartog, Grace R.
Bracey, Lucius H., Jr.	Dorigan, Mark C.
Bradshaw, Michael T.	Douglass, W. Birch, III
Brame, J. Robert, III	Dudley, Waller T.
Brashares, James C.	Dyke, James Webster, Jr.
Bridgeman, James D.	Earl, Marshall H., Jr.
Briskin, Robert K.	Edwards, Elizabeth F.
Brittin, Jocelyn W.	Eley, Claud V. S.

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

DATE: June 21, 1994
 (enter date affidavit is notarized)

94-74c

for Application No(s): Reston Town Center Conceptual Plan
 (enter County-assigned application number(s)) CP 26-C-121-2

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
McGuire, Woods, Battle & Boothe 8280 Greensboro Drive
Suite 900
McLean, VA 22102

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

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

General Partners of McGuire, Woods, Battle & Boothe
 continued

- Evans, David E.
- Evans, K. Stewart, Jr.
- Farrell, Thomas F., II
- Feller, Howard
- Fifer, Carson Lee, Jr.
- Flemming, Michael D.
- France, Bonnie M.
- Franklin, Stanley M.
- Fugh, John L.
- Garrett, Sam Y., Jr.
- Geisler, Ernest K., Jr.
- Getchell, E. Duncan, Jr.
- Gieg, William F.
- Giguere, Michael J.
- Goldman, Nathan D.
- Good, Dennis W., Jr.
- Goodall, Larry M.
- Gordon, Jacqueline M.
- Gordon, Thomas C., Jr.
- Graham, John
- Grandis, Leslie A.
- Grimes, Larry B.
- Hampton, Glenn W.
- Haney, William C.
- Hardock, Anne H.
- Harrison, J. Waller
- Head, Mary S.
- Hobson, Richard R. G.
- Houston, David S.
- Jett, R. Arthur, Jr.
- King, Donald E.

- King, William H., Jr.
- Kittrell, Steven D.
- Krueger, Kurt J.
- Landess, Fred S.
- Landin, David C.
- Lefcoe, Vann H.
- Lewis, James M.
- Little, Nancy R.
- Lucas, Laura R.
- Marshall, Gary S.
- Martin, George K.
- McArver, R. Dennis
- McCallum, Steve C.
- McCann, John E.
- McElligott, James P., Jr.
- McFarland, Robert W.
- McGee, Gary C.
- McGonigle, Thomas J.
- McMenamin, Joseph P.
- McVey, Henry H., III
- Melson, David E.
- Menges, Charles L.
- Merriman, R. Marshall, Jr.
- Middleditch, Leigh B., Jr.
- Moran, Kenneth J.
- Murphy, Brian D.
- Murphy, Sean F.
- Murray, John V.
- Newton, Thomas L., Jr.
- Ney, R. Terrence
- O'Grady, Clive R. G.

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

DATE: June 21, 1994
 (enter date affidavit is notarized)

94-74c

for Application No(s): Reston Town Center Conceptual Plan
 (enter County-assigned application number(s)) CP 86-C-121-2

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

McGuire, Woods, Battle & Boothe 8280 Greensboro Drive
Suite 900
McLean, VA 22102

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

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

General Partners of McGuire, Woods, Battle & Boothe

continued

O'Grady, John B.
 Oakey, David N.
 Oakey, John M., Jr.
 Oviatt, Clifford R., Jr.
 Padgett, John D.
 Page, Rosewell, III
 Pankey, David H.
 Partridge, Charles E., Jr.
 Patterson, John W.
 Patterson, Robert H., Jr.
 Payne, Maria L.
 Powell, Mims M.
 Price, James H., III
 Richardson, David L., II
 Robertson, David W.
 Robinson, Stephen W.
 Rodriquez, Edward F., Jr.
 Rohman, Thomas P.
 Rollins, O. Randolph
 Rosen, Charlotte R.
 Russell, Deborah M.
 Russell, Frederick L.
 Sacks, Morton A.
 Sanderlin, James L.
 Sanders, Wellford L., Jr.
 Scannell, Raymond F.
 Schewel, Michael J.
 Schill, Gilbert E., Jr.
 Scibelli, Arthur P.
 Scruggs, George L., Jr.
 Sharp, Larry D.

Slaughter, Alexander H.
 Slaughter, D. French, III
 Slingluff, Robert L.
 Slone, Daniel K.
 Smith, Robert S.
 Smith, R. Gordon
 Sooy, Kathleen Taylor
 Spahn, Thomas E.
 Spencer, Christopher C.
 St. Amant, Joseph L. S.
 Stillman, F. Bradford
 Stone, Jacquelyn E.
 Stoneburner, Gresham R.
 Strickland, William J.
 Stroud, Robert E.
 Stump, John S.
 Stutts, James F.
 Swartz, Charles R.
 Swett, Jay T.
 Tashjian-Brown, Eva S.
 Terwilliger, George J., III
 Tierney, Philip
 Timmeny, Wallace L.
 Traver, Courtland L.
 Trotter, Haynie S.
 Tullidge, Thomas H., Jr.
 Twomey, William E., Jr.
 Urech, Dan
 Van der Mersch, Xavier
 Vieth, Robert R.
 Waddell, William R.

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

**MCGUIREWOODS
BATTLE & BOOTHE**

Transpotomac Plaza
Suite 1000, 1199 North Fairfax Street
Alexandria, VA 22314-1437

The Blaustein Building
One North Charles Street
Baltimore, MD 21201-3793

Court Square Building
P.O. Box 1288
Charlottesville, VA 22902-1288

World Trade Center
Suite 9000, 101 West Main Street
Norfolk, VA 23510-1655

Antonio J. Calabrese
Direct Dial: (703) 712-5411

8280 Greensboro Drive
Suite 900, Tysons Corner
McLean, Virginia 22102-0346

Phone: (703) 712-5000 (Voice/TDD)
Fax: (703) 712-5050

One James Center
901 East Cary Street
Richmond, VA 23219-4030

The Army and Navy Club Building
1627 Eye Street, N.W.
Washington, DC 20006-4007

250 Avenue Louise, Bte. 64
1050 Brussels, Belgium

associated office:
P.O. Box 4930
Bahnhofstrasse 3
8022 Zurich, Switzerland

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
APR 7 1994

April 5, 1994 ZONING EVALUATION DIVISION

Ms. Cathy Chianese
Office of Comprehensive Planning
Zoning Evaluation Division, Ste. 800
12055 Government Center Parkway
Fairfax, Virginia 22035

Re: The Spectrum - Storm Water Management

Dear Cathy:

As a follow up to your request for further information with regard to storm water management on The Spectrum project, I note the following:

1. This area of the Reston Town Center District is part of a Department of Environmental Management-approved regional system.

2. The storm water runoff from both Sections 91 and 87 will flow by gravity (not by pump) in a west and northwesterly direction to first the "Town Center Parkway" Storm Water Management facility (Site Plan No. 5734-PI-01) and then ultimately to the "Reston Section 43" Storm Water Management facility (Site Plan No. 5978-PI-01).

3. I attach for your use and ease of reference a Reston section and block map which highlight the Town Center Parkway facility (located in Section 931) and the Reston Section 43/Cameron Pond facilities.

4. Our engineers have already certified to Fairfax County that both of these facilities comply with the Chesapeake Bay Preservation Ordinance. It is also noteworthy that these facilities serve the County Governmental Center and properties.

The retail center will serve as an important contributor to the energy and vitality of the Core, and fill a much-needed retail niche for the Reston community and surrounding areas. Any transportation impact of a 270,000 square foot center will be significantly less burdensome than the vehicle trips associated with the 610,000 square feet of office space which is also permitted by-right on these parcels. Reston Land and Lerner Enterprises will be constructing over \$2,000,000 in area transportation improvements.

For all of these reasons, the Applicant respectfully requests the support of the Office of Comprehensive Planning and the approval of the submitted Town Center Conceptual Plan by the Fairfax County Planning Commission.

Dated: December 29, 1993

By: AJ CALABRESE
Antonio J. Calabrese, Esquire
McGUIRE, WOODS, BATTLE & BOOTHE
For Lerner Enterprises

AJC\jw

u:5411\lerner\soj4.doc

2. Constructed New Dominion Parkway to a 4-lane divided section from Library Street to Town Center Parkway (not required until Phase I-B).
3. Constructed Town Center Parkway to a 4-lane divided section from Bowman Towne Drive to New Dominion Parkway (not required until Phase I-B).
4. Added another southbound lane across the Reston Parkway bridge over the Dulles Airport Access Road (not required until Phase I-C - 5,500,000 square feet of office/R&D).

Reston Land Corporation contributed \$4,150,000 to Fairfax County towards the construction of the Fairfax Parkway from the Dulles Toll Road to Sunset Hills Road in January of 1992. In conclusion, Reston Land has significantly accelerated its road and transportation improvement schedule.

B. Approved v. Proposed Development

It is also worth noting that (i) a retail center will not generate an a.m. peak problem (most of the stores will not open until 9:30 a.m.), (ii) the proposal is for an approximately 270,000 square foot retail center, which will generate significantly fewer trips than the 610,000 square feet of office space which is also permitted by-right on these parcels, (iii) a significant portion of the vehicles associated with the center will be pass-by (rather than "new") trips, as many of the customers will be Restonians simply detouring to the center (for example, on their way home from work), and (iv) Reston Land will construct a \$2,000,000 extension of Fountain Drive, which will serve as an excellent north-south connector road between the Town Center and Baron Cameron Avenue; thereby relieving some of the traffic on Reston Parkway.

Reston Land and Lerner Enterprises will also construct those traffic signal(s) required by the Virginia Department of Transportation. Extensive discussions have already been held with VDOT on this project, with a satisfactory resolution of all issues.

VII. CONCLUSION

The proposed retail development is permitted by-right under the Fairfax County Zoning Ordinance, the Reston Master Plan and the Reston Town Center Rezonings and Proffers. After exhaustive market research, Reston Land Corporation has selected Lerner Enterprises to develop this center on Section 91 and Section 87, Blocks 2 and 3, just north of the Town Center Urban Core. This plan is consistent with and complements the Reston Master Plan and the existing Core area.

PHASE I-A

(a) A southbound to eastbound loop in the SW quadrant of Reston Avenue (now Reston Parkway) and the Dulles Access Road with relocation of the ramps in the SW and SE quadrants, all subject to Federal Aviation Administration (FAA) and Virginia Department of Transportation (VDOT) approval.

Status: Completed

(b) A northbound left turn lane across the Reston Avenue (Reston Parkway) Bridge over the Dulles Access Road, subject to FAA and VDOT approval.

Status: Completed

(c) Reconstruct Sunset Hills Road to a 4-lane divided section from Town Center Parkway to Herndon Town Line.

Status: Completed

(d) Widen westbound approach of Sunset Hills Road to Reston Avenue (Reston Parkway) from Old Reston Avenue.

Status: To be completed upon development of contiguous parcels.

(e) East-West Connector Road (now New Dominion Parkway) as a 4-lane divided section from Reston Avenue (Reston Parkway) to Alley Street (now Library Street) and improve intersection with Reston Avenue (Reston Parkway).

Status: Completed

(f) Vail Avenue (now Bluemont Way) as a 4-lane section from Reston Avenue (Reston Parkway) to Alley Street (Library Street) and improve intersection with Reston Avenue (Reston Parkway).

Status: Completed

As noted, Reston Land has fulfilled all of the applicable transportation improvements necessary to permit this retail center. In fact, Reston Land has constructed numerous road improvements which are not required until subsequent phases of development, including:

1. Expansion of portions of Reston Parkway between the Dulles Airport Access Road and Sunset Hills Road (not required until Phase I-B - 4,300,000 square feet of office/R&D).

V. LERNER ENTERPRISES

Lerner Enterprises, founded by Theodore N. Lerner, is one of Washington's largest and most successful real estate developers. Lerner is involved in all phases of commercial and residential real estate, including development, asset management, acquisitions and leasing. Lerner Enterprises has developed more than 15 million square feet of commercial space and currently manages, through its leasing and management affiliate, Lerner Corporation, more than 6 million square feet of commercial and retail space.

Included in the retail portfolio and developed by Lerner are such exciting and successful properties as White Flint, Landover Mall and Annapolis Harbor, all in Maryland. Lerner was the original developer of Tysons Corner in McLean, Wheaton Plaza in Wheaton, Maryland and The Galleria at Tysons II.

Lerner has developed and recently opened North Point Village Center, a 134,000 square foot retail center, anchored by a 57,000 square foot Giant Food and Pharmacy in North Reston. The design and attention to detail at North Point Village Center, as well as the desirable mix of tenants, are excellent examples of the quality of Lerner's portfolio.

VI. TRANSPORTATION

A. Town Center Road Improvement Proffers

The Town Center Rezoning and associated Proffers reflect the following main phases of development:

<u>PHASE</u>	<u>OFFICE/R&D DEVELOPMENT</u> <u>SQUARE FEET</u>
Phase I-A	2,300,000
Phase I-B	4,300,000
Phase I-C	5,500,000
Phase II	6,300,000
Phase III	7,105,000

Currently, there exists approximately 1,000,000 square feet of office\R&D development within the Town Center District. During development and prior to final construction of Phase I-A of the Town Center (i.e., 2,300,000 square feet of office/R&D space), Reston Land proffered to complete the following road improvements:

The center will contain more of the medium-size, popular priced stores that the Reston community is familiar with, but only exist in other areas of the County. The types of tenants include a high-quality grocery, several family-oriented, sit-down restaurants, coffee shop, men, women and juniors clothing and fashion stores, computer center, pharmacy, various "boutique" and "mom-and-pop" shops, banks and similar tenants. Lerner intends to announce the specific tenants upon conclusion of lease negotiations.

The target market for this center are typical Reston and County residents, with an emphasis on dual income-earning families. The contemplated tenants desire a Reston-Herndon location, with a strong preference for proximity to the Town Center and the critical-mass and synergy associated with the Core Area.

It is perfectly consistent with and contemplated by the Reston Master Plan and the Reston Town Center Rezoning that such a retail development would be within the Town Center District, contiguous to the Core Area and within walking distance of the existing Town Center. In brief, this high-profile location along Reston Parkway fulfills the needs of the Reston community, the Town Center Core and the desires of the contemplated tenants and retailers.

It is the expectation of Reston Land and Lerner Enterprises that some visitors to the Core will walk to the Lerner Development, and vice versa. Lerner Enterprises has carefully designed pedestrian and vehicular interconnections to encourage walking between the sites. The Town Center Core and this Lerner project are in close proximity and within relatively easy walking distance.

IV. DESIGN

As noted on the submitted exhibits (the conceptual and landscape plans and building elevations), Lerner Enterprises has demonstrated a clear commitment to continuing the attention to detail and the quality of development that has been established at the Town Center. The architecture, while allowing individuality of expression for the tenants, will be compatible and in harmony with the Town Center design. There will be a minimum of 20% open space within the site.

All aspects of the Conceptual Plan, the architecture, the landscaping and design are subject to review and approval by Reston Land and the Reston Town Center Design Review Board (DRB). All existing developments within the Town Center District (the Hazel-Peterson projects, Oakcrest and Edgewater, and the Lerner project) and all future developments are subject to rigorous scrutiny by Reston Land and the Town Center DRB.

**TOWN CENTER CONCEPTUAL DEVELOPMENT PLAN
LERNER ENTERPRISES
STATEMENT OF JUSTIFICATION**

I. INTRODUCTION AND OVERVIEW

Lerner Enterprises is proposing a 24.5 acre, 270,000 square foot retail center located north and immediately adjacent to the Reston Town Center. The site is bounded to the north by Baron Cameron Avenue, to the south by New Dominion Parkway, to the east by Reston Parkway and to the west by proposed Fountain Drive.

This retail center has been designed to retain the character and influence of Market Street located in the heart of the Reston Town Center. After extensive market research and analysis, Lerner Enterprises has designed a retail center which will complement the needs of the 450 acre Town Center District and the Reston community.

II. RETAIL USES IN THE TOWN CENTER DISTRICT

Reston Land Corporation, the Reston community, the Fairfax County Board of Supervisors, Planning Commission and Planning Staff have (since the approval of the Town Center Rezoning in 1987) contemplated a "vertical" mix of uses within the 85 acre Town Center Core. Around the periphery of the Core, Reston Land has consistently provided a "horizontal" use of mixes; that is, single uses on individual parcels, all of which are carefully designed, integrated and built to support one another and the Town Center Core.

After extensive analysis by Reston Land and tremendous interest articulated by the residents of Reston (who have not been able to satisfy all of their retail needs by the existing shops within the Town Center Core), Reston Land selected Lerner Enterprises to develop a retail center on those parcels known as Reston Section 91 and Section 87, Blocks 2 and 3. This retail center is permitted by-right under the Fairfax County Zoning Ordinance and the Town Center Rezoning and Proffers.

III. TENANTS

The Conceptual Plans illustrate that the largest building totals approximately 80,000 square feet. The 80,000 square foot building is designed for two or three tenants. The store size needs of this project's tenants range from 900 to 55,000 square feet.

RECEIVED

FILED IN PLANNING DIVISION

DEC 29 1993

ZONING EVALUATION DIVISION

DATE: June 21, 1994
(enter date affidavit is notarized)

94-74c

for Application No(s): Resta Town Center Conceptual Plan
(enter County-assigned application number(s)) CP 86-C-121-2

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
McGuire, Woods, Battle & Boothe 8280 Greensboro Drive
Suite 900
McLean, VA 22102

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

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

General Partners of McGuire, Woods, Battle & Boothe
continued

- Walsh, James H.
- Watts, Stephen H., II
- Weber, Craig H.
- Weisner, John M.
- Whitt-Sellers, Jane R.
- Whitemore, Anne M.
- Williamson, Mark D.
- Wilson, Ernest
- Wiltshire, J. Christopher
- Wood, R. Craig
- Wolozyn, John J.
- Word, Thomas S., Jr.
- Worrell, David H., Jr.
- Younger, W. Carter
- Zirkle, Warren E.
- Zughaib, Edward E.

These are the only partners in the above-referenced firm.

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

I hope and trust this satisfies your request for information with regard to storm water management for The Spectrum project. Please do not hesitate to call me if I can provide you with additional information. As always, I look forward to speaking with you soon.

Sincerely,

AJ CALABRESE

Antonio J. Calabrese

AJC/jmw

cc: Mr. John Palatiello

Date: June 29, 1994

To: Cathy Chianese
Fairfax County Office of Comprehensive Planning

From: Douglas N. Carter
Davis & Carter

Re: Design Statement - The Spectrum

The Spectrum is designed to both complement and harmonize with the existing Reston Town Center architecture. The most important aspect is the creation of a pedestrian-friendly scale for the Spectrum buildings similar to that of Market Street. A 30' rhythm is established by the use of precast column elements with detailing and color similar to the urban core, thus essentially establishing a common element that ties the two projects together.

The "panels" thus designed establish a modular approach to the shop frontage with individual infills designed at windows, entrances or varied panels of different materials and colors to ensure a lively character to the buildings.

Most shop facades will have brick detailing. The tone of the brick will be similar to the beige of the Town Center. The color itself will be different, though harmonizing carefully, so that distinctive character will be evident for the two projects.

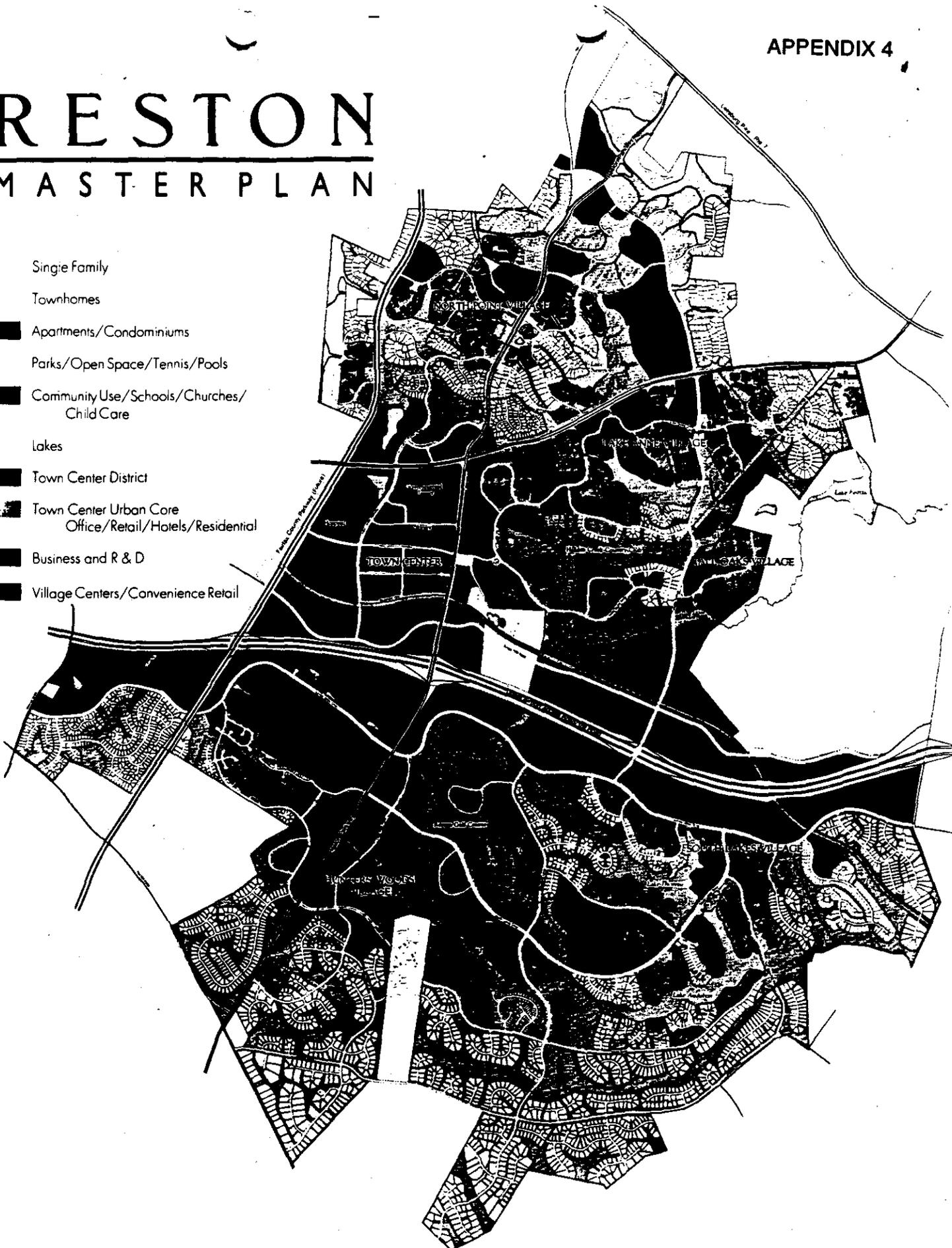
Shop windows and entrances will display the same attention to detailing, articulation and commitment to quality as the existing Town Center. Canopies and building projections will enhance the lively character of the facades.

Sides and backs of buildings will have the same attention to detailing and quality as the shop fronts. Loading areas will be screened so that passing pedestrians and motorists will see neither loading docks nor trucks as they unload.

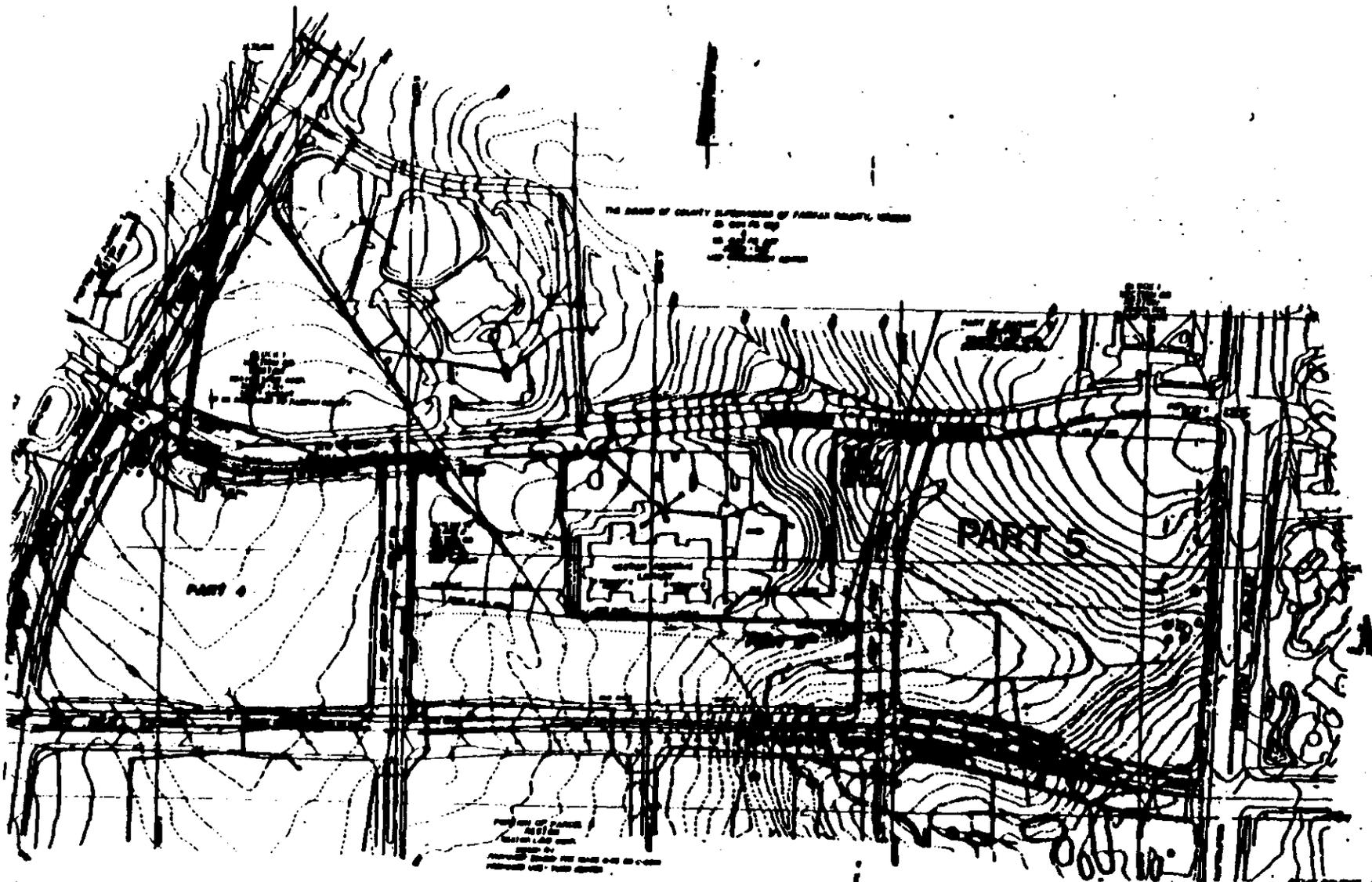
At various points around the perimeter and within the site are visual features such as towers, pediments, raised parapets, architectural walls and railings. These, together with commitment to a high level of landscaping (consistent with the Sasaki Master Plan for the entire Town Center area), will create a pleasing urban environment in and around the site. Pedestrian walkways will be arranged and detailed to reflect the rhythm and character of the buildings, and will be interspersed with street furniture, planters and lighting to greater enhance the urban character.

RESTON MASTER PLAN

- Single Family
- Townhomes
- Apartments/Condominiums
- Parks/Open Space/Tennis/Pools
- Community Use/Schools/Churches/
Child Care
- Lakes
- Town Center District
- Town Center Urban Core
Office/Retail/Hotels/Residential
- Business and R & D
- Village Centers/Convenience Retail



The master plan may be amended from time to time and should not be considered as final with respect to the manner in which a particular parcel of land will be developed and used. Development may occur only after land has been zoned to the P.R.C. category. Approved developments plans, special use permits and other documents on file with the County of Fairfax should be consulted to obtain current detailed information regarding specific parcels shown above. This plan can only be modified by approval of the Fairfax County Board of Supervisors. Location of community facilities, roads, walkways and related amenities are approximate and actual locations may vary from that shown on this plan. Master Plan amended 2/87



THE BOARD OF COUNTY SUPERVISORS OF FARMAN COUNTY, VIRGINIA
 IS HEREBY
 ORDERING

PART 4

PART 5

PORTION OF PARCEL
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DEVELOPMENT PLAN
 PROPOSED SITES OF
PARTS 4 & 5
 TOWN CENTER
 RESTON
 AND
 A PORTION OF PARCEL 6
 RESTON
 DEVELOPMENT PROJECT
 FARMAN COUNTY, VIRGINIA
 10112-10200
 10112-10200

RZ 86-C-121
 Development Plan

NOTES

Part 5

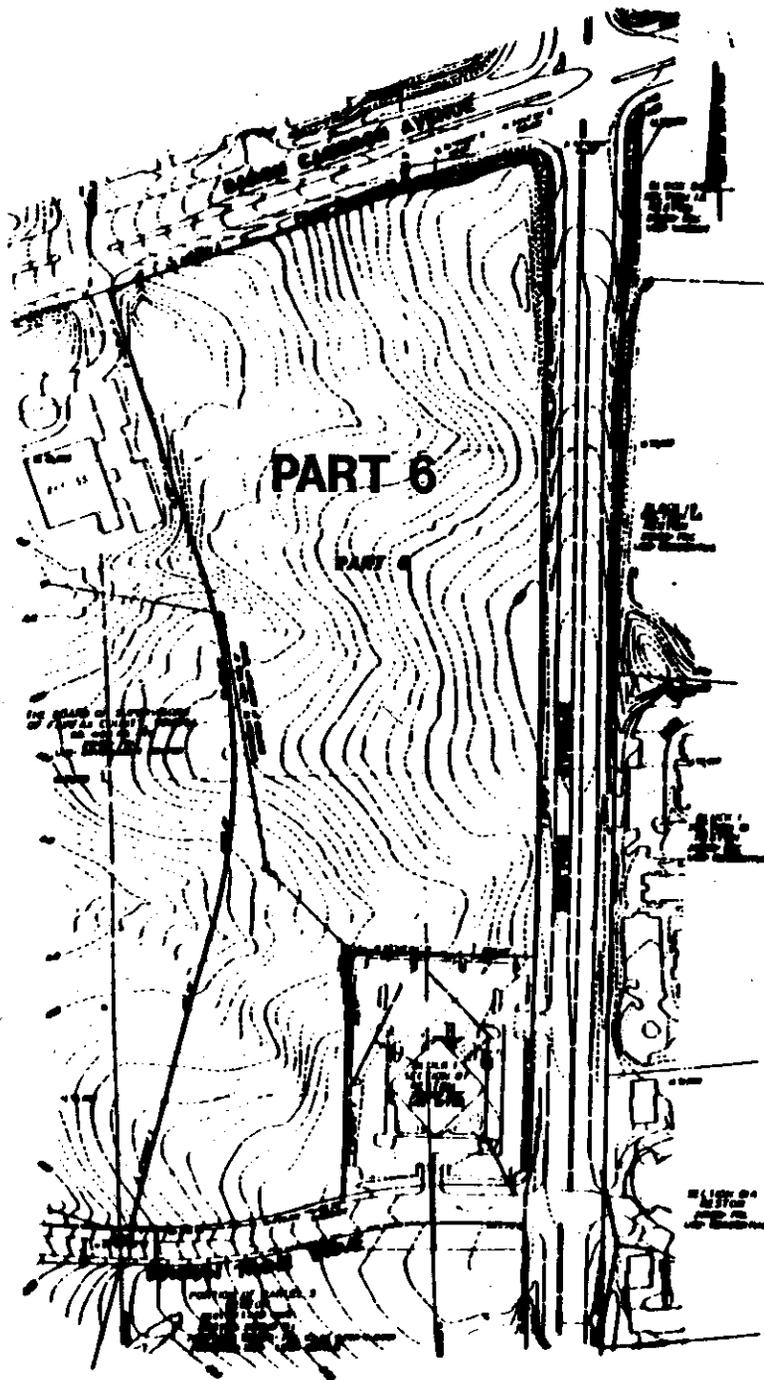
- 1) The maximum gross floor area of commercial space shall not exceed 455,000 square feet.
- 2) Maximum overall non-residential FAR shall not exceed .7.
- 3) Maximum building height shall not exceed 15 stories (180 ft.).
- 4) Parking will be provided in accordance with Fairfax County Zoning Ordinance requirements. Applicant may seek reductions in parking consistent with the Zoning Ordinance and subject to Board of Supervisors' approval.
- 5) A comprehensive pedestrian circulation system shall be provided within Town Center linking this property with the balance of Town Center. This system shall consist of sidewalks and pathways as appropriate and shall be finalized as to location and materials at the time of site plan review.
- 6) Construction of Town Center Study Area commenced in 1983 and is expected to be completed in late 1990's.
- 7) All site plans shall be submitted to Reston Community Association's Planning and Zoning Committee for review. This process currently exists and shall be continued for the Town Center Study Area.
- 8) All site plans as well as architectural drawings of all buildings and structures (including parking structures) shall be submitted to the appropriate design review board. Landscaping, lighting, materials, colors and signage also shall be submitted to the design review for review and approval.
- 9) The proposed right-of-way width of major public streets shall be as follows:

East West Parkway	90'
Town Center Parkway	90'
Vail Avenue	60'
Sunset Hills Road	90'

PART 5 USES

Uses will include all of those permitted by right under the PRC Town Center zoning category, plus all of the following special permit and special exception uses which are designated on the Development Plan:

- Category 5 commercial and industrial uses such as drive-in banks, eating establishments, fast food restaurants, offices, commercial off-street parking, theaters and service stations.
- Group 5 commercial recreation such as bowling alleys, health clubs and other similar commercial recreation uses.
- Group 4 community uses such as community clubs, meeting halls, swimming pools/clubs and tennis clubs/courts.
- Group 3 institutional uses such as churches, temples and other places of worship, day care, child care centers and nursery schools which have an enrollment of less than 100 students daily.
- Category 3 quasi-public uses such as conference center, cultural centers, museums, housing for the elderly, private clubs, quasi-public parks, playgrounds, child care centers and nursery schools which have an enrollment of 100 or more students daily, private schools of general or special education which have an enrollment of 100 or more students daily.



RZ 86-C-121
Development Plan

NOTES

Part 6

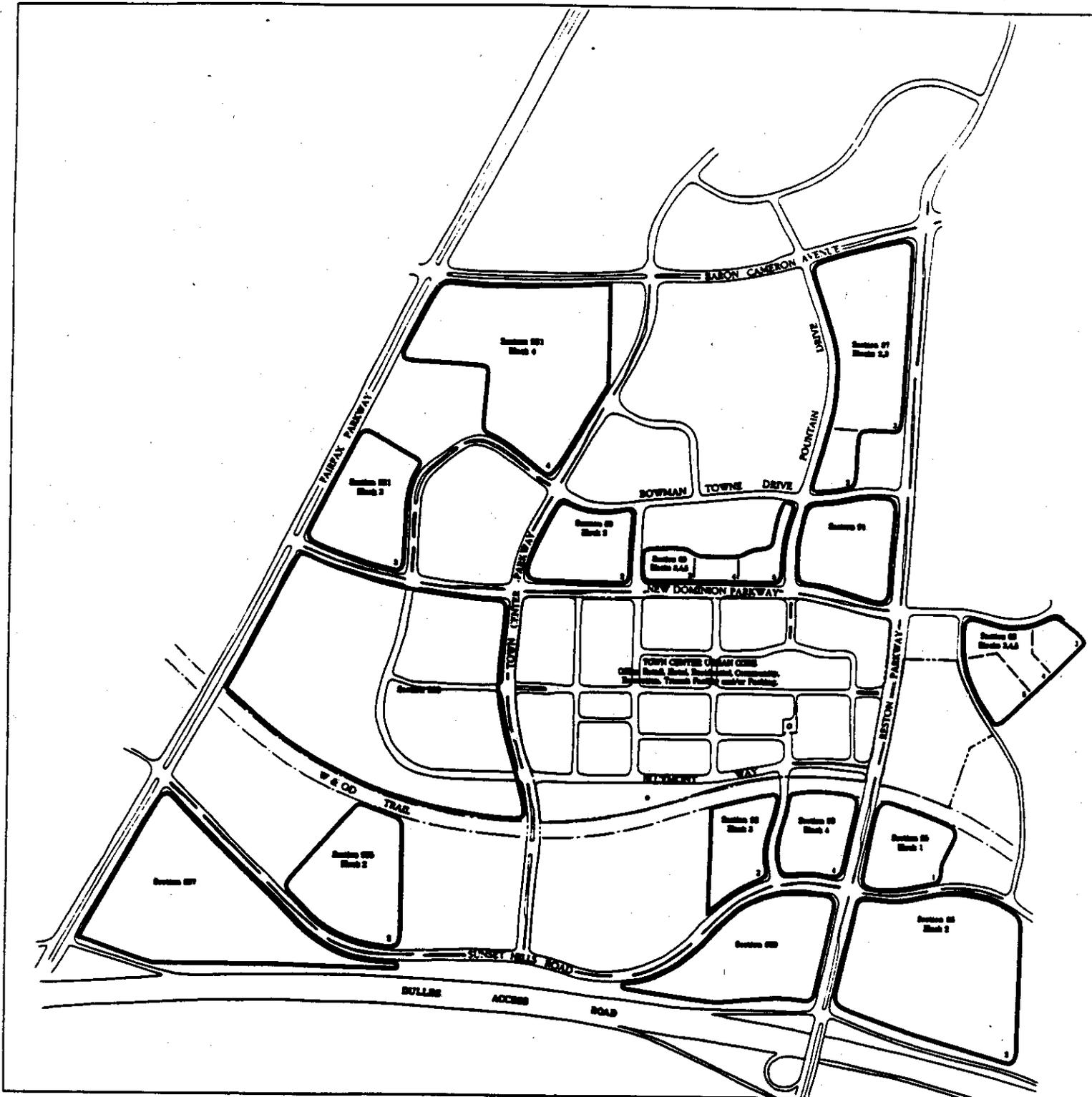
- 1) The maximum gross floor area of commercial space shall not exceed 384,000 square feet.
- 2) Maximum overall non-residential FAR shall not exceed .5.
- 3) Maximum building height shall not exceed 10 stories (120 ft.).
- 4) Parking will be provided in accordance with Fairfax County Zoning Ordinance requirements. Applicant may seek reductions in parking consistent with the Zoning Ordinance and subject to Board of Supervisors' approval.
- 5) A comprehensive pedestrian circulation system shall be provided with Town Center linking this property with the balance of Town Center. This system shall consist of sidewalks and pathways as appropriate shall be finalized as to location and materials at the time of site plan review.
- 6) Construction of Town Center Study Area commenced in 1983 and is expected to be completed in late 1990's.
- 7) All site plans shall be submitted to Reston Community Association's Planning and Zoning Committee for review. This process currently exists and shall be continued for the Town Center Study Area.
- 8) All site plans as well as architectural drawings of all buildings and structures (including parking structures) shall be submitted to the appropriate design review board. Landscaping, lighting, materials, colors and signage also shall be submitted to the design review for review and approval.
- 9) The proposed right-of-way width of major public streets shall be as follows:

East West Parkway	90'
Town Center Parkway	90'
Vail Avenue	60'
Sunset Hills Road	90'

PART 6 USES

Uses will include all of those permitted by right under the PRC zoning category, plus all of the following special permit and special uses which are designated on the Development Plan:

- Category 5 commercial and industrial uses such as drive-in businesses, fast food restaurants, offices, commercial parking, theaters and service stations.
- Group 5 commercial recreation uses such as bowling alleys, and other similar commercial recreation uses.
- Group 4 community uses such as community clubs, meeting halls, swimming pools/clubs and tennis clubs/courts.
- Group 3 institutional uses such as churches, temples or other places of worship, day care, child care centers and nursery schools which have an enrollment of less than 100 students daily.
- Category 3 quasi-public uses such as conference centers, cultural centers, museums, housing for the elderly, private clubs, quasi-public parks, playgrounds, child care centers and nursery schools which have an enrollment of 100 or more students daily, private schools of general or special education which have an enrollment of 100 or more students daily.



MASTER CONCEPTUAL PLAN - LAND USE, HEIGHTS, F.A.R.
TOWN CENTER DISTRICT PLAN
RESTON LAND CORPORATION
SABAKI ASSOCIATES, INC.

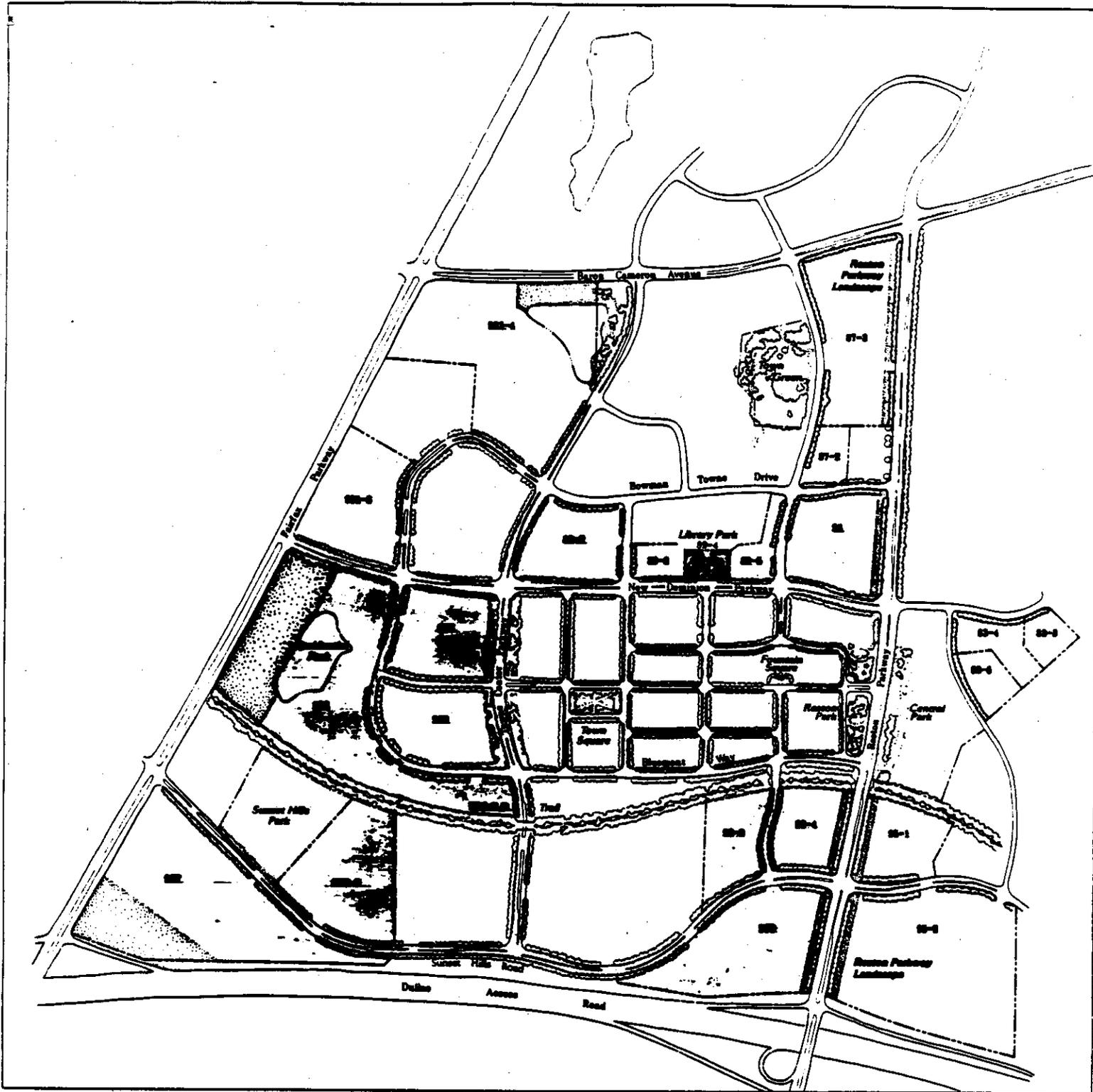


<u>Section/ Block</u>	<u>Use</u>	<u>Height Limit</u>	<u>Non Residential F.A.R.</u>
83 - 3, 4, 5	Residential (max. 100 single family attached and/or multi-family units), Community, Recreation and/or Parking.	4 Stories	.5
87 - 2, 3,	Office, Retail, Residential, Community, Recreation, and/or Parking.	120 Feet	.5
89 - 2	Office, Retail, Residential (max. 100 single family attached and/or multi-family units), Community, Recreation, and/or Parking.	175 Feet	.5
89 - 3	Office, Retail, Residential, Community, Recreation, and/or Parking.	180 Feet	.7
89 - 4	Community and Recreation.		.7
89 - 5	Office, Retail, Residential, Community, Recreation, and/or Parking.	180 Feet	.7
91	Office, Retail, Residential, Community, Recreation, and/or Parking.	180 Feet	.7
93 - 3	Office, Retail, Residential, Transit Facility, and/or Parking.	120 Feet	1.0
93 - 4	Office, Retail, Residential, Transit Facility, and/or Parking.	120 Feet	.7
95 - 1	Office, Retail, Residential, and/or Parking.	120 Feet	.7
95 - 2	Office, Retail, Residential, and/or Parking.	180 Feet	.7
931 - 3, 4	Office, Retail, Residential, Community and/or Parking.	125 Feet	.5
933	Office, Retail, Residential, Community, Recreation, and/or Parking.	175 Feet	.5
935 - 2	Office, Retail, Residential, and/or Parking.	120 Feet	.7
937	Office, Retail, Residential, and/or Parking.	120 Feet	.7
939	Office, Retail, Residential, Transit Facility, and/or Parking.	180 Feet	.7

Type of residential for above parcels shall be single-family detached, attached and/or multi-family.

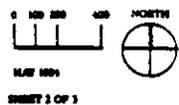
GENERAL NOTES

1. This plan depicts the land use, heights, and non-residential F.A.R.
2. Conceptual plans shall be submitted for individual blocks or sites as required to satisfy proffered conditions and shall be consistent with the proffer and development plan notes associated with RE 86-C-119, RE 86-C-121 and RE 84-C-118/RE 89-C-028, as revised through PCA 84-C-119-2, PCA 84-C-121-3 and PCA 89-C-028-2.



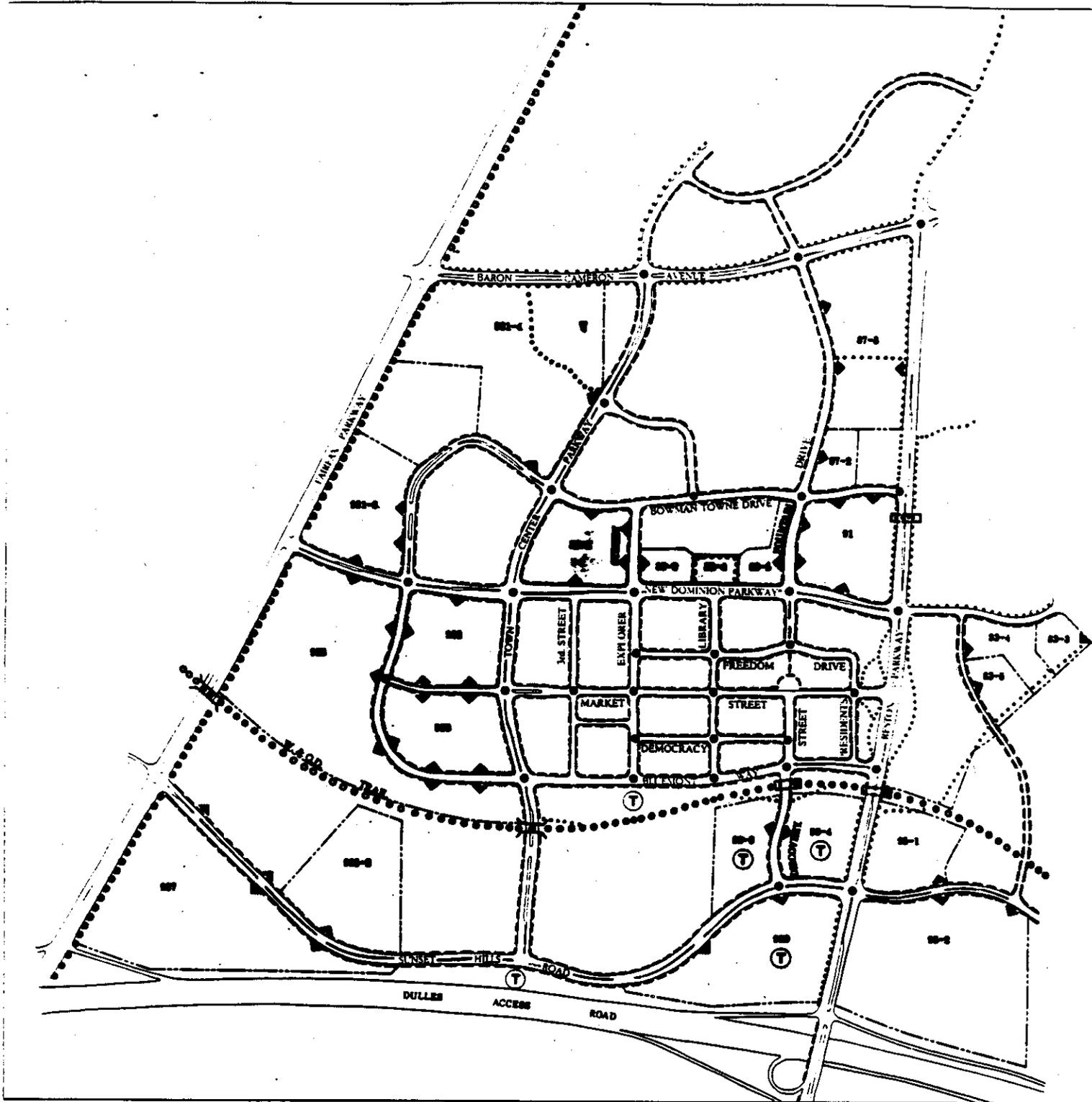
-  CONCEPTUAL PLAN PARCELS
-  OPEN SPACE
-  LANDSCAPE / EXISTING / EXTERIOR NATURAL BLUFFS

MASTER CONCEPTUAL PLAN - OPEN SPACE AND LANDSCAPE
TOWN CENTER DISTRICT PLAN
 RESTON LAND CORPORATION
 SARAKI ASSOCIATES, INC.



GENERAL NOTES

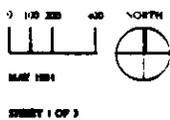
1. This plan depicts the approximate location of open space, landscape, screening and existing natural buffers.
2. Conceptual plans shall be submitted for individual blocks or sites as required to satisfy proffered conditions and shall be consistent with the proffers and development plan notes associated with RI 86-C-119, RI 86-C-121 and RI 86-C-118/RI 89-C-025, as revised through PCA 86-C-119-2, PCA 86-C-121-3 and PCA 89-C-025-2.
3. The Town Center Study Area shall contain at least 15 percent open space which shall include walkways, pedestrian plazas, parks and ponds.
4. A landscape plan will be submitted for each parcel with the Final Site Plan.
5. Open space, landscape and pedestrian circulation will be in general conformance with the Town Center Urban Design Principles, prepared by Sasaki Associates, Inc. as may be revised.



- CONCEPTUAL PLAN PARCELS
- BOULEVARD
- BOULEVARD
- ○ ○ ○ REGIONAL TRAIL
- ⊙ TRANSIT STOP

- ⊕ INTERSECTIONS WITH CIRCULARS
- ◀ ENTRANCE LOCATIONS

MASTER CONCEPTUAL PLAN - CIRCULATION
TOWN CENTER DISTRICT PLAN
 RESTON LAND CORPORATION
 SABAKI ASSOCIATES, INC.



GENERAL NOTES

1. This plan depicts the approximate location of streets, sidewalks, pathways, trails, bridges, underpasses, intersections, transit facilities and entrances to parcels. There shall be a transit facility within Town Center to be located at one of the alternate locations shown or along the Dulles Access Road or at an alternative location within the Town Center Urban Core. Entrance locations, turn lanes, street widths and rights-of-way are approximate and may be revised, moved, added or eliminated as part of the conceptual plan and/or site plan development process.
2. Conceptual plans shall be submitted for individual blocks or sites as required to satisfy proffered conditions and shall be consistent with the proffers and development plan notes associated with RE 86-C-119, RE 86-C-121 and RE 86-C-118/RE 89-C-025, as revised through PCA 86-C-119-2, PCA 86-C-121-3 and PCA 89-C-025-2.

MEMORANDUM

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

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

FILE: 3-4 (RZ 86-C-121)/SITE1 477

SUBJECT: Transportation Impact

REFERENCE: CDP 86-C-121-2; Reston Town Center
Land Identification Map: 17-1 ((1)) Part of 3

DATE: February 28, 1994

RECEIVED

FEB 28 1994

ZONING EVALUATION DIVISION

Transmitted herewith are the comments of the Office of Transportation with respect to the referenced application. These comments are based on the conceptual plans made available to this Office dated December 15, 1993.

The referenced application is a request for construction of a 270,000-square foot retail center on a 24.5-acre piece of land previously approved for 610,000 square feet of leasable office space.

Review of these plans indicates that the following issues should be addressed by the applicant:

Previous Commitments

The previous commitments for transportation improvements associated with the RZ 86-C-121 application should be continued.

Location of Entrances/Vehicular Circulation Plan

While the approximate location of entrances are reflected on the Conceptual Plan, the applicant needs to demonstrate the adequacy of spacing of the entrances viz-a-viz traffic safety and circulation.

Location of Bus Pulloffs

To enhance transit safety and ridership in the vicinity of the subject site, the applicant should provide two mid-block bus pull-offs along the site frontage on Bowman Towne Drive. The bus pull-offs should be built to Washington Metropolitan Transit Authority's (WMATA) standards.

AKR/BO:kdr

cc: Katharine D. Ichter, Chief, Highway Operations Division, Office of
Transportation
Andrew J. Szakos, Chief, Transit Operations Division, Office of
Transportation
John Winfield, Deputy Director, Design Review, Department of Environmental
Management

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE NO.: ZONING 1521

SUBJECT: ENVIRONMENTAL ASSESSMENT for: CDP 86-C-121-2
Reston Town Center

DATE: 7 February 1994

This memorandum, prepared by Connie Chitwood Crawford, 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 plan dated 12/15/93. 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 86 & 87 of the 1990 Policy Plan under the heading "Water Quality", the Comprehensive Plan states:

Objective 2: Prevent and reduce pollution of surface waters.

Policy g. Encourage, where practical and feasible, the retrofitting of storm water management ponds to become BMPs.

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

Policy a. Comply with the Chesapeake Bay Agreement and the regulations adopted pursuant to the Virginia Chesapeake Bay Preservation Act."

On page 93 of the 1990 Policy Plan, under the heading "Environmental Resources", the Comprehensive Plan states:

"Objective 11: 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 sites consistent with planned land use and good silvicultural practices.

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

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.

Water Quality

Concern:

The proposed development is part of the overall Reston Town Center. The entire parcel drains west toward Sugarland Run. There are no stormwater management or Best Management Practice ponds shown on the development plan. However, the site drains into a large pond downstream from this site. The proposed development will reduce the amount of infiltration currently provided by the natural cover on this property. Although a note on the development plan states that stormwater management is provided in the Town Center Parkway and the Reston Section 43 stormwater management facilities, nothing indicates that water quality mitigation has been addressed. Water quality impacts caused by urban development impact lakes and streams by increasing the concentrations of phosphorous, nitrogen and hydrocarbon pollutants in these water bodies.

Suggested Solution:

If possible, an existing stormwater management pond should be retrofitted to provide water quality mitigation. Other means of reducing hydrocarbon and phosphorous pollutant levels consistent with the County's Chesapeake Bay Preservation Ordinance and acceptable to the Department of Environmental Management (DEM) should be considered if these options are not feasible.

Barbara A. Byron
CDP 86-C-121-2
Page Three

Tree Cover

Concern:

It cannot be determined if the minimum tree cover required by the Tree Cover Ordinance will be provided. A note on the Conceptual Plan indicates that 20% open space will be provided. It would be desirable to consider saving or transplanting existing trees and incorporating them into the landscape plan by planting them in groups. This would demonstrate sensitivity to the existing natural resources present on the property and restore tree cover consistent with the Policy Plan.

TRAILS PLAN:

The Trails Plan indicates that a trail is required parallel to Reston Parkway. The Director, Department of Environmental Management will determine the specific type and right of way requirements for any required trails at the time of plan review.

BGD:CCC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE NO.: 1518 (ZONING)

SUBJECT: Land Use Analysis for: CDP 86-C-121-2
The Spectrum Conceptual Plan, Reston Town Center

DATE: 23 March 1994

This memorandum, prepared by Anita L. Capps, includes citations from the Comprehensive Plan that list and explain land use and design policies for this property, and an analysis of the development plan dated March 7, 1994. The application requests the review of The Spectrum Conceptual Plan for conformance with the Town Center proffers and the approved Reston Town Center master conceptual plans. Approval of this application would result in a floor area ratio (FAR) of .26. Possible solutions to address identified use and design concerns are suggested. Other solutions may be acceptable, provided they are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The 24.6-acre property is located in the Reston Community Planning Sector (UP5) of the Upper Potomac Planning District in Area III. The assessment of the proposal for conformity with the land use and design recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

On page 335 of the 1991 edition of the Area III Plan as amended through March 9, 1992, under the heading "Recommendations, Land Use," the Plan states:

"Land Within the Planned Community of Reston

1. Incorporate the Reston Master Plans, (Land Use Plan, Community Facilities Plan and Transportation Plan)*, adopted on July 18, 1962, and as subsequently amended, by reference in the Area Plan and on the composite map. (See Figures 140, 141 and 142) On the periphery where development is not committed by zoning, land should be

developed at a density no greater than one dwelling unit per acre. Density should be tiered so that it decreases from the center toward the boundary (within Reston).

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

On page 335 of the 1991 edition of the Area III Plan as amended through March 9, 1992, under the heading "Recommendations, Land Use," the Plan states:

"Town Center Portion of Land Unit D

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.

The proposed Town Center development will also include hospital uses and a minimum of 1,400 dwelling units, incorporating a mixture of multi-family and single-family housing unit types at up to 50 dwelling units per acre. Additional housing units are encouraged as they would contribute to and enhance the mixed-use character planned for this area.

The Town Center should include a transit center near the intersection of Town Center Road and Bluemont Road, in close proximity to the core, and should be planned for a future rail station in the Reston Parkway interchange area. Should such facilities be designated for this area, future development should assist in the provision of facilities to accommodate this need.

Development within the Reston Town Center is contingent upon the implementation of transportation improvements in the area. The intensity of development within the Reston-Herndon Suburban Center should generally taper down outside of the Town Center, in order to maintain and highlight this area as the major focal point."

On page 36 under the heading "Land Use Compatability," the 1990 Policy Plan states:

"Objective 15: Fairfax County should promote the use of sound urban design principles to increase functional efficiency, unify related areas and impart an appropriate character and appearance throughout the County.

Policy a. Apply urban design principles in the planning and development process.

The Comprehensive Plan map shows that the property is planned for residential planned community and the Reston Master Plan designates the site for Reston Town Center.

CHARACTER OF THE SURROUNDING AREA:

The subject property is vacant. It is a planned residential community and the Reston Master Plan designates this site as part of the "core" of the Town Center. The approved "Master Conceptual Plan" shows that the property north of Bowman Town Center Drive is planned for "office, retail, residential, community and/or parking" with a building height limit of 120 feet and a non-residential FAR of 0.5. The property to the south of Bowman Town Center Drive is planned for the same land uses with a building height limit of 180 feet and a non-residential FAR of 0.7.

To the north is Baron Cameron Avenue and the Hechinger shopping center. This area is also designated planned residential community and the Reston Master Plan designates this site as part of the Town Center.

To the east is Reston Parkway, residential (condominiums and apartments) and office development. The Reston Master Plan designates this area for low and medium density residential use and Town Center.

To the south is the Town Center development and related parking areas. This area is designated planned residential community and the Reston Master Plan describes this site as part of the Town Center.

To the west is predominately vacant land except for the care facility located along Baron Cameron Avenue and the Library located along Bowman Towne Drive. This area is planned for public facilities, governmental, and institutional uses and is partially developed as the North Government Center. The Town Green is planned for the vacant land immediately abutting Fountain Drive in the middle area of the property and the Library Park is planned for the vacant land abutting New Dominion Parkway and Fountain Drive.

PLANNING ANALYSIS:

This section characterizes land use and design concerns raised by an evaluation of this site and the proposed use. Suggested Solutions are intended to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities to achieve compatibility with adjacent uses and to create a more attractive community.

Design

Concern:

The plan depicts four separate entities (major stores) without meaningful relationship. Efforts should be made to connect them visually and functionally.

Suggested Solution:

The applicant should prepare a design which integrates the principle structures as a focal point for this development and achieves a more pedestrian friendly design in harmony with the existing development within the town center.

Concern:

The buildings proposed should be identified with types of uses such as restaurants, banks, retail stores or anchor stores, so that the circulation pattern can be better assessed.

Suggested Solution:

The applicant needs to provide the identification of uses by structure to facilitate the assessment of circulation pattern.

Concern:

The view of the service/loading area of the shopping center buildings from Baron Cameron Avenue is not desirable because it will not convey a high quality image of the Reston Town Center at this major entrance to the Center.

Suggested Solution:

The applicant needs to completely screen the service/loading area with the utilization of design techniques such as permanent screens, landscaping and building redesign.

BGD:ALC

PLANNED DEVELOPMENT DISTRICT REGULATIONS

6-302

PART 3

6-300 PRC PLANNED RESIDENTIAL COMMUNITY DISTRICT

✓ 6-301

Purpose and Intent

The PRC District is established to permit the development of planned communities on a minimum of 750 contiguous acres of land under one ownership or control. Such planned communities shall be permitted only in accordance with a comprehensive plan, which plan, when approved, shall constitute a part of the adopted comprehensive plan of the County and shall be subject to review and revision from time to time.

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

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

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

6-302

Permitted Uses

~~With the exception of Par. F below and the exceptions permitted by Sections 303 and 304 below, the following and similar uses as may be approved shall be permitted only in those locations respectively designated Residential, Neighborhood Convenience Center, Village Center, Town Center and Convention/Conference Center on an approved preliminary site plan prepared in accordance with the provisions of Article 16, subject to the use limitations set forth in Sect. 305 below.~~

~~A. The following uses are permitted in those areas approved for Residential Uses:~~

- ~~(1) Accessory uses, accessory service uses and home occupations as permitted by Article 10 to include garden plots which are not connected with, incidental to, or on the same lot with a principal use.~~

PLANNED DEVELOPMENT DISTRICT REGULATIONS

- (f) Service stations
- (3) Community uses (Group 4).
- (4) Dwellings, as set forth in Par. A above.
- (5) Eating establishments.
- (6) Financial institutions.
- (7) Institutional uses (Group 3), limited to:
 - (a) Churches, chapels, temples, synagogues and other such places of worship
 - (b) Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education which has an enrollment of 100 or more students daily
 - (c) Convents, monasteries, seminaries and nunneries
 - (d) Home child care facilities; child care centers and nursery schools which have an enrollment of less than 100 students daily
 - (e) Private schools of general education which have an enrollment of less than 100 students daily
 - (f) Private schools of special education which have an enrollment of less than 100 students daily
- (8) Light public utility uses (Category 1).
- (9) Offices.
- (10) Personal service establishments.
- (11) Public uses.
- (12) Quasi-public uses (Category 3).
- (13) Retail sales establishments.
- (14) Taxi stands.
- (15) Transportation facilities (Category 4), limited to:
 - (a) WMATA facilities

C. The following uses are permitted in those locations approved for a Village Center which should be a central location for activity of retail, community and leisure uses on a scale serving a number of neighborhoods. A village center should be easily accessible to both vehicles and pedestrians. Within such a center, the primary emphasis should be on the pedestrian circulation system. A village center should contain uses such as professional offices, a supermarket, a hardware store, specialty shops and other uses as listed below.

- (1) Accessory uses, accessory service uses and home occupations as permitted by Article 10.
- (2) Business service and supply service establishments.
- (3) Commercial and industrial uses of special impact (Category 5), limited to:
 - (a) Amusement arcades
 - (b) Automobile-oriented uses

FAIRFAX COUNTY ZONING ORDINANCE

- (c) Car washes
 - (d) Drive-in banks
 - (e) Fast food restaurants
 - (f) Marinas, docks and boating facilities, commercial
 - (g) Quick-service food stores
 - (h) Service stations
- (4) Commercial recreation uses (Group 5), limited to:
- (a) Billiard and pool halls
 - (b) Bowling alleys
 - (c) Commercial swimming pools, tennis courts and similar courts
 - (d) Dance halls
 - (e) Health clubs
 - (f) Miniature golf courses
 - (g) Skating facilities
 - (h) Any other similar commercial recreation use
- (5) Community uses (Group 4).
- (6) Dwellings, as set forth in Par. A above.
- (7) Eating establishments.
- (8) Financial institutions.
- (9) Funeral chapels.
- (10) Institutional uses (Group 3).
- (11) Light public utility uses (Category 1).
- (12) Offices.
- (13) Personal service establishments.
- (14) Public uses.
- (15) Quasi-public uses (Category 3).
- (16) Repair service establishments.
- (17) Retail sales establishments.
- (18) Taxi stands.
- (19) Theatres.
- (20) Transportation facilities (Category 4), limited to:
- (a) Bus or railroad stations
 - (b) WMATA facilities
- (21) Vehicle light service establishments.
- (22) Veterinary hospitals.

✓B.

The following uses are permitted in those locations approved for a Town Center, which should be a central location for retail, community and leisure uses on a scale serving the planned community and the surrounding area. There should be no more than one town center in a new town, and it should contain a mixture of uses such as residential, community, office, retail, entertainment and specialty shops. The uses should be well integrated and contain unique design elements.

PLANNED DEVELOPMENT DISTRICT REGULATIONS

The pedestrian and vehicular traffic within the center should be separated with major emphasis on the pedestrian circulation system.

- (1) All uses set forth for Village Centers in Par. C above.
- (2) Commercial recreation uses (Group 5).
- (3) Funeral homes.
- (4) Parking, commercial off-street, as a principal use.
- (5) Transportation facilities (Category 4), limited to:
 - (a) Heliports
 - (b) Helistops
- (6) Vehicle sale, rental and ancillary service establishments.

F. The following uses are permitted in those locations approved for a Convention/Conference Center, which should have the facilities to accommodate conventions or large meetings, including retail or commercial establishments necessary to serve the people using such facilities.

- (1) Business service and supply service establishments.
- (2) Commercial and industrial uses of special impact (Category 5), limited to:
 - (a) Automobile-oriented uses
 - (b) Car washes
 - (c) Drive-in banks
 - (d) Fast food restaurants
 - (e) Quick-service food stores
 - (f) Service stations
- (3) Commercial recreation uses (Group 5).
- (4) Cultural and civic centers and exhibition halls.
- (5) Eating establishments.
- (6) Educational facilities.
- (7) Financial institutions.
- (8) Hotels/motels, including necessary facilities to accommodate conventions or large meetings.
- (9) Institutional uses (Group 3), limited to:
 - (a) Churches, chapels, temples, synagogues and other such places of worship
 - (b) Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education which has an enrollment of 100 or more students daily
- (10) Light public utility uses (Category 1).
- (11) Offices.
- (12) Personal service establishments designed to serve the people using the center.
- (13) Public uses.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDC	Planned Development Commercial
ADU	Affordable Dwelling Unit	PDH	Planned Development Housing
ARB	Architectural Review Board	PFM	Public Facilities Manual
BMP	Best Management Practices	PPRB	Permit, Plan Review Branch
BOS	Board of Supervisors	PRC	Planned Residential Community
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Central Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
DEM	Department of Environmental Management	SE	Special Exception
DDR	Division of Design Review, DEM	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPW	Department of Public Works	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPW
FDP	Final Development Plan	UMTA	Urban Mass Transit Association
GDP	Generalized Development Plan	VC	Variance
GFA	Gross Floor Area	VDOT	Virginia Dept. of Transportation
HCD	Housing and Community Development	VPD	Vehicles Per Day
LOS	Level of Service	VPH	Vehicles per Hour
Non-RUP	Non-Residential Use Permit	WMATA	Washington Metropolitan Area Transit Authority
OCP	Office of Comprehensive Planning	ZAD	Zoning Administration Division, OCP
OT	Office of Transportation	ZED	Zoning Evaluation Division, OCP
PD	Planning Division		